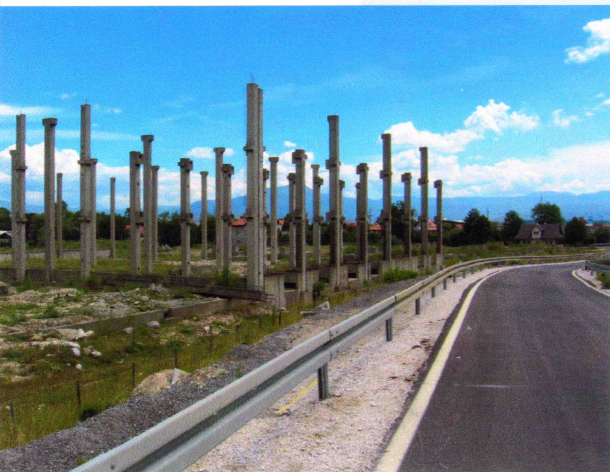


# SARAJEVO **BIG BOX**

Summary Document

# Sarajevo Satellite View



## Land

SBB 24,000 sqm property lies next to the main Sarajevo feeder route to the 5C Highway leading to Mostar and the Croatian coast. Located in Blažuj, Ilidža the feeder route is the main Sarajevo corridor housing the main box retailers in the city with a catchment area of about 800,000 inhabitants.

The SBB property already consists of a partially completed industrial site with full Urban Planning and ready to be connected to the necessary utilities (water, sewage and rain, gas, electrical and telephone).

The site is ideally suited to those seeking rapid entry into the Bosnian retail, distribution, warehouse market with access to roads, including auxiliary and service entrances.

## Property Dimensions

Land size: 23,589 sqm

## Building Size per designs:

Basement Level	8,480	sqm
Parking	4,900	sqm
Ground Floor Level	7,562	sqm
I Floor	7,146	sqm
II Floor	7,086	sqm

**Total 30,274 sqm**

## Location

The surrounding area is designated as industrial and is already populated by box retailers, manufacturers, and logistics operators. The official plans and existing developments for the area envisage a typical suburban industrial area, concentrated on wholesale, manufacturing and infrastructure operations. Existing companies include:



# SBB PROJECT

## PROJECT INFORMATION



### SBB Status

#### Permits

The process for obtaining the construction permit is at an advanced state and the permit will be issued without undue delays as soon as the concept outline based on the investor's requests can be established. This leaves a great degree of flexibility for the investor to structure / adopt the project based on the individual needs. In general the following permits have been obtained:

	Master Plan	Urban Project	Planning Permit	Construction License
<b>Status</b>	Passed	Passed	Approved	Awaiting submission
<b>Comments</b>	MP anticipates high urban development in the next 5 years.	Urban Project anticipates Retail Center	Planning permit has been obtained	Construction permit per designs shown below



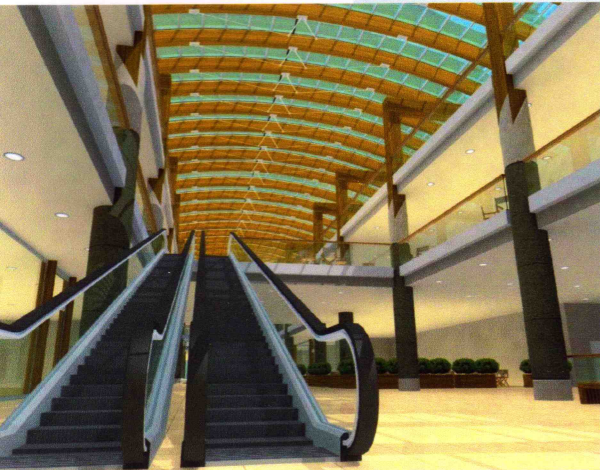
#### Ownership

Current ownership of the land by the project owner is secured by a land lease contract with Ilidža municipality.

#### Designs

The design for the building is business-commercial in character and functionally organized to have the necessary efficiency of use. And has the following features:

- parking area for 106 vehicles - indoor parking and outdoor parking area at level 1
- basement, ground floor and two floors connected by elevators and staircases
- direct ramp access for trucks
- pedestrian entrance at level 2
- basement space: containing suppliers entrance and storage space, plus supporting infrastructure for staff, and covered garage
- first floor: consists of a hall with a floor opening through which access to retail area is made possible via a spacious hall enabling access to the retail area, rooms for the air chamber, water facilities, freight elevator and freight staircases.



