

Pursuant to the Contract of Power of Attorney concluded by and between Holding Company for Financial Engineering and Services «Fond Ineks – Intereksport» a.d. – in restructuring, Belgrade, as a Principal, and the Privatization Agency, as a Proxy, and according to the Contract of Power of Attorney concluded by and between the Enterprise for Tourism and Trade «Ineks Hoteli» dp - in 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 AND EQUIPMENT OF
HOTEL-TOURIST COMPLEX INEKS ZLATNA OBALA SUTOMORE**

**Sale Code:
IZO 190310**

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 5,692 m², 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 8,200 m², on the cadastre lot no. 2413, registered in the real estate document no. 1724 in the Real Estate Directorate PJ Bar KO Sutomore;
- c) 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 405 m²;

All the facilities possess proper documentation, construction license and building inspection certificate.

The foregoing construction facilities under no. 1.A.a) and 1.A.b) are located on the land having a status of sea property occupying the area of 3ha 76a 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,. no 69 27. marta Street 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 the 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 60 (sixty) employees on full-time basis in this stage of the work process and shall accept the social program defined in the Restructuring Program.

2. The initial price for the subject of sale at the public bidding amounts to **EUR 16,140,000.00 (sixteen million one hundred forty thousand euros)** and it is divided in the following way:

- for the property from Item A. Construction facilities in the amount of EUR 15,151,453.00 and
- for the property from Item B. Equipment, small inventory and supplies, in the amount of EUR 988.547,00.

3. Sale Documentation

Sale 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 invoicing date, for domestic individuals or legal entities.

The Agency hereby invites all interested parties to submit a written request for purchase of the Sale Documentation, at the latest until **March 5, 2010**.

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

«Request for purchase of the Sale Documentation – sale code IZO 190310».

Upon receipt of the request for purchase of the Sale Documentation, the invoice for payment of the Sale 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 Sale Documentation Fee, the Agency shall hand or send by e-mail the Sale Documentation to a Participant in the procedure or its authorized representative. The Sale Documentation is to be collected at the address: Privatization Agency, Centre 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 Sale Documentation, which will be made available to them as of **February 08, 2010**.

The Agency is not responsible for any loss or delay that may occur in the delivery of any document.

4. Visit to the subject of sale

The participants in the procedure may visit the subject of sale in the period **between February 10, 2010 and March 10, 2010**.

5. Bid Bond

Participants in the procedure are obliged to submit a Bid Bonds amounting to **EUR 3.230.000,00** (three million two hundred thirty thousand euros) or to pay the deposit to the same amount, at the latest until **March 11, 2010**.

6. Application for participation in public bidding

Deadline for submission of a written application for participation in the public bidding is **March 11, 2010, at 16:30** (Belgrade time).

7. Right to participate in public bidding

7.1. The right to participate in public bidding shall be entitled to a legal entity or individual which has:

- a) purchased the Sale Documentation and signed the Confidentiality Agreement;
- b) paid the Deposit or submitted the Bid Bond, and
- c) submitted the Application for participation in public bidding.

7.2. The right to participate in public bidding shall also be entitled to 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 Sale Documentation;
- The Consortium has submitted the Bid Bond and application for participation in public bidding, in line with the Sale Documentation.

A subsidiary also (either independently, or as a member of the Consortium) has the right to submit the application for participation in public bidding, if its parent company has purchased the Sale Documentation. Also, the parent company (either independently, or as a member of the Consortium) has the right to submit the application for participation in public bidding, if the subsidiary has purchased the Sale Documentation.

8. Public bidding will be held on **March 19, 2010, 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 that 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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In case of any amendments of the Public Invitation, potential participants will be notified no later than by the date of the public bidding and shall publish such amendments on the website of the Privatization Agency and/or in the daily newspaper "Politika".