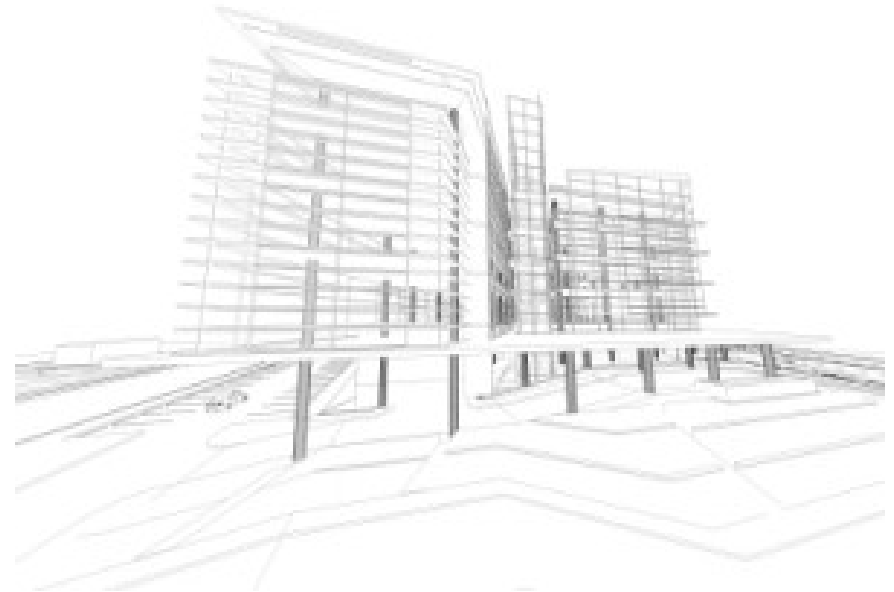


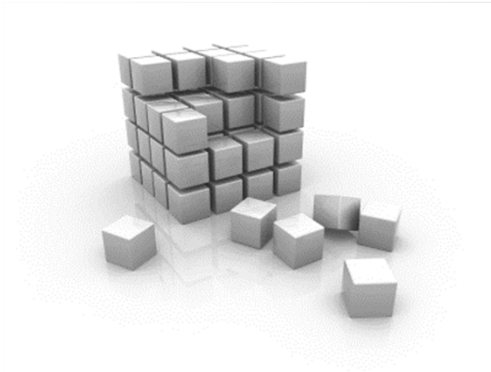
Selected Experience

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Company Overview



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

- ✓ **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

We provide professional consulting services in the following sectors:



Our People

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 over 50 in-house consultants / licenced engineers and a pool of 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

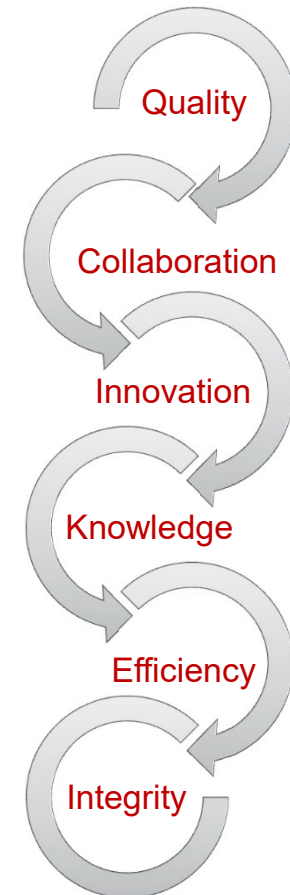
- ✓ Project & Cost Management
- ✓ Construction Management
- ✓ Quality Control & Site Supervision
- ✓ Lender Supervision / Technical Advisory
- ✓ Technical Due Diligence
- ✓ Pre-acquisition Due Diligence
- ✓ Environmental Due Diligence Assessment
- ✓ Contract Administration
- ✓ Project Monitoring
- ✓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

Our values

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 Clients



STMG Selected Experience

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.



