

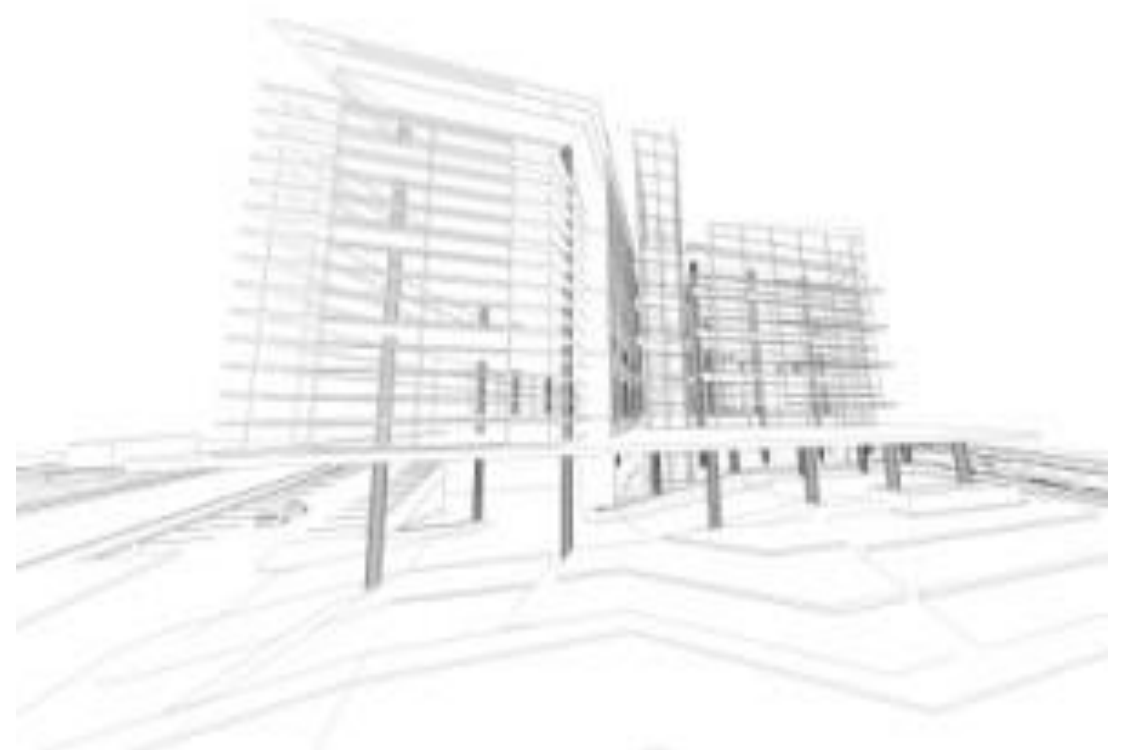
# Selected Experience



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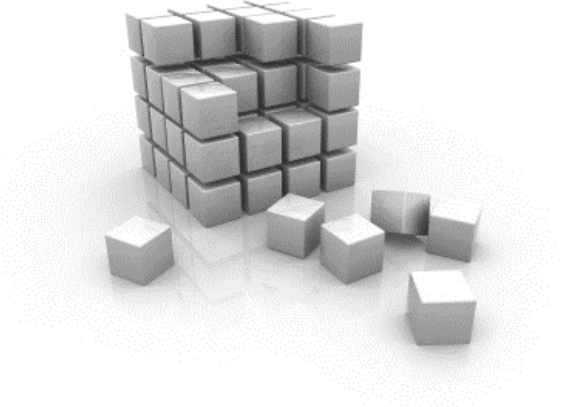
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# Company Overview

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STMG Consultancy is a specialist property and construction consultancy, providing expert consulting services to construction industry clients.

The company is owned and managed by Saša Trajković, the partner who was responsible for EC Harris business in Serbia and Croatia from 2001 to February 2014, when he took it over and established STMG Consultancy, becoming strategic alliance partner of EC Harris and Arcadis.

Headquartered in Belgrade, Serbia, STMG Consultancy acts as a hub office for delivering projects in the region – Serbia, Croatia, Montenegro, Macedonia, Bosnia and Herzegovina, Slovenia, Bulgaria, Romania, etc.

Our broad client base demonstrates the calibre of our work and includes international companies, developers, banks, and funds. Our ability to effectively deliver any type of construction project is underpinned by our core value of working together with our clients. Our team of experts has the tenacity and technical ability to tackle complex projects and a genuine desire to understand and work with our clients.

# Why Clients Choose Us

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- ✓ **Because** we can be everywhere, and we are never far from where our clients need us
- ✓ **Because** we create innovative solutions for our clients combining sector specific and built asset 'know how'
- ✓ **Because** we generate positive outcomes for our clients in planning, creation, operation and use of built assets
- ✓ **Because** our relationships with clients are built on clear understanding, mutual sense of purpose and track record of delivering value
- ✓ **Because** we are ambitious for our clients, with passion to deliver the best possible outcomes





# What we do

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We provide professional consulting services in the following sectors:

*Lender & Investors*

*Commercial Developers*

*Residential*

*Retail*

*Hotels, Leisure & Entertainment*

*Infrastructure*

*Industrial / Manufacturing*

*Water*

# Our People

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The main focus of our company is on our people. Our employees are hardworking individuals and passionate team players, capable of providing high-level services and meeting the diverse needs of our clients.

Our team is made up of in-house consultants / licenced engineers and sub-consultants with proven track records, working as part of our project delivery teams.

STMG Consultancy's technical staff comprises qualified construction consultants, experienced and licenced architects and engineers – civil, mechanical, electrical, environmental and geological, leading experts in their own fields.

At STMG, we care about each other, what we do and how we go about doing it, all for the common goal - to provide value and quality to our clients. We encourage initiative and critical thinking and empower our people to reach their full potential.



# Our Services

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- ✓ Project & Cost Management
- ✓ Construction Management
- ✓ Quality Control & Site Supervision
- ✓ Lender Supervision / Technical Advisory
- ✓ Technical Due Diligence
- ✓ Pre-acquisition Due Diligence
- ✓ Environmental Due Diligence Assessment
- ✓ Contract Administration
- ✓ Project Monitoring
- ✓ Programme Management & Monitoring
- ✓ Facility Management
- ✓ Design Management
- ✓ Tenant Fit Out
- ✓ Employer's Agent

