

Vojvode Mišića Bulevard
Belgrade

Hotel and Expo Center



LOCATION

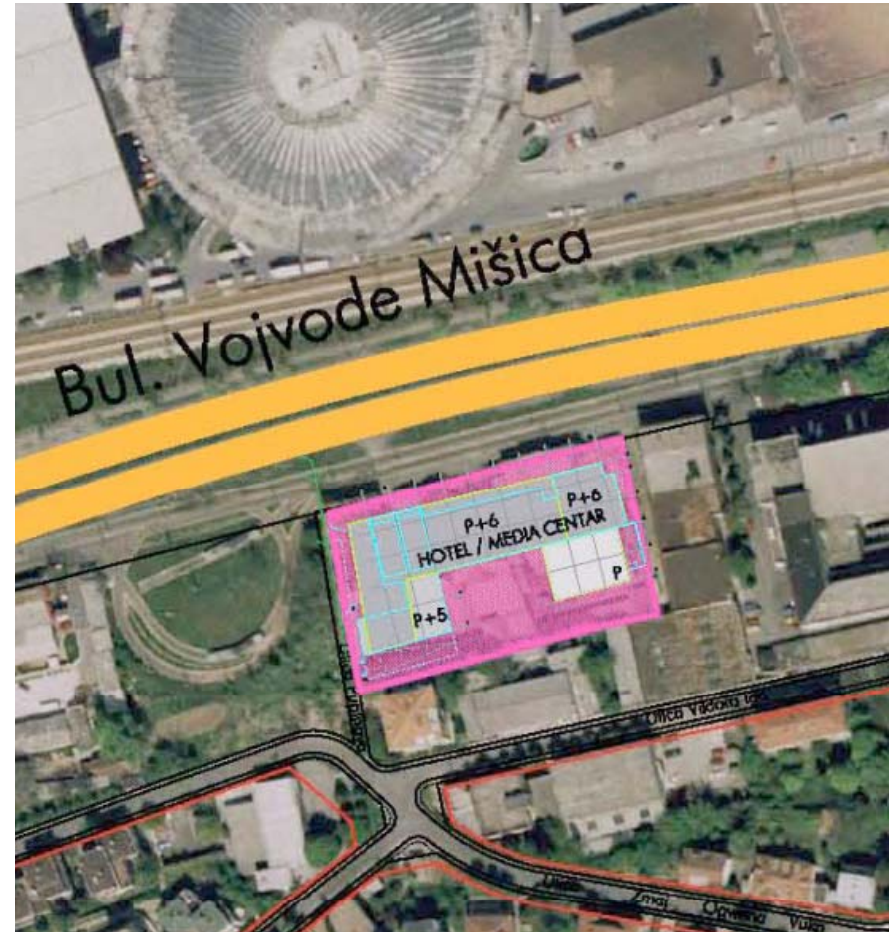


Bul. Vojvode Mišića
Belgrade

Hotel and Expo Center

THE LOT

- The subject property situated between the southern side of Vovode Misica Boulevard and the northern side of Viktora Igoa street
- Conveniently located opposite the Belgrade fair, this is the largest fair, convention and exposition organizer in Serbia and Montenegro.
- Vojvode Misica Boulevard connects one of the largest traffic loops in the city, called Mostar's loop with the high-end residential area of Senjak
- Represents the main traffic artery heading towards the densely populated areas of Banovo Brdo, Cukarica, Zarkovo and others
- Right bank of river Sava and the green oasis of the river island Ada Ciganlija are within walking distance from the subject property.
- The traffic congestion in this part of the city will be significantly reduced with a construction of the new road going around the centre of Belgrade called "Inner Major Road Half-Ring".



GENERAL SPECIFICATION

Hotel and Expo Center	DESCRIPTION
Land property	4.797 m ²
Footprint of potential improvement	2.065 m ²
Allowed number of floors	2Ug+Gr+4+Attic.
Building coefficient	2.5
Coverage of the land	60%
Total aboveground built-up area	11.992.5 m ² + 15% = 13.791,375m ²
Total underground built-up area	4.130,00 m ²

GENERAL REMARKS

Hotel and Expo	DESCRIPTION
Address	Boulevard Vojvode Misica Street No. 45, Belgrade (between the southern side of Vovode Misica Boulevard and the northern side of Viktora Igoa street.)
Land registration	Cadastre municipality Savski Venac, registration number 1263, 1268/1 and 1268/2.
Owner of the property	ATLAS SISTEM DOO, Belgrade (formal owner is a subsidiary company Rad-metals products factory) SPV-EXPO PARK
Land lot size	4.797 m2
Function	Hotel and Media Center
Technical	Attained urban permission (urban conditions)
Current property use	Industrial buildings cover 3050 square meters of the lot.

