

Ljubljana, March 14th, 2020

S-REM d.o.o., Ljubljana
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SI – 1000 Ljubljana
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PUBLIC INVITATION
for SUBMISSION OF NON-BINDING OFFER FOR PROPERTY
"LANDPLOT KOPER"

S-REAM d.o.o. Ljubljana, Čopova ulica 3, 1000 Ljubljana (hereinafter: **S-REAM or the Seller's representative**), acting in accordance with the general authorization, presented in the **ANNEX no. 1** of this invitation, on behalf and for the account of **PRO-REM d.o.o.- in liquidation** (hereinafter referred to as the Seller), hereby invites the interested public to participate in the process by submitting a **Non-binding offer with intention of continuing procedure with collection of Binding offer**.

I. SUBJECT:

PROPERTY: undeveloped construction land, according to data from the e-Land Register and Building Cadastre, as follows:

- **ID sign: parcel 2605 1567/38; Cadastral municipality 2605 KOPER parcel 1567/38** (ID 3682443), undeveloped construction land with surface of 25.382 m².

The land represents complete unit with a total surface of **25,382 m²**. The boundaries of the parcels are not finalized. The land is free of persons and objects. The Seller does not provide any guarantee to the buyer regarding the possibility of future construction and development of the land.

Real estate informative description:

The land in question is located in Koper, southeast of the center, near the Supernova Shopping Center and the Port of Koper. It is accessible from Ferrarska Street and on the northeast side via the connecting road between Ferrarska and Ankaranska roads. Access is also possible from the southeast side via the street, which connects several major shopping centers. The land is flat and regular in shape, not equipped with utilities. Access to public routes is regulated.

Procedure related to declaration of illegality on detail spatial plan ref. no. UI 241/2019

The Seller, as the plaintiff, filed a lawsuit against the City of Koper, as defendants, on the illegality of the detailed municipal plan in accordance with Art. 58 ZUreP-2. In his lawsuit, the Seller challenges the Decree on the Municipal Detailed Spatial Plan for the Regulation of the "Central Park of Koper" no. 3505-16 / 2017 which also includes the land subject to this procedure.

At this stage of the process, the Seller will not allow nor provide review of corresponding files. In the event of continuation of the procedure with request for submission of Bidding offer, the Seller will allow review of files to the bidders who are eligible for continuation of the procedure.

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II. COMMON PROVISIONS

II.1. Bidder

- The bidder / buyer of the subject of the bid may be a legal entity or a natural person, who can be a buyer of real estate in the Republic of Slovenia.
- The net selling price does not include any taxes, which will be paid by the buyer.

II.2. Identification

Each bidder, whether submitting an offer as a natural person or legal entity, must perform **identification of the client** on the statements presented in the **ANNEX no. 2** to this invitation AND must provide proof by the competent authorities:

- that the bidder is not in criminal proceedings for the commission of the bribery offense (corruption) or that he has not been convicted of such an offense by a judgment which has the force of res judicata;
- no insolvency proceedings or other proceedings aimed at winding up the business have been instituted or initiated;
- that the bidder has paid all taxes and contributions; and
- that the bidder does not have a blocked bank account and has operational bank account with payment service provider established in the Republic of Slovenia. (hereinafter: **evidence of compliance with the General Conditions**).

The purpose of the identification is presentation of the bidder and explanation of the purpose of purchase, describe the method of financing the purchase price, make a statement of the bidder's disconnection with the Seller's company and present the bidder's possible connection with other legal entities or natural persons.

The Seller may, at any time in the public invitation procedure, request the bidder to be re-identified or supplemented by the bidder's submission of additional documents.

II.3. Seller's Rights and Obligations

The public invitation and the bidding process are managed by the Seller's representative together with the Seller.

The Seller intends to continue the process by collecting Binding offers after the completion of the Non-binding bidding process.

The Seller will inform in writing of his decision on the continuation or completion of the procedure to each participant of the procedure at the contact e-mail address of the participant of the invitation procedure.

The Seller or Seller's representative is not obliged to explain his decisions.

Only bidders participating in the Non-binding Offer procedure will be allowed to participate in the Bidding process.

Notwithstanding the foregoing, the Seller or the Seller's representative reserve the right at any time to withdraw or change the due dates and/or steps of conducting the procedure; to invite the bidders to supplement the offer; after elapsing of the

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deadline for the collection of Non-binding Offer to decide on proceeding with the collection of Binding offer and negotiations and / or to conclude the process without selecting the most favourable bidder.

II.4. Language of procedure and Law

The language of the public invitation and related activities **is Slovenian**, whereby the contract of sale, regardless of the language of the offer and the seat of the Seller, will be concluded in the Slovenian language. In the event of a dispute, the Slovenian version shall prevail. This invitation and procedure are subject to Slovenian law. In case of dispute, the competent court in Ljubljana-Slovenia is competent.

II.5. Writing Address

In the framework of this procedure, the Seller shall consider the bids sent via registered mail with the return receipt in a sealed envelope to the address of Seller's representative:

S-REAM, d.o.o., Ljubljana, Čopova ulica 3, 1000 Ljubljana-Slovenia, marked: "DO NOT OPEN - Public invitation: LANDPLOT KOPER "

II.6. Deadline

A timely offer is a Non-binding offer for which the bidder proves to have delivered the post office inclusive by **10.04.2020 at 24:00**.

If the invitation specifies that the bidder is obliged to perform an activity by a certain date and time, it shall be deemed that the bidder has duly performed the activity if the mail had been sent by the date and time specified in the invitation.

Any and all costs related to the preparation of the bid, evidence and other tender documentation and the costs of the bidder's participation in the invitation shall be borne exclusively by the bidder.

II.7. Opening of offers and taking decisions

The opening of bids shall not be public; it shall be carried out by a committee and minutes shall be taken. *The Seller or Seller's representative is not obliged to explain his decisions.*

II.8. Seller's Indemnity

The Seller's indemnity in connection with this invitation is entirely excluded.

II.9. Contact persons, writing

Interested public may, during the duration of this invitation, send written questions to: e-mail: info@s-ream.com or phone: **+386 (0) 1 586 29 13**

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For the purpose of this invitation, a reference to the website shall mean the following website: www.nlbrealstate.com

III. PROCEDURE FOR BIDDING

III.1. Information on the subject of the invitation

All information on the subject of the public invitation listed in **ANNEX no. 3** are publicly available on official websites.

Site-visit to the property is possible without the presence of the Seller's proxy.

III.2. Complete and timely offer

A complete and timely offer shall jointly fulfil the following conditions:

- (i) that it is submitted by a bidder who fulfils the conditions referred to in II.1 of this invitation;
- (ii) the bidder enclosed completed customer identification forms which are **ANNEX no. 2** of this invitation;
- (iii) the bidder enclosed evidence of compliance with the general conditions not older than 30 days;
- (iv) to contain all the contents listed on the form in **ANNEX no. 4** of this invitation and will be signed by the bidder's legal representative,
- (v) that it has been submitted within the time limit set out in II.6. and in accordance with II.5.
- (vi) to be accompanied by supporting documents that will credibly identify the sources for financing the purchase price.

III.5. Costs

Any and all costs related to the preparation of the bid and the bidder's participation in the invitation shall be borne exclusively by the bidder.

S-REAM d.o.o., Ljubljana

ANNEXES:

Annex no. 1 .: - General authorization

Annex no. 2 .: - Customer identification (legal entity / natural person)

Annex no. 3:- Inventory of information

Annex no. 4:- Bid form