

TREZOR INVEST d.o.o.
Ulica grada Vukovara 269d
10000 Zagreb

CLIENT | **B2 KAPITAL d.o.o.**
Radnička cesta 41
10000 Zagreb

REAL ESTATE

the main purpose | **Hall - production**

address | **Ante Starčevića 2a**
BELI MANASTIR Čeminac

TREZOR INVEST
d.o.o. za usluge u
prometu nekretnina
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SUBJECT | **REAL ESTATE MARKET VALUE**
ANALYSIS
Number: BDVA-311

DATE | **14.11.2019.**

We only perform the analysis based on an external tour of the property 11.11.2019. and the available documentation. Considering that inside access was not granted we assume that the condition and configuration of the property are average.

We carried out our inquiry based on the assumption that the property is to be sold under free market conditions where it would change hands between a willing buyer and a willing seller after suitable advertising, where each party acts competently, prudently and without coercion.

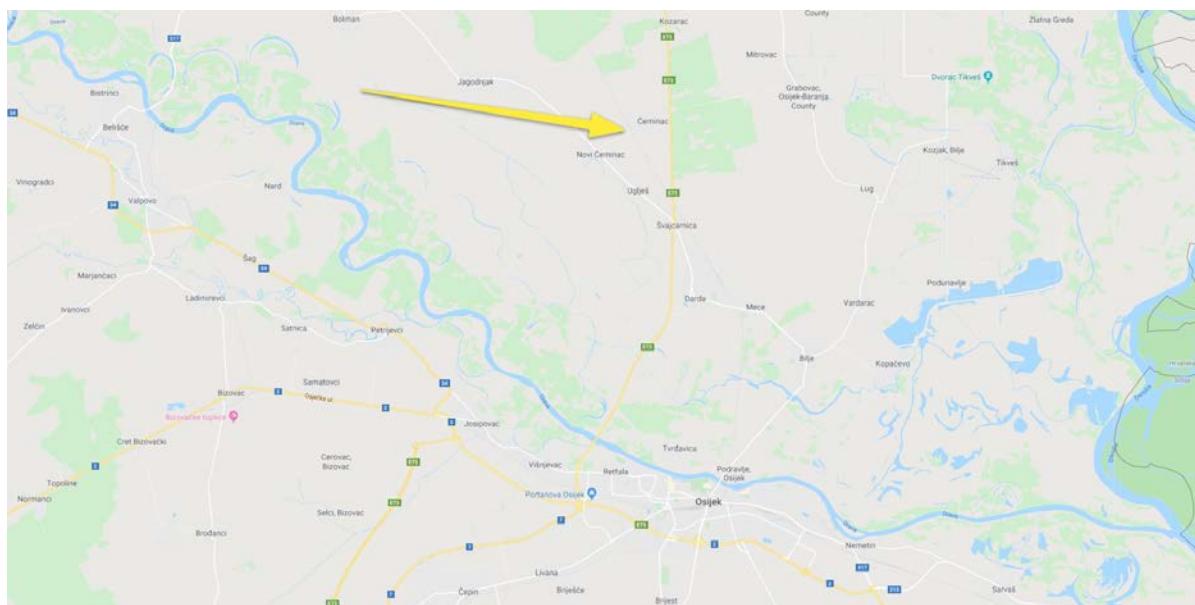
To recalculate the value of the real estate, middle exchange rate of the Croatian National Bank for 1 EUR is applied to this reappraisal 14.11.2019. 1 € = 7,44 kuna.

Property transfer taxes are not included in the expressed value.

** We do not bear legal liability. We have not investigated and are not liable for ownership rights and obligations of the aforementioned property. The analysis presumes, unless stated otherwise, that owner claims are valid, property rights also and marketable and there are no interferences that can not be resolved in a regular manner. According to our knowledge, all data in this report is true and accurate and even though it was collected from reliable sources, we do not guarantee nor are liable for data, opinions or valuations accuracy that was received from third parties and were used in drafting this analysis. No soil analysis or geology studies have been ordered or related to this report, rights and conditions to exploit water, oil, gas, coal or any other underground minerals have not been researched. No environmental impact studies have been ordered nor conducted. We assume complete understanding and adherence of both governmental and local regulations, unless otherwise stated or reviewed within the report. Also we presume that all permits, approvals and agreements can be processed, issued or renewed from both local or governmental authorities, private parties or organizations, for any purpose covered by this report. Any effects that could arise from any kind of environmental pollution at the subject location that might affect the value stated in this report can be considered solely after the conduct of independent professional environmental study. The value / values presented in this report are based on the aforementioned assumptions and are valid solely for aforementioned purpose or purposes. Later in the report a specific date is given as a reference to conclusions and opinions stated. The here stated opinion on the value of the real estate is based on the state of the national economy and EMU (EUR) purchasing power on the subject date. The service provided by the Company TREZOR INVEST Ltd has been performed in accordance with acknowledged and professionally accepted appraisal standards and in compliance with the Property Appraisal Act (NN 78/15). We have acted as an independent party. Our fee does not depend in any way on the conclusions nor the value stated in this report. Without independent verification, we can only assume the accuracy of the data received. All documents, work materials and other documentation produced during our professional engagement is regarded as our property. Client is free to forward the final report to any interested third party outside of the organization who it considers should be informed. We hold the right to include your Company name into our clients list. Under legal obligation, we shall consider all conversation and documents submitted confidential and privileged to us as well as our report. Here stated conditions can be amended only by written consent of both parties. We were not granted interior access of the property and therefore opinion was stated based on delivered documentation, exterior site visit, public documentation and data.*