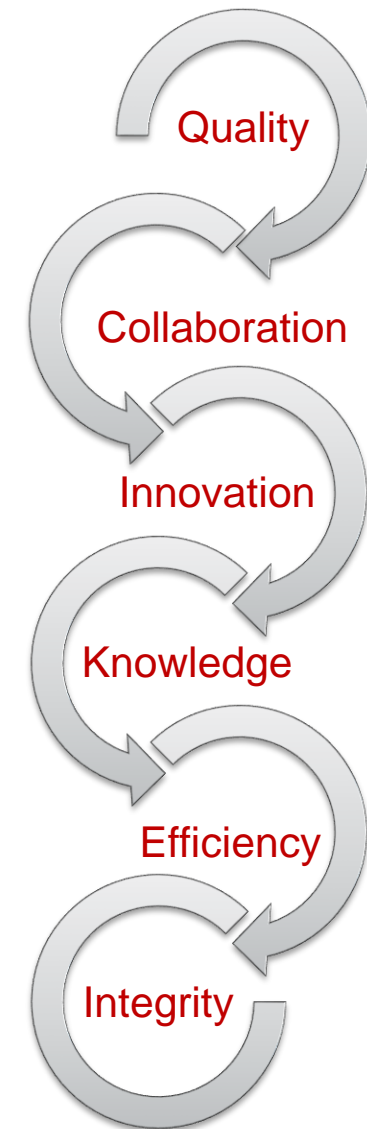
# Our values

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At the heart of everything we do are our company values. We stand by them being the set of behaviours that we expect all our people to embrace to further our ambitions for our business, our people and our communities.

Through integrity, accountability, passion, humility, and focus on success, we have created a vibrant company culture where ideas can blossom, people can thrive and success can flourish.

Our values define who we are as an organization and as individuals. They guide the way we work with our business partners, within our communities and with each other. We seek to build and maintain trust-based and lasting relationships among our employees and with our clients, put the team ahead of our personal success and commit to building its success.



# Our portfolio of clients



Delegation of the European Union  
to the Republic of Serbia



EC HARRIS and ARCADIS  
Strategic Alliance Partner

# STMG Selected Experience

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STMG Consultancy has successfully delivered a large number of projects, providing comprehensive and complementary range of professional consultancy services for local and international clients across the region.

We have singled out some of the projects we have been or are currently engaged on, as per services provided.





# STMG Selected Experience – Project & Cost Management

## **BW Vista & Parkview**



Location: Belgrade, Serbia  
Area: 75,000m<sup>2</sup>  
Construction cost: € 40M  
Year: 2017 – 2019

FIDIC Engineer – project and cost management, site supervision and quality control services on the construction of residential-retail building.

## **BW Aqua & Verde**



Location: Belgrade, Serbia  
Area: 71,000m<sup>2</sup>  
Construction cost: € 50M  
Year: 2020 – 2022

FIDIC Engineer – pre-contract supervision consultancy services (design review, design management, tender preparation and management), project and cost management, site supervision and quality control services on the construction of mixed-use development.

# STMG Selected Experience – Project & Cost Management

## BW Magnolia



Location: Belgrade, Serbia

Area: 18,000m<sup>2</sup>

Construction cost: € 12M

Year: 2018 – 2020

Design & Build FIDIC Engineer – pre-contract supervision consultancy services (design review, design management, tender preparation and management), project and cost management, site supervision and quality control services on the construction of residential-retail building with associated underground garage.

## BW The Residences



Location: Belgrade, Serbia

Area: 75,000m<sup>2</sup>

Construction cost: € 50M

Year: 2016 – 2018

FIDIC Engineer – project and cost management, site supervision and quality control on the construction of residential-retail buildings.



# STMG Selected Experience – Project & Cost Management

## BW Arcadia & Aurora



Location: Belgrade, Serbia

Area: 78,000m<sup>2</sup>

Construction cost: € 50M

Year: 2019 – 2021

Design & Build FIDIC Engineer – pre-contract supervision consultancy services (design review, design management, tender preparation and management), project and cost management, site supervision and quality control services on the construction of mixed-use development.

## King's Fountain Dedinje



Location: Belgrade, Serbia

Area: 10,500m<sup>2</sup>

Year: 2022 –

Project management services on the development of commercial-residential complex comprising 10 freestanding buildings.

# STMG Selected Experience – Project & Cost Management

## MTU Aero Engines New MRO Piece Part Repair Facility



Location: Stara Pazova, Serbia

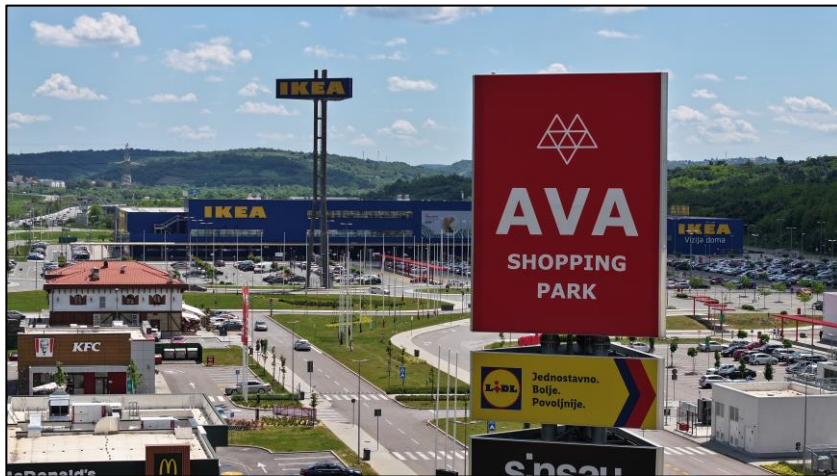
Area: 42,000m<sup>2</sup>

Construction cost: € 40M

Year: 2020 – 2022

Project controlling and site supervision on the construction of industrial facilities under Article 133 of the Law on planning and construction.

## IKEA Retail Park / AVA Shopping Park



Location: Belgrade, Serbia

Area: 32,400m<sup>2</sup>

Construction cost: € 33M

Year: 2018 – 2024

Technical (Statutory) supervision, FIDIC Engineer and project support on the construction of Ikea Belgrade Retail Park and development of necessary public infrastructure.

# STMG Selected Experience – Project & Cost Management

## Firefly Film Studios



Location: Pančevo, Serbia  
Area: 15,000m<sup>2</sup>  
Construction cost: € 7M  
Year: 2021 – 2023

Project manager (FIDIC Engineer) on the construction of 3 film studios.

## Vienna Airport Logistic Complex



Location: Vienna, Austria  
Area: 74,000m<sup>2</sup>  
Construction cost: € 60M  
Year: 2021 – 2023

Project and design management on the development of a new logistic complex.



# STMG Selected Experience – Project & Cost Management

## Helios



Location: Zagreb, Croatia  
Area: 102,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2010 – 2023

Project and cost, design and programme management on the construction of new halls, reconstruction and refurbishment of existing premises.

## Akytec – EI OPEK Niš



Location: Niš, Serbia  
Area: 6,000m<sup>2</sup>  
Construction cost: € 2.5mil.  
Year: 2023 –

Project and cost management on the reconstruction / refurbishment of a production facility within industrial complex EI Niš.

# STMG Selected Experience – Project & Cost Management

## OCSIAL



Location: Stara Pazova, Serbia

Area: 10,000m<sup>2</sup>

Construction cost: € N/A

Year: 2024 –

Construction management services on the construction of an industrial facility for the production of nanomaterials.

