

Broj ugovora: 7510012206
Račun i partija: 3401500-7510012206
MBK: 029239

Agreement no.: 7510012206
Individual loan account number: 3401500-
7510012206
Client's ID number: 029239

DODATAK IV. UGOVORU O DUGOROČNOM DEVIZNOM KREDITU

ANNEX IV TO THE LONG-TERM FOREIGN CURRENCY LOAN AGREEMENT

zaključuju:

concluded between:

KREDITOR: PRIVREDNA BANKA ZAGREB –
DIONIČKO DRUŠTVO Zagreb (Grad
Zagreb), Radnička cesta 50, OIB:
02535697732

LENDER: PRIVREDNA BANKA ZAGREB –
DIONIČKO DRUŠTVO Zagreb (City of
Zagreb), Radnička cesta 50, OIB (Tax ID
No.): 02535697732

i

and

KORISNIK KREDITA: AZURNA UVALA d.o.o. za turizam,
Stomorska (Općina Šolta), Sv. Nikole
111, OIB: 70111775844, koju
zastupa g. Heros Miltiadous,
predsjednik Uprave.

BORROWER: AZURNA UVALA d.o.o. za turizam,
Stomorska (Municipality of Šolta), Sv.
Nikole 111, OIB (Tax ID No.):
70111775844, represented by Mr Heros
Miltiadous, President of the Management
Board

Članak 1.

Ugovorne strane suglasno utvrđuju da su dana 28.01.2013. godine zaključile Ugovor o dugoročnom deviznom kreditu broj 7510012206 (dalje u tekstu: Osnovni ugovor) kojim Ugovorom je Kreditor odobrio Korisniku kredita kredit u iznosu glavnice od 9.514.096,83 EUR (slovima: devetmilijunapetstočetnaestisućadevedesetšest eura i osamdesettri centa), a stanje glavnice kredita na dan 30.06.2015.g. iznosilo je 7.994.096,83 EUR (slovima: sedammilijunadevestodevedesetčetiritsućadevedesetšest eura i osamdesettri centa), uvećano za kamate, naknade i druge troškove.

Ugovorne strane suglasno utvrđuju da su dana 24.07.2015. godine zaključile Dodatak I. Ugovoru o dugoročnom deviznom kreditu broj 7510012206 (dalje u tekstu: Dodatak I.), kojim Dodatkom I. su suglasno mijenjane odredbe Osnovnog ugovora u kojima su regulirani rok otplate glavnice kredita i visina redovne kamatne stope, tako da je Korisnik kredita dužan glavnicu kredita otplatiti u tri rate koje dospijevaju kako slijedi:

- 31.12.2017.g. u iznosu od 500.000,00 EUR;
- 31.03.2018.g. u iznosu od 500.000,00 EUR;
- 30.06.2018.g. u iznosu od 6.994.096,83 EUR.

Krajnji rok otplate glavnice kredita je 30.06.2018.g.

Ugovorne strane suglasno utvrđuju da su dana 21.02.2018. godine zaključile Dodatak II. Ugovoru o dugoročnom deviznom kreditu broj 7510012206 (dalje u tekstu: Dodatak II.), kojim Dodatkom II. su suglasno mijenjane odredbe Osnovnog ugovora u kojima su regulirani rok otplate glavnice

Article 1

The parties hereto agree that on 28 January 2013 they entered into the Long-term Foreign Currency Loan Agreement no. 7510012206 (hereinafter: the Original Agreement), under which the Lender approved to the Borrower a loan with the principal of EUR 9,514,096.83 (in letters: ninemillionfivehundredfourteenthousandninetysix euros and eightythree cents), while the balance of the loan principal as at 30 June 2015 amounted to EUR 7,994,096.83 (in letters: sevenmillionninehundredninetyninefourthousandninetysix euros and eightythree cents), plus interest, fees and other charges.

