

Ovaj prijevod sastoji se
od 2 stranice
Broj: 65/2023
Datum: 25. siječnja 2023.

Ovjereni prijevod s engleskog jezika



/okrugli suhi žig nečitak/

3 Lower Mount Street,
Dublin 2,
Irska
D02 PH01.

JAMES JONES

JAVNI BILJEŽNIK GRADA DUBLINA, UPRAVNIH
ŽUPANIJA DUNLAOGHAIRE-RATHDOWN, JUŽNI
DUBLIN, FINGAL TE ŽUPANIJE WICKLOW,
ŽUPANIJE KILDARE I ŽUPANIJE MEATH

/grb s natpisom na
latinskom jeziku/

tel: 353 - 1 - 685 3847
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DX: 55 Dublin

DOŽIVOTNO OVLAŠTEN

POTVRDA JAVNOGA BILJEŽNIKA:

NA ZNANJE

Da ja, James Jones, iz 3 Lower Mount Street, Dublin 2, doživotno ovlašten od glavnoga suca i predsjednika Vrhovnoga suda Irske

POTVRĐUJEM

1. Da je potpis koji se nalazi na priloženom dokumentu vlastoručni potpis gospodina: Jonathan Hanly, koji je u svojstvu direktora ovlašten za zastupanje trgovačkog društva CE Asset Investment Solutions Designated Activity Company.
2. Da je trgovačko društvo CE Asset Investment Solutions Designated Activity Company osnovano u Irskoj te upisano registar pri Uredu za registraciju trgovačkih društava pod brojem 639168.

POTPISANO I SNABDJEVENO PEČATOM

dana 17. siječnja 2023. na
adresi: 3, Lower Mount Street, Dublin 2

/potpis nečitak/

Javni bilježnik

Irska

doživotno ovlašten

/grb s natpisom na latinskom jeziku/ /okrugli suhi žig nečitak/

| APOSTILLE | | | |
|---|-------------------------------|-------------------|------------------|
| (Convention de La Haye du 5 octobre 1961) | | | |
| 1. Zemlja: | | IRSKA | |
| Ova javna isprava | | | |
| 2. potpisana je od | | Jamesa Jonesa | |
| 3. u svojstvu | | javnog bilježnika | |
| 4. sadrži pečat/žig | | javnog bilježnika | |
| Ovjereno | | | |
| 5. u | Dublinu | 6. dana: | 17. 1. 2023. |
| 7. od | Ministarstva vanjskih poslova | | |
| 8. Broj | 8327102023 | | |
| 9. Pečat/žig | /pečat/ | 10. Potpis: | /potpis nečitak/ |
| Ova APOSTILLE ovjerava samo autentičnost potpisa i osposobljenost osobe koja je potpisala javnu ispravu te, gdje je prikladno, identitet pečata ili žiga koji se nalazi na javnoj ispravi. Ova Apostille ne ovjerava sadržaj dokumenta za koji je izdana. Da biste provjerili izdavanje ove Apostille, pogledajte: www.authentications.dfat.ie . | | | 413953 |

/op. prev.: Preostali dio dokumenta nije preveden na zahtjev stranke/

Ja, VALENTINA ŽUGČIĆ stalni sudski tumač za engleski, talijanski i rumunjski jezik, ponovo imenovana rješenjem predsjednika Županijskog suda u Zagrebu broj 4 Su-196/2020 od 10. 3. 2020. potvrđujem da gornji prijevod potpuno odgovara izvorniku sastavljenom na engleskom jeziku.
Zagreb, 25. siječnja 2023.
Br. 65/2023



JAMES JONES

NOTARY PUBLIC FOR THE THE CITY OF DUBLIN,
ADMINISTRATIVE COUNTIES OF
DUNLAOGHAIRE-RATHDOWN, SOUTH DUBLIN,
FINGAL AND THE COUNTY OF WICKLOW,
COUNTY OF KILDARE, AND COUNTY OF MEATH



COMMISSIONED FOR LIFE

Lower Mount Street,
Dublin 2,
Ireland.
D02 PH01.

Tel: 353 - 1 - 685 3847
Fax: 353 - 1 - 524 0688
Email: info@jonessolicitors.ie
Website: www.jonessolicitors.ie
X: 55 Dublin

CERTIFICATE OF NOTARY PUBLIC:

BE IT KNOWN

That I, James Jones, of 3 Lower Mount Street, Dublin 2, Commissioned for Life by
the Chief Justice and President of the Supreme Court of Ireland.

CERTIFY

1. That the signature set out on the annexed document is the original signature of
Jonathan Hanly who is authorised to represent the company as Director of CE
Asset Investment Solutions Designated Activity Company.
2. That CE Asset Investment Solutions Designated Activity Company is
incorporated in Ireland with Companies Registration Office number 639168.

SIGNED AND SEALED

At 3 Lower Mount Street, Dublin 2
on the 17 January 2023

Notary Public
Ireland
Commissioned for Life



| APOSTILLE (Convention de La Haye du 5 octobre 1961) | | | |
|--|--|---|------------------------------|
| 1. Country: Pays/País: | | IRELAND | |
| This public document Le présent acte public / El presente documento público | | | |
| 2. has been signed by a été signé par ha sido firmado por | | James Jones | |
| 3. acting in the capacity of agissant en qualité de quien actúa en calidad de | | Notary Public | |
| 4. bears the seal / stamp of est revêtu du sceau / timbre de y está revestido del sello / timbre de | | Notary Public | |
| Certified Attesté / Certificado | | | |
| 5. at à / en | | Dublin | 6. the le / el día |
| | | | 17/01/2023 |
| 7. by par / por | | Department of Foreign Affairs | |
| 8. No sous no bajo el número | | 8327102023 | |
| 9. Seal / stamp: Sceau / timbre: Sello / timbre: | | 10. Signature: Signature: Firma: | |