## Wargaming Newbe & ZipWire



Location: Belgrade, Serbia

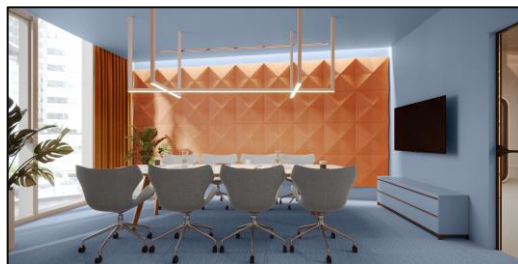
Area: 5,400m<sup>2</sup>, 4,500

Construction cost: € N/A

Year: 2023 – 2024

Site supervision on new office fit-out works.

## Smart Business Technologies



Location: Belgrade, Serbia

Area: 10,000m<sup>2</sup>

Construction cost: € 10M

Year: 2023 – 2024

Project and cost management on new office fit-out works.

# STMG Selected Experience – Project & Cost Management

## GTC Green Heart



Location: Belgrade, Serbia

Area: 55,000m<sup>2</sup>

Construction cost: € 36M

Year: 2016 – 2020

Project and cost management on the construction of office complex.

## GTC Square



Location: Belgrade, Serbia

Area: 25,000m<sup>2</sup>

Construction cost: € 14M

Year: 2007 – 2010

Project and Cost management and Tenant coordination on the construction of two office buildings with central retail building.



# STMG Selected Experience – Project & Cost Management

## GTC Avenue



Location: Belgrade, Serbia

Area: 65,000m<sup>2</sup>

Construction cost: € 32M

Year: 2005 – 2008

Project and cost management on the construction of residential-office complex.

## GTC House



Location: Belgrade, Serbia

Area: 18,000m<sup>2</sup>

Construction cost: € 12M

Year: 2003 – 2005

Project and cost manager on office block development comprising underground garage and 7 aboveground levels.

# STMG Selected Experience – Project & Cost Management

## Delta Generali Mala Kula



Location: Belgrade, Serbia  
Area: 10,800m<sup>2</sup>  
Construction cost: € 1.5M  
Year: 2014 – 2015

Technical advisory services – construction, programme and quality control process monitoring during office building renovation.

## IKEA Service Office Rebuild



Location: Belgrade, Serbia  
Area: 1,500m<sup>2</sup>  
Construction cost: € 0.2M  
Year: 2022

Project and Cost Management and site supervision services on the rebuild of II floor (Service Office) of Ikea Retail Store. Rebuild included transformation of traditional offices to meeting hub during the operation of Service Office in post-covid period.



# STMG Selected Experience – Project & Cost Management

## Societe Generale Head Office Skopje



Location: Skopje, North Macedonia

Area: 2,500m<sup>2</sup>

Construction cost: € 1.5M

Year: 2012 – 2013

Project & cost monitoring, technical advising, quality control and risk management on the refurbishment of the existing office building.

## Societe Generale Head Office Belgrade



Location: Belgrade, Serbia

Area: 8,000m<sup>2</sup>

Construction cost: € 8M

Year: 2005 – 2006

Project management services on the construction of commercial headquarters office block.

# STMG Selected Experience – Project & Cost Management

## Societe Generale Back Office Belgrade



Location: Belgrade, Serbia

Area: 7,000m<sup>2</sup>

Construction cost: € 10.5M

Year: 2014 – 2016

Project and Cost management on the construction of office building.

## Block 43



Location: Belgrade, Serbia

Area: 3,900m<sup>2</sup>

Construction cost: € 5M

Year: 2008 – 2009

Project and Cost management and Site supervision on the construction of office building during shell & core phase.

# STMG Selected Experience – Project & Cost Management

## Makedonski Telekom Head Office Skopje



Location: Skopje, North Macedonia

Area: 12,200m<sup>2</sup>

Construction cost: € 20M

Year: 2009 – 2010

Project, cost, quality and risk monitoring services on the construction of office building.

## Sava City



Location: Belgrade, Serbia

Area: 35,000m<sup>2</sup>

Construction cost: € 40M

Year: 2007 – 2009

Project and cost manager on the construction of two office buildings.



# STMG Selected Experience – Project & Cost Management

## Shopping mall Ušće



Location: Belgrade, Serbia  
Area: 115,000m<sup>2</sup>  
Construction cost: € 70M  
Year: 2008 – 2009

Project and cost manager on the construction of multifunctional center.

## Zemun Park



Location: Belgrade, Serbia  
Area: 15,500m<sup>2</sup>  
Construction cost: € 8M  
Year: 2013 – 2014

Project and cost management and site supervision services on the construction of 2 independent buildings within the retail park.

# STMG Selected Experience – Project & Cost Management

## Air Serbia Catering



Location: Belgrade, Serbia  
Area: 7,500m<sup>2</sup>  
Construction cost: € 1.2M  
Year: 2015

Engineering, Project management and Cost consultancy services on the refurbishment of Air Serbia Catering building within Belgrade International Airport “Nikola Tesla”.

## Etihad Alitalia Malpensa Lounge



Location: Milan, Italy  
Area: 750m<sup>2</sup>  
Construction cost: € 1.7M  
Year: 2015 – 2016

Engineering, project management and cost consultancy services, site supervision – employer’s representative as defined in FIDIC construction contract on the refurbishment of an area in Malpensa International Airport to accommodate Alitalia/Etihad Airport Lounge.

# STMG Selected Experience – Project & Cost Management

## Swarovski production plant



Location: Subotica, Serbia

Area: 17,000m<sup>2</sup>

Construction cost: € 17M

Year: 2014 - 2015

Contract administrator on the construction of Swarovski plant and surrounding roads and parking area.

## OPEL car dealers' showrooms



Location: Balkan region

Area: N/A

Construction cost: € N/A

Year: 2014 - 2017

Corporate Identity implementation for 90 Opel dealerships in Albania, Bosnia and Herzegovina, Bulgaria, Croatia, Macedonia, Montenegro, Serbia and Slovenia. Country Project Manager for local markets, coordinating design and implementation of each individual project with Opel dealers in subject countries.



# STMG Selected Experience – Project & Cost Management

## **Air Serbia Business Lounge**



Location: Belgrade, Serbia

Area: 400m<sup>2</sup>

Construction cost: € 0.8M

Year: 2015

Engineering, project management and cost consultancy services on the refurbishment of former business club and restaurant to accommodate Air Serbia Premium Lounge on “Nikola Tesla” airport.

## **Interex Obrenovac**



Location: Obrenovac, Serbia

Area: 7,500m<sup>2</sup>

Construction cost: € 3.5M

Year: 2009

Site supervision and Design management services on the construction of hypermarket with associated commercial area.

