

**Port „Beograd“ jsc
11 000 Belgrade
37 Žorža Klemansoa St.**

**ANNOUNCES
FACILITY SALE
THROUGH THE PUBLIC GATHERING OF BIDS**

Port "Beograd" jsc Belgrade, 37 Žorža Klemansoa St, Belgrade, Republic of Serbia sells several facilities located in the Cadastral Municipality Stari Grad, namely on cadastral plots 12/1 and 12/14, 9ha 73ares 42m2 i.e. 1ha 57ares 93m2 in surface, respectively.

Beneficiaries of cadastral plots 12/1 and 12/14 are Port "Beograd" jsc and Municipality Stari Grad with shares 81172/145040 and 2683/145040, respectively, while bearer of the rights of use with 61185/145040 share has not been determined yet.

Port "Beograd" jsc has submitted Request for conversion of the right of use into the ownership right on cadastral plots 12/1 and 12/14. The Republic Geodetic Authority – The Real Estate Cadastre Service Belgrade 1 have passed Conclusions rejecting the submitted Conversion Requests. Port "Beograd" jsc lodged an appeal to the Ministry of Environment, Mining and Spatial Planning against the Conclusions passed. The competent Ministry has rejected appeals of Port "Beograd" jsc as ungrounded, while Port "Beograd" jsc has instituted legal proceedings against the competent Ministry's Decision, requesting that the Decisions passed be pronounced null and void, and the above procedures are under way.

LIST OF FACILITIES ON CADASTRAL PLOT 12/1 OF THE CADASTRAL MUNICIPALITY STARI GRAD					
Ord. no.	FACILITY	PRICE in EUR	FACILITY DESCRIPTION	SURFACE (m2)	FACILITY STATUS
1.	Business building	65.255	Ground floor, with two floor units, flat roof, brick walls, concrete floors – planked in offices, supplied with basic infrastructural fittings	974.00	ENTERED IN BOOKS MORTGAGE SUBSCRIBED
2.	Ancillary building	13.262	Ground floor, built on concrete columns, metal, tin-covered roofing, tin walls fastened to steel columns, concrete floors	297.00	ENTERED IN BOOKS
3.	Ancillary building	53.477	Ground floor, concrete foundation, built in slag blocks, inner walls unplastered, wooden roof covered in corrugated salonite, wooden joinery, concrete floors, decking floor in offices	742.00	ENTERED IN BOOKS

4.	Business building	81.301	The facility consists of two parts, ground floor, built on concrete strip foundation, wooden roof covered partially in salonite and partially in tiles, brick and mortar walls , brick facade, partially plastered and whitewashed, wooden joinery, concrete floors	1,191.00	ENTERED IN BOOKS
5.	Business building	38.898	Ground floor on concrete foundation, the facility structure is made of wooden columns with brick filling, wooden roof is covered in salonite, wooden joinery, concrete floors	557.00	ENTERED IN BOOKS
6.	Two ancillary buildings	48.150	Ground floor, wooden roof covered in salonite, whitewashed facade, metal hardware used in the facility	206.00	ENTERED IN BOOKS
7.	Ancillary building	677	Facility built of blocks in mortar, wooden joinery	9.00	ENTERED IN BOOKS
8.	Business building	646	Facility in a bad condition	19.00	ENTERED IN BOOKS
9.	Business building	242	Facility in a bad condition – under reconstruction	11.00	ENTERED IN BOOKS
10.	Warehouse	1.530	Prefabricated wooden barrack, in a devastated condition	225.00	NON-REGISTERED PROPERTY
11.	Warehouse with offices	20.247	Semi-prefabricated, built on concrete stripe foundation, the structure made of wooden columns with durisol block filling, wooden roof covered in corrugated salonite, facade of painted durisol blocks, concrete floors	233.00	NON-REGISTERED PROPERTY
12.	Warehouse	14.612	Ground floor, concrete stripe foundation, wooden roof covered in salonite, ceilings of wood and chipboard, concrete floors, partially covered in vinaz floor coverings or planks	271.00	NON-REGISTERED PROPERTY
13.	Business facility	13.852	Built on concrete stripe foundation, wooden roof structure covered in salonite, wainscoated ceiling, wooden facility structure with thermal insulation between it and wooden wainscoting, wooden joinery, thermally insulated concrete floors covered in linoleum	216.00	NON-REGISTERED PROPERTY
14.	Ground warehouse	44.287	High ground floor facility with independent columns, steel roof structure covered by trapezoid sheet metal, walls of trapezoid aluminium sheet metal, metal hardware installed in the facility, concrete floors	621.00	NON-REGISTERED PROPERTY