Services



Project & Cost Management

1,2 Mil

1,0 Bill



Office



Retail



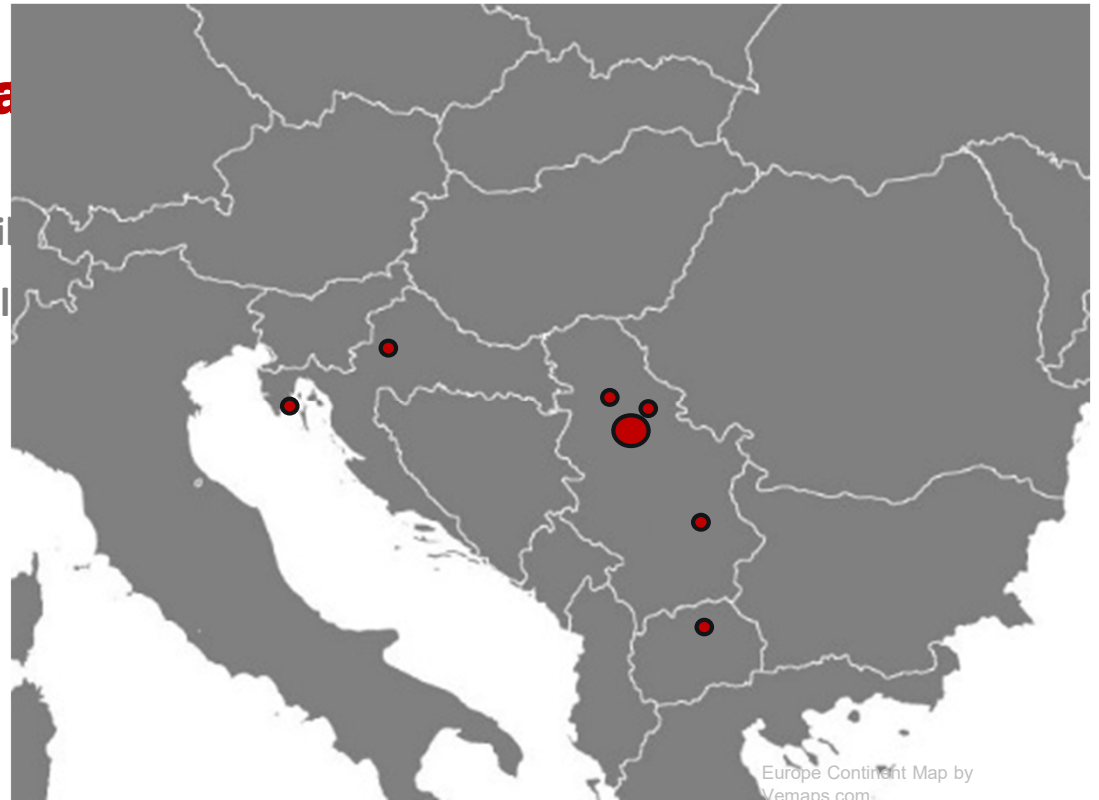
Hospitality, Leisure



Residential



Industrial, Logistics



Europe Continent Map by
Vemaps.com

STMG Selected Experience – Project & Cost Management

OTP Bank Building, Belgrade



Location: Belgrade, Serbia
Type: Office
Area: n/a
Construction cost: confidential
Year: 2025 – ongoing

Project management services on the OTP Bank Serbia building adaptation project in Belgrade.

Brook Residences



Location: Belgrade, Serbia
Type: Residential
Area: 5,000 m²
Construction cost: confidential
Year: 2025 – ongoing

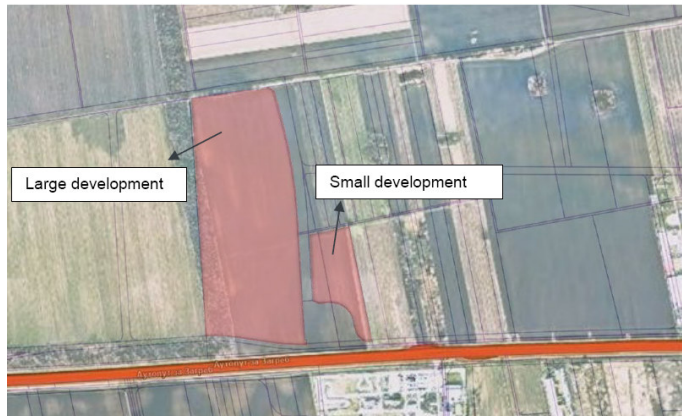
STMG Selected Experience – Project & Cost Management

Zvezdano brdo



Location: Belgrade, Serbia
Type: Residential
Area: 60,000 m²
Construction cost: confidential
Year: 2025 – ongoing

Ungelt



Location: Belgrade, Serbia
Type: Retail
Area: 72,570 m²
Construction cost: confidential
Year: 2024 – ongoing

STMG Selected Experience – Project & Cost Management

Marlera Golf & Country Club



Location: Ližnjan, Croatia

Type: Sport, Hospitality, Leisure

Area: Total resort area: 127 ha; 18 + 9-hole golf course on 110 ha;
72,000 m² under buildings.

