



# **Sale of receivables towards companies Ivanium Ltd, Belgrade – in bankruptcy and Life Design Ltd, Belgrade, Serbia**

**Maribor, September 2018**

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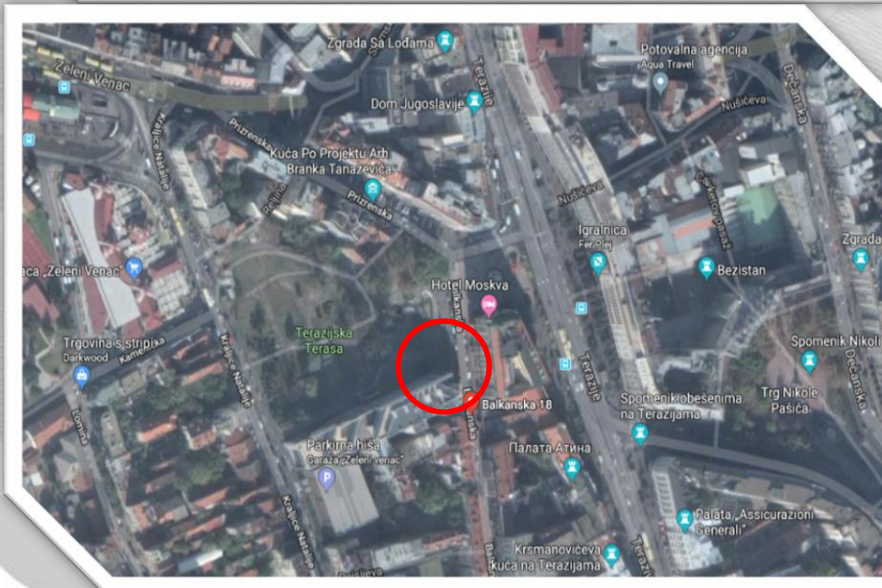
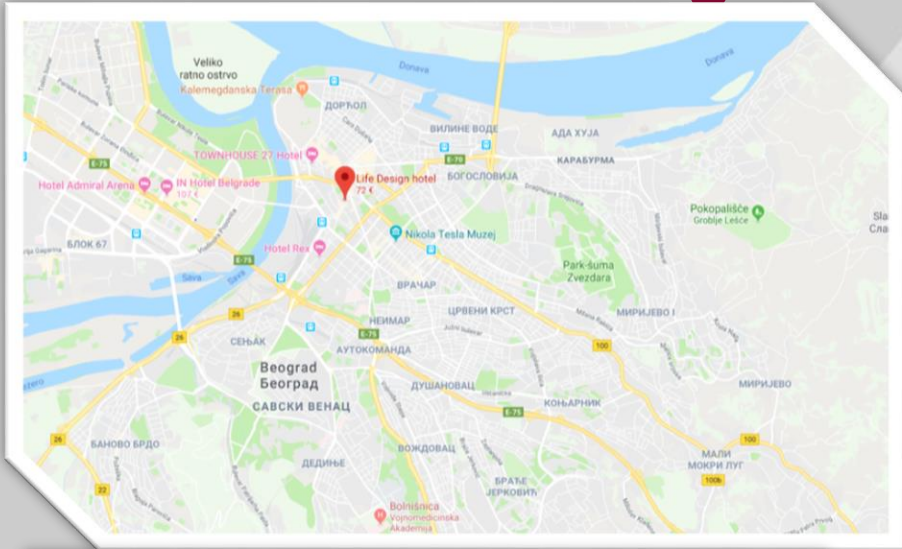
Nova KBM, Ulica Vita Kraigherja 4, 2505 Maribor

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# Ivanium Ltd, Belgrade – in bankruptcy and Life Design Ltd, Belgrade



