

In accordance with Article 38 of the Law on Privatization ("Official Gazette of the RS", nos. 38/01, 18/03 and 45/05), and Article 9 of the Decree on sale of capital and property by Public auction ("Official Gazette of the RS" nos. 52/05 and 91/07), the Privatization Agency announces:

# PUBLIC INVITATION FOR PARTICIPATION IN PUBLIC AUCTIONS

## Basic data on Auction sale

Interested parties can purchase the auction documents at the price of **RSD 40000**, after they receive the invoice from the Privatization Agency. VAT is not calculated in the price. Purchase of the auction documents is obligatory, and on their receipt one is to sign the Confidentiality Agreement. After the payment evidence has been submitted, the auction documents can be collected at the following address:

Privatization Agency, Belgrade, 23 Terazije Street, 5th floor, 09:00–16:30, from 05.01.2009 to 25.02.2009.

The following entities have the right to participate in the Public Auction:

**A) Domestic or foreign legal entity which cumulatively fulfils the following requirements:**

**1. It is registered for performing business related to activity group 55 – motels and restaurants, It achieved total operating revenues of minimum 2 million euros in the last business year, It owns a hotel which is categorized as a three-star hotel,**

The legal entity shall be deemed to fulfil the necessary requirements for participation in the public auction, if it owns more than 50% of the capital of the legal entity which cumulatively fulfils the requirements for participation in the public auction

**B) Domestic or foreign legal entity which owns more than 50% of the capital of the legal entity which cumulatively fulfils the requirements for participation in the public auction.**

**C) Consortium – the consortium shall be deemed to fulfil the necessary requirements from this Public Invitation if the consortium members meeting the requirements have at least 51% of the entire stake in the consortium.**

**DEADLINE FOR SUBMISSION OF APPLICATIONS IS 26.02.2009 AT 16:30**

Filled application, which is a part of the auction documents, with the signed draft of the SPA and the deposit payment evidence, is to be submitted in a sealed envelope marked with: "THE APPLICATION FOR PARTICIPATION IN PUBLIC AUCTION 060309, Privatization Agency, Belgrade, 23 Terazije St, 5<sup>th</sup> floor".

IF THERE IS THE NAME OF THE ENTITY UNDERGOING PRIVATIZATION ON THE ENVELOPE, OR FULL AUCTION CODE, THE APPLICATION CAN BE REJECTED.

**THE AUCTION WILL BE HELD ON: 06.03.2009.**

at the following address: **Privatization Agency, Belgrade, 23 Terazije St, 2<sup>nd</sup> floor, Large Hall** at **11:00**. The registration of the auction participants will be held at the same address on: **06.03.2009, from 09:00 to 10:50.**

**Means of payment** can be in domestic currency, foreign convertible currency, state bonds based on the unpaid foreign currency savings, which are due not later than the date of the capital sale (06.03.2009.) issued to the individuals, who are citizens of the Republic of Serbia. If the participant applies only for the second bidding, the means of payment can be even the state bonds based on the unpaid foreign currency savings, which are not due until the date of the capital sale (06.02.2009.) issued to the individuals, who are citizens of the Republic of Serbia.

In case that the first class bank guarantee has been submitted as the means of deposit payment, it is to be due within 48 hours after the declaration a buyer.

Deposit for participation is to be returned 21 days after the Public auction has been held.

The Privatization Agency keeps the right to change the auction date, as well as the deadline for the application submission if necessary, but also to inform the interested parties on such changes, if any, until the auction date at the latest.

The site visit shall be carried out after signing the Confidentiality Agreement in the period from 05.01.2009 to 25.02.2009.

\* The total estimated capital value to be privatized, stated in EUR, was calculated according to the official exchange rate on the day of the public invitation's preparation

\*\* Data on the real estate of the entity undergoing privatization from this public invitation are presented only for the purpose of giving information, while the data on the legal basis, ownership type and right to them are presented in the Auction Documents.

\*\*\* The total business income and expense data, stated in EUR, were calculated according to the average annual real exchange rates

## Brief description of the PUBLIC AUCTION procedure

The sale of capital by Public auction is carried out by the Auction Commission, which is established by the Privatization Agency. The commission supervises the capital sale by auction, registers auction participants, declares auction unsuccessful, signs the minutes and performs other activities important for auction performance in accordance with the Law. The conditions for auction to be carried out are fulfilled if at least one person has obtained the status of an auction participant and if it is presented personally or by an authorized representative. At the time ordered for the PUBLIC AUCTION opening, the auctioneer shall open the first bidding, when the means of payment can be in cash or due bonds. If there is more than one person at the first bidding, the auctioneer announces the initial price as well as each further increase. In case that none of the interested buyers reacts after the third call for acceptance of the newly established price,

the auctioneer declares the auction finished by hammering. The selling price becomes the highest offered value, and the participant who has been the first to offer the highest price is declared a buyer. If there have not been interested parties after the announcement of the initial price, even after the third call, the auctioneer declares the first bidding unsuccessful by hammering and opens the second bidding immediately afterwards, when even undue state bonds can be the means of payment. Those who have applied for the second bidding can also participate, as well as the participants in the first bidding, in case it has been declared unsuccessful. If more than one person participates in the second bidding, the auctioneer announces the initial price, as well as each further increase. If none of the interested buyers reacts after the third call for acceptance the newly established price, the auctioneer, by hammering, declares the auction closed.

The selling price becomes the highest offered value, and the participant who has been the first to offer the highest price is declared a buyer. If after the announcement of the initial price there have not been any interested persons, even after the third call, the auction is declared unsuccessful, and the participants lose the right to be returned the deposit. If only one party who has obtained the auction participant status attends the second bidding, that party is invited three times to accept the initial price. If the party accepts the initial price, it is declared a buyer and the initial price becomes the selling price. If the participant does not accept the initial price, the auction is declared unsuccessful, and it loses the right to be returned the deposit.

# 1) Basic information on the entity undergoing privatization: Socially-owned enterprise hotel DOM PROSVETNIH RADNIKA JUGOSLAVIJE, BEOGRAD

**Auction Sale Code: 060309-3305**

Official ID number of the Entity: **07000626**

Field of work: **Hotels and motels with restaurants**

The entire estimated capital value to be privatized amounts to: **RSD 135.084.000 or \*EUR 1.532.929** which is **70 %** of the entire capital of the entity.

**Deposit** for participation in the auction: **RSD 16.210.000 or \*EUR 183.951**

**Initial price** at the auction sale: **RSD 32.420.000**

**Minimum obligatory investments** into the entity to be privatized amount to: **RSD 45.884.000**

## The most important assets of the entity to be privatized \*\*

### A) Buildings – main facilities (m²):

1. Hotel, Kralja Milutina 54, Beograd (1741) 2. Two auxiliary buildings, Kralja Milutina 54, Beograd (81) 3. Business premises, Zahumska 41, Beograd (11) 4. Lokal, Vojvode Stepe 137, Beograd (34)

### B) Main equipment:

1) Hotel equipment 2) Kitchen equipment 3) Canteen equipment 4) Computer equipment 5) Laundry equipment

### C) Land (m²):

Income statement per year:		2006		2007	
Shown in:		RSD	***EUR	RSD	***EUR
Total business revenues		27.269.000	324.226	30.145.000	376.982
Total business expenses		30.504.000	362.689	29.753.000	372.080

**Main products/ services:** 1) Accommodation services 2) Restaurant services

**Total number of employees:** 21; **of which BS/ BA:** 1