#### Cost of Development

##### Returns

- Excellent opportunity as a Real Estate development Project
- 20 - 25% return on Equity Investment depending on Financial structure (0-50% Debt/Equity Ratio)

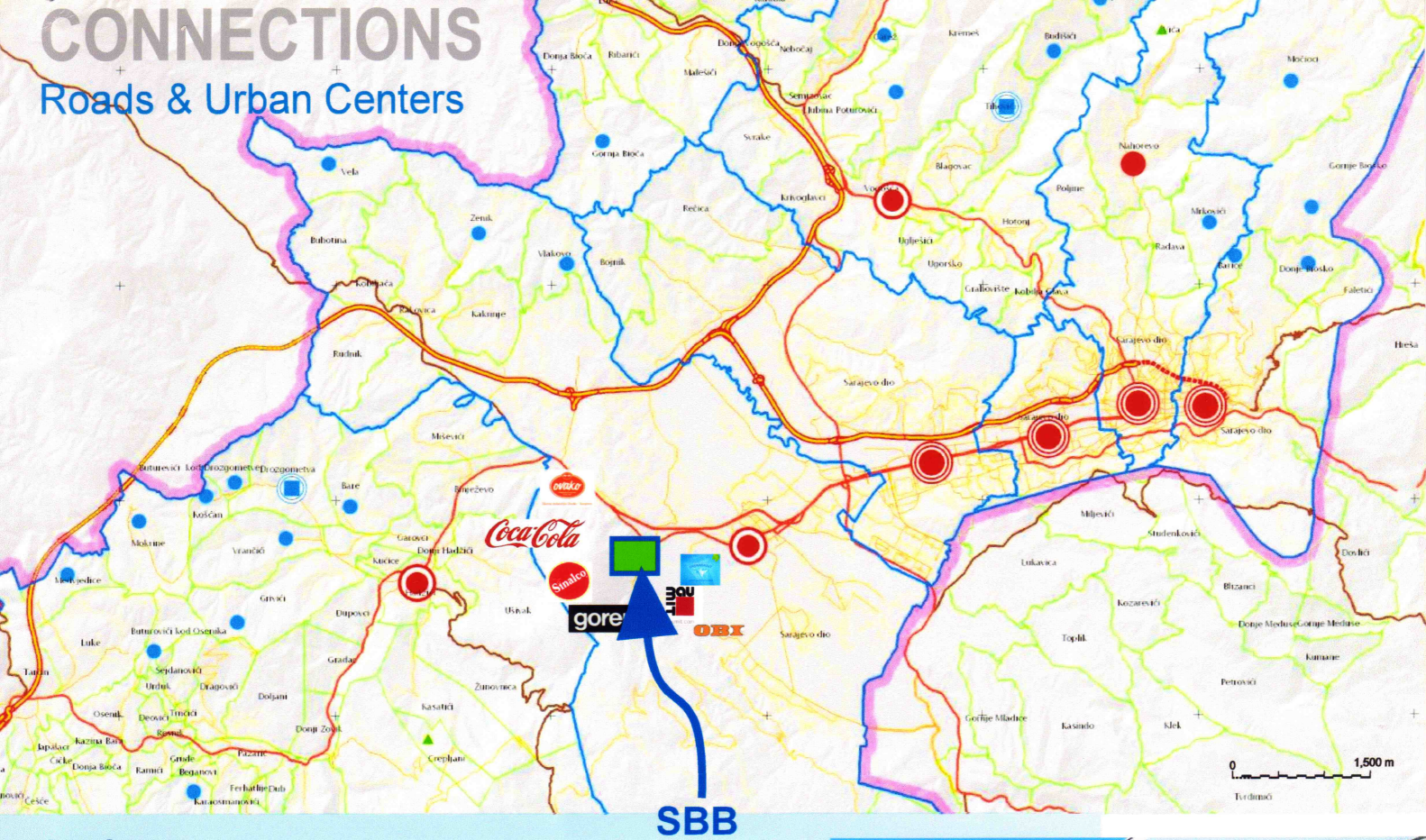
##### Price For the Land

The price for the land includes all incurred costs of land, rights, permits and to-date cost.