The parties hereto agree that on 24 July 2015 they concluded the Annex I to the Long-term Foreign Currency Loan Agreement no. 7510012206 (hereinafter: Annex I), under which Annex I the provisions of the Original Agreement relating to the repayment term of the loan principal and regular interest rate were amended, so that the Borrower was required to repay the principal in three instalments falling due as follows:

- EUR 500,000.00 on 31 December 2017;
- EUR 500,000.00 on 31 March 2018;
- EUR 6,994,096.83 on 30 June 2018.

The final date for the repayment of the loan principal was scheduled for 30 June 2018.

The parties hereto agree that on 21 February 2018 they concluded the Annex II to the Long-term Foreign Currency Loan Agreement no. 7510012206 (hereinafter: Annex II), under which Annex II the provisions of the Original Agreement relating to the repayment term of the loan

kredita, tako da je Korisnik kredita dužan glavnicu kredita otplatiti u dvije rate koje dospijevaju kako slijedi:
- 30.09.2018.g. u iznosu od 500.000,00 EUR;
- 31.12.2019.g. u iznosu od 6.994.096,83 EUR.

Krajnji rok otplate glavnice kredita je 31.12.2019.g.

Ugovorne strane suglasno utvrđuju da su dana 31.03.2020. godine zaključile Dodatak III. Ugovoru o dugoročnom deviznom kreditu broj 7510012206 (dalje u tekstu: Dodatak III.), kojim Dodatkom III. su suglasno mijenjane odredbe Osnovnog ugovora u kojima su regulirani rok otplate glavnice kredita, tako da je Korisnik kredita dužan glavnicu kredita otplatiti u dvije rate koje dospijevaju kako slijedi:

- 30.06.2020.g. u iznosu od 500.000,00 EUR;
- 31.12.2020.g. u iznosu od 5.994.096,83 EUR.

Krajnji rok otplate glavnice kredita je 31.12.2020.g.

Članak 2.

Ugovorne strane suglasno utvrđuju da preostali neotplaćeni iznos glavnice kredita iznosi 6.494.096,83 EUR (slovima: šestmilijunačetiristodevedesetčetiristisućedevedesetšest eura i osamdesettri centa).

Ugovorne strane ovim Dodatkom IV. Osnovnom ugovoru (dalje u tekstu: Dodatak IV.) suglasno mijenjaju rok otplate prethodno utvrđenog neotplaćenog iznosa glavnice kredita, radi čega mijenjaju članak 5. Osnovnog ugovora tako da glasi:

"5. ROK I UVJETI OTPLATE: Korisnik kredita dužan je glavnicu kredita otplatiti Kreditoru u četiri rate koje dospijevaju u iznosima kako slijedi:

- 30.06.2020.g. u iznosu od 500.000,00 EUR;
- 31.12.2020.g. u iznosu od 500.000,00 EUR;
- 30.06.2021.g. u iznosu od 500.000,00 EUR;
- 31.12.2021.g. u iznosu od 4.994.096,83 EUR.

Krajnji rok otplate glavnice kredita je 31.12.2021.g."

Članak 3.

Kao osiguranje naplate svih tražbina proizašlih iz Osnovnog ugovora, Dodatka I., Dodatka II., Dodatka III. i ovog Dodatka IV. zajedno s pripadajućim kamatama, naknadama i drugim troškovima, ugovorne strane ugovaraju sljedeće dodatne instrumente osiguranja koje je Korisnik kredita obvezan dostaviti Kreditoru bez odgođe:

principal were amended, so that the Borrower was required to repay the loan principal in two instalments falling due as follows:

- EUR 500,000.00 on 30 September 2018;
- EUR 6,994,096.83 on 31 December 2019.

The final date for the repayment of the loan principal was scheduled for 31 December 2019.

The parties hereto agree that on 31 March 2020 they concluded the Annex III to the Long-term Foreign Currency Loan Agreement no. 7510012206 (hereinafter: Annex III), under which Annex III the provisions of the Original Agreement relating to the repayment term of the loan principal were amended, so that the Borrower should repay the loan principal in two instalments falling due as follows:

- EUR 500,000.00 on 30 June 2020;
- EUR 5,994,096.83 on 31 December 2020.