15.	Container service	91.874	GF+1 facility, with floor warehouse on the ground floor and offices on the floor, foundation is composed of independent columns connected to the foundation beam, the facility structure rests on steel columns while its walls are of grill blocks, facade bricks with thermal insulation, and with trapezoid aluminium sheet metal on one side, the facility has metal hardware, concrete floors, ceramic tiles in sanitary blocks	694.00	NON-REGISTERED PROPERTY
16.	Laundry	35.429	Concrete foundation, the structure made of steel columns, walls are of sheet metal panels, concrete floor, the facility has metal hardware and roll-up doors on vehicle passages	164.00	NON-REGISTERED PROPERTY
17.	Canopy	1.733	The facility is on steel structure, covered in corrugated salonite, trapezoid sheet metal panel walls, hardware doors in the facility	65.00	NON-REGISTERED PROPERTY
18.	Canopy	1.248	The facility is on concrete structure and the basic steel structure, sheet metal lined on three sides, roofing made of corrugated salonite sheets	24.00	NON-REGISTERED PROPERTY
19.	Laundry	13.153	The facility with steel structure on concrete foundation, with lexan covering and walls	80.00	NON-REGISTERED PROPERTY
20.	Warehouse	7.190	The facility has several units, it is constructed of bricks and blocks, covered in salonite, parts of the facility are made of prefabricated metal annexes	208.00	NON-REGISTERED PROPERTY
21.	Ground warehouse	60.842	The facility consists of an office and a warehouse, wooden roof structure covered by tiles, built of blocks, the facade partially plastered and coloured, metal hardware in the facility	600.00	NON-REGISTERED PROPERTY
22.	Warehouse	21.605	Freestanding facility, ground floor, on concrete stripe foundation, metal roof structure, aluminium sheet metal covering, metal facility structure with trapezoid aluminium sheet metal walls, concrete floors, hardware doors in the facility	286.00	NON-REGISTERED PROPERTY
23.	Warehouse	16.170	Basic structure of the facility is made of steel columns and salonite walls, steel roof structure covered in salonite, concrete floors, metal hardware in the facility	176.00	NON-REGISTERED PROPERTY
24.	Warehouse	5.013	The facility stands on concrete base and the structure consisting of steel columns and cross-wise bearings, steel roof structure is covered in trapezoid sheet metal, walls of trapezoid sheet metal panels, hardware doors in the facility	122.00	NON-REGISTERED PROPERTY
25.	Ground warehouse	12.586	Wooden roof structure is covered in salonite, the facility is built of blocks in mortar, the facility facade is untreated, wooden joinery	264.00	NON-REGISTERED PROPERTY
26.	Doorkeeper's lodge	3.533	Ground floor, on concrete foundation, matchboarding ceiling, walls made of durisol panels lined by wainscoting, coloured facade, wooden joinery, floors lined by ceramic tiles	22.00	NON-REGISTERED PROPERTY

27.	Ground warehouse	61.430	Partially GF+1, the rest ground floor, outer staircase, set on concrete strip foundation, concrete mezzanine structure, wooden roof structure covered in corrugated salonite, plastered inner walls, plastered but unpainted facade, concrete floors, partially lined by planks, wooden joinery	603.00	NON-REGISTERED PROPERTY
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SPISAK OBJEKATA NA KATASTARSKOJ PARCELI 12/14 KO STARI GRAD