## **Societe Generale – solar power plant**



Location: Belgrade, Serbia

Area: 1,023m<sup>2</sup>

Construction cost: € N/A

Year: 2016

Site Supervision on the installation of 56kW solar power plant on the roof of the existing office building.

# STMG Selected Experience – Technical Due Diligence

## Indotek GTC



Location: Belgrade, Serbia  
Area: 165,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2020

Pre-acquisition TDD reporting relative to the status of 5 properties owned by GTC: GTC House, GTC 19 Avenue, GTC 41, GTC BBC, and GTC Green Heart.

## City Plaza Zagreb



Location: Zagreb, Croatia  
Area: 44,500m<sup>2</sup>  
Construction cost: € N/A  
Year: 2018

TDD reporting relative to multipurpose complex.



# STMG Selected Experience – Technical Due Diligence

## MKT / TMMK TKC Data center



Location: Skopje, North Macedonia

Area: N/A

Construction cost: € N/A

Year: 2017

Tier 3 high-level screening report relative to TK center for the purpose of supporting the Client in the process of finding a long-term viable and cost-effective solution for Data centre placement.

## Business Center Čelebić



Location: Podgorica, Montenegro

Area: 7,000m<sup>2</sup>

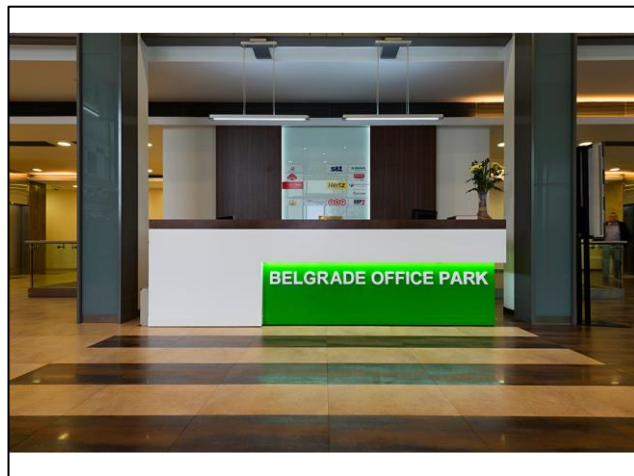
Construction cost: € N/A

Year: 2014

Pre-acquisition TDD reporting relative to office building.

# STMG Selected Experience – Technical Due Diligence

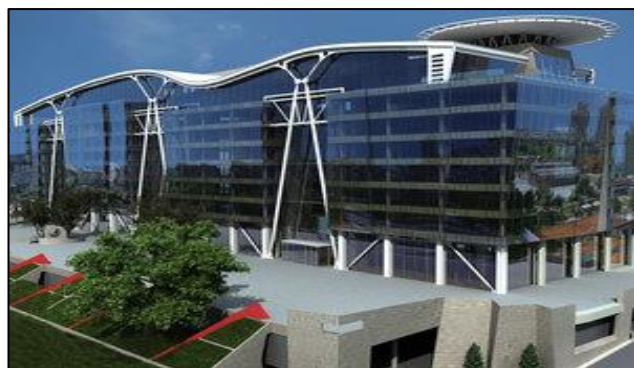
## Belgrade Office Park



Location: Belgrade, Serbia  
Area: 37,300  
Construction cost: € N/A  
Year: 2021

Pre-acquisition TDD reporting relative to office building.

## B23 Office Park



Location: Belgrade, Serbia  
Area: 52,600m2  
Construction cost: € N/A  
Year: 2016

TDD evaluation reporting of the property whose construction has not been completed.

# STMG Selected Experience – Technical Due Diligence

## Fashion Park Indija



Location: Indija, Serbia  
Area: 14,300m<sup>2</sup>  
Construction cost: € N/A  
Year: 2019

Pre-acquisition TDD reporting relative to retail park constructed in 2012.

## Kragujevac Plaza



Location: Kragujevac, Serbia  
Area: 51,700m<sup>2</sup>  
Construction cost: € N/A  
Year: 2021

Pre-acquisition TDD reporting relative to the property status of the shopping mall.



# STMG Selected Experience – Technical Due Diligence

## AVIV Park Pančevo



Location: Pančevo, Serbia  
Area: 30,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2018

Pre-acquisition TDD reporting relative to an open-air retail park constructed in the period 2009-2015.

## AVIV Park Zrenjanin



Location: Zrenjanin, Serbia  
Area: 25,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2020

Pre-acquisition TDD reporting relative to the property status of the retail park.

# STMG Selected Experience – Technical Due Diligence

## Belgrade Plaza



Location: Belgrade, Serbia

Area: 62,000m<sup>2</sup>

Construction cost: € N/A

Year: 2016

TDD reporting and technical assessment of shopping center under construction.

## IKL



Location: Belgrade, Serbia

Area: 106,000m<sup>2</sup>

Construction cost: € N/A

Year: 2014

TDD reporting relative to IKL complex (existing old ball-bearing factory, out of business for over 20 years). The project envisaged development of a modern shopping mall and an office centre of approx. 106,000 m<sup>2</sup>.

# STMG Selected Experience – Technical Due Diligence

## Delta City Podgorica



Location: Podgorica, Montenegro

Area: 49,000m<sup>2</sup>

Construction cost: € N/A

Year: 2021

TDD reporting and technical assessment of shopping center.

## Project Azure Croatia



Location: Croatia

Area: 88,000m<sup>2</sup>

Construction cost: € N/A

Year: 2019

Pre-acquisition TDD reporting relative 5 retail assets in Zagreb, Slavonski Brod, Rijeka and Zadar.



# STMG Selected Experience – Technical Due Diligence

## Baumax Slovenia



Location: Maribor, Celje, Kranj, Slovenia

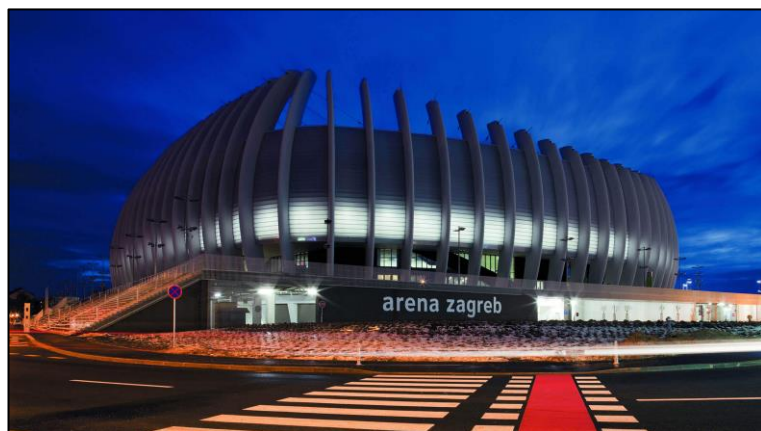
Area: 35,800m<sup>2</sup>

Construction cost: € N/A

Year: 2014

DD reporting relative to 3 stores – in Maribor, Celje and Kranj.

