

# PUNOMOĆ

Ograničena — samo za određenu transakciju

ODVJETNIK KRUNO PERONJA | Domovinskog rata 10/1, 21 000 Split

# POWER OF ATTORNEY

Restricted — single transaction only

ATTORNEY-AT-LAW KRUNO PERONJA | Domovinskog rata 10/1, 21 000 Split

Ovlašćujem / ovlašćujemo

I / We hereby authorise

**KRUNA PERONJU, odvjetnika u Splitu, Domovinskog rata 10/1, 21 000 Split, OIB: 49304460335**

**KRUNO PERONJA, attorney-at-law in Split, Domovinskog rata 10/1, 21 000 Split, PIN: 49304460335**

da zastupa QUANTUM PRIVATE EQUITY, sa sjedištem na adresi Na Poříčí 1071/17, Nove Město, 110 00 Praha 1, Česka Republika, zastupan po direktoru Tomáš Kolbaba,

to represent QUANTUM PRIVATE EQUITY, with its registered office at Na Poříčí 1071/17, Nové Město, 110 00 Praha 1, Czech Republic, represented by director Tomáš Kolbaba.

OPSEG PUNOMOĆI — ISKLJUČIVO ZA SLJEDEĆU TRANSAKCIJU:

SCOPE OF AUTHORITY — EXCLUSIVELY FOR THE FOLLOWING TRANSACTION:

Stjecanje nekretnina iz stečajne mase Castellum Aquae d.o.o. (OIB: 93111205827), stečajni predmet Trgovačkog suda u Dubrovniku, poslovni broj St-51/2025, stečajna upraviteljica Dijana Galić, i to sljedećih nekretnina u katastarskoj općini Popova Luka, otok Šipan:

**čest.zem. 126/3, 126/4, 126/9, 126/17, 126/18, 126/19 i čest.zgr. 110, 111/1, 111/2**

za kupoprodajnu cijenu od **1.500.000,00 EUR** (jedan milijun petsto tisuća eura).

Acquisition of real estate from the bankruptcy estate of Castellum Aquae d.o.o. (OIB: 93111205827), bankruptcy proceedings before the Commercial Court in Dubrovnik, case no. St-51/2025, bankruptcy administrator Dijana Galić, specifically the following real estate in the Cadastral Municipality of Popova Luka, island of Šipan:

**Land plots: čest.zem. 126/3, 126/4, 126/9, 126/17, 126/18, 126/19 and**

**Building plots: čest.zgr. 110, 111/1, 111/2**

for a total purchase price of **EUR 1,500,000.00** (one million five hundred thousand euros).

OVLAŠTENE RADNJE — U OKVIRU GORE NAVEDENE TRANSAKCIJE:

AUTHORISED ACTS — WITHIN THE SCOPE OF THE ABOVE TRANSACTION ONLY:

Punomoćnik je ovlašten isključivo za sljedeće radnje u vezi s navedenom transakcijom:

- podnošenje i potpisivanje pisma namjere, ponuda i srodnih podnesaka pred stečajnom upraviteljicom i Trgovačkim sudom u Dubrovniku;
- sudjelovanje u postupku javne dražbe ili izravne pogodbe prema odredbama Stečajnog zakona (NN 71/15, 104/17, 36/22, 27/24) radi stjecanja gore navedenih nekretnina;
- potpisivanje kupoprodajnog ugovora za gore navedene nekretnine;
- poduzimanje radnji potrebnih za upis vlasništva Quantum Private Equity u zemljišnoj knjizi, uključujući podnošenje prijedloga za uknjižbu;
- pribavljanje izvadaka iz zemljišne knjige, katastarskih podataka i potvrda nadležnih tijela isključivo u svrhu due diligence navedene transakcije;

The attorney-at-law is authorised exclusively for the following acts in connection with the above-named transaction:

- submission and signing of letters of intent, offers, and related submissions before the bankruptcy administrator and the Commercial Court in Dubrovnik;
- participation in the public auction or direct sale procedure under the Bankruptcy Act (NN 71/15, 104/17, 36/22, 27/24) for the purpose of acquiring the above-named real estate;
- signing of the purchase agreement for the above-named real estate;
- taking all steps required to register Quantum Private Equity's ownership in the land registry, including submission of the registration proposal;
- obtaining land registry extracts, cadastral data, and authority confirmations solely for due diligence purposes in connection with this transaction;
- payment of the auction deposit (jamčevina) and purchase price from Quantum Private Equity's funds in accordance with

(f) plaćanje jamčevine i kupoprodajne cijene iz sredstava Quantum Private Equity sukladno uputama vlastodavca.

the principal's instructions.