413953

SCHEDULE 3.2

SHORT FORM TRANSFER AGREEMENT

CE Asset Investment Solutions Designated Activity Company, sa sjedištem u Dublinu, 3rd Floor, Fleming Court, Fleming's Place, D04 N4X9, Irska, upisano pri Irskom Registru Društava pod registarskim brojem 639168, OIB: 21700578566, kao cedent („Cedent“)

CE Asset Investment Solutions Designated Activity Company, having its seat at 3rd Floor, Fleming Court, Fleming's Place, Dublin 4, D04 N4X9, Ireland, registered with the Irish Companies Register under registration number 639168, PIN: 21700578566, as assignor (the „Assignor“)

and

H-ABDUCO d.o.o., sa sjedištem u Zagrebu, Radnička cesta 41, Republika Hrvatska, upisano u registru Trgovačkog suda u Zagrebu pod registarskim brojem (MBS): 080818203, OIB: 1313667298928, kao cesionar („Cesionar“)

H-ABDUCO d.o.o., having its seat at Radnička street 41, Zagreb, Croatia, registered with the Commercial Court in Zagreb under registration number (MBS): 080818203, PIN: 13667298928, as assignee (the „Assignee“)

(Cedent i Cesionar zajedno kao „Ugovorne strane“, a svaki kao „Ugovorna strana“)

(the Assignor and the Assignee together as „Parties“, and each as „Party“)

sklopili su dana 16.01.2023. godine sljedeći:

executed on 16.01.2023. the following:

UGOVOR O DJELOMIČNOJ CESIJI

PARTIAL ASSIGNMENT AGREEMENT

(„Ugovor“)

(the „Agreement“)

1. Cedent ovim Ugovorom neopozivo i bezuvjetno ustupa i prenosi Cesionaru svoja prava, potraživanja i koristi koja ima prema dužniku **Stečajna masa iza Niagara d.o.o. u stečaju, OIB: 45668953129, Zagreb, Slavonskog ulica 1** (u daljnjem tekstu: **Dužnik**), i koja proizlaze iz:

- Ugovora o kreditnom poslovanju s inozemstvom HR/1675 od dana 09. listopada 2007. godine, ovjerenog od strane javnog bilježnika Ilinka Lisonek pod brojem OV-23451/2007;

- Aneksa broj 1 Ugovora o kreditnom poslovanju s inozemstvom HR/1675 od dana 31. ožujka 2008. godine, ovjerenog od strane javnog bilježnika Mirjane Popovac, Split, pod brojem OV-5758/08, ovjerenog dana 06.06.2008.;

- Aneksa broj 2 Ugovora o kreditnom poslovanju s inozemstvom HR/1675 od dana 02. siječnja 2009. godine, ovjerenog od strane javnog bilježnika Boško Jurišić, Split, pod brojem OV-2080/09, ovjerenog dana 23.03.2009.;

- Aneksa broj 3 Ugovora o kreditnom poslovanju s inozemstvom HR/1675 od dana 29. lipnja 2009. godine, ovjerenog od strane javnog bilježnika Boško Jurišić, Split, pod brojem OV-6736/09, ovjerenog dana 09.09.2009.;

- Sporazum o osiguranju novčane tražbine zasnivanjem založnog prava na poslovnim udjelima, solemniziran od strane javnog bilježnika Ilinka Lisonek pod brojem OV-23450/2007, dana 09. listopada 2007. godine;

- Aneksa broj 1 Sporazuma o osiguranju novčane tražbine zasnivanjem založnog prava na poslovnim udjelima, solemniziran od strane javnog bilježnika Ilinka Lisonek pod brojem

1. The Assignor by this Agreement irrevocably and unconditionally assigns and transfers to the Assignee its rights, claims and interests against the debtor **Bankruptcy mass over NIAGARA Ltd in bankruptcy, Zagreb, Slavonskog ulica 1, PIN: 45668953129**, arising in connection with the:

- Agreement on foreign credit operations HR/1675 dated October 9, 2007, certified by notary Ilinka Lisonek under number OV-23451/2007;

- Annex No. 1 of the Agreement on foreign credit operations HR/1675 dated March 31, 2008, certified by the notary Mirjana Popovac, Split, under number OV-5758/08, certified on June 6, 2008.;

- Annex no. 2 of the Agreement on foreign credit operations HR/1675 dated January 2, 2009, certified by notary public Boško Jurišić, Split, under number OV-2080/09, certified on March 23, 2009.;

- Annex number 3 of the Agreement on foreign credit operations HR/1675 dated June 29, 2009, certified by the notary public Boško Jurišić, Split, under number OV-6736/09, certified on September 9, 2009.;

- Agreement on securing a monetary claim by establishing a lien on business shares, solemnized by the notary Ilinka Lisonek under number OV-23450/2007, on October 9, 2007.;

- Annex No. 1 of the Agreement on securing a monetary claim by establishing a lien on business shares, solemnized by the notary Ilinka Lisonek under number OV-26379/2007, on November 15, 2007.;

OV26379/2007, dana 15. studenog 2007. godine;

