

**BINDING BID FOR THE PURCHASE OF
VILA OPERETTA IN OPATIJA – SDH ID 5079**

BIDDER 1 (first name and surname / company name):

ADDRESS (permanent residence / business address):

TAX NUMBER / VAT ID no.: _____

PERSONAL IDENTIFICATION NUMBER / REGISTRATION NUMBER:

Bidder's bank account number: _____

Bank account opened at: _____

Telephone: _____

E-mail: _____

Legal representative / proxy: _____

Share of co-ownership** : _____

BIDDER 2* (first name and surname / company name):

ADDRESS (permanent residence / business address):

TAX NUMBER / VAT ID no.: _____

PERSONAL IDENTIFICATION NUMBER / REGISTRATION NUMBER:

Bidder's bank account number: _____

Bank account opened at: _____

Telephone: _____

E-mail: _____

Legal representative / proxy: _____

Share of co-ownership of the subject of the contract** : _____

**Bidder 2 is only completed when the bid for 1 (one) subject of the contract is being submitted by two persons. If there are more than two bidders, please complete an additional form (annex to this form)*

*** To be completed if there are two or more bidders. The following details shall be taken into account by the Seller when drafting and concluding the sales contract with the selected bidder or bidders.*

The SUBJECT OF THE CONTRACT (purchase of real estate) is real estate with the following ID: parcel 525 in the cadastral community of Opatija, land register entry no. 635, measuring 1,302 m²:

1. Co-ownership: 160/4000 COMMONHOLD TENURE (E-1), comprising commercial space no. 11 measuring 55.00 m²
2. Co-ownership: 87/4000 COMMONHOLD TENURE (E-2), comprising commercial space no. 12 measuring 29.97 m²
3. Co-ownership: 102/4000 COMMONHOLD TENURE (E-3), comprising commercial space no. 13 measuring 35.18 m²
4. Co-ownership: 50/4000 COMMONHOLD TENURE (E-4), comprising commercial space no. 14 measuring 17.16 m²
5. Co-ownership: 49/4000 COMMONHOLD TENURE (E-5), comprising commercial space no. 15 measuring 16.84 m²
6. Co-ownership: 46/4000 COMMONHOLD TENURE (E-6), comprising commercial space no. 16 measuring 15.82 m²
7. Co-ownership: 68/4000 COMMONHOLD TENURE (E-7), comprising commercial space no. 17 measuring 23.36 m²
8. Co-ownership: 61/4000 COMMONHOLD TENURE (E-8), comprising commercial space no. 18 measuring 21.06 m²
9. Co-ownership: 44/4000 COMMONHOLD TENURE (E-9), comprising commercial space no. 19 measuring 15.20 m²
10. Co-ownership: 67/4000 COMMONHOLD TENURE (E-10), comprising commercial space no. 20 measuring 22.92 m²
11. Co-ownership: 176/4000 COMMONHOLD TENURE (E-11), comprising commercial space no. 21 measuring 60.39 m²
12. Co-ownership: 101/4000 COMMONHOLD TENURE (E-12), comprising commercial space no. 22 measuring 34.51 m²
13. Co-ownership: 57/4000 COMMONHOLD TENURE (E-13), comprising commercial space no. 23 measuring 19.53 m²
14. Co-ownership: 56/4000 COMMONHOLD TENURE (E-14), comprising commercial space no. 24 measuring 19.25 m²
15. Co-ownership: 80/4000 COMMONHOLD TENURE (E-15), comprising commercial space no. 25 measuring 27.30 m²
16. Co-ownership: 31/4000 COMMONHOLD TENURE (E-16), comprising commercial space no. 26 measuring 10.78 m²
17. Co-ownership: 105/4000 COMMONHOLD TENURE (E-17), comprising commercial space no. 27 measuring 25.94 m²
18. Co-ownership: 112/4000 COMMONHOLD TENURE (E-18), comprising commercial space no. 28 measuring 38.31 m²
19. Co-ownership: 105/4000 COMMONHOLD TENURE (E-19), comprising commercial space no. 29 measuring 35.94 m²
20. Co-ownership: 112/4000 COMMONHOLD TENURE (E-20), comprising commercial space no. 30 measuring 38.31 m²
21. Co-ownership: 61/4000 COMMONHOLD TENURE (E-21), comprising commercial space no. 31 measuring 21.00 m²
22. Co-ownership: 134/4000 COMMONHOLD TENURE (E-22), comprising commercial space no. 33 measuring 46.00 m²