CONCEPT

- According to the Master Plan of Belgrade, the subject property is located in a "middle" zone of the city, next to the Belgrade fair, which is mainly intended for development of business and commercial structures.
- This location is intended for a hotel complex that will feature a modern media center where business people can successfully communicate. The proximity to the Belgrade fair gives it a head start among the competing hotels that are situated in the city center or New Belgrade.
- In the Detailed Urban Plan for the subject location, the determined building coefficient is 2.50. The covering of the lot is 60% and the number of floors is 2Ug+Gr+4+Attic.
- The total of the aboveground and underground gross built-up area allowed is thus around 18.000 m² for the subject location (above 12.000m² and under 6.000m²)
- Attention for the possibility of building increase to 30%, so that the final quantity will be total 23.400 square meters.

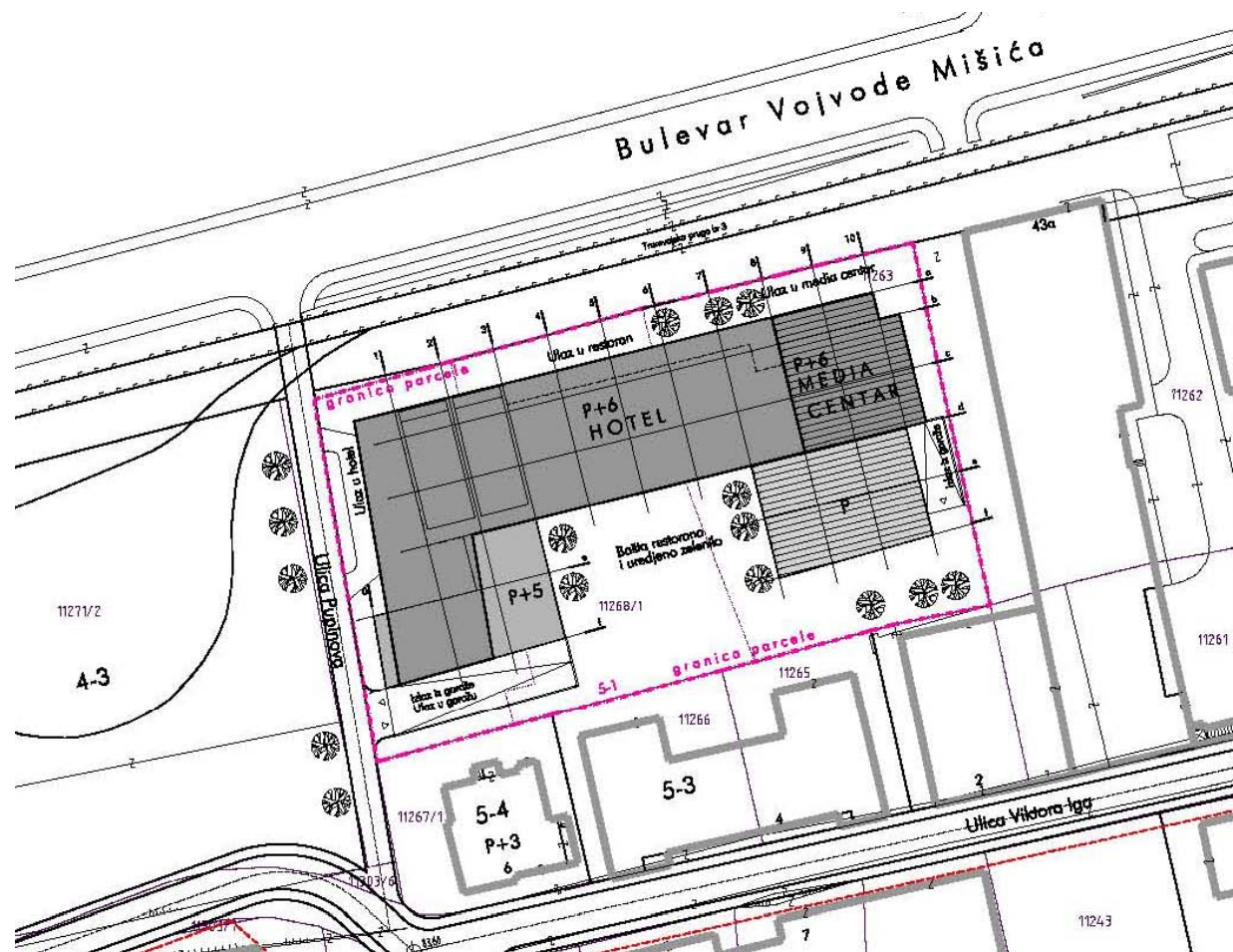
SITUATION

- The property has approximately 85 meters frontage on Vojvode Misica Boulevard, a depth of 55 meters and a total area of slightly less than 50 Ares.
- Present industrial structures of 3050 square meters presently cover over 50% of the plot area. It consists of three parcels joined together that form a rectangular identity. Land topography is good as land is slightly-to-moderately sloped towards to Sava river.
- The existing structures are under mortgage loan.
- The lot has access to the city's water, sewage, electricity, telecommunications and other installations.
- The central city heating must be additionally installed.
- The obligation to city authorities for complete infrastructure installation has been fully paid.
- Situated on one of the busiest traffic arteries in the city, the property has excellent accessibility both by bus and tram lines.
- Over 15 public transportation lines passing near the property provide connectivity with a vast number of city areas. Could cause traffic congestion during the peak hours and slow down the car accessibility to the area.

SUMMARY OF AREAS AND BUILDINGS

Level	Hotel (m2)	Media Center (m2)	Service rooms (m2)	Parking (m2)		Net space (m2)	Total space (m2)
				space	No. of spots		
-2 Garage	---	---	515.00	2,375.00	80	2,890.00	3,320.00
-1 Garage	---	---	515.00	2,375.00	71	2,890.00	3,320.00
Total Underground	---	---	1,030.00	4,750.00	151	5,780.00	6,640.00
Ground	820.00	630.00	310.00	---	---	1,760.00	2,065.00
1 Floor	1,116.00	304.00	---	---	---	1,420.00	1,690.00
2 Floor	1,116.00	304.00	---	---	---	1,420.00	1,690.00
3 Floor	1,116.00	304.00	---	---	---	1,420.00	1,690.00
4 Floor	1,116.00	304.00	---	---	---	1,420.00	1,690.00
5 Floor	1,116.00	304.00	---	---	---	1,420.00	1,690.00
6 Floor	821.00	304.00	---	---	---	1,125.00	1,335.00
Total Above ground	7,221.00	2,454.00	310.00	---	---	9,985.00	11,850.00
TOTAL	7,221.00	2,454.00	1,340.00	4,750.00	151	15,765.00	18,490.00