## Arena Zagreb



Location: Zagreb, Croatia

Area: 90,000m<sup>2</sup>

Construction cost: € N/A

Year: 2013

Technical advisory for potential acquisition of multi-purpose sports and entertainment hall.

# STMG Selected Experience – Technical Due Diligence

## Delhaize Banja Luka



Location: Banja Luka, Republic of Srpska

Area: 8,000m<sup>2</sup>

Construction cost: € N/A

Year: 2014

Technical report on the current condition of the asset located in Banja Luka.

## Konzum



Location: Croatia

Area: 32,000m<sup>2</sup>

Construction cost: € N/A

Year: 2013, 2015, 2018

TDD reporting regarding 6 hypermarket stores in Croatia (Ivanić Grad, Jastrebarsko, Krk, Makarska, Sisak)



# STMG Selected Experience – Technical Due Diligence

## Capitol Park Rakovica



Location: Belgrade, Serbia

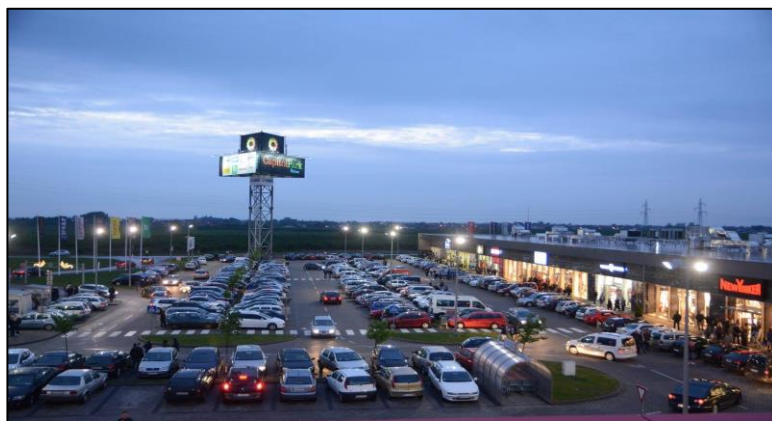
Area: 19,300m<sup>2</sup>

Construction cost: € N/A

Year: 2019

Pre-acquisition TDD reporting relative to the retail park constructed in 2018.

## Capitol Park Šabac



Location: Šabac, Serbia

Area: 9,500m<sup>2</sup>

Construction cost: € N/A

Year: 2014

Pre-acquisition TDD reporting relative to the retail park.

# STMG Selected Experience – Technical Due Diligence

## VIVO Shopping Park



Location: Jagodina, Serbia

Area: 25,300m<sup>2</sup>

Construction cost: € N/A

Year: 2016

Pre-acquisition TDD reporting relative to the retail park constructed in 2014.

## MANI Business Park



Location: Zagreb, Croatia

Area: 14,500m<sup>2</sup>

Construction cost: € N/A

Year: 2016

Pre-acquisition TDD reporting for the purpose of supporting the client's process of preparing the asset's market acquisition proposal and strategy.

# STMG Selected Experience – Technical Due Diligence

## Zemun Park



Location: Belgrade, Serbia  
Area: 77,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2019

TDD reporting relative to the retail park.

## Kruševac Shopping Park



Location: Kruševac, Serbia  
Area: 9,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2021

TDD reporting relative to the shopping park.



# STMG Selected Experience – Technical Due Diligence

## Hotel Falkensteiner



Location: Bečići, Montenegro

Area: 23,800m<sup>2</sup>

Construction cost: € N/A

Year: 2021

Pre-acquisition TDD reporting relative to the property status of the hotel.

## Radisson Blue Hotel



Location: Split, Croatia

Area: 46,500m<sup>2</sup>

Construction cost: € N/A

Year: 2018

Pre-acquisition TDD reporting relative to the property status of Radisson Blue Hotel, Aparthotel and appurtenant plots.



# STMG Selected Experience – Technical Due Diligence

## Hilton Podgorica



Location: Podgorica, Montenegro

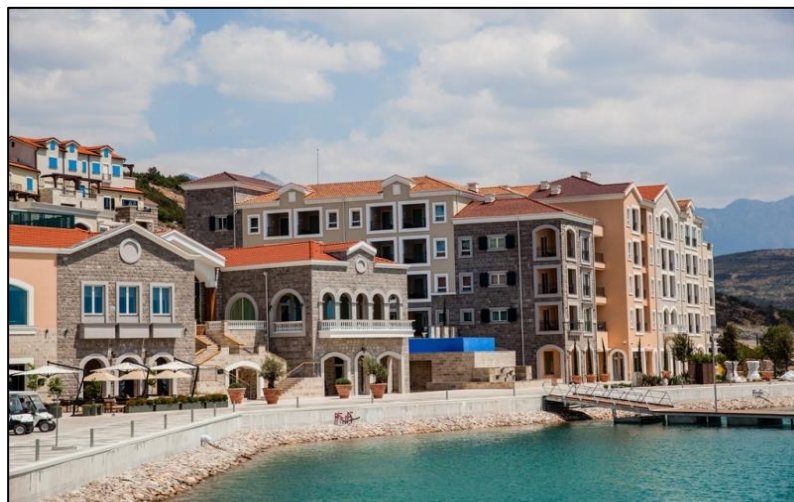
Area: 26,700m<sup>2</sup>

Construction cost: € N/A

Year: 2016

Critical appraisal of the existing Crna Gora hotel intended to be reconstructed into Hilton hotel.

## Chedi Hotel Luštica



Location: Luštica, Montenegro

Area: 16,000m<sup>2</sup>

Construction cost: € 95M

Year: 2019

Close Out Report aimed to provide relevant technical and financial information about the development prior to the conclusion of Term Loan Agreement between the investor and the bank.

# STMG Selected Experience – Technical Due Diligence

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## Hotel Park



Location: Belgrade, Serbia

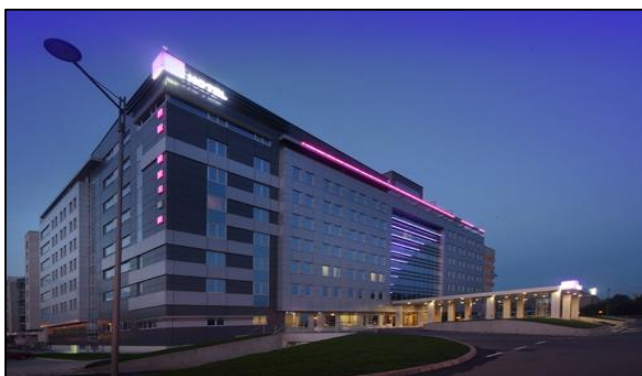
Area: 7,600m<sup>2</sup>

Construction cost: € N/A

Year: 2018

Pre-acquisition TDD reporting relative to a 3-star hotel.