- Aneksa broj 2 Sporazuma o osiguranju novčane tražbine zasnivanjem založnog prava na poslovnim udjelima, solemniziran od strane javnog bilježnika Ilinke Lisonek pod brojem OV26379/2007, dana 15. studenog 2007. godine;

a koju tražbinu je prethodno navedenom trgovačkom društvu ustupilo trgovačko društvo HETA ASSET RESOLUTION AG (ranije HYPO ALPEADRIA-BANK INTERNATIONAL AG) sa sjedištem u Austriji, Klagenfurt, Alpen-AdriaPlatz 1, upisano u privredni registar regionalnog suda Klagenfurt ("Landesgericht Klagenfurt") pod registarskim brojem FN 108415, OIB: 90730821413 temeljem Ugovora o cesiji od dana 31.05.2019., solemniziranog kod javnog bilježnika Nikole Tadića, Zagreb, Prilaz Đ. Deželića 23, pod brojem OV-2658/2019 i Aneksa Ugovora o cesiji, solemniziranog kod javnog bilježnika Nikole Tadića iz Zagreba pod br. OV-635/2020 dana 12.02.2020.,

a temeljem kojeg ugovora novčano potraživanje Cedenta na dan 16.01.2023. godine iznosi: 5.725.789,78 EUR, što u kunskoj protuvrijednosti po srednjem tečaju Hrvatske narodne banke na taj dan iznosi 43.140.963,08 HRK, sukladno Izvodu iz poslovnih knjiga koji čini prilog ovog Ugovora,

i drugih dokumenata koji su navedeni u Prilogu 1 ovog Ugovora („Potraživanja“).

Ugovorne strane suglasno utvrđuju kako Cedent prenosi Cesionaru predmetno potraživanje, i to djelomično, u visini potraživanja od 5.302.963,00 EUR (slovima:

- Annex number 2 of the Agreement on securing a monetary claim by establishing a lien on business shares, solemnized by the notary Ilinka Lisonek under number OV-26379/2007, on November 15, 2007.;

which claims were previously assigned and transferred by HETA ASSET RESOLUTION AG (formerly HYPO ALPE-ADRIA-BANK INTERNATIONAL AG) with its registered office in Austria, Klagenfurt, Alpen-Adria-Platz 1, registered with the commercial register of the regional court Klagenfurt ("Landesgericht Klagenfurt") under registration number FN 108415, PIN: 90730821413 based on Assignment Agreement dated 31.05.2019. was solemnized by the notary Nikola Tadić, Zagreb, Prilaz Đ. Deželića 23, number OV-2658/2019, and Annex of the Assignment Agreement, solemnized by the notary public Nikola Tadić from Zagreb, under no. OV-635/2020 on 12.02.2020.,

and based on which contract the Assignor's monetary claim as of 16th of January 2023 amounts to: 5.725.789,78 EUR, which in equivalent at the middle exchange rate of the Croatian National Bank on that day amounts to HRK 43.140.963,08, in accordance with the Excerpt from the business books, which is attached to this Agreement;

and other documents listed in Annex 1 of this Agreement ("Receivables").

The contracting parties hereby agree that the Assignor transfers the claim in question to the Assignee, partially, only in the amount of the claim of EUR 5.302.963,00 (by letters: five million three

petmilijunatristodvjetisućedeveetstošezdes
ettrieura), i to:

na ime glavnice u iznosu od: 1.883.009,98
EUR;
na ime redovne kamate u iznosu od:
351.010,03 EUR;
na ime zatezne kamate u iznosu od:
3.054.477,04 EUR;
na ime ostalih troškova u iznosu od: 14.465,95
EUR,

a Cesionar prihvaća takav djelomični ustup i
prijenos Potraživanja.

hundred and two thousand nine hundred
and sixty-three euros), namely:

in the name of the principal in the amount of:
1.883.009,98 EUR;
in the name of regular interest in the amount
of: 351.010,03 EUR;
in the name of default interest in the amount
of: 3.054.477,04 EUR;
on behalf of other expenses in the amount
of: 14.465,95 EUR,

and the Assignee accepts such partial
assignment and transfer of Claims.

2. Ugovorne strane ovime izričito potvrđuju i izjavljuju da na Cesionara prelaze sporedna prava i tražbine vezane uz Potraživanja, i to samo ona koja su navedena u Prilogu 1 ovog Ugovora, odnosno hipoteke na nekretninama u vlasništvu Dužnika te zadužnice i mjenice izdane od strane Dužnika.

3. Cedent ovime izričito potvrđuje i izjavljuje da, sukladno članku 214. stavak 4. Ovršnog zakona, ustupa i na Cesionara prenosi sva prava i tražbine iz svih i svake pojedine zadužnice koje su navedene u Prilogu 1 ovog Ugovora.

4. Ugovorne strane ovime izričito potvrđuju i izjavljuju da Cedent ustupa i na Cesionara prenosi i sva prava i tražbine iz svih ovršnih isprava u vezi s Potraživanjima, a koje glase na Cedenta i koje su navedene u Prilogu 1 te da ovaj Ugovor predstavlja temelj i služi kao dokaz o ustupu i prijenosu i da ga je, kao takvog, Cesionar ovlašten dostaviti nadležnim tijelima pred kojima se vode ili će se ubuduće voditi postupci ovrhe, parnice, stečaja, predstečaja i/ili drugi postupci pokrenuti u vezi s Potraživanjima i sporednim pravima ukoliko Cesionar stupa i preuzima takve postupke u skladu s odredbama mjerodavnog prava. Cedent ovim putem daje Cesionaru izričitu suglasnost da pokrene, stupi i/ili preuzme bilo koji postupak koji se odnosi na ustupljena Potraživanja i/ili sporedna prava i ostvaruje sva druga prava temeljem takvih isprava.

2. The Parties hereby expressly confirm and declare that ancillary rights and claims related to the Claims are transferred to the Assignee, and only those listed in Annex 1 of this Agreement, i. e. mortgages on real estates owned by the Debtor and promissory notes and promissory notes issued by Debtor.