23. Co-ownership: 98/4000 COMMONHOLD TENURE (E-23), comprising commercial space no. 34 measuring 33.70 m²
24. Co-ownership: 31/4000 COMMONHOLD TENURE (E-24), comprising commercial space no. 35 measuring 10.56 m²
25. Co-ownership: 31/4000 COMMONHOLD TENURE (E-25), comprising commercial space no. 36 measuring 10.56 m²
26. Co-ownership: 72/4000 COMMONHOLD TENURE (E-26), comprising commercial space no. 37 measuring 24.76 m²
27. Co-ownership: 22/4000 COMMONHOLD TENURE (E-27), comprising commercial space no. 38 measuring 7.50 m²
28. Co-ownership: 50/4000 COMMONHOLD TENURE (E-28), comprising commercial space no. 39 measuring 17.00 m²
29. Co-ownership: 50/4000 COMMONHOLD TENURE (E-29), comprising commercial space no. 40 measuring 17.00 m²
30. Co-ownership: 418/4000 COMMONHOLD TENURE (E-30), comprising apartment no. 3 measuring 210.08 m² and basement space measuring 2.25 m²
31. Co-ownership: 139/4000 COMMONHOLD TENURE (E-31), comprising apartment no. 4 measuring 69.85 m² and basement space measuring 2.40 m²
32. Co-ownership: 138/4000 COMMONHOLD TENURE (E-32), comprising apartment no. 5 measuring 69.17 m² and basement space measuring 14.14 m²
33. Co-ownership: 109/4000 COMMONHOLD TENURE (E-33), comprising apartment no. 6 measuring 54.75 m² and basement space measuring 3.60 m²
34. Co-ownership: 132/4000 COMMONHOLD TENURE (E-34), comprising apartment no. 7 measuring 66.39 m² and basement space measuring 3.20 m²
35. Co-ownership: 139/4000 COMMONHOLD TENURE (E-35), comprising apartment no. 8 measuring 69.96 m² and basement space measuring 3.00 m²
36. Co-ownership: 129/4000 COMMONHOLD TENURE (E-36), comprising apartment no. 9 measuring 64.42 m² and basement space measuring 2.00 m²
37. Co-ownership: 133/4000 COMMONHOLD TENURE (E-37), comprising apartment no. 10 measuring 64.42 m² and basement space measuring 4.50 m²
38. Co-ownership: 81/4000 COMMONHOLD TENURE (E-38), comprising apartment no. 41 measuring 40.85 m²
39. Co-ownership: 81/4000 COMMONHOLD TENURE (E-39), comprising apartment no. 42 measuring 40.90 m²
40. Co-ownership: 82/4000 COMMONHOLD TENURE (E-40), comprising apartment no. 44 measuring 41.24 m²
41. Co-ownership: 82/4000 COMMONHOLD TENURE (E-41), comprising apartment no. 43 measuring 41.17 m²
42. Co-ownership: 22/4000 COMMONHOLD TENURE (E-42), comprising commercial space no. 37 measuring 7.50 m²
43. Co-ownership: 97/4000 COMMONHOLD TENURE (E-43), comprising commercial space no. 32 measuring 33.40 m²

which comprises a commercial-residential building with the commercial name "Vila Operetta", measuring a total of 1,377.86 m² (hereafter referred to collectively as the **subject of the contract**), which is owned by Slovenski državni holding, d.d., registration no.: 5727847000 (hereinafter: **the Seller**).

The NET BIDDING PRICE (in EUR), excluding the associated tax shall amount to:

EUR _____.

The associated real estate tax (**3% real estate tax/25% VAT in accordance with the agreement on the calculation of VAT under point 3 of Article 75 of the Croatian VAT Act for a purchase for business purposes**) shall be stated in the subsequent contract of sale and shall be paid by the Buyer.

Please circle whether you will exercise the right to deduct the full amount of input VAT (reverse charge in accordance with point 3 of Article 75 of the Croatian VAT Act) on the purchase of real estate when it is subject to real estate tax (in accordance with point 1 of Article 40 of the Croatian VAT Act): **YES** **NO**

The bid shall be binding and irrevocable, and shall apply until the end of this bidding procedure (including the signing of contracts of sale).

I/WE HEREBY DECLARE:

- that I/we have studied the invitation and the documents connected to it to which the invitation refers, and that I/we agree with the content of these documents in their entirety, including the fact that they are an essential component of this bid;
- that I/we have inspected the real estate in question in detail and studied all the relevant facts and documentation related thereto, so that I/we am/are fully apprised of the legal status and actual condition of the real estate in question. In this regard, particularly with regard to the legal implications of purchasing this real estate, I/we have, if needed, acquired advice from an expert hired for that purpose;
- that the real estate in question contain all the required and agreed characteristics and comply with my/our intended use and reason for purchase, and are therefore suitable for use;
- that I/we agree with the terms and conditions of sale and the rules of the sale procedure; that I/we do not change the tender documentation and do not set any additional conditions for the purchase of the subject of the contract;
- that I/we guarantee that the information in this bid is true;
- that the final buyer/s can only be the bidder/s (natural person/s or legal entity/entities), specified in this Form, who has/have in this bidding procedure submitted on time a content-wise and formally complete binding bid for the purchase of the subject of the contract and has/have been chosen as the best bidder/s;
- that I/we have paid the bid bond;
- that the Seller, i.e. Slovenski državni holding, d.d., registration no.: 5727847000, and its authorised representative may process the personal data entered in this bid and annexes thereto for the purpose of conducting the sale of the subject of the contract in question; and
- that this bid remains valid until the end of this sales procedure or until a possible improved bid submitted in the form of a new binding bid.

PLACE AND DATE: _____, _____

SIGNATURE (and stamp of legal entity):

ANNEX

BIDDER 3 (first name and surname / company name):

ADDRESS (permanent residence / business address):

TAX NUMBER / VAT ID no.: _____

PERSONAL IDENTIFICATION NUMBER / REGISTRATION NUMBER: _____

Bidder's bank account number: _____

Bank account opened at: _____

Telephone: _____

E-mail: _____

Legal representative / proxy: _____

Share of co-ownership of the subject of the contract: _____

BIDDER 4 (first name and surname / company name):

ADDRESS (permanent residence / business address):

TAX NUMBER / VAT ID no.: _____

PERSONAL IDENTIFICATION NUMBER / REGISTRATION NUMBER: _____

Bidder's bank account number: _____

Bank account opened at: _____

Telephone: _____

E-mail: _____

Legal representative / proxy: _____

Share of co-ownership of the subject of the contract: _____