Construction cost: confidential

Year: 2024 – ongoing.

Ikea Store Extension



Location: Belgrade, Serbia

Type: Industrial, Logistics

Area: 4,600 m²

Construction cost: confidential

Year: 2024 – ongoing

Project and cost management for the reconstruction and expansion of the storage and office areas of the IKEA Belgrade store.

STMG Selected Experience – Project & Cost Management

Kraljeva česma



Location: Belgrade, Serbia

Type: Residential

Area: 25,000 m²

Construction cost: confidential

Year: 2022 – ongoing

Project management services for the construction of a commercial-residential complex comprising 10 freestanding buildings.

Pre-acquisition TDD reporting related to the development of the complex.

STMG Selected Experience – Project & Cost Management

Hyde Park – Shell&core works, buildings G and H



Location: Belgrade, Prokop, Serbia
Area: 4616 m² per building, total 9232 m²
Construction cost: confidential
Year: 2024 – 2025.

Praćenje izgradnje objekata G i H u okviru poslovnog kompleksa „Hyde Park City“. Tehnički nadzor i tehnički konsultant investitora.

OCSIAL



Location: Stara Pazova, Serbia
Type: Industrial, Logistics
Area: 10,000 m²
Year: 2024 – 2025.

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

STMG Selected Experience – Project & Cost Management

Akytec – EI OPEK Niš



Location: Niš, Serbia

Type: Industrial, Logistics

Area: 6,000 m²

Construction cost: € 2 mil.

Year: 2023 – 2025.

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

Smart Business Technologies (Yandex)



Location: Belgrade, Serbia

Type: Office

Area: 10,000 m²

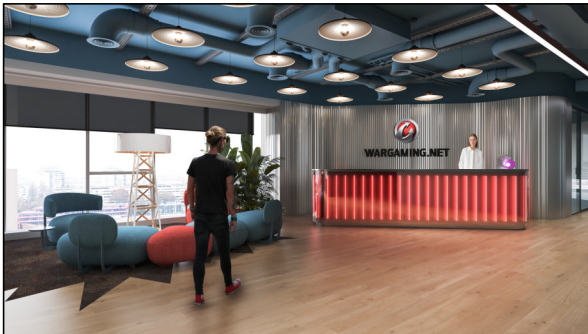
Construction cost: € 10 M

Year: 2023 – 2024.

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

STMG Selected Experience – Project & Cost Management

Wargaming Newbe & ZipWire



Location: Belgrade, Serbia
Type: Office
Area: 5,400 m², 4,500
Construction cost: € N/A
Year: 2023 – 2024.
Site supervision on new office fit-out works.

IKEA Retail Park (AVA Shopping Park)



Location: Belgrade, Serbia
Type: Retail
Area: 45,500 m²
Construction cost: confidential
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
Type: Industrial, Logistics
Area: 15,000 m²
Construction cost: € 7 M
Year: 2021 – 2023.

Project manager (FIDIC Engineer) for the construction of three film studios.

Vienna Airport Logistic Complex



Location: Vienna, Austria
Type: Industrial, Logistics
Area: 74,000 m²
Construction cost: € 60 M
Year: 2021 – 2023

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

STMG Selected Experience – Project & Cost Management

Helios – Business Park Zagreb



Location: Zagreb, Croatia

Type: Industrial, Logistics

Area: 102,000 m²

Construction cost: N/A

Year: 2010 – 2023.

Project and cost management, design, and programme management for the construction of new halls, and the reconstruction and refurbishment of over 25,000 m² of existing premises.

IKEA Service Office Rebuild



Location: Belgrade, Serbia

Type: Office

Area: 1,500 m²

Construction cost: € 0.2 M

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

MTU Aero Engines New MRO Piece Part Repair Facility



Location: Stara Pazova, Serbia
Type: Industrial, Logistics
Area: 42,000 m²
Construction cost: € 40 M
Year: 2020 – 2022.