DESIGN



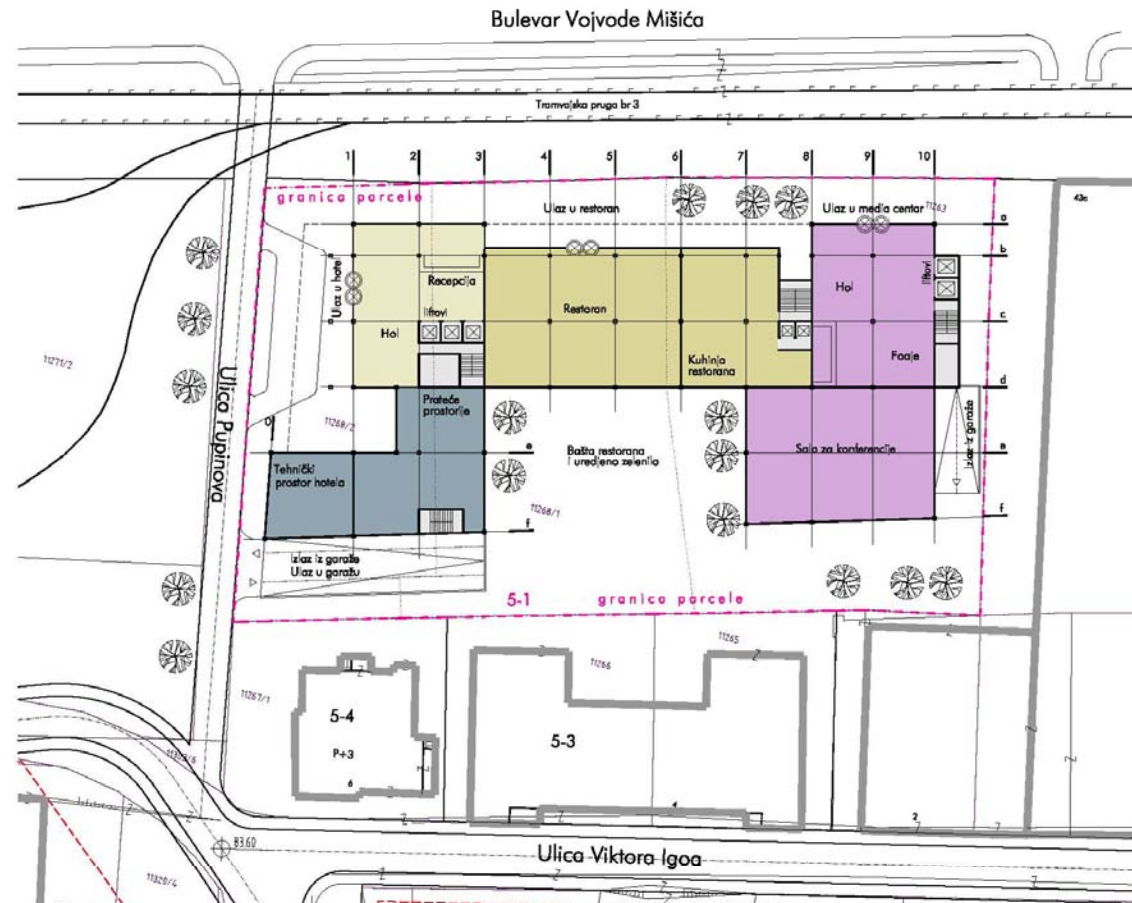
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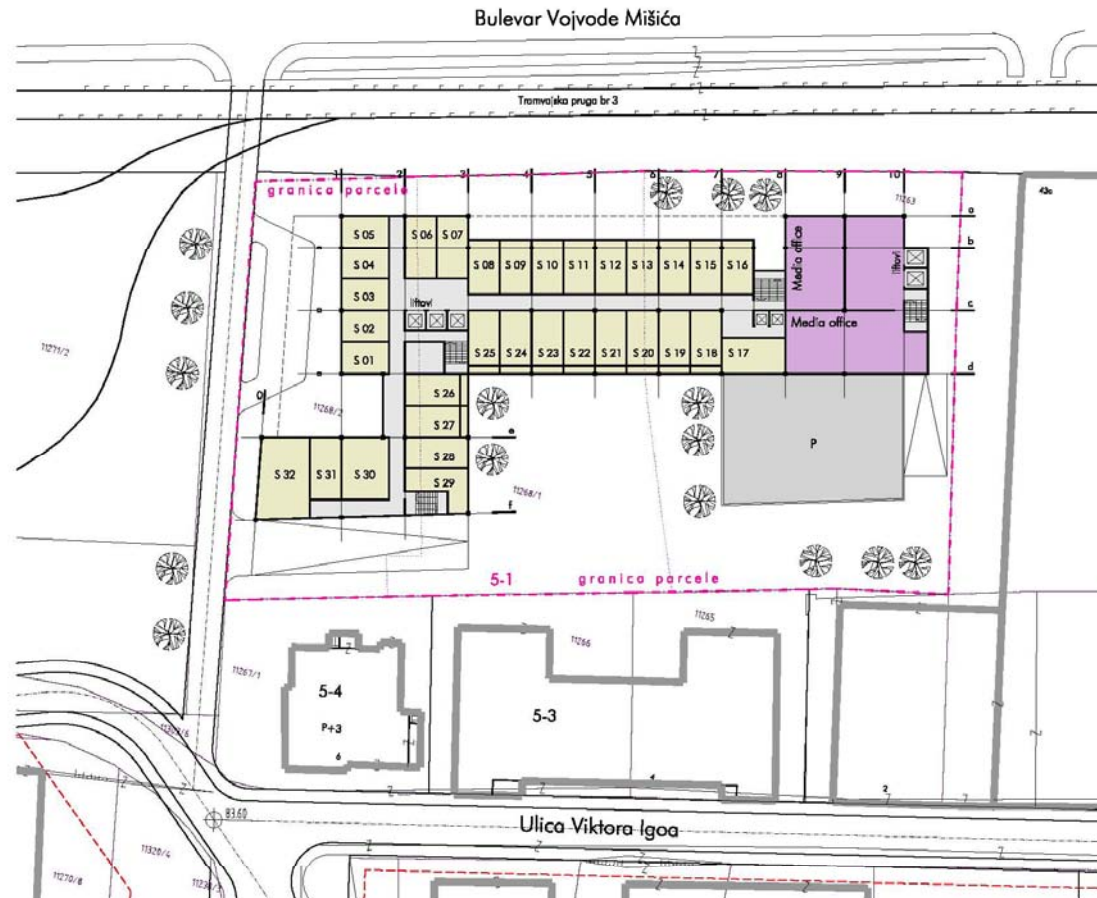
