



SeeMAR

The NEW RESIDENCE
on ADRIATIC SEA

Invest in Croatia



Residence with six construction sites for multiple purpose located in the northern coast on the Adriatic sea

PROJECT

Urban resort SeeMAR Residence – *A new residence on the Adriatic sea*

– sales of the entire real estate project consists of six construction multiple purpose locations with confirmed urbanistic conditions in multiple phases;

SECTOR OF INDUSTRY

Health care tourism, hotel industry, residential/housing construction;

LOCATION

The project is located in the Republic of Croatia, on the Adriatic Sea in the Kvarner Bay, between Rijeka and Opatija. Rijeka is the principal seaport and the 3rd largest city in Croatia with more than 215.000 citizens in wider urban area. The construction site consists of six urban locations for multiple purpose, total surface of 21.424 m² and the total gross building area (GBA) of 71.960 m² with 820 parking lots;

OBJECTIVE OF THE PROJECT

Resort SeeMAR Residence in the part of Rijeka, called Martinkovac, provides exceptional opportunities to create added value for investors. The construction of a modern, urban, touristic, health and residential complex is as an extension of the city of Rijeka, the third largest city in Croatia and very favourable and comfortable place for living;



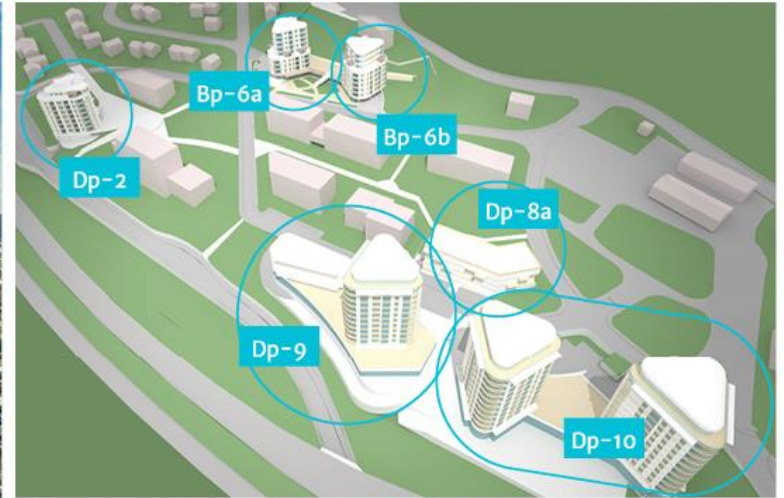
SeeMAR Residence

*—
imagine all the possibilities...*

Why to be here? All the advantages and key characteristics

- ✔ Selling of at this moment the most attractive and one of the superficially largest location on the northern part of the Adriatic coast;
- ✔ The Republic of Croatia is a modern EU member state and will become part of the Schengen in 2016.
- ✔ 6 multi-purpose locations confirmed by the urban plan of the city of Rijeka (specialized clinics, rehabilitation center, senior resort, hotels, residential towers);
- ✔ The resort is located on the site that offers outstanding quality of life and safety for the inhabitants, with resources of clean drinking water, pure air, clean sea and Mediterranean climate, with more than 115 sunny days over the whole year;
- ✔ Excellent location availability: highway A7 / E61 and the international airport situated on the island of Krk, 30 km away;
- ✔ Possibility to purchase the whole project with 6 construction sites or separate individual locations;

A variety of possibilities for health care tourism, modern tourist center, residential buildings, ...



Six constructions for multiple purpose

possibility of building hotels, health facilities (special clinic, rehabilitation center,...)
residential buildings, senior resort, ...

FACILITY Dp-10

- Floors: 3BSMT+GFLR+11FLR
- Total floor area: 25.632 m²
- Area of the construction plot: 6.408 m²
- Parking lots: 306



FACILITY Dp-9

- Floors: 3BSMT+GFLR+11FLR
- Total floor area: 20.476 m²
- Area of the construction plot: 5.119 m²
- Parking lots: 219



FACILITY Dp-2

- Floors: 3BSMT+GFLR+7FLR
- Total floor area: 7.074 m²
- Area of the construction plot: 2.021 m²
- Parking lots: 72



FACILITY Dp-8a

- Floors: BSMT+GFLR+3FLR
- Total floor area: 4.142 m²
- Area of the construction plot: 2.022 m²
- Parking lots: 46



FACILITY Bp-6a

- Floors: 2cellar+BSMT+GFLR+8FLR
- Total floor area: 7.798 m²
- Area of the construction plot: 3.119 m²
- Parking lots: 92



FACILITY Bp-6b

- Floors: 2cellar+BSMT+GFLR+8FLR
- Total floor area: 6.838 m²
- Area of the construction plot: 2.735 m²
- Parking lots: 85



Important note

- It is possible to begin with the construction immediately after obtaining a building permit. The investor may obtain a building permit within a maximum of two months after valid project documentation has been submitted to the state bodies for verification.
- Concept designs listed in this document were the basis for the detailed urban plan of the City of Rijeka and all listed purposes of the buildings, their gross area, their characteristics (number of floors, etc.) are in accordance with the spatial plans.
- GP KrK Co. is, according to investors, open for all investment possibilities in the listed locations – sale of the project company (SPV), sale of the entire project with land and conceptual designs, or selling a particular construction site.



Financial aspect of the investment in SeeMAR Residence

BUDGET OF EXPECTED INVESTMENT

It depends on the investor's business decision in what purpose the urbanized land will be used.

***Note:** investor can buy each construction plot separately

RETURN ON INVESTMENT (ROI)

The indicators on the return on investment are done by considering certain assumptions on which the Feasibility study in 2012 was made. The summary of the study shows – assuming the building of 466 flats / apartments – the internal rate of return (IRR) between 9.45% – 14.5%; 2.8 million eur net present value (NPV); the period on return on investment 5 years;

Note: The project owner does not guarantee for these indicators, the indicators depend on the purpose of the construction favoured by the investor;

EXPECTED MODE OF COOPERATION WITH POTENTIAL INVESTOR

Sale of urbanized land of SeeMAR Resort Residence with the possibility of cooperation with the investor in the area of soil preparation, design, provision of engineering services and construction;

GP KRK Co. – Project Owner and Construction Company

FOUNDED: in 1956;

MARKET POSITION: On of the largest Croatian key players in the construction sector;

CORE BUSINESS: construction: highways, roads, bridges, aqueducts, sewage, waste water purifiers, centers for storage and disposal of municipal waste, marine works infrastructure, business, industrial and public buildings, residential buildings, religious buildings;

BENEFITS AND FEATURES: excellent references in highly demanding construction projects, price competitiveness; modern equipment, own resources: 3 asphalt bases, 4 quarries, 5 concrete mixing plants;

TOTAL SALES REVENUE in 2014: 75 million euros, in June 2015: 40 million euros;

SALES STRUCTURE: Croatia 85 % – foreign markets 15%;

THE MOST PRESTIGIOUS AWARDS AMONG OTHERS:

- 2001: Memorial Bridge (world award for the architect, included in 1000 most impressive buildings of modern world architecture;
- 2012: award of the Croatian Chamber of Civil Engineers for exquisite results of permanent value for the profession
- 2013: opening of the Islamic Centre in Rijeka with a mosque that is proclaimed to be the most beautiful mosque in Europe

REFERENCE: The owner of the project is a reputed construction company with its own resources enabling the investor to enter and conclude a contract of construction.



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Thank you

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