

## PROJECT "TERRA ISTRIANA"

### Construction land for the realization of the "Terra Istriana" project

#### A. BUILDING LAND OWNED BY TERRA ISTRIANA UMAG L.I.c.

1. Terra Istriana Umag L.I.c. is the owner 1/1 of the following properties:
  - c.p.n.3416 – c.m. Umag, L.R.folio N° 6145 - 7.781 sqm – house(office building 900 m<sup>2</sup>) and garden
  - c.p.n.3417 – c.m. Umag, L.R.folio N° 6235 - 5.884 sqm
  - c.p.n.3418 / 1 – c.m.Umag, L.R.folio N° 6569 - 133.295 sqm
  - c.p.n.3418 / 2 – c.m.Umag, L.R.folio N° 3870 - 544 sqm

**THE TOTAL AREA OF 147.504 sqm.**

On c.p.no. 3416; 3417; 3418/1; 3418/2; 3969; 3968/2 and 3970/2 c.m.Umag from the previous point by the Spatial Plan of the City of Umag, which is in force since 14/06/2012. and the Urban Development Plan of Terra Istriana in force from 05/06/2014. (Official Gazette of the City of Umag 6/2014 dated 04/29/2014) and the Urban Plan of the City of Umag 12/13/2021 (Sl.N. City of Umag 18/2021) the construction of the following facilities under the working title "Terra Istriana" (T2-1) is planned:

- Hotel accommodations with a minimum of 405 beds, 6 floors (P+5) max. height 20.0 m;
- Villas up to a maximum of 945 beds, storeys 2(P+1) max. height 7.0 m - in accordance with the law there is a possibility of storeys;
- Port for nautical tourism - Marina with up to 199 berths, land area of 50.863 sqm and sea area of 61.831 sqm;
- Other service facilities for recreation max. 400 sqm, storey 1(P) max. height 4.0 m and beach;

*According to the Urban Development Plan of Terra Istriana (Official Gazette of the City of Umag No. 6/2014 dated 29/04/2014) in Article 43, paragraph 3, the purpose of the tourist resort (T-2) can be used in such a way that it or can provide health (medical) protection services to its parts.*

The land in question is provided with roads, gas, water and sewage infrastructure, and most of the buildings have been removed according to the Building Removal Permit dated 09/29/2015. Class: UP/

I-351-03/05-01/126; Reg. No.: 2163-07/03-05-4. On the land there is a substation supplied with **7.50 MW electricity.**

2. On the construction area owned by TIU d.o.o. it is possible to build according to one of the proposals of the urban concept made by Urbis 72, in order to better see the construction possibilities of that area, which can be changed according to the interests of investors, and all according to the Supplements and targeted changes to the Spatial Plan of the City of Umag (Official Gazette of the City of Umag 5/2012 of 14/06/2012), the Urban Development Plan of Terra Istriana (Official Gazette of the City of Umag No. 6/2014 dated 27/04/2014) and the Urban Plan of the City of Umag Official Gazette of the City of Umag 13/12/2021.

The total gross area of all the necessary facilities shown in this proposal is about 125.000 sqm, namely:

- 1) Boutique seaside hotel 5\* with 280 beds and a total gross area of 15.926 sqm
- 2) Suit and congress hotel 5\* with 432 beds and a total gross area of 20.680 sqm
- 3) Boutique ecco wellness hotel 5\* with 180 beds and a total area of 13.766 sqm
- 4) Apartment buildings with 742 beds with a total gross area of 41.332 sqm
- 5) Villas with 252 beds with a total gross area of 12.271 sqm
- 6) Villas with swimming pools (M1-4) 5\* with a total area of 11.200 sqm
- 7) Other facilities Club restaurant, management reception and garages with a total area of 8.964 sqm.

**3. Purchase value of construction land for tourist purpose T-2 and residential and commercial purpose M1-4 sold for 50.000.000-€uro.**

**B.** It is necessary to emphasize that all the above-mentioned land that is the subject of purchase and sale borders on the area that Terra Istriana Umag L.l.c. company owns, which she had for many year mining and port concessions, and which he now arranges and maintains in the manner of a good master.

If the buyer of the construction land has a business interest in it, he will be able to obtain concessions with a previously prepared business plan of use in accordance with the Urban Plan of Terra Istriana and the Spatial Plan of the City of Umag for:

- a) Concession for the port of nautical tourism for 199 berths, land area of 50.863 sqm and sea area of 61.831 sqm
- b) Concession for the beach with an area of 7.128 sqm along the border of the land owned by Terra Istriana Umag L.l.c.
- c) Concession for agriculture with olive groves and pastures for sheep and game (deer shovellers) in an area of 55 ha.
- d) Concession for recreation on an artificial salt lake with an area of 235.928 sqm.

In particular, we must state that the buyer of the land, if he so wishes, and in accordance with the Law on Strategic Investments N.N.29/2018 of 03/21/2018. and in accordance with Article 23, they will be able, for the purposes of the strategic project "Terra Istriana", to obtain the procedure for granting concessions by combining them into one (joint) Decision and conclude one concession contract, all for the purpose of building a tourist resort.

To the buyer of the land (project), the company M. Chanaan l.t.d. will be available, if needed, in the form of providing various types of assistance in the implementation and management of the project. A separate contract will be concluded for project management and consulting services.

M.Chanaan l.t.d.