Ord. no.	FACILITY	PRICE in EUR	FACILITY DESCRIPTION	SURFACE (m2)	FACILITY STATUS
1.	Ancillary building	14.760	Constructed on concrete strip foundation, wooden roof structure, boarding walls, hydroinsulated facade coated in krovoplast (plastic roof coating), concrete floors are in offices lined by planks, wooden joinery	235.00	ENTERED IN BOOKS
2.	Ancillary building	18.886	The facility leans on the neighbouring one which belongs to an ancillary building, concrete strip foundation, wooden roof structure covered by planks and protected by ter paper, plank walls, sheet metal and ter paper facade walls , concrete floors in the warehouse while in offices lined by planks	254.00	ENTERED IN BOOKS
3.	Ancillary building	374	Facility in a bad condition – under reconstruction	8.00	ENTERED IN BOOKS
4.	Built-up facility	1.717	Wooden roof structure, covered in corrugated salonite, the facility is built by bricks in mortar, the facade is partially plastered and painted. Wooden and metal joinery	41.00	NON-REGISTERED PROPERTY
5.	Built-up warehouse	907	Built of blocks and covered in salonite, the facility has metal joinery	14.00	NON-REGISTERED PROPERTY

Mandatory sales and purchase terms

- The relevant facilities are sold as-seen, encumbered by the existing lessees and mortgages on the facilities on which they have been established
- The facilities can be seen on business days, 9,00 AM – 12,00 PM
- Bids are to be submitted in a closed envelope with a designation "FACILITY PURCHASE BID – DO NOT OPEN", directly for the attention of: Port „Beograd“ jsc, 37 Žorža Klemansoa St., Belgrade, the clerk's office
- Bids can include either all the facilities which are subject to the sale or each facility separately
- Participants are to apply for the participation not later than 7 days before the deadline for the submission of bids, when they will be delivered the Sales and purchase agreement (I could not read any further)

- Every bid has to contain the following data: ordinal number of the facility which is the subject of certain sales and purchase, the bid price, evidence of payment of the deposit for sales procedure participation, filled in and signed Sales Agreement, Extract from the Agency for Business Registries taken no sooner than in the previous 6 months
- Bids which do not contain any data from the previous line will not be considered
- Bids including all the facilities which are subjects of the relevant sale will be worth 20% more than the offers which are to include only individual facilities and they will have priority over other bids
- Written bids are to be submitted until 15,00 PM of July 25, 2012
- Written bids will be opened in Port „Beograd“ jsc from 12.00 hours on, on July 26, 2012
- Registration of open competition participants will start 1 hour prior to the bid opening, and it will end about 10 minutes before the opening commencement
- All participants undertake to pay up a deposit of EUR 10,000, or RSD countervalue of such an amount, according to the average exchange rate of the National Bank of Serbia as at the payment date, to the Port „Beograd“ cash register
- Participants who fail to pay a deposit will not be able to register as competition participants
- Participants who give up the bid will not be entitled to the deposit refund
- Participants whose bids are not accepted within the sales procedure will be entitled to the deposit refund which will take place within 7 days upon the completion of the sales procedure
- A participant within the procedure whose bid has been accepted will have his/her deposit included in the sales price
- Should several participants bid the same price for the same facility or facilities, the relevant price being the most advantageous one, on the same day, two hours after the most advantageous bidders have been proclaimed, they will have to take part in a public competition, where the initial price will be the bid price. Other requirements of the open competition will be stipulated by the executivemanager and then delivered to the participants 1 hour before the competition commencement.
- Data on the facilities subject to the sales and purchase are public, available in public records and available to everybody who would like to have an insight therein, in which case shall apply the principle of reliability, based on which the real estate data entered in public records are true and reliable, and Port „Beograd“ jsc will not suffer any damage as a consequence of such reliability.

Closing of the sales and purchase agreement and payment of the sales and purchase price

- Sales and purchase agreement is closed before the court and it is certified within 7 (seven) days upon the open competition and selection of the most advantageous purchaser
- A copy of the Agreement on the use of business and warehouse space and the provision of other services closed with service beneficiary VOPEX TRADE d.o.o., which refer to the facility/facilities subject to the sales and purchase, will be enclosed to the Sales and Purchase Agreement

- The chosen buyer is to pay the total amount of the sales and purchase price not later than the day the relevant real estate sales and purchase agreement is closed. Payment of the sales and purchase price within the deadline makes an important element of the agreement.
- Should the chosen buyer fail to close a sales and purchase agreement and/or pay the sales and purchase agreement within the stipulated deadline, based on the law the agreement will be considered terminated, while the buyer will lose its right to have the previously paid deposit refunded
- In case of the previous line, the sales and purchase agreement will be closed will the running-up bidder
- Absolute right transfer fee and Sales and Purchase Agreement certification fees will be debited to the purchaser

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