## Hotel In



Location: Belgrade, Serbia

Area: 12,500m<sup>2</sup>

Construction cost: € N/A

Year: 2018

Pre-acquisition TDD reporting relative to a 4-star hotel.

# STMG Selected Experience – Technical Due Diligence

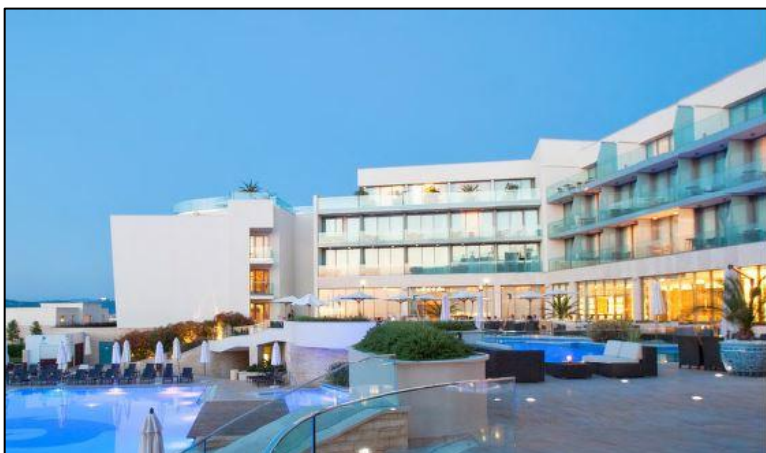
## Hotel Ambassador



Location: Niš, Serbia  
Area: 7,700m<sup>2</sup>  
Construction cost: € N/A  
Year: 2018

TDD reporting relative to the hotel.

## Kempinski Hotel



Location: Istria, Croatia  
Area: 910,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2017

TDD reporting relative to the hotel complex.



# STMG Selected Experience – Technical Due Diligence

## Hotels Kalamota & Nimfa



Location: Croatia  
Area: 37,000m2  
Construction cost: € N/A  
Year: 2019

TDD reporting relative to the hotels.

## Radisson Hotel



Location: Skopje, North Macedonia  
Area: 30,000m2  
Construction cost: € N/A  
Year: 2009

Preparation of a cost plan for 5-star hotel.



# STMG Selected Experience – Technical Due Diligence

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## First Bay Resort



Location: Primošten, Croatia

Area: 31,000m<sup>2</sup>

Construction cost: € N/A

Year: 2011

Development master plan, commercial support and development programming advice regarding a 5-star luxury resort incorporating villas, spas, restaurants, cafes and major outdoor sports facilities.

# STMG Selected Experience – Technical Due Diligence

## Jat Airways – Etihad



Location: Belgrade, Serbia  
Area: 27,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2013

TDD reporting relative to commercial and industrial assets within JAT Airways portfolio.

## Brownfiled project in Pećinci



Location: Pećinci, Serbia  
Area: 6,200m<sup>2</sup>  
Construction cost: € N/A  
Year: 2014

TDD reporting relative to the refurbishment of an existing warehouse in Pećinci in order to accommodate production, storage and office area.

# STMG Selected Experience – Technical Due Diligence

## Danfoss energy audit



Location: Kamnik & Ljubljana, Slovenia

Area: 19,500m<sup>2</sup>

Construction cost: € N/A

Year: 2016

Energy audit for 2 Danfoss factories in Slovenia

## Marbo



Location: Laktaši, Republic of Srpska, Bački Maglič, Serbia

Area: 39,000m<sup>2</sup>

Construction cost: € N/A

Year: 2008

Technical audit regarding food production properties.

# STMG Selected Experience – Technical Due Diligence

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## VGP Park Lučko & Belgrade



Location: Zagreb, Croatia  
Area: 32,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2021

Pre-acquisition TDD reporting relative to a greenfield development – construction of a logistics complex.

Location: Dobanovci, Belgrade, Serbia  
Area: 333,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2021

Pre-acquisition TDD reporting relative to a greenfield development – construction of a logistics complex.



# STMG Selected Experience – Technical Due Diligence

## Kraljeva česma



Location: Belgrade, Serbia

Area: 25,000m<sup>2</sup>

Construction cost: € N/A

Year: 2022

Pre-acquisition TDD reporting relative to the development of a residential-business complex.

## Marina Dorćol



Location: Belgrade, Serbia

Area: 76,000m<sup>2</sup>

Construction cost: € N/A

Year: 2007, 2008

Preliminary technical audit; assessment and commenting on the status of design documentation and permits issuance process for residential – commercial complex.

# STMG Selected Experience - Lender Supervision

STMG's Lender & Investment Sector has performed over 100 supervisions in Serbia and the Balkans. Some of our clients are:



# STMG Selected Experience – Lender Supervision

## Hotel Jahorina Mountain Resort & Spa



Location: Jahorina, Bosnia & Herzegovina

Area: 73,000m<sup>2</sup>

Construction cost: € 56.2M

Year: 2022

Lender supervision services on the construction of 5-star hotel-suite complex.

## Hotel complex Jadran Resort



Location: Perast, Montenegro

Area: 10,000m<sup>2</sup>

Construction cost: € 11.5M

Year: 2018 - 2019

Lender supervision services on the refurbishment of Smekja palace and reconstruction and construction of 7 buildings within the resort.



# STMG Selected Experience – Lender Supervision

## Hotel Zepter



Location: Vrnjačka banja, Serbia

Area: 18,900m<sup>2</sup>

Construction cost: € 10.4M

Year: 2021 - 2022

Lender supervision services on the reconstruction and extension of the hotel.

## Wind rose



Location: Dobra voda, Montenegro

Area: 1,200m<sup>2</sup>

Construction cost: € 1.8M

Year: 2017 - 2018

Lender supervision services on the reconstruction and construction of a 4-star tourist resort.



# STMG Selected Experience – Lender Supervision

## Hotel Ambassador



Location: Niš, Serbia  
Area: 7,700m<sup>2</sup>  
Construction cost: € 5.5M  
Year: 2018 - 2019

Lender supervision services on the project comprising refurbishment of the existing hotel.

## Blue Bay Resort



Location: Donji Stoliv, Montenegro  
Area: 13,200m<sup>2</sup>  
Construction cost: € 18.1M  
Year: 2021 – ongoing

Lender supervision services on the development of phase II of the resort.

# STMG Selected Experience – Lender Supervision

## Hilton Podgorica



Location: Podgorica, Montenegro

Area: 26,700m<sup>2</sup>

Construction cost: € 46M

Year: 2013 - 2016

Lender supervision services on the reconstruction and extension of the hotel.

## Sveti Stefan hotel complex



Location: Sveti Stefan, Montenegro

Area: 32,400m<sup>2</sup>

Construction cost: € 56M

Year: 2011 - 2015

Lender supervision services on the refurbishment of the existing hotel complex.