OGRAĐENJE — ZABRANA ZASTUPANJA U SVIM OSTALIM STVARIMA:

RESTRICTION — PROHIBITION ON REPRESENTATION IN ALL OTHER MATTERS:

**Ova punomoć strogo je ograničena na transakciju opisanu u ovoj ispravi. Punomoćnik NIJE OVLAŠTEN:**

- (i) zastupati Quantum Private Equity ni pred jednim sudom, tijelom, institucijom ili trećom stranom u bilo kojoj drugoj stvari koja nije izričito navedena u ovoj punomoći;
- (ii) sklapati ugovore, preuzimati obveze, davati izjave ili poduzimati pravne radnje u ime Quantum Private Equity izvan okvira ove transakcije;
- (iii) primati novac, davati potvrde o primitku ili upravljati sredstvima Quantum Private Equity osim u svrhu izravnog plaćanja jamčevine i kupoprodajne cijene za gore navedene nekretnine;
- (iv) davati bilo kakve izjave u ime Quantum Private Equity kojima bi se preuzele obveze izvan ove transakcije;
- (v) subdelegirati ovu punomoć trećim osobama bez izričitog prethodnog pisanog odobrenja direktora Quantum Private Equity.

**Svaka radnja punomoćnika izvan gore opisanog opsega smatrat će se neovlaštenom i neće obvezivati Quantum Private Equity.**

***This Power of Attorney is strictly limited to the transaction described herein. The attorney-at-law IS NOT AUTHORISED to:***

- (i) represent Quantum Private Equity before any court, authority, institution, or third party in any matter not expressly described in this Power of Attorney;*
- (ii) conclude agreements, assume obligations, make declarations, or undertake legal acts on behalf of Quantum Private Equity outside the scope of this transaction;*
- (iii) receive money, issue receipts, or manage funds of Quantum Private Equity except for the direct payment of the auction deposit and purchase price for the above-named real estate;*
- (iv) make any statements on behalf of Quantum Private Equity that would create obligations beyond this transaction;*
- (v) sub-delegate this Power of Attorney to third parties without the express prior written consent of the director of Quantum Private Equity.*

***Any act by the attorney-at-law beyond the scope described above shall be deemed unauthorised and shall not bind Quantum Private Equity.***

TRAJANJE PUNOMOĆI:

DURATION:

Ova punomoć vrijedi do zaključenja transakcije stjecanja gore navedenih nekretnina, tj. do uknjižbe vlasništva Quantum Private Equity u zemljišnoj knjizi ili do opoziva od strane vlastodavca pisanom obavijesti punomoćniku, ovisno o tome što nastupi prije. Punomoć automatski prestaje po završetku transakcije na koju se odnosi.

*This Power of Attorney is valid until the completion of the acquisition transaction described herein, i.e. until the registration of Quantum Private Equity's ownership in the land registry, or until revoked by the principal by written notice to the attorney-at-law, whichever occurs first. The Power of Attorney automatically terminates upon completion of the transaction to which it relates.*

Za vlastodavca / On behalf of the Principal:



Tomáš Kolbaba, direktor / director  
Quantum Private Equity

Mjesto i datum / Place and date:

**PRAGUE, 13.3.2026**

**ODVJETNIK**  
**KRUNO PERONJA**  
Domovinskog rata 10  
**SPLIT**

Kruno Peronja, odvjetnik / attorney-at-law

Mjesto i datum / Place and date:

**U Splitu, 13.03.2026.g.**

Ref: OPE-HR-2026-001

Castellum Aquae d.o.o. — SI-51/2025

K.O. Popova Luka, Šipan

EUR 1,500,000