



Investment opportunity - presentation: **DEVELOPMENT LAND IN SARAJEVO, BiH**

Short presentation:

Nova Ljubljanska Banka d.d. Ljubljana, Slovenia (hereinafter: NLB) has mortgage over development land on excellent location in the centre of Sarajevo with the address Zmaja od Bosne street, Kvadrant "C", Marijin dvor – Sarajevo, BiH (in the immediate neighbourhood there are seats of international banks, with Raiffeisenbank headquarters closest, also Turkish and Swiss embassy nearby). Land plots are excellently connected with two streets, Zmaja od Bosne from the north side and Vilsonova from the south side. It is a future potential construction site designated for commercial RE premises according to new urbanistic plan (which is currently in procedure of adoption) and is the only remaining such site for business build-up in the business centre of Sarajevo. The location size is total net area 14.649 m² that is empty with just a part of it covered with old buildings.

NLB is willing to sell its receivables from this case or to find investor for buying the land-plot through public auction or other legally possible way. In further text, we provide you with basic details on the real estate and NLB mortgage.

Photo of land-plots facing "Violeta building" (direction towards outside of the city)



Land register data:

Municipality
Court
Sarajevo, LR
589, KO SP
SARAJEVO-
MAHALA LIII
LP 2609,
2610, 2879,
81, 2931,
2932, 2933,
2938, 1195,
2979, 2608,
2930, 2613,
3553

Building and construction permits:

Urbanized
land plots, new
build-up of two

building permit has to be obtained. Construction permit expired in 2009/2010 (in the past commercial buildings was designated on the land-plot, for which permits were obtained).

NLB Mortgage:

With the mortgage NLB claims towards Bosnian legal entity are secured. NLB is running execution proceedings through Bosnian courts, which is already resulting in public auctions through court in Sarajevo (one – 1st auction held so far, next – 2nd public auction to follow, expected in September or October 2018).

In case of interest, we may provide more detailed information based on signed NDA.

NLB contact data:

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Attachment 1 - Land-plot in detail:
Građevinsko zemljište

Katastarska čestica		Površina ZK izvadak	Površina PL/KKPlan	Usvojena površina	Jedinična mjera
Korisna površina zemljišta					
2609 - 3369/26 (n.p.)	Površina parcele	352,00	352,00	352,00	m2
2610 - 3369/29 (n.p.)	Površina parcele	301,00	301,00	301,00	m2
2879 - 3369/63 (n.p.)	Površina parcele	3036,00	3036,00	3036,00	m2
81 - 3369/4 (n.p.)	Površina parcele	6568,00	6568,00	6568,00	m2
2931 - 3369/22 (n.p.)	Površina parcele	107,00	107,00	107,00	m2
2932 - 3369/27 (n.p.)	Površina parcele	468,00	468,00	468,00	m2
2933 - 3369/30 (n.p.)	Površina parcele	276,00		276,00	m2
2938 - 3369/3 (n.p.)	Površina parcele	61,00	61,00	61,00	m2
1195 - 3371/1 (n.p.)	Površina parcele	929,00	54 + 875 = 929	929,00	m2
2979 - 3371/11 (n.p.)	Površina parcele	145,00	145,00	145,00	m2
2608 - 3369/25 (n.p.)	Površina parcele	166,00	166,00	166,00	m2
2930 - 3369/24 (n.p.)	Površina parcele	198,00	198,00	198,00	m2
2613 - 3369/23 (n.p.)	Površina parcele	1525,00	1525,00	1525,00	m2
3553 - 3369/62 (n.p.)	Površina parcele	517,00	517,00	517,00	m2
Ukupna površina				14.649,00	m2

Legend:

Građevinsko zemljište=Development land; Katastarska čestica=land parcel;

Površina ZK izvadak=Size from land register; Površina PL/KKPlan=Size from property deed;

Usvojena površina=Adopted surface; Jedinična mjera=Unit measure;

Korisna površina zemljišta=Useful land area; Površina parcele=land parcel size; Ukupna površina=Overall size

Attachment 2 - Photo Gallery:

Location of land-plots in Sarajevo

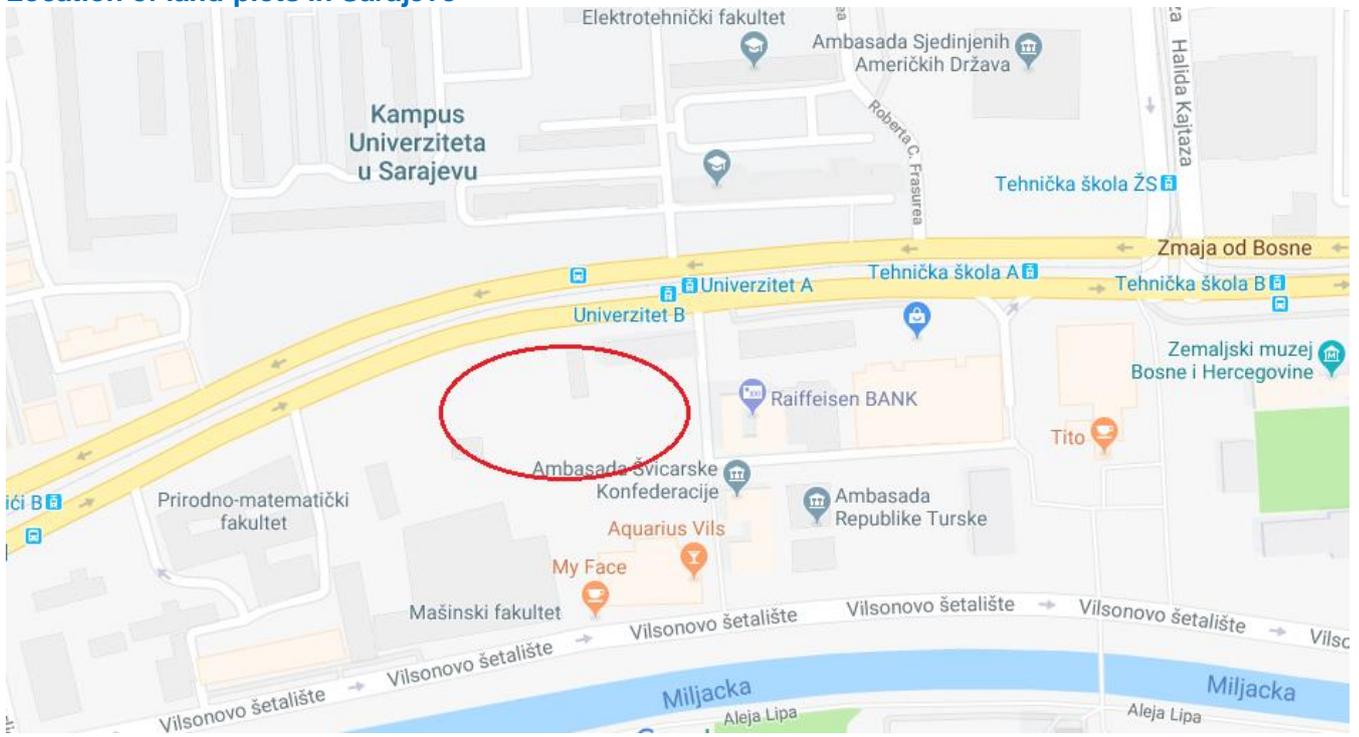


Photo of land-plots facing Raiffeisenbank headquarters (direction towards centre of the city)



Photo of land-plots facing “Violeta building” (direction towards outside of the city)