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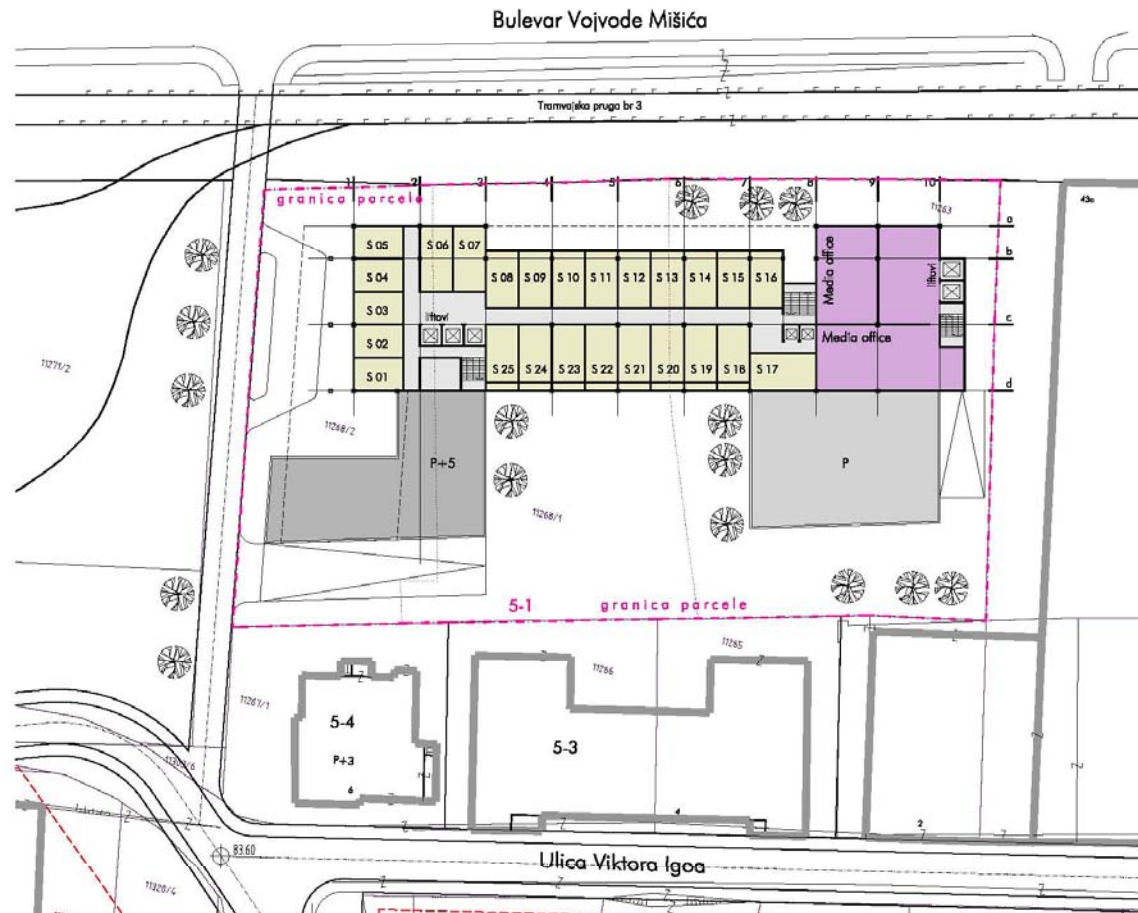