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

BW Aqua & Verde



Location: Belgrade, Serbia
Type: Residential
Area: 71,000 m²
Construction cost: € 50 M
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 Arcadia & Aurora



Location: Belgrade, Serbia
Type: Residential
Area: 78,000 m²
Construction cost: € 50 M
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.

BW Magnolia



Location: Belgrade, Serbia
Type: Residential
Area: 18,000 m²
Construction cost: € 12 M
Year: 2018 – 2020.

Design and 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 for the construction of a residential-retail building with an associated underground garage.

STMG Selected Experience – Project & Cost Management

BW Vista & Parkview



Location: Belgrade, Serbia
Type: Residential
Area: 75,000 m²
Construction cost: € 40 M
Year: 2017 – 2019.

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

BW The Residences



Location: Belgrade, Serbia
Type: Residential
Area: 75,000 m²
Construction cost: € 50 M
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

OPEL car dealers' showrooms



Location: Balkan region
Type: Retail
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.

Etihad Alitalia Malpensa Lounge



Location: Milan, Italy
Area: 750 m²
Construction cost: € 1.7 M
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

Societe Generale – solar power plant



Location: Belgrade, Serbia

Area: 1,023 m²

Construction cost: € N/A

Year: 2016.

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

Air Serbia Business Lounge



Location: Belgrade, Serbia

Type: Hospitality, Leisure

Area: 400 m²

Construction cost: € 0.8 M

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.

STMG Selected Experience – Project & Cost Management

Air Serbia Catering



Location: Belgrade, Serbia
Area: 7,500 m²
Construction cost: € 1.2 M
Year: 2015

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

Swarovski production plant



Location: Subotica, Serbia
Type: Industrial, Logistics
Area: 17,000 m²
Construction cost: € 17 M
Year: 2014 - 2015

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

STMG Selected Experience – Project & Cost Management

Societe Generale Back Office Belgrade



Location: Belgrade, Serbia
Type: Office
Area: 7,000 m²
Construction cost: € 10.5 M
Year: 2014 – 2016.

Project and Cost management on the construction of the office building.

Delta Generali Mala Kula



Location: Belgrade, Serbia
Type: Office
Area: 10,800 m²
Construction cost: € 1.5 M
Year: 2014 – 2015.

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

STMG Selected Experience – Project & Cost Management

Zemun Park



Location: Belgrade, Serbia

Type: Retail

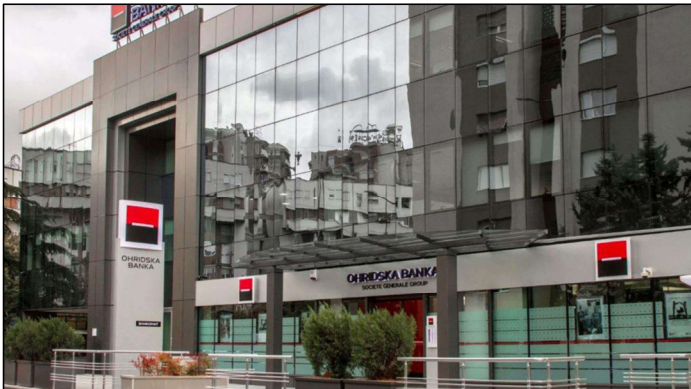
Area: 15,500 m²

Construction cost: € 8 M

Year: 2013 – 2014.

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

Societe Generale Head Office Skopje



Location: Skopje, North Macedonia

Type: Office

Area: 2,500 m²

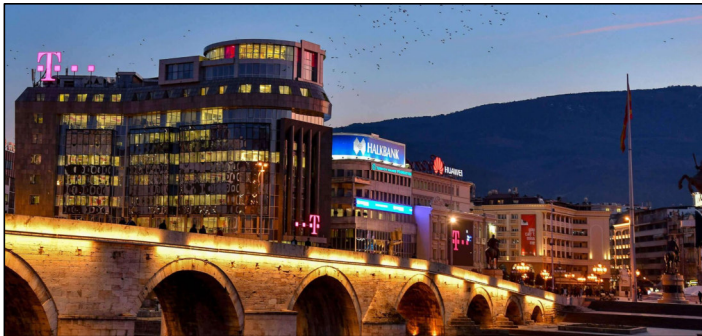
Construction cost: € 1.5 M

Year: 2012 – 2013.