The final date for the repayment of the loan principal has been scheduled for 31 December 2020.

Article 2

The parties hereto agree that the outstanding principal under this loan currently amounts to EUR 6,494,096.83 (in letters: sixmillionfourhundredninetyfourthousandninety-six euros and eightythree cents).

By this Annex IV to the Original Agreement (hereinafter: Annex IV) the parties hereto agree to amend the repayment term of the above established outstanding amount of the loan principal, and therefore amend Article 5 of the Original Agreement to read as follows:

"5. REPAYMENT TERM AND CONDITIONS: The Borrower shall be required to repay the loan principal to the Lender in four instalments falling due as follows:

- EUR 500,000.00 on 30 June 2020;
- EUR 500,000.00 on 31 December 2020;
- EUR 500,000.00 on 30 June 2021;
- EUR 4,994,096.83 on 31 December 2021.

The final date for the repayment of the loan principal shall be 31 December 2021."

Article 3

As security for the recovery of all the claims arising under the Original Agreement, Annex I, Annex II, Annex III and this Annex IV, together with the related interest, fees and other charges, the parties hereto hereby agree additional collateral which the Borrower shall immediately submit to the Lender:

- 2 (dvije) blanco akceptirane vlastite mjenice Korisnika kredita s klauzulom "bez protesta", uz mjenično očitovanje ovjereno kod javnog bilježnika;
- 1 (jednu) zadužnicu Korisnika kredita, solemniziranu kod javnog bilježnika, u skladu s odredbama Ovršnog zakona;
- novo Pismo podrške vlasnika Korisnika kredita, u formi i sadržaju prihvatljivom za Kreditora.

Kao osiguranje naplate svih tražbina proizašlih iz Osnovnog ugovora, Dodatka I., Dodatka II., Dodatka III. i ovog Dodatka IV. zajedno s pripadajućim kamatama, naknadama i drugim troškovima, uz već ranije ugovorene instrumente osiguranja ugovorne strane suglasne su da će i dalje služiti već provedena uknjižba ovršnog založnog prava u korist Kreditora na nekretninama u vlasništvu AZURNA UVALA d.o.o. za turizam, Stomorska (Općina Šolta), Sv. Nikole 111, OIB 70111775844, i to na nekretninama prema popisu iz Priloga 1. Osnovnom ugovoru koje nekretnine su opisane u Općem sporazumu o osiguranju stjecanjem založnog prava i neposrednom provođenju prisilne ovrhe koji je sklopljen između ugovornih strana dana 21.02.2013.g. i solemniziran kod javnog bilježnika Ive Dujmović iz Zagreba, Jurišićeva 21/1 pod poslovnim brojem OV-942/2013, s tim da se ovdje utvrđuje da je brisano pravo vlasništva Korisnika kredita u dijelu 12/30 cijele nekretnine opisane kao k.č.br. 1789 – šuma Livka površine 13563 m², upisane u zk.ul.br. 1836 k.o. 329754, Gornje Selo kod Općinskog suda u Splitu, Zemljišnoknjižni odjel Split (dalje u tekstu: Nekretnine).

Ovaj Dodatak IV. sklapa se temeljem Općeg sporazuma o osiguranju stjecanjem založnog prava i neposrednom provođenju prisilne ovrhe koji je solemniziran kod javnog bilježnika Ive Dujmović iz Zagreba, Jurišićeva 21/1 pod poslovnim brojem **OV-942/2013**, Dodatka prvog Općem sporazumu o osiguranju stjecanjem založnog prava i neposrednom provođenju prisilne ovrhe koji je solemniziran kod javnog bilježnika Zrinke Milić-Štrkalj iz Splita, Domovinskog rata 27 b, pod poslovnim brojem **OV-1972/2018**, Dodatka drugog Općem sporazumu o osiguranju stjecanjem založnog prava i neposrednom provođenju prisilne ovrhe koji je solemniziran kod javnog bilježnika Zrinke Milić-Štrkalj iz Splita, Domovinskog rata 27 b pod poslovnim brojem **OV-2934/2020** i Dodatka trećeg Općem sporazumu o osiguranju stjecanjem založnog prava i neposrednom provođenju prisilne ovrhe koji je solemniziran kod javnog bilježnika Zrinke Milić-Štrkalj iz Splita, Domovinskog rata 27 b, pod poslovnim brojem **OV-4589/2020**.