# CONNECTIONS

## Roads & Urban Centers



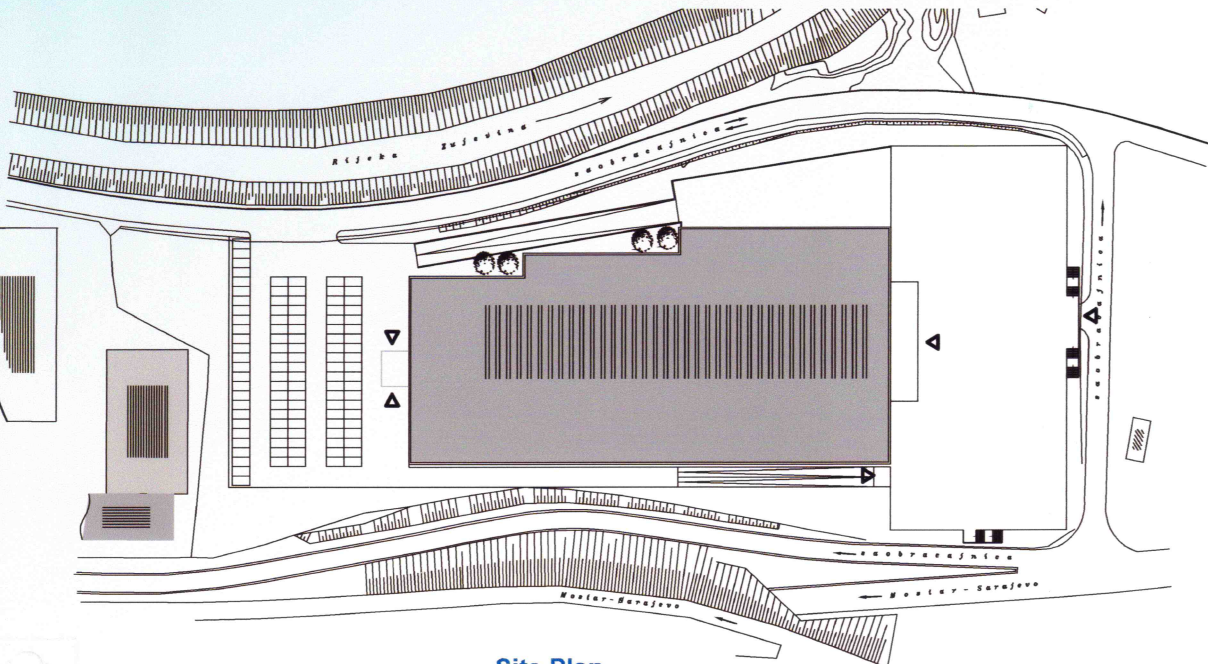
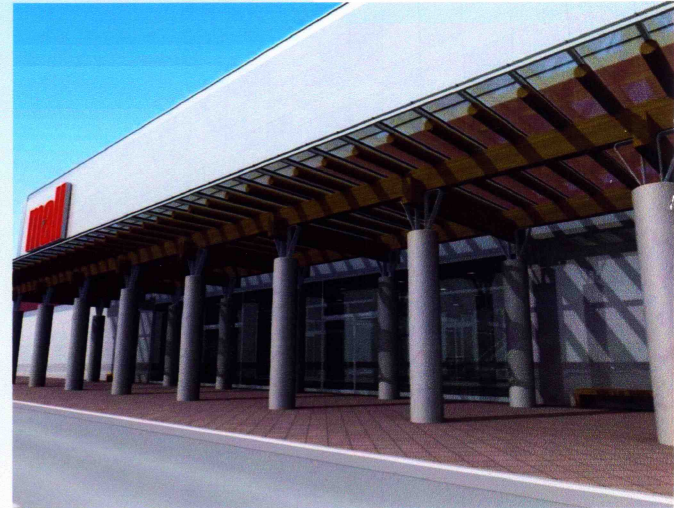
**SBB**

### Local

Located 14.5 kilometers from the city center the **SBB** is characterized by excellent access. The main road is due to be upgraded and will connect directly to Bosnia's main artery the 5C highway. Approximately 20,000 motor vehicles is the average daily traffic flow without taking into account the weekend rush hour (100,000 passengers,) the summer traffic and the anticipated flow from the new highway.

### International

In addition the site is within 200 metres of the main railway siding running between Sarajevo - Mostar - Ploče. In the future it is anticipated that the railroad will be upgraded and thus form part of a modern transport network complementing the road access and the sites proximity to the airport 3 km away.



Site Plan