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

STMG Selected Experience – Project & Cost Management

Makedonski Telekom Head Office Skopje



Location: Skopje, North Macedonia

Type: Office

Area: 12,200 m²

Construction cost: € 20 M

Year: 2011 – 2012.

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

Interex Obrenovac



Location: Obrenovac, Serbia

Type: Retail

Area: 7,500 m²

Construction cost: € 3.5 M

Year: 2009.

Site supervision and design management services for the construction of the hypermarket with an associated commercial area.

STMG Selected Experience – Project & Cost Management

Block 43



Location: Belgrade, Serbia

Type: Office

Area: 3,900 m²

Construction cost: € 5 M

Year: 2008 – 2009.

Project and cost management, as well as site supervision, for the construction of the office building during the shell and core phase.

Shopping mall Ušće



Location: Belgrade, Serbia

Type: Retail

Area: 115,000 m²

Construction cost: € 70 M

Year: 2008 – 2009.

Project and cost management for the construction of the multifunctional shopping centre.

STMG Selected Experience – Project & Cost Management

Sava City



Location: Belgrade, Serbia
Type: Office
Area: 35,000 m²
Construction cost: € 40 M
Year: 2007 – 2009.

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

GTC Avenue

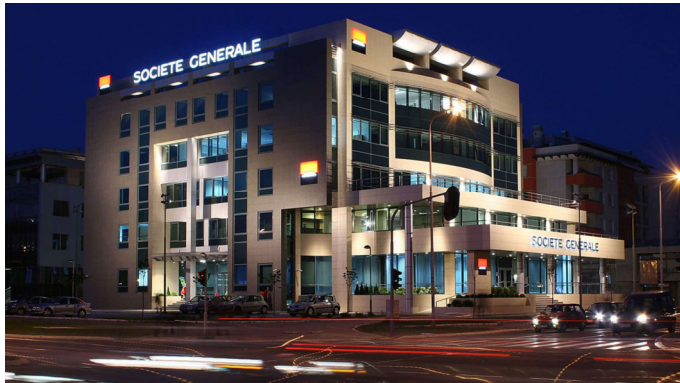


Location: Belgrade, Serbia
Type: Office
Area: 65,000 m²
Construction cost: € 32 M
Year: 2005 – 2008.

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

STMG Selected Experience – Project & Cost Management

Societe Generale Head Office Belgrade



Location: Belgrade, Serbia
Type: Office
Area: 8,000 m²
Construction cost: € 8 M
Year: 2005 – 2006.

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

GTC House



Location: Belgrade, Serbia
Type: Office
Area: 18,000 m²
Construction cost: € 12 M
Year: 2003 – 2005.

Project and cost manager for the office block development comprising an underground garage and seven above-ground levels.

Services

Technical Due Dilligence

2,8 Million

 Office

 Retail

 Hospitality, Leisure

 Industrial, Logistics



STMG Selected Experience – Technical Due Diligence

Kraljeva česma



Location: Belgrade, Serbia
Type: Office / Residential
Area: 25,000 m²
Construction cost: € N/A
Year: 2022.

Pre-acquisition technical due diligence reporting related to the development of a residential and business complex.

Hotel Falkensteiner



Location: Bečići, Montenegro
Type: Hospitality, Leisure
Area: 23,800 m²
Construction cost: € N/A
Year: 2021.

Pre-acquisition TDD report on the property status of the hotel.

STMG Selected Experience – Technical Due Diligence

Delta City Podgorica



Location: Podgorica, Montenegro

Type: Retail

Area: 49,000 m²

Construction cost: € N/A

Year: 2021.

TDD reporting and technical assessment of the shopping centre.

Kruševac Shopping Park



Location: Kruševac, Serbia

Type: Retail

Area: 9,000 m²

Construction cost: N/A

Year: 2021.

TDD reporting in relation to the shopping park.

STMG Selected Experience – Technical Due Diligence

VGP Park Lucko



Location: Zagreb, Croatia
Type: Industrial, Logistics
Area: 32,000 m²
Construction cost: € N/A
Year: 2021.

Pre-acquisition technical due diligence report for a greenfield development: construction of the logistics complex.