Založnim pravom koje je već provedeno na Općinskom sudu u Splitu Rješenjem pod poslovnim brojem Z-2454/13 od dana 12.03.2013. godine u korist Kreditora na Nekretninama osiguravaju se sve tražbine koje Kreditor ima ili će ih imati prema Korisniku kredita do iznosa kunske protuvrijednosti od 12.000.000,00 EUR po prodajnom tečaju Privredne banke Zagreb d.d. na dan plaćanja, a koje dospijevaju najkasnije do 30.06.2022. godine, a koje osiguranje služi i za osiguranje

- 2 (two) blank accepted promissory notes "with no protest" of the Borrower, with the notarised P/N statement;
- 1 (one) debenture of the Borrower with the content authenticated (solemnised) by the notary public in accordance with the provisions of the Enforcement Act;
- new Letter of Comfort of the owner of the Borrower in the form and substance acceptable to the Lender.

As security for the recovery of all the claims arising under the Original Agreement, Annex I, Annex II, Annex III and this Annex IV, together with the related interest, fees and other charges, the parties hereto hereby agree that, along with the previously agreed collateral, the enforcement lien previously registered in favour of the Lender on the real estate properties of AZURNA UVALA d.o.o. za turizam, Stomorska, Municipality of Šolta, Sv. Nikole 111, OIB (Tax ID No.) 70111775844, as listed in Appendix 1 to the Original Agreement and described in the General Mortgage and Direct Foreclosure Agreement entered into between the parties hereto on 21 February 2013, the content of which was authenticated (solemnised) by the notary public Ms Iva Dujmović, Zagreb, Jurišićeva 21/1 under ref. no. OV-942/2013, noting that the title of the Borrower to the 12/30 of the entire real estate described as cadastral plot no. 1789 – Livka forest of the surface area of 13563 m², land registry file no. 1836, cadastral municipality 329754, Gornje Selo, Municipal Court in Split, Land Registry Office of Split (hereinafter: Real Estate Properties) has been deleted, shall continue to serve as collateral.

This Annex IV is concluded based on the General Mortgage and Direct Foreclosure Agreement, the content of which was authenticated (solemnised) by the notary public Ms Iva Dujmović, Zagreb, Jurišićeva 21/1 under ref. no. **OV-942/2013**, the Annex I to the General Mortgage and Direct Foreclosure Agreement, the content of which was authenticated (solemnised) by the notary public Ms Zrinke Milić-Štrkalj, Split, Domovinskog rata 27 b, under ref. no. **OV-1972/2018**, and the Annex II to the General Mortgage and Direct Foreclosure Agreement, the content of which was authenticated (solemnised) by the notary public Ms Zrinke Milić-Štrkalj, Split, Domovinskog rata 27 b under ref. no. **OV-2934/2020** and the Annex III to the General Mortgage and Direct Foreclosure Agreement, the content of which was authenticated (solemnised) by the notary public Ms Zrinke Milić-Štrkalj, Split, Domovinskog rata 27 b, under ref. no. **OV-4589/2020**.

The mortgage which has already been registered with the Municipal Court in Split under the Decision (ref. no. Z-2454/13) of 12 March 2013 in favour of the Lender on the Real Estate Properties shall serve as collateral for all the claims that the Lender has or shall have against the Borrower up to the kuna equivalent of EUR 12,000,000.00 at the selling rate of Privredna banka Zagreb d.d. effective on the payment date, which claims shall fall due by no later than 30 June 2022, and which collateral shall also serve

svih tražbina Kreditora temeljem Osnovnog ugovora, Dodatka I., Dodatka II., Dodatka III. i ovog Dodatka IV.