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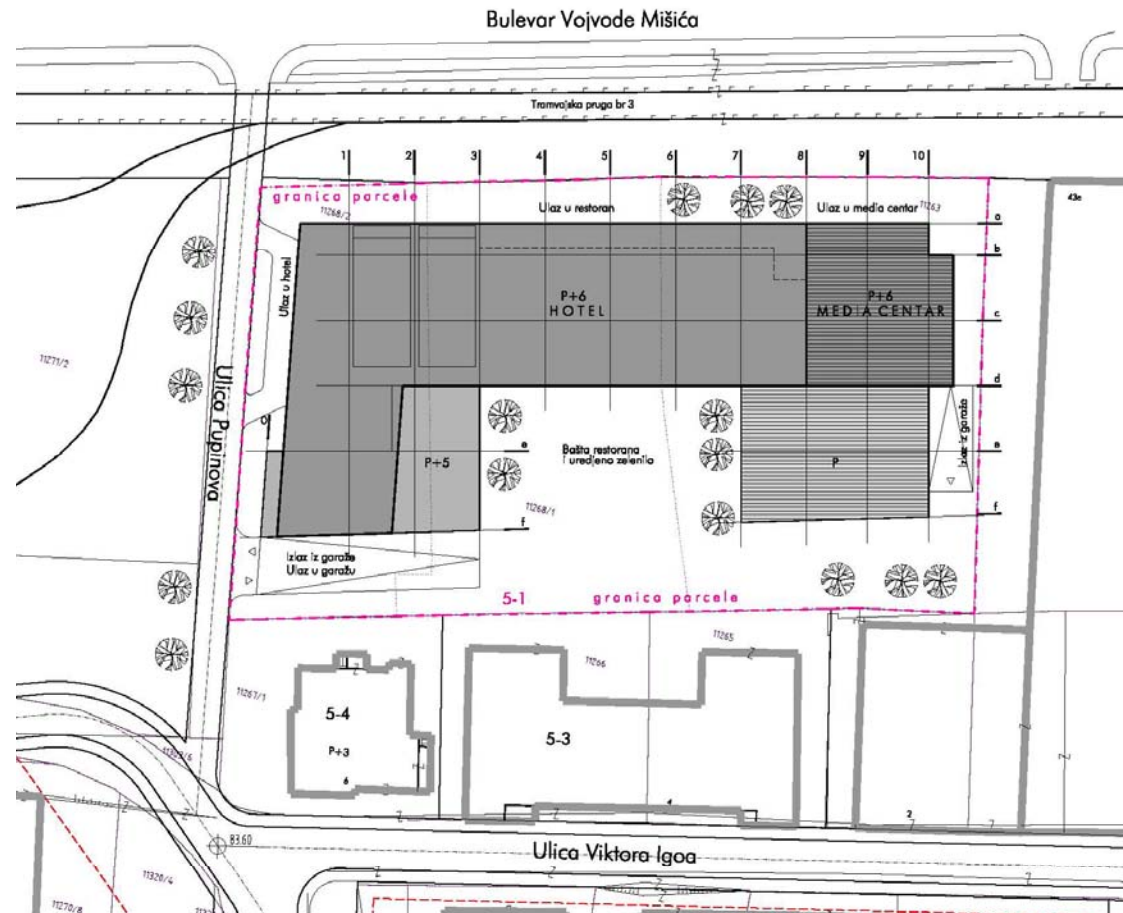
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MODEL



