

Pursuant to the Contract of Power of Attorney concluded between Holding Company for financial engineering and services «Fond Ineks – Intereksport» a.d. – under restructuring, Belgrade, as a Principal, and the Privatization Agency, as a Proxy, and according to the Contract of Power of Attorney concluded between the Enterprise for tourism and trade «Ineks Hoteli» dp - under restructuring, Belgrade, as a Principal, and the Privatization Agency, as a Proxy, the Privatization Agency announces:

**PUBLIC INVITATION FOR PARTICIPATION IN PUBLIC BIDDING
FOR PURCHASE OF REAL ESTATE OF
HOTEL-TOURIST COMPLEX INEKS ZLATNA OBALA SUTOMORE
Sale Code:
IZO 050509**

1. Subject of Sale

The subject of sale comprises the following real estate and equipment of Hotel-tourist complex “Ineks zlatna obala”, Sutomore:

A. Construction facilities owned by “HK Fond Ineks Intereksport a.d. Beograd”:

- a) 13 facilities occupying the area of 5.692m², on the cadastre lot no. 2411, registered in the real estate document no. 1724 in the Real Estate Directorate PJ Bar KO Sutomore;
- b) 51 facilities occupying the area of 8.200m², on the cadastre lot no. 2413, registered in the real estate document no. 1724 in the Real Estate Directorate PJ Bar KO Sutomore;
- v) facility registered in the real estate document no. 98 in the Real Estate Directorate PJ Bar KO Sutomore on the cadastre lot no. 2396 – garage – occupying the area of 405m²;

All the facilities possess proper documentation, construction license and certificate of occupancy.

The foregoing construction facilities are on the land having a status of sea property occupying the area of 3ha 76ari 96m², registered in the real estate document no. 1724 in the Real Estate Directorate PJ Bar KO Sutomore with related infrastructure comprising roads, parking lots, pedestrian paths, electrical power installations, sewage system, heating pipeline and its own water supply from the well of Ratac.

In the real estate document 1724 KO Sutomore, in the part referring to the data on the owner or right holder, the Republic of Montenegro has been registered with the right to use «Fond Ineks-Intereksport» ad Beograd, Ul. 27. marta 69 on 1/1 ideal parts.

B. Equipment, small inventory and supplies owned by the Enterprise for tourism and trade «Ineks Hoteli» dp, Beograd, comprising catering trade equipment, accommodation equipment, communication equipment, office equipment, raw materials, intermediate goods, etc.

A detailed description and specification of real estate and equipment on sale are integral parts of public bidding documentation (Sale Documentation).

The real estate and movable property are on sale as seen without encumbrance and without possibility of later complaints.

The Buyer of the Hotel-tourist complex «Ineks zlatna obala», Sutomore, shall employ full-time 60 (sixty) employees in this stage of the work process and shall accept minimum social program.

2. The initial price for the subject on sale at the public bidding amounts to **EUR 17.000.000,00 (seventeen million euros)** and it is divided in the following way:

- for the property from the Item A Construction facilities it is EUR 16.011.453,00 and the Buyer can pay it in the six annual installments, in accordance with the provisions of the Decree on Amendments to the Decree on Procedure and Method of Restructuring of the Privatization Entity (Official Gazette of the RoS no. 96/08); the first installment shall be not less than 45% of the purchase price and it shall be paid in the period specified in the Sale and Purchase Agreement, while the remaining part of the purchase price shall be divided into five equal annual installments which shall increase by the interest calculated according to six-month EURIBOR + 2% and
- for the property from the Item B Equipment, small inventory and supplies, it amounts to EUR 988.547,00.

3. Selling documentation

Selling documentation fee amounts to EUR 8.000,00 (eight thousand euros) for foreign individuals or legal entities, i.e. EUR 8.000,00 (eight thousand euros) in the RSD equivalent calculated according to the median exchange rate of the National Bank of Serbia on the date of invoice issue, for domestic individuals or legal entities.

The Agency hereby invites all interested parties to submit a written request for purchase of the Selling documentation, at the latest until **22. April 2009**.

The written request for purchase of the Selling documentation is to be submitted by e-mail or fax, to the address stated below, with clear reference:

«Request for purchase of the Selling documentation – sale code IZO 050509».

Upon receipt of the request for purchase of the Selling documentation, the invoice for payment of the Selling documentation fee shall be sent to an authorized person of the interested party by e-mail or fax.

Upon receipt of the payment evidence for the Selling documentation fee, the Agency shall hand or send by e-mail the Selling documentation to a Participant in the procedure or its authorized representative. The Selling documentation is to be collected at the address: Privatization Agency, Center for auctions and compulsory liquidation, Terazije Street 23, 11000 Belgrade.

The Agency shall bear no liability in case of loss or delay in delivering any of the documents.

The participants in the procedure will be informed about all further details regarding the procedure of sale of the real estate and equipment of the Hotel-tourist complex Ineks Zlatna obala, Sutomore from the Selling documentation, which will be available to them as of **23. March 2009**.

The Agency shall bear no liability in case of loss or delay in delivering any of the documents.

4. Visit to the subject of sale

The participants in the procedure may visit the subject of sale in the period **from 23.March 2009 until 27.April 2009.**

5. Bid Bond

Participants in the procedure are obliged to submit Bid Bonds amounting to **EUR 3.400.000,00** (three million four hundred thousand euros) or to pay the deposit to the same amount, at the latest until **27.April 2009.**

6. Application for participation in the Public bidding

Deadline for submission of a written application for participation in the Public bidding is **27.April 2009, at 16:30** (Belgrade time).

7. Right to participate in public bidding

7.1. The right to participate in the Public bidding has a legal entity or individual which has:

- a) purchased the Selling documentation and signed the Confidentiality Agreement;
- b) paid the deposit or submitted the Bid Bond, and
- c) submitted the Application for participation in the Public bidding.

7.2. The right to participate in the Public bidding has also a Consortium, which fulfills the following conditions:

- All Consortium members have made the Decision on organizing and joining the Consortium;
- All Consortium members have concluded a written Consortium Agreement and notarized it at Court, or other competent body (in case of foreign legal entities and individuals);
- Each Consortium member assumes unlimited joint and several liability by the Consortium Agreement, for fulfillment of the obligations from the Sale and Purchase Agreement (SPA);
- The Consortium Agreement specifies the percentage of stake of each member of the Consortium;
- All Consortium members have signed a notarized Power of Attorney for a member representing the Consortium;
- All Consortium members have signed the Confidentiality Agreement;
- At least one of the Consortium members has purchased the Selling documentation;
- The Consortium has submitted the Bid Bond and Application for participation in the Public bidding, in line with the Selling documentation.

A subsidiary also (either independently, or as a member of the Consortium) has the right to submit the Application for participation in the public bidding, if its Parent company has purchased the Selling documentation. Also, the Parent company (either independently, or as a member of the Consortium) has the right to submit the Application for participation in the public bidding, if the subsidiary has purchased the Selling documentation.

8. Public bidding will be held on **05.May 2009, at 11:00** (Belgrade time), at the following address: Privatization Agency, Terazije Street 23, 2nd floor, Belgrade.

9. The Agency keeps the right to amend dates, deadlines and/or conditions from this Announcement, and shall bear no liability for possible costs or damages which such changes may cause to Participants.

Questions and additional clarifications

For all further questions regarding this announcement, interested persons may contact the following persons to the addresses stated below:

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