3. The Assignor hereby explicitly confirms and states that, in accordance with Article 214 paragraph 4 of the Enforcement Act, all rights and claims from all and each individual debenture note, which are listed in Annex 1 to this Agreement, are assigned and transferred to the Assignee.

4. The Parties hereby explicitly confirm and state that all rights and claims from all enforceable deeds in Assignor's favor which are related to the Receivables and are listed in Annex 1, are assigned and transferred to the Assignee and that this agreement shall form the basis and serve as evidence of such assignment and transfer and as such may be submitted by the Assignee to the competent authorities in charge of pending or future proceedings concerning the enforcement, litigation, bankruptcy, pre-bankruptcy and/or any other proceedings in connection with the Receivables and/or all ancillary rights, in case the Assignee will step into or initiate such proceedings in accordance with the provisions of the applicable law. The Assignor hereby provides its explicit consent for the Assignee to initiate, step in and/or take-over any proceedings related to the assigned Receivables and/or ancillary rights, as well as to enforce all other rights arising from such deeds.

5. Cedent ovime izričito dozvoljava i ovlašćuje Cesionara da se upiše kao novi založni vjerovnik umjesto Cedenta temeljem založnog prava upisanog pod brojem: **Z-3800/07** temeljem Sporazuma radi osiguranje novčane tražbine zasnivanjem založnog prava na poslovnim udjelima solemniziranog od strane javnog bilježnika Ilinka Lisonek iz Zagreba dana 09. listopada 2007.g. pod br.OV-23450/07 i Aneksa br.1 Sporazuma radi osiguranja novčane tražbine zasnivanjem založnog prava na poslovnim udjelima solemniziranog od strane javnog bilježnika Ilinka Lisonek iz Zagreba dana 15. studenog 2007.godine pod br. OV-26379/2007 radi osiguranja kredita u iznosu od EUR 2.030.000,00 uvećano za ugovorene kamate od 7,75 % ekurzivno varijabilo godišnje, eventualnu zateznu kamatu, sve troškove prijave ovjere, postupka uknjižbe založnog prava poreze i takse

na nekretninama upisanima u zemljišnim knjigama Općinskog suda u Splitu, Zemljišnoknjižni odjel Trogir, k.o. 330795 k.o. Žedno:

zk.ul. 194, kč.br. 11/2 PAŠNJAK "MIŠEVAC" površine 1208 m², kč.br. 12 PAŠNJAK "MIŠEVAC" površine 964 m², kč.br. 759/16 PAŠNJAK KOD "SV. KRIŽA" površine 7431 m², ukupne površine 9603 m²;

zk.ul. 1275, kč.br. 9 PAŠNJAK U MIŠEVAC površine 234 m², kč.br. 10 PAŠNJAK U MIŠEVAC površine 1090 m², kč.br. 11/1 PAŠNJAK U MIŠEVAC površine 2705 m², kč.br. 759/17 PAŠNJAK KOD SV. KRIŽA površine 6650 m², ukupne površine 10679 m²;

te u svim drugim upisnicima, a posebice u Upisnicima sudskih i javnobilježničkih osiguranja koje vodi Financijska Agencija i registru nematerijaliziranih vrijednosnih papira koji vodi Središnje klirinško depozitarno društvo d.d., i to u odnosu na založna prava i

5. The Assignor hereby explicitly allows and authorizes the Assignee to register as new mortgage creditor instead of the Assignor based on the mortgage registered under the number: **Z-3800/07** based on the Agreement on securing a monetary claim by establishing a lien on business shares, solemnized by the notary Ilinka Lisonek under number OV-23450/2007, on October 9, 2007 and Annex No. 1 of the Agreement on securing a monetary claim by establishing a lien on business shares, solemnized by the notary Ilinka Lisonek under number OV-26379/2007, on November 15, 2007, for security loan in the amount of EUR 2,030,000.00 increased by the agreed interest rate of 7.75% accrual variable per year, possible default interest, all costs of the translation of the certification, registration of the lien, taxes and fees

on real estates registered in the land register of the Municipal Court in Split, Land Registry Department Trogir, cadastral municipality 330795 Žedno:

I. r. 194, cadastral plot 11/2 PASNJAK "MIŠEVAC" surface 1208 sqm, cadastral plot 12 PASNJAK "MIŠEVAC" surface 964 sqm, cadastral plot 759/16 PASNJAK NEAR "ST. KRIŽA" surface 7431 sqm, total surface 9603 sqm;

I. r. 1275, cadastral plot 9 PASNJAK IN MIŠEVAC, surface 234 sqm, cadastral plot 10 PASNJAK IN MIŠEVAC, surface 1090 sqm, cadastral plot 11/1 PASNJAK IN MIŠEVAC, surface 2705 m², cadastral plot 759/17 PASJANK NEAR ST. KRIŽA surface 6650 m², total surface 10679 sqm;

and in all other registers, especially in the registers of court and notary insurance maintained by the Financial Agency and the register of intangible securities maintained

druga sporedna prava navedena u Prilogu 1 ovog Ugovora, a kojima su osigurana Potraživanja. Nikakvo dodatno odobrenje ili suglasnost Cedenta za takvu promjenu neće biti potrebno.

by the Central Clearing Depository Agency, in relation to liens and other ancillary rights listed in Annex 1 of this Agreement, and with which the Receivables are secured. No additional approval or consent of the Assignor for such change shall be required.

6. Ovaj Ugovor stupa na snagu na dan sklapanja kako je gore navedeno. Ugovorne strane će ovaj Ugovor podnijeti na ovjeru potpisa javnom bilježniku. Datum ovjere potpisa može biti kasniji od datuma sklapanja te datum ovjere potpisa ne utječe na stupanje na snagu ovog Ugovora. Troškove ovjere potpisa ovog Ugovora snosi Cesionar.