**Exposure as of August 31st 2018: EUR 13,777,477**

## **Collateral – cross collateral:**

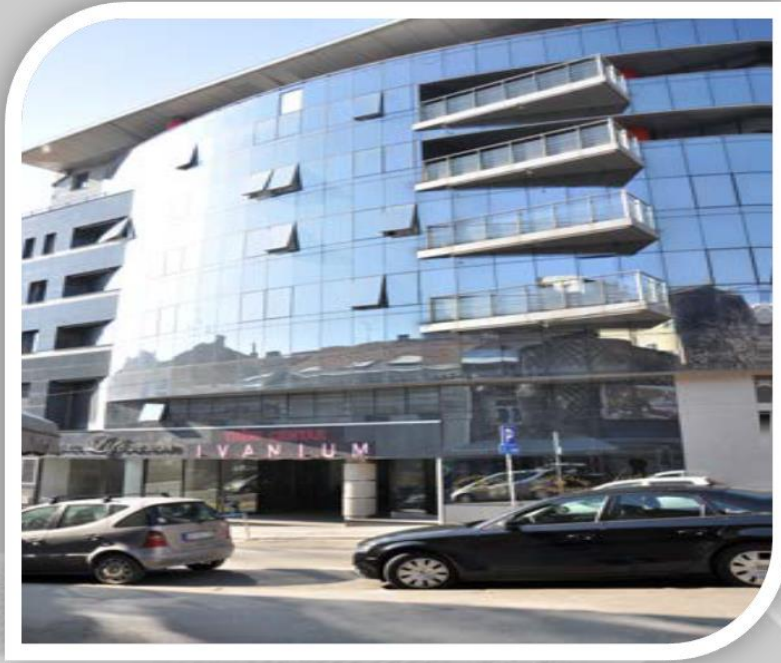
- A. Mortgage on real estate Life Design Hotel, Balkanska street 18, Belgrade, Serbia (under legal procedure)\*\*
- B. Pledge on 100% business shares of Dizajn Hoteli Ltd – in bankruptcy, Ljubljana, Slovenia
- C. Mortgage on real estate in Šentvid, Ljubljana, Slovenia based on Mortgage agreement (9th rank of NKBM)
- D. Guarantee agreement of Life design Ltd, Belgrade
- E. Guarantee agreement of two private individuals
- F. Guarantee agreement of Hoja ing Ltd – in bankruptcy, Ljubljana, Slovenia
- G. Guarantee agreement of Hoja mobiles Ltd – in bankruptcy, Ljubljana, Slovenia
- H. Guarantee agreement of UMT Ltd – in bankruptcy, Ljubljana, Slovenia
- I. Pledge on business shares of Life Design Ltd, Belgrade, Serbia
- J. Pledge on business shares of Ivanium Ltd, Belgrade – in bankruptcy, Serbia

## **\*\* Legal procedure:**

Formally, mortgage on real estate (Life Design Hotel) is not evident in land register but legal procedures for registering are in progress. Bank advocates registration of a mortgage with pledge statements based on which the mortgage was registered on the building under construction (*hipoteka na objektu u izgradnji*). The debtor/owner disputes the registration of mortgage.

The Bank does not guarantee the outcome of ongoing legal procedures and receivables are sold in „as is“ status.

# Ivanium Ltd, Belgrade – in bankruptcy and Life Design Ltd, Belgrade



## A. Mortgage on Life Design Hotel, Balkanska street 18, Belgrade, Serbia

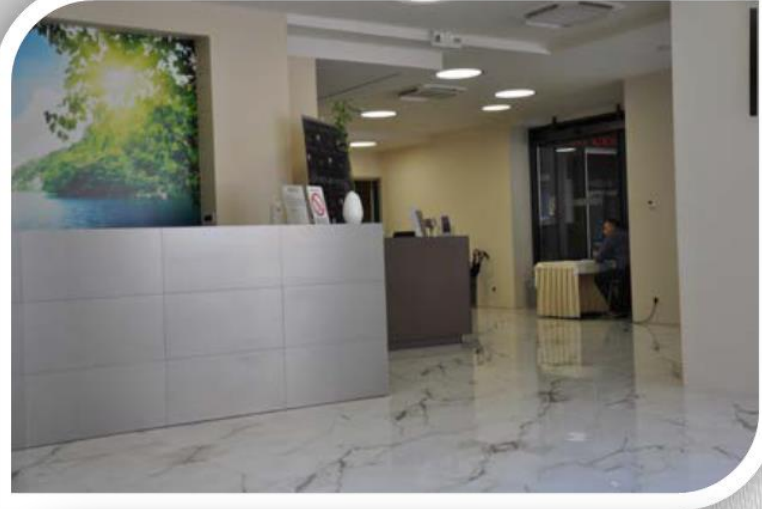
- ❑ Located in the heart of Belgrade 4-star Life Design Hotel has 71 modern rooms in 6 floors including wellness, restaurant with kitchen, hall with reception and conference room (total NFA 3.437 m2).
- ❑ Exclusive Spa and Beauty centre has various saunas and jacuzzi.
- ❑ Secured parking is provided in the underground garage (NFA 574 m2).
- ❑ At lower ground floor of the retail centre which is integrated into hotel are 3 retail shops (NFA 92 m2)
- ❑ Booking.com rating is 8,6 (excellent)
- ❑ Legal procedure ongoing

**Belgrade** with almost 2 million citizens, is the capital of Serbia, and centre of Serbian culture, education, science and economy. Belgrade unique location provides a charming mixture of both Central Europe and Orient. Its climate is moderate, and all the four seasons are distinguished, which makes it popular culture, foodies and party destination all year round.

**Belgrade Tourism & Hotel Market overview** – Visitor arrivals YoY figures increase has been evident at a double-digit rate and is expected to further increase thanks to systematic prioritization of tourism, promotional efforts, international openness and better flights connectivity. The same trend is expected in the total number of overnight stays where majority of the demand is focused on hotels. Two-thirds of available hotel rooms in Belgrade belong to the upscale market segment (4- and 5-star) where 4-star hotels dominate the supply with almost 60% share of all rooms available in the market.

During the past years, the tourist demand (rooms sold) has increased significantly more than the supply growth (new hotel rooms) and this imbalance is expected to continue.

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