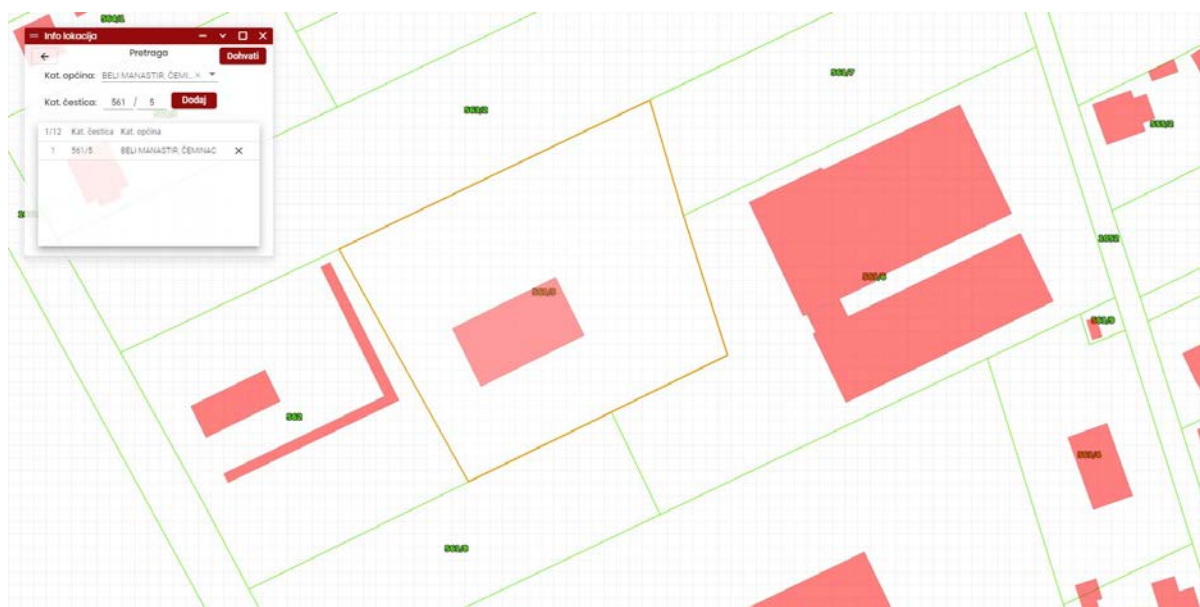
BASIC INFORMATION:

The main purpose:	Hall - production
Address:	Ante Starčevića 2a
City/Settlement:	BELI MANASTIR Čeminac
County:	Osječko-baranjska
Calculation surfaces (sqm):	warehouse 290,00 sqm



IDENTIFICATION:

Property owner:	BIOPRODUKT D.O.O., OIB: 85882853165, ČEMINAC, A. STARČEVIĆA 2 A
Ledger/L.r. department:	OPĆINSKI SUD U OSIJEKU - Beli Manastir
L.r. municipality:	Čeminac
Role:	950
Sub-role:	
L.r. particles:	561/5
Cadastral excerpt No.:	1158
PUK/Department:	OSIJEK - Beli manastir
Cadastral Municipality:	Čeminac
Cadastral ID:	561/5
Cadastral Value (sqm):	3.685