7. Za ovaj Ugovor mjerodavno je pravo Republike Hrvatske i tumačit će se po pravu Republike Hrvatske.

8. Ovaj Ugovor sklopljen je na hrvatskom i engleskom jeziku. U slučaju razlike između verzija, mjerodavna je hrvatska verzija.

6.

This agreement shall enter into force on the date of its execution as stated above. the parties shall submit this agreement to the notary public for signature certification. date of the signature certification may be later than the date of execution of this agreement and the date of the signature certification shall not affect entering into force of this agreement. the signature certification costs shall be paid by the assignee.

7.

This agreement is governed by croatian law and shall be construed in accordance with croatian law.

8.

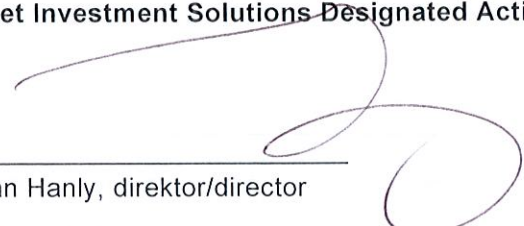
This agreement is executed in croatian and english language. in case of discrepancies, the croatian version shall prevail.

EXECUTION PAGE

SIGNED for and on behalf of

CE Asset Investment Solutions Designated Activity Company

By


Jonathan Hanly, direktor/director

16/01/23
Date


JAMES JONES
3 LOWER MOUNT STREET,
DUBLIN 2, IRELAND
01-6853847
Notary Public Commissioned for Liff

H-ABDUCO d.o.o.


Nebojša Popović, direktor/director

H-ABDUCO d.o.o.¹
ZAGREB


Andreja Moguš, prokuristica/procurator

24/01/23
Date

Prilog 1

Naziv dužnika, OIB Stečajna masa iza Niagara d.o.o. u stečaju, OIB: 45668953129

| 1 | Broj ugovora | Vrsta proizvoda |
|---|---|--|
| | <p>Ugovor o kreditnom poslovanju s inozemstvom HR/1675 od dana 09. listopada 2007. godine, ovjera potpisa od strane javnog bilježnika Ilinke Lisonak pod brojem OV-23451/2007</p> <p>Aneks broj 1 Ugovora o kreditnom poslovanju s inozemstvom HR/1675 od dana 31. ožujka 2008. godine, ovjera potpisa od strane javnog bilježnika Mirjana Popovac, Split, pod br. OV-5758/08, dana 06.06.2008.</p> <p>Aneks broj 2 Ugovora o kreditnom poslovanju s inozemstvom HR/1675 od dana 02. siječnja 2009. godine, ovjera potpisa od strane javnog bilježnika Boško Jurišić, Split, pod br. OV-2080/09, dana 23.03.2009.</p> <p>Aneks broj 3 Ugovora o kreditnom poslovanju s inozemstvom HR/1675 od dana 29. lipnja 2009. godine, ovjera potpisa od strane javnog bilježnika Boško Jurišić, Split, pod br. OV-6736/09, dana 09.09.2009.</p> <p>Sporazum radi osiguranja novčane tražbine zasnivanjem založnog prava na poslovnim udjelima, solemniziran od strane javnog bilježnika Ilinke Lisonak pod brojem OV-23450/2007, dana 09. listopada 2007. godine,</p> <p>Aneks broj 1 Sporazuma radi osiguranja novčane tražbine zasnivanjem založnog prava na poslovnim udjelima, solemniziran od strane javnog bilježnika Ilinke Lisonak pod brojem OV-26379/2007, dana 15. studenog 2007. godine</p> | <p>Kredit</p> <p>Sredstvo osiguranja</p> |

| Vrsta/podvrsta kolaterala | Broj | Javni bilježnik / Sud | Iznos kolaterala | Izdavatelj kolaterala/OIB |
|--|-----------|-----------------------|------------------|--|
| <p>Hipoteka na nekretnini upisanoj kod Općinskog suda u Splitu, zemljišnoknjižni odjel Trogir, zk.ul. 194. k.o. 330795. Žedno, k.č.br. 11/2, u naravi predstavlja PAŠNJAK "MIŠEVAC", površine 1208 m2, k.č.br. 12 u naravi predstavlja PAŠNJAK "MIŠEVAC", površine 964 m2, k.č.br. 759/16, u naravi predstavlja PAŠNJAK KOD "SV. KRIŽA", površine 7431 m2 ukupne površine 9603 m2.</p> | Z-3800/07 | Općinski sud u Splitu | 2.030.000,00 | <p>NIAGARA d.o.o. za gradnju i promet nekretninama u stečaju, OIB: 08924673094 - nije aktivno, brisano iz sudskog registra</p> |

upisano pod Z-3800/07 (ustupljeno pod brojem: Z-7193/2020),

na temelju Sporazuma radi osiguranje novčane tražbine zasnivanjem založnog prava na poslovnim udjelima solemiziranog od strane javnog bilježnika linke Lisonek iz Zagreba dana 09. listopada 2007.g. pod br.OV-23450/07 i Aneksa br. 1 Sporazuma radi osiguranja novčane tražbine zasnivanjem založnog prava na poslovnim udjelima solemiziranog od strane javnog bilježnika linke Lisonek iz Zagreba dana 15. studenog 2007.godine pod br.OV-26379/2007 uknjižuje se pravo zalogu na nekretninama 1-og. zk. tijela vlasnosti Niagara d.o.o. Split, radi osiguranja kredita u iznosu od EUR 2.030.000,00 uvećano za ugovorene kamate od 7,75 % ekurzivno varijabilo godišnje, eventualnu zateznu kamatu, sve troškove prijevoda ovjere, postupka uknjižbe založnog prava poreze i takse, sve to za koristi: CE ASSET INVESTMENT SOLUTIONS DESIGNATED ACTIVITY COMPANY, OIB: 21700578566, FLEMING'S PLACE, 3RD FLOOR FLEMING COURT, DUBLIN 4, DUBLIN, IRSKA