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MODEL



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INVESTMENT CLIMATE IN SERBIA*

- Serbia has developed into a stable growing market economy, which boomed in 2004, achieving 8.80% annual GDP growth.
- Serbia has the lowest corporation tax in Eastern Europe, at 10%.
- Belgrade is the most important population centre and is experiencing faster economic growth than other regions. The majority of property market activity is concentrated there.
- Office stock still relatively lower compared to other capital cities in Eastern Europe.
- The residential inventory in Belgrade has shown steadily increasing trend over the past few years, especially in New Belgrade.
- There's strong interest among international companies to invest in Serbian property, across all sectors.
- Annual gross investment yield range from 9% to 13% for all property types.

*King Sturge – Property Market 2007

ABOUT ATLAS GROUP

- Atlas Group is one of the most relevant companies, which represents a model of quality and successful business in the areas of real estate, investment banking, brokerage services, manufacture, trade, consulting, television and radio broadcasting, water bottling, civil engineering, engineering, hotel administration, tourism, art and education.
- Atlas Group holds over 25 members in Serbia and Montenegro.
- We have been organized as a modern management group, aimed at improving of the existing activities, investment in new projects and creation of synergy between the members of the Group.
- "Always with the best" is our business creed devotedly followed by each of the members of the group. We are among the first companies in the region that have understood the necessity of joint efforts and united approach to business, aimed at getting primacy over the competition. The Group, therefore, remains open to any equal collaboration with potential strategic partners.
- Atlas Group actively and significantly invests in modernization of technologies and production programs of its members, led by the objective of improving their competitiveness and reaffirming their status of profitable participants in the regional economies.

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