Troškove provođenja osiguranja kao i javnobilježničke i sve druge troškove snosi Korisnik kredita.

Članak 4.

Korisnik kredita se obvezuje platiti Kreditoru naknadu za odobrenje prolongata u visini 0,25% (od sto) od preostalog neotplaćenog iznosa glavnice kredita, jednokratno unaprijed, dok se oslobađa naknade za obradu zahtjeva.

Članak 5.

Sve ostale odredbe i uvjeti iz Osnovnog ugovora, Dodatka I., Dodatka II., Dodatka III., koji se nisu mijenjali ovim Dodatkom IV. ostaju i dalje na snazi, uključivo i instrumenti osiguranja koji služe za naplatu tražbina temeljem Osnovnog ugovora, Dodatka I., Dodatka II., Dodatka III. te ovog Dodatka IV., kao i svih ostalih eventualnih dodataka Osnovnom ugovoru.

Članak 6.

Ovaj Dodatak IV. smatra se potpisanim/zaključenim danom kad ga ovlaštene osobe svih ugovornih strana potpišu, a koji dan (datum) će biti naveden ispod potpisa svake ugovorne strane. U slučaju da su ugovorne strane potpisale Dodatak IV. na različite datume, Dodatak IV. se smatra zaključenim danom (datumom) kasnijeg potpisa.

Članak 7.

Ovaj Dodatak IV. sastavljen je u 4 (slovima: četiri) istovjetna i jednakovaljana primjerka, od kojih Korisnik kredita zadržava jedan, dok Kreditor zadržava sve ostale primjerke.

Ovaj Dodatak IV. izrađen je na hrvatskom jeziku i preveden na engleski jezik. U slučaju neslaganja, važeći je tekst na hrvatskom jeziku.

U Zagrebu,

ZA KREDITORA/FOR THE LENDER:


Tomislav Novačić
direktor/
Director


Dražen Vrbetić
izvršni direktor/
Executive Director



(po ovlaštenju Uprave Banke broj UB_8_20/12.2 od 24.3.2020.g./by authorisation under the Bank's Management Board Decision no. MB_8_20/12.2 of 24 March 2020)

Datum potpisa / Signed on (date):

as the collateral for all the claims of the Lender under the Original Agreement, Annex I, Annex II, Annex III and this Annex IV.

The expenses relating to the registration of collateral, as well as notary public and any other costs shall be borne by the Borrower.

Article 4

The Borrower undertakes to pay to the Lender an extension fee of 0.25% (of one hundred) one-off up front on the total amount of the outstanding principal of the loan, while it shall be exempt from the application processing fee.

Article 5

All other provisions and the terms and conditions of the Original Agreement, Annex I, Annex II, Annex III, not amended herein, shall remain in full force and effect, including the collateral serving for the recovery of claims under the Original Agreement, Annex I, Annex II, Annex III and this Annex IV, as well as all other annexes, if any, to the Original Agreement.

Article 6

This Annex IV shall be deemed signed/concluded on the day of its signing by the authorised persons of all parties hereto, which is the day (date) that shall be indicated below the signature of each party hereto. If the Annex IV is signed on different dates by the parties, the Annex IV shall be deemed concluded on the last date signed.


Article 7

The present Annex IV shall be drawn up in 4 (in letters: four) equally valid copies, of which one shall be retained by the Borrower and all the remaining copies shall be retained by the Lender.

This Annex IV is made in the Croatian language and translated into English. In case of any discrepancies, the Croatian version shall prevail.

In Zagreb,

ZA KORISNIKA KREDITA/FOR THE BORROWER:


Heros Miltiadous
predsjednik Uprave/President of the Management Board

AZURNA UVALA d.o.o.
Stomorska, Sv. Nikole 111
Otok Šolta
MBS: 060204922

Datum potpisa / Signed on (date):