Hipoteka na nekretnini upisanoj kod Općinskog suda u Splitu, zemljišnoknjižni odjel Trogir, zk.ul. 1275, k.o. 330795, Žedno, k.č.br. 9, u naravi predstavlja PAŠNJAK U MIŠEVAC, površine 234 m2, k.č.br. 10 u naravi predstavlja PAŠNJAK U MIŠEVAC, površine 1090 m2, k.č.br. 11/1 u naravi predstavlja PAŠNJAK U MIŠEVAC, površine 2705 m2, k.č.br. 759/17, u naravi predstavlja PAŠNJAK KOD "SV. KRIŽA", površine

| | | | |
|-----------|-----------------------|--------------|--|
| Z-3800/07 | Općinski sud u Splitu | 2.030.000,00 | NIAGARA d.o.o. za gradnju i promet nekretninama u stečaju, OIB: 08924673094 - nije aktivno, brisano iz sudske registra |
|-----------|-----------------------|--------------|--|

6650 m2 ukupne površine 10679 m2.

upisano pod Z-3800/07 (ustupljeno pod brojem: Z-7193/2020).

| | | | | |
|---|---|---|--------------------|---|
| na temelju Sporazuma radi osiguranje novčane tražbine zasnivanjem založnog prava na poslovnim udjelima solemniziranog od strane javnog bilježnika Ilinke Lisonek iz Zagreba dana 09. listopada 2007.g. pod br.OV-23450/07 i Aneksa br. 1 Sporazuma radi osiguranja novčane tražbine zasnivanjem založnog prava na poslovnim udjelima solemniziranog od strane javnog bilježnika Ilinke Lisonek iz Zagreba dana 15. studenog 2007.godine pod br.OV-26379/2007 ukućuje se pravo zaloza na nekretninama 1-og. zk. tijela vlasnosti Niagara d.o.o. Split, radi osiguranja kredita u iznosu od EUR 2.030.000,00 uvećano za ugovorene kamate od 7,75 % ekurzivno varijabilo godišnje, eventualnu zateznu kamatu, sve troškove prijevoda ovjere, postupka ukućuje založnog prava i poreze i takse, sve to za koristi: CE ASSET INVESTMENT SOLUTIONS DESIGNATED ACTIVITY COMPANY, OIB: 21700578566, FLEMING'S PLACE, 3RD FLOOR FLEMING COURT, DUBLIN 4, DUBLIN, IRSKA | - | - | - | NIAGARA d.o.o. za gradnju i promet nekretninama u stečaju, OIB: 08924673094 - nije aktivno, brisano iz sudskog registra |
| Tri (3) austrijske bjanko mjenice, te Sporazum i Izjava o obezi na temelju mjenice (<i>Wechselverpflichtungserklärung</i>), od dana 09.10.2007. godine, OV-23469/2007 | - | - | - | NIAGARA d.o.o. za gradnju i promet nekretninama u stečaju, OIB: 08924673094 - nije aktivno, brisano iz sudskog registra |
| Sest (6) bjanko zadužnica svaka na iznos od 1.000.000,00 kuna od dana 09.10.2007. godine | OV-23459/2007 OV-23505/2007 OV-23458/2007 OV-23456/2007 OV-23461/2007 | Javni bilježnik Ilinka Lisonek iz Zagreba | 1.000.000,00 HRKx6 | NIAGARA d.o.o. za gradnju i promet nekretninama u stečaju, OIB: 08924673094 - nije aktivno, brisano iz sudskog registra |

| | | | | |
|--|---|---|------------------|---|
| Šest (6) hrvatskih bjanko nijenica „bez protesta“ i Sporazum i Izjava o obvezi na temelju mjenice, od dana 09.10.2007. godine. OV-23468/2007 | OV-23460/2007 A06636883 A06636884 A06636885 A05661048 A05661049 A05661050 | Javni bilježnik Ilinka Lisonek iz Zagreba | 2.030.000,00 EUR | NIAGARA d.o.o. za gradnju i promet nekretninama u stečaju, OIB: 08924673094 - nije aktivno, brisano iz sudskog registra |
| Jedna (1) zadužnica, od dana 12.10.2007. godine | OV-11806/2007 | Javni bilježnik Mirjana Popovac iz Splita | 2.030.000,00 EUR | NIAGARA d.o.o. za gradnju i promet nekretninama u stečaju, OIB: 08924673094 - nije aktivno, brisano iz sudskog registra |

Annex I

| | |
|-----------------------------|--|
| Name of the Debtor, PIN: | NIAGARA d.o.o. za gradnju i promet nekretninama in bankruptcy, PIN: 08924673094, - not active, deleted from the court registry |
|-----------------------------|--|

| Principal | Interests | Default interests | Other expenses | Total |
|-----------|-----------|-------------------|----------------|-------|
|-----------|-----------|-------------------|----------------|-------|