# STMG Selected Experience – Lender Supervision

## JML Aparthotel



Location: Belgrade, Serbia  
Area: 8,700m<sup>2</sup>

Lender supervision services on the construction of the hotel

## Zemun Park



Location: Belgrade, Serbia  
Area: 8,200m<sup>2</sup>  
Construction cost: € 5.9M  
Year: 2021 -

Lender supervision services on the development of the second phase of retail park.



# STMG Selected Experience – Lender Supervision

## Retail Park Kikinda, Serbia



Location: Kikinda, Serbia  
Area: 5,332m<sup>2</sup>  
Construction cost: € 5.8M  
Year: 2024 –

Lender supervision services on the construction of Retail park and associated infrastructure.

## Retail Park Prokuplje, Serbia



Location: Prokuplje, Serbia  
Area: 8,755m<sup>2</sup>  
Construction cost: € 9.1M  
Year: 2024 –

Lender supervision services on the construction of Retail park and associated infrastructure.

# STMG Selected Experience – Lender Supervision

## Mall of Split



Location: Split, Croatia  
Area: 190,000m<sup>2</sup>  
Construction cost: € 150M  
Year: 2014 - 2016

Lender supervision services on the construction of four-storey shopping mall.

## Ada Mall



Location: Belgrade, Serbia  
Area: 95,000m<sup>2</sup>  
Construction cost: € 110M  
Year: 2017 - 2020

Lender supervision services on the construction of shopping centre.

# STMG Selected Experience – Lender Supervision

## **BIG Fashion Park**



Location: Belgrade, Serbia

Area: 62,000m<sup>2</sup>

Construction cost: € 74M

Year: 2016 - 2017

Lender supervision services on the construction of shopping mall.

## **BIG Fashion Retail Box, Phase I**



Location: Belgrade, Serbia

Area: 25,000m<sup>2</sup>

Construction cost: € 20M

Year: 2019 - 2020

Lender supervision services on the construction of retail facility which represents the first phase of residential-commercial-office complex BIG Fashion Park.



# STMG Selected Experience – Lender Supervision

## New wing BIG CEE



Location: Novi Sad, Serbia

Area: 8,300m<sup>2</sup>

Construction cost: € 8.9M

Year: 2021 - 2022

Lender supervision services on the construction of a single-level retail facility.

## Delta City Belgrade



Location: Belgrade, Serbia

Area: 78,000m<sup>2</sup>

Construction cost: € 74M

Year: 2006 - 2008

Lender supervision services on the construction of shopping mall.

# STMG Selected Experience – Lender Supervision

## Arena centre



Location: Zagreb, Croatia  
Area: 200,000m<sup>2</sup>  
Construction cost: € 245M  
Year: 2009 - 2011

Lender supervision services on the construction of shopping mall.

## Merkator



Location: Kragujevac, Kruševac, Serbia  
Area: 40,000m<sup>2</sup>  
Construction cost: € 33M  
Year: 2007 - 2009

Lender supervision services on the construction of two shopping malls.

# STMG Selected Experience – Lender Supervision

## **BIG Residences**



Location: Belgrade, Serbia

Area: 18,000m<sup>2</sup>

Construction cost: € 21M

Year: 2022 - 2023

Lender Supervision services on the development of II, III and IV construction phases of BIG Fashion Park – three residential buildings.

## **West 65 Phases Ia, Ib, Ic, and Id**



Location: Belgrade, Serbia

Area: 81,000m<sup>2</sup>

Construction cost: € 56.7M

Year: 2012 - 2019

Lender Supervision services on the construction of 11 residential buildings within the complex.



# STMG Selected Experience – Lender Supervision

## West 65 Phase II



Location: Belgrade, Serbia  
Area: 71,000m<sup>2</sup>  
Construction cost: € 185M  
Year: 2019 - 2021

Lender supervision services on the construction of residential tower, 2 underground garages and shopping mall within the complex.

## Avenue Garden



Location: Novi Sad, Serbia  
Area: 32,000m<sup>2</sup>  
Construction cost: € 20.5M  
Year: 2020 - 2021

Lender supervision services on the construction of residential-commercial building.

# STMG Selected Experience – Lender Supervision

## Square 43



Location: Belgrade, Serbia  
Area: 14,000m<sup>2</sup>  
Construction cost: € 14M  
Year: 2020

Lender supervision services on the construction of a residential-commercial building.

## Tri nove



Location: Belgrade, Serbia  
Area: 29,500m<sup>2</sup>  
Construction cost: € 20.5M  
Year: 2019 - 2021

Lender supervision services on the construction of a residential building

# STMG Selected Experience – Lender Supervision

## MIND Business Park Phases I & II



Location: Lužnice, Serbia

Area: 65,400m<sup>2</sup>

Construction cost: € 60.7M

Year: 2019 - ongoing

Lender Supervision services on the construction of 10 facilities, main complex infrastructure and access road.

## Block 11a



Location: Belgrade, Serbia

Area: 24,000m<sup>2</sup>

Construction cost: € 42.5M

Year: 2011 - 2013

Lender supervision services on the construction of office-hotel building.



# STMG Selected Experience – Lender Supervision

## Airport City



Location: Belgrade, Serbia

Area: 155,500m<sup>2</sup>

Construction cost: € 107M

Year: 2005 – 2009, 2020

Lender supervision services on the construction of office complex consisting of 8 buildings.

## GTC Block 41



Location: Belgrade, Serbia

Area: 25,000m<sup>2</sup>

Construction cost: € 17M

Year: 2015

Lender supervision services on the construction of a business complex.

# STMG Selected Experience – Lender Supervision

## Novkabel complex



Location: Novi Sad, Serbia  
Area: 5,500m<sup>2</sup>  
Construction cost: € 4.4M  
Year: 2021 - 2022

Lender supervision services on the reconstruction of an office building within the complex.

## T Kapija 1



Location: Pančevo, Serbia  
Area: 43,000m<sup>2</sup>  
Construction cost: € 28M  
Year: 2009 - 2013

Lender supervision services on the construction of an office-residential building.

# STMG Selected Experience – Lender Supervision

## Soho City Bar



Location: Bar, Montenegro

Area: 26,300m<sup>2</sup>

Construction cost: € 21.5M

Year: 2019 - 2020

Lender supervision services on the construction of a residential-office complex comprised of two identical buildings and common underground garage.

## Lamartinova



Location: Belgrade, Serbia

Area: 2,600m<sup>2</sup>

Construction cost: € 3.3M

Year: 2021 - ongoing

Lender supervision services on the construction of residential-office building.



# STMG Selected Experience – Lender Supervision

## Ventura Park



Location: Podgorica, Montenegro

Area: 32,500m<sup>2</sup>

Construction cost: € 12.6M

Year: 2022 - ongoing

Lender Supervision services on the construction of residential-office building.

## Paunov breg



Location: Belgrade, Serbia

Area: 44,700m<sup>2</sup>

Construction cost: € 24.6M

Year: 2013 - 2020

Lender supervision services on the construction of supermarket and seven buildings within the complex.