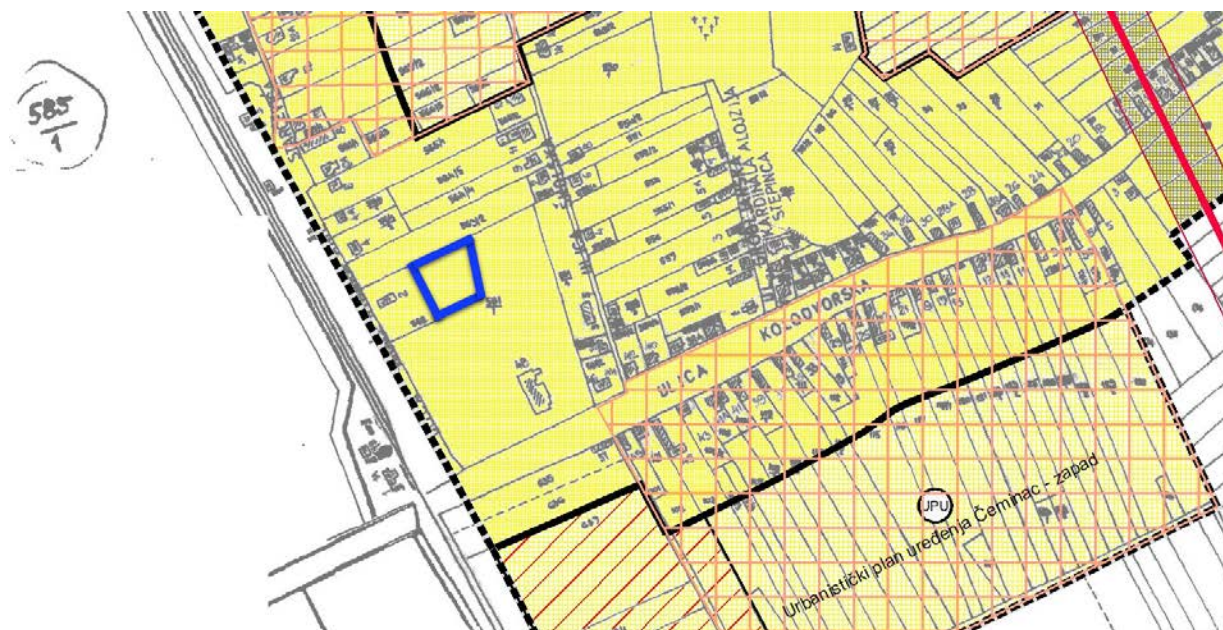
LOCATION AND ASSET DESCRIPTION

The property in question is located in the village of Čeminac, in the Osječko-Baranjska. The settlement is located between Osijek and Beli Manastir. Osijek is about 14 km south and Beli Manastir is about 10 km north. The property is located in the western part of the village, adjacent to Ante Starčević Street. There are an elementary school and a train station in the immediate vicinity. Surrounding buildings are mostly single-family homes of traditional construction type. The location is equipped with utility lines, water, and gas. The access road is asphalted and has public lighting. Čeminac is a municipality in the Croatian part of Baranja with a population of about 1,100.

The subject property is a commercial building, a hall measuring 290.00 sqm, built on land consisting of a single 3685 sqm cadastral parcel. The plot is irregular, approximately trapezoidal in shape, extending in a northeast-southwest direction. The terrain of the land is flat, not fenced, and southeast border leans on the access road. The hall is located in the front of the plot. It is rectangular in plan, has a masonry structure and a two-storey roof covered with trapezoidal sheet metal. The undeveloped part of the land is overgrown with tall grass and is not maintained.



According to PPUO Čeminac ("Official Gazette of Čeminac Municipality" No. 2/05, 8/06, 3/11, 1/13, 2/14, 7/14, 6/18, 7/18), The property is located in the built part of the construction area of the village. In the construction area of the settlement, the following minimum sizes and maximum coefficients of construction of building parcels for family residential construction have been determined: detached construction method, 300 sqm, kig = 0.5; semi-detached construction method, 250 sqm, kig = 0.5; built-in construction method, 200 sqm, kig = 0.5. The floor height of a family residential building may not be greater than the basement or level floor, ground floor, first floor and loft.









Number:	BDVA-311	Place:	ZAGREB
Client:	B2 KAPITAL d.o.o. Radnička cesta 41 10000 Zagreb	Date:	14.11.2019.
The main purpose:	Hall - production	Date of visit:	11.11.2019.
Address:	Ante Starčevića 2a BELI MANASTIR Čeminac		
Ledger/L.r. department	OPĆINSKI SUD U OSIJEKU - Beli Manastir	L.r. municipality:	Čeminac
Role:	950	Sub-role:	
Property owner:	BIOPRODUKT D.O.O., OIB: 85882853165, ČEMINAC, A. STARČEVIĆA 2 A		
Fair market value (€):	26.700,00	Liquidation value (€):	17.000,00
Marketability rank:	Poor		
Marketability:	Smaller production hall in an unattractive area where there is no business activity and the real estate market is inactive. We do not expect a quick sale.		

TREZOR-INVEST d.o.o.:

Damir Barić, CEO

Tomislav Barić, Board member