| 1 | Contract no. | Type |
|---|--|------------|
| | <p>Loan Agreement number HR/1675, dated 09. October 2007, Annex number 1 to the Loan Agreement number HR/1675, dated 31. March 2008 Annex number 2 to the Loan Agreement number HR/1675, dated 02. January 2009 Annex number 3 to the Loan Agreement number HR/1675, dated 29. June 2009</p> <p>Agreement on securing monetary claim by mortgage on business shares, verified as to the content by notary public Ilinka Lisonek, under no. OV-23450/2007, dated 09. October 2007, Annex number 1 to the Agreement on securing monetary claim by mortgage on business shares, verified as to the content by notary public Ilinka Lisonek, under no. OV-26379/2007, dated 15. November 2007 Guaranty agreement, dated 09. October 2007, which copy is verified by the notary public Ilinka Lisonek, under no. OV-23463/2007, on 09. October 2007 Guaranty agreement, on which the signature of Milivoj Vještica is verified by the notary public Ilinka Lisonek, under no. OV-23466/2007, on 09. October 2007 Guaranty agreement, dated 09. October 2007, on which the signature of Tonči Anđelinović is verified by the notary public Ilinka Lisonek, under no. OV-23464/2007, on 09. October 2007</p> | Collateral |

| Type/subtype of collateral | No. | Notary public / Court | Collateral amount | Collateral provider/PIN |
|---|-----------|--------------------------|-------------------|--|
| Mortgage on real estate registered with Municipal court Split, land registry | Z-3800/07 | Municipal court in Split | 2.030.000,00 EUR | NIAGARA d.o.o. za gradnju i promet nekretninama in bankruptcy, PIN: |

08924673094 – not active, deleted from the court registry

department Trogir, folio no. 194, cadastral municipality 330795, Žedno, cadastral plot 11/2, in nature PASTURE "MIŠEVAC", with surface 1208 m2, k.č.br. 12 u naravi predstavlja PAŠNJAK "MIŠEVAC", površine 964 m2, and cadastral plot 759/16, in nature PAŠNJAK KOD "SV. KRIŽA", with surface 7431 m2, total surface 9603 m2.

registered under Z-3800/07 (transferred under no.: Z-7193/2020),

based on Agreement on securing monetary claim by mortgage on business shares verified as to the content by notary public Ilinka Lisonek from Zagreb on 09. October 2007, Lisonek from Zagreb on 09. October 2007, under no. OV-23450/07, and Annex no. 1. to the Agreement on securing monetary claim by mortgage on business shares verified as to the content by notary public Ilinka Lisonek from Zagreb on 15. November 2007, under no. OV-26379/2007 pledge is registered in 1st land registry body, in ownership of Niagara d.o.o., Split, with the purpose to secure a loan in amount of EUR 2.030.000,00 plus contractual interest amounted to 7.75 % per year, ecurative, variable, possible default interest, all expenses of notary public verification of translation, expenses of registration procedure of mortgage in land registry, taxes and fees, and all that for the benefit of: CE ASSET INVESTMENT SOLUTIONS DESIGNATED ACTIVITY COMPANY, PIN: 21700578566, FLEMING'S PLACE, 3RD FLOOR FLEMING COURT, DUBLIN 4, DUBLIN, IRSKA

Mortgage on real estate registered with Municipal court Split, land registry department Trogir, folio no. 194, cadastral municipality 330795, Žedno, cadastral plot 9, in nature PASTURE IN MIŠEVAC, with surface 234 m2, cadastral plot 10 in nature PASTURE IN

| | | | |
|-----------|-----------------------|------------------|---|
| Z-3800/07 | Općinski sud u Splitu | 2.030.000,00 EUR | NIAGARA d.o.o. za gradnju i promet nekretninama in bankruptcy, PIN: 08924673094 – not active, deleted from court registry |
|-----------|-----------------------|------------------|---|

MIŠEVAC, with surface 1090 m², cadastral plot 11/1 in nature PASTURE IN MIŠEVAC, with surface 2705 m², cadastral plot 759/17, in nature PASTURE AT "SV. KRIŽA", with surface 6650 m², total surface 10679 m².

registered under Z-3800/07 (transferred under no.: Z-7193/2020).

based on Agreement on securing monetary claim by mortgage on business shares, verified as to the content by notary public

Ilinka Lisonek from Zagreb on 09. October 2007, under no. OV-23450/07 and Annex number 1 to the Agreement on securing monetary claim by mortgage on business shares verified as to the content by notary public Ilinka Lisonek from Zagreb on 15. November 2007, under no. OV-26379/07 dana 15. studenog 2007.godine pod br.OV-26379/2007, pledge is registered in 1st land registry body, in ownership of Niagara d.o.o. Split, with the purpose to secure a loan in amount of EUR 2.030.000,00 plus contractual interest amounted to 7,75 % per year, ecurative, variable, possible default interest, all expenses of notary public verification of translation, expenses of registration procedure of mortgage in land registry, taxes and fees, and all that for the benefit of: CE ASSET INVESTMENT SOLUTIONS DESIGNATED ACTIVITY COMPANY. OIB: 21700578566. FLEMING'S PLACE. 3RD FLOOR FLEMING COURT. DUBLIN 4, DUBLIN, IRELAND

Three (3) Austrian blank bill of Exchange, and Agreement and Statement on BoE obligation (Wechselverpflichtungserklärung), dated 09.10.2007. OV-23469/2007

Six (6) blank promissory notes in amount of 1.000.000,00 kuna, dated 09.10.2007.