# STMG Selected Experience – Lender Supervision

## Zen Hill



Location: Belgrade, Serbia

Area: 7,800m<sup>2</sup>

Construction cost: € 6.2M

Year: 2020 - 2022

Lender Supervision services on the construction of residential building.

## Monte Rosa



Location: Belgrade, Serbia

Area: 2,000m<sup>2</sup>

Construction cost: € 2.6M

Year: 2019 - 2020

Lender Supervision services on the construction of residential building.

# STMG Selected Experience – Lender Supervision

## Pregrevica



Location: Belgrade, Serbia

Area: 3,100m<sup>2</sup>

Construction cost: € 2.9M

Year: 2019 - 2021

Lender Supervision services on the construction of residential building.

## Zelena Avenija



Location: Belgrade, Serbia

Area: 20,500m<sup>2</sup>

Construction cost: € 20M

Year: 2020 - 2023

Lender Supervision services on the development of phases 3 and 4 of residential complex.



# STMG Selected Experience – Lender Supervision

## Duvanjska



Location: Belgrade, Serbia

Area: 1,600m<sup>2</sup>

Construction cost: € 1.5M

Year: 2021 - 2022

Lender Supervision services on the construction of two residential buildings.

## Lavender Bay



Location: Morinj, Montenegro

Area: 3,300m<sup>2</sup>

Construction cost: € 3.1M

Year: 2016

Lender supervision services during phase II of the development of a residential complex.

# STMG Selected Experience – Lender Supervision

## K2 NCR



Location: Belgrade, Serbia

Area: 57,000m<sup>2</sup>

Construction cost: € 79M

Year: 2019 - 2021

Lender supervision services on the construction of an office block.

## Codra hospital



Location: Podgorica, Montenegro

Area: 4,500m<sup>2</sup>

Construction cost: € 1.8M

Year: 2014 - 2015

Lender supervision services on hospital extension.

# STMG Selected Experience – Lender Supervision

## Cable car Sljeme



Location: Zagreb, Croatia

Area: 15,400m<sup>2</sup>

Construction cost: € 70M

Year: 2019 - 2020

Lender Supervision services on the construction of a new cable car, connecting Zagreb with Sljeme peak on Medvednica mountain. Cable car route length 5,017m, GBA of the facilities 15,400m<sup>2</sup>.

## Cable car Kotor - Lovćen



Location: Dub (Kotor) – Kuk (Lovćen mountain), Montenegro

Area: 2,766m<sup>2</sup>

Construction cost: € 20M

Year: 2023

Lender Supervision services on the construction of the first segment of the cable car, which includes sections between terminals Dub and Kuk, with accompanying facilities. Cable car route length 3,917m, GBA of the facilities 2,766m<sup>2</sup>



# STMG Selected Experience – Facility Management

## Helios



Location: Zagreb, Croatia

Area: 102,000m<sup>2</sup>

Construction cost: € N/A

Year: 2010 - 2023

Facility management services for the logistic complex comprising over 90,000m<sup>2</sup> of storage and 10,000m<sup>2</sup> of office area.

## Belville



Location: Belgrade, Serbia

Area: 123,000m<sup>2</sup>

Construction cost: € N/A

Year: 2010 - 2012

Facility management services for residential complex.

# STMG Selected Experience – Tenant Fit Out

## GTC Green Heart



Location: Belgrade, Serbia  
Area: 55,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2020

Tenant coordination for tenants: Nordeus, Nutanix Mainframe, Manpower Business solutions, Enjoy.ing, ICL, United Link, and Consulter.

## GTC Square



Location: Belgrade, Serbia  
Area: 25,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2010

Tenant coordination on the construction of two office buildings with central retail building.

# STMG Selected Experience – Tenant Fit Out

## GTC Avenue



Location: Belgrade, Serbia  
Area: 65,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2008

Tenant coordination for tenants: Australian Embassy, Delegation of the European Commission, Delta Sport, Huawei, JTI, Oriflame, Sanofi Aventis.

## GTC House



Location: Belgrade, Serbia  
Area: 18,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2005

Tenant coordination on the construction of office block development comprising underground garage and 7 aboveground levels.



# STMG Selected Experience – Tenant Fit Out

## SAP Bulgaria



Location: Sofia, Bulgaria

Area: 10,400m<sup>2</sup>

Construction cost: € 0.8M

Year: 2016

Tenant coordination of SAP offices within GBS and Collider centre in Sofia.

## Microsoft Timisoara



Location: Timisoara, Romania

Area: 1,100m<sup>2</sup>

Construction cost: € 0.2M

Year: 2014

Tenant fit out manager for Microsoft premises.

# STMG Selected Experience – Tenant Fit Out

## Generali Serbia



Location: Belgrade, Serbia

Area: 10,000m<sup>2</sup>

Construction cost: € 1.3M

Year: 2015

Monitoring of tenant fit out works in the existing Belgrade office.

## Nokia Siemens Networks



Location: Belgrade, Serbia, Sarajevo, Bosnia & Herzegovina

Area: 1,500m<sup>2</sup>

Construction cost: € 0.5M

Year: 2012

Tenant Fit Out Manager for 2 Nokia Siemens Networks premises.

# STMG Selected Experience – Tenant Fit Out

## Sava City



Location: Belgrade, Serbia

Area: 35,000m<sup>2</sup>

Construction cost: € N/A

Year: 2009

Tenant Coordinator for tenants: Meridian Bank, Piraeus Bank, MH Auto, Royal Catering, and Spiegefeld.

## Shopping mall Ušće



Location: Belgrade, Serbia

Area: 115,000m<sup>2</sup>

Construction cost: € N/A

Year: 2009

Tenant fit out coordinator for over 140 retail units.



# STMG Selected Experience – Tenant Fit Out

## Nokia Belgrade Office Park



Location: Belgrade, Serbia

Area: 800m2

Construction cost: € 0.3M

Year: 2016

Monitoring of tenant fit out works in the existing Belgrade office.

## IKEA SO Rebuild



Location: Belgrade, Serbia

Area: 1,500m2

Construction cost: € 0.2M

Year: 2022

Project and Cost Management and site supervision services on the rebuild of II floor (Service Office) of Ikea Retail Store. Rebuild included transformation of traditional offices to meeting hub during the operation of Service Office in post-covid period.

# STMG Selected Experience – Tenant Fit Out

## Shopping mall Arena Centre



Location: Zagreb, Croatia  
Area: 200,000m<sup>2</sup>  
Construction cost: € N/A  
Year: 2011

Tenant Fit Out Manager on the development of the shopping mall.

## C&A Department store Zemun



Location: Belgrade, Serbia  
Area: 1,600m<sup>2</sup>  
Construction cost: € 0.3M  
Year: 2013 - 2014

Tenant Fit Out Manager on the refurbishment of retail area.

# STMG Contacts

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