VGP Park Belgrade

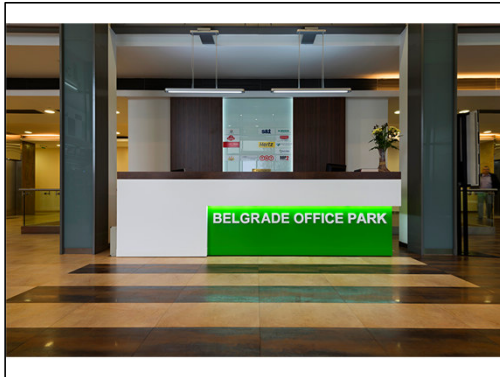


Location: Dobanovci, Belgrade, Serbia
Type: Industrial, Logistics
Area: 333,000 m²
Construction cost: € N/A
Year: 2021.

Pre-acquisition technical due diligence report for a greenfield development: construction of the logistics complex.

STMG Selected Experience – Technical Due Diligence

Belgrade Office Park



Location: Belgrade, Serbia

Type: Office

Area: 37,300 m²

Construction cost: € N/A

Year: 2021.

Pre-acquisition TDD reporting for the office building.

STMG Selected Experience – Technical Due Diligence

Kragujevac Plaza



Location: Kragujevac, Serbia
Type: Retail
Area: 51,700 m²
Construction cost: € N/A
Year: 2021.

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

AVIV Park Zrenjanin



Location: Zrenjanin, Serbia
Type: Retail
Area: 25,000 m²
Construction cost: € N/A
Year: 2020.

TDD reporting relative to the property status of the retail park.

STMG Selected Experience – Technical Due Diligence

Indotek GTC



Location: Belgrade, Serbia
Type: Office
Area: 165,000 m²
Construction cost: € N/A
Year: 2020.

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

Hotels Kalamota & Nimfa



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

Technical due diligence reporting for the hotels.

STMG Selected Experience – Technical Due Diligence

Project Azure Croatia



Location: Croatia
Type: Retail
Area: 88,000 m²
Construction cost: € N/A
Year: 2019.

Pre-acquisition TDD reporting relating to five retail assets in Zagreb, Slavonski Brod, Rijeka, and Zadar.

Zemun Park



Location: Belgrade, Serbia
Type: Retail
Area: 77,000 m²
Construction cost: N/A
Year: 2019.

TDD reporting relative to the retail park development.

STMG Selected Experience – Technical Due Diligence

Capitol Park Rakovica



Location: Belgrade, Serbia

Type: Retail

Area: 19,300 m²

Construction cost: € N/A

Year: 2019.

Pre-acquisition technical due diligence reporting on the retail park constructed in 2018.

Chedi Hotel Luštica



Location: Luštica, Montenegro

Type: Hospitality, Leisure

Area: 16,000 m²

Construction cost: € 95M

Year: 2019.

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

STMG Selected Experience – Technical Due Diligence

Fashion Park Indija



Location: Indija, Serbia
Type: Retail
Area: 14,300 m²
Construction cost: € N/A
Year: 2019.

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

AVIV Park Pančevo



Location: Pančevo, Serbia
Type: Retail
Area: 30,000 m²
Construction cost: € N/A
Year: 2018.

Pre-acquisition TDD reporting concerning the open-air retail park constructed between 2009 and 2015.

STMG Selected Experience – Technical Due Diligence

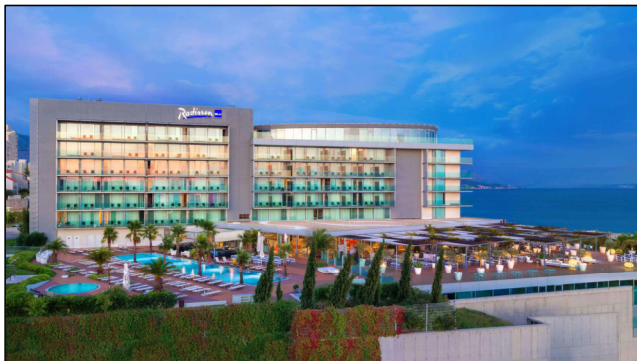
City Plaza Zagreb



Location: Zagreb, Croatia
Type: Office
Area: 44,500 m²
Construction cost: € N/A
Year: 2018.

Technical due diligence reporting for the multipurpose complex.

Radisson Blu Hotel



Location: Split, Croatia
Type: Hospitality, Leisure
Area: 46,500 m²
Construction cost: € N/A
Year: 2018.

Pre-acquisition TDD reporting regarding the property status of the Radisson Blu Hotel, Aparthotel, and appurtenant plots.

STMG Selected Experience – Technical Due Diligence