| | | | |
|--------------------------------|--|--------------------|--|
| OV-23459/2007 OV-23505/2007 | Notary public Ilinka Lisonek from Zagreb | 1.000.000,00 HRKx6 | NIAGARA d.o.o. za gradnju i promet nekretninama in bankruptcy, PIN: 08924673094 – not active, deleted from court registry |
|--------------------------------|--|--------------------|--|

| | | | | | |
|---|--|--|------------------|---|---|
| | OV-23458/2007 OV-23456/2007 OV-23461/2007 OV-23460/2007 | | | | - not active, deleted from court registry |
| Six (6) Croatian blank Bill of Exchange „without protest“ and Agreement and Statement on BoE obligation, dated 09.10.2007. OV-23468/2007 | A06636883 A06636884 A06636885 A05661048 A05661049 A05661050 | Notary public Ilinka Lisonsek from Zagreb | 2.030.000,00 EUR | NIAGARA d.o.o. za gradnju i promet nekretninama in bankruptcy, PIN: 08924673094 - not active, deleted from court registry | |
| One (1) promissory note, dated 12.10.2007 | OV-11806/2007 | Notary public Mirjana Popovac from Split | 2.030.000,00 EUR | NIAGARA d.o.o. za gradnju i promet nekretninama in bankruptcy, PIN: 08924673094 - not active, deleted from court registry | |

IZVADAK IZ POSLOVNIH KNJIGA

Dublin, 16.1.2023

Ce Asset Investment Solutions Designated Activity Company, osnovano u skladu sa zakonima Irske sa sjedištem 3rd Floor Fleming Court, Fleming's Place, Dublin 4, Ireland registracijski broj: 639168, OIB: 21700578566 na dan 16.01.2023. godine ima sljedeću tražbinu po Ugovoru o kreditnom poslovanju s inozemstvom HR/1675 prema dužniku NIAGARA d.o.o. za gradnju i promet nekretninama, Držićeva 8, 21000 Split, OIB: 08924673094, i to:


| Kreditna partija 4669 | EUR | HRK konverzija |
|-----------------------|---------------------|----------------------|
| Glavnica | 2.030.000,00 | 15.295.035,00 |
| Redovna kamata | 378.414,84 | 2.851.166,61 |
| Zatezna kamata | 3.301.779,57 | 24.877.258,15 |
| Ostali troškovi | 15.595,37 | 117.503,32 |
| UKUPNO | 5.725.789,78 | 43.140.963,08 |

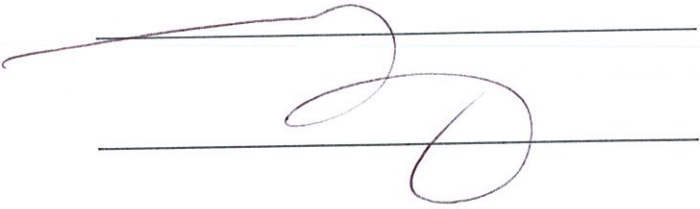
| Kreditna partija 4669 | HRK | EUR konverzija |
|-----------------------|-------------|----------------|
| Sudski troškovi | 0,00 | 0,00 |
| Zatezna kamata | 0,00 | 0,00 |
| UKUPNO | 0,00 | 0,00 |

- sveukupno potraživanje 5.725.789,78 EUR
EUR:

- sveukupno potraživanje 43.140.963,08 HRK
HRK konverzija:

Ce Asset Investment Solutions Designated Activity Company


JAMES JONES
3 LOWER MOUNT STREET,
DUBLIN 2, IRELAND
01-6863847
Notary Public Commissioned for Life



CE Asset Investment Solutions Designated Activity Company

Registered Office: 3rd Floor Fleming Court, Fleming's Place, Dublin 4, Ireland

Registered in Ireland, Company Number: 639168
+353 1 566 8890

Directors: Ian Garvan & Jonathan Hanly
capitalmarkets-ie@cscgfm.com

EXCERPT FROM BUSINESS BOOK

Dublin, 16.1.2023

Ce Asset Investment Solutions Designated Activity Company, incorporated under laws of Ireland with registered office 3rd Floor Fleming Court, Fleming's Place, Dublin 4, Ireland registration number: 639168, PIN: 21700578566 on 16.01.2023. has following claim under the Agreement on Credit Operations with Foreign Countries HR/1675 against the debtor NIAGARA d.o.o. for construction and real estate traffic, Držićeva 8, 21000 Split, OIB: 08924673094:

| Credit loan number 4669 | EUR | HRK conversion |
|-------------------------|---------------------|----------------------|
| Principal | 2.030.000,00 | 15.295.035,00 |
| Regular interest | 378.414,84 | 2.851.166,61 |
| Penalty interest | 3.301.779,57 | 24.877.258,15 |
| Other costs | 15.595,37 | 117.503,32 |
| TOTAL | 5.725.789,78 | 43.140.963,08 |

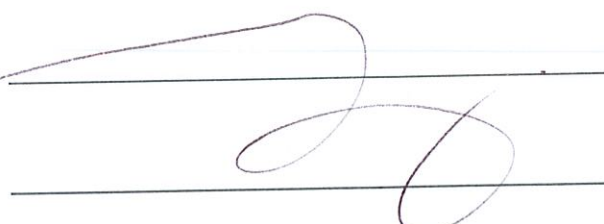
| Credit loan number 4669 | HRK | EUR conversion |
|-------------------------|-------------|----------------|
| Court expenses | 0,00 | 0,00 |
| Penalty interest | 0,00 | 0,00 |
| TOTAL | 0,00 | 0,00 |

- Total claim amount EUR: 5.725.789,78 EUR

- Total claim amount HRK
conversion: 43.140.963,08 HRK

Ce Asset Investment Solutions Designated Activity Company


JAMES JONES
3 LOWER MOUNT STREET
DUBLIN 2, IRELAND
01-6853847
Notary Public Commissioned for L.L.



CE Asset Investment Solutions Designated Activity Company

Registered Office: 3rd Floor Fleming Court, Fleming's Place, Dublin 4, Ireland

Registered in Ireland, Company Number: 639168
+353 1 566 8890

Directors: Ian Garvan & Jonathan Hanly
capitalmarkets-ie@cscgfm.com

