

Pursuant to the Decision on Issuing the Invitation for Expressions of Interest for Carrying Out the Prukljan Project in the Town of Skradin, CLASS: 943-01/17-01/21, REFNO: 943-01/17-01/21 of 27 December 2017, the Ministry of State Property issues the

**Invitation for Expressions of Interest
by Submission of a Letter of Intent along with a Conceptual Design
for Carrying Out the Prukljan Project Located in the Town of Skradin Area**

SUBJECT OF THE INVITATION

The subject of this invitation is the submission of a letter of intent along with a conceptual design for carrying out the project which has a hospitality and tourist purpose in the separate construction area (T) and a golf course along with tourist accommodation buildings (Rgt) in the zone outside of the construction area boundary and which includes facilities on maritime demesne, in accordance with the conditions stipulated in the Šibenik-Knin County Spatial Development Plan (Šibenik-Knin County Official Herald, nos. 11/02, 10/05, 3/06, 5/08, 6/12, 9/12 – final draft, 4/13, 8/13 – corrections, 2/14 and 4/17) and the Spatial Development Act (Official Gazette, nos. 153/13 and 65/17).

DESCRIPTION OF THE PROPERTIES AND MANNER OF ACQUIRING CONSTRUCTION RIGHTS

Within the area covered by the Šibenik-Knin County Spatial Development Plan for carrying out the Prukljan Project, sections of land parcels designated as cadastral lots nos. 3181/1, 3215/37 and 3216/1 all within the Skradin Cadastral Municipality and in the ownership of the Republic of Croatia have been specifically allocated.

The right to construct buildings and other facilities within the project area, except for sections on which perennial plantations of vineyards, orchards and olive groves have been raised in accordance with the respective lease agreement, will be acquired based on the agreement on establishing construction rights, the agreement on awarding concession on maritime demesne, and possibly an agreement on establishing easement rights as well as the lease agreement, and concluding sale agreements if it has been asserted that this particular manner of resolving property rights is opportune for carrying out the project.

The legal acts regulating the above legal relationships will be concluded with the Republic of Croatia.

MANNER OF EXPRESSING INTEREST

Expressions of interest are proven by submitting a letter of intent which must contain the following:

1. Company name or name of applicant submitting letter of intent: stating fundamental information on the company (company name, registered address, business activities,...),

information on the contact person: name and surname, position within the company, address, telephone number and email address, including the following attachments:

- 1.1. An official record of the legal entity from the court register,
 - 1.2 A statement by the applicant submitting the letter of intent that the applicant is not in the liquidation proceedings, involuntary administration, bankruptcy proceedings or any other proceedings that may lead to the termination of business operations, nor that they are insolvent,
 - 1.3. The most recently available consolidated financial report
2. Potential partners carrying out the project: must provide fundamental information on potential partners (name, registered address, business activity, and the like). The potential partners must have experience in carrying out hospitality – tourism projects,

The conceptual design for carrying out the project in line with the above mentioned spatial planning document and Act which contains:

- 3.1. A sketch indicating the planned zones for the golf course and tourist accommodation buildings outside of the construction zone,
- 3.2. A sketch indicating the planned zones and facilities within the zone of the separate construction zone,
- 3.3. A brief textual description of the planned buildings and facilities within both zones,
- 3.4. Fundamental parameters of the buildings along with the facilities,
- 3.5. The planned approach to commercial management of the project in the phases of its utilisation, manner of ensuring the brand, planned number and structure of employees,
- 3.6. A framework of the investment plan – planned amounts of investment,
- 3.7. Schedule for undertaking the investment,
- 3.8. Planned deadline to commence the works,

CONDITIONS FOR THE INVITATION

The letter of intent expressing interest may be submitted by domicile and foreign legal and physical persons, in written form, in the Croatian language, along with all attachments in the Croatian language, or as a certified translation in the Croatian language, no later than by 12.00 pm on 1 March 2018, in a closed envelop, and addressed to the:

**Ministry of State Property,
Dežmanova 10, 10000 Zagreb,
clearly designating the subject Project Prukljan along with a caution “do not open
prior to 12.00 pm on 1 March 2018”**

The letter of intent expressing interest in carrying out the Prukljan Project may be submitted jointly by two or more interested investors who operate as a consortium (group of investors) or investors who for that purpose intend to incorporate a special purpose vehicle. In that case, each investor from the group is required to attach identification documents.

A SPECIAL NOTE

The issuing of this invitation and/or receipt of the letter of intent expressing interest does not establish any obligations for the Republic of Croatia to conclude with any interested investor an agreement on the allocation of properties in its ownership which are located within the project area, nor is it the basis for any right and/or demand by the applicant of the letter of intent to demand the fulfilment of any obligation by the Republic of Croatia, on any basis whatsoever.

The applicant of the letter of intent expressing interest is not entitled to reimbursement of any costs associated with the drafting of the letter of intent, the drafting of the conceptual design and business plan and/or the acquiring of the sought documentation.

Applicants of the letters of intent expressing interest who are in liquidation proceedings or are insolvent or are subject to involuntary administration proceedings, bankruptcy proceedings or other similar proceedings that indicate insolvency or a termination of business operations, will be excluded from this procedure.

The Republic of Croatia, based on this Invitation, is not obliged to conclude with any of the interested investors any agreements on the allocation of property in the ownership of the Republic of Croatia and which located within the respective project area. The interested investors, based on their participation in this procedure, are not entitled to seek from the Republic of Croatia any compensation for damages on any basis whatsoever.

NOTE

This Invitation is subject to the laws of the Republic of Croatia.

All information received will be processed in accordance with the provisions of law in order to ensure the protection of rights and privacy of the interested parties. Information will be processed solely for the purpose of determining whether the applicants of the letters of intent expressing interest fulfill the above stated conditions for participating in the procedure for carrying out the Prukljan Project.

The Ministry of State Property, in cooperation with the Šibenik-Knin County and the Town of Skradin, will shortlist acceptable conceptual designs along with the business plans, and will recommend to the Croatian Government to conduct the procedure to publish the invitation for the submission of binding bids after all formal and legal prerequisites for carrying out the respective Project have been fulfilled.

The drafting of the conceptual design requires perusal the Šibenik-Knin County Spatial Development Plan which has been published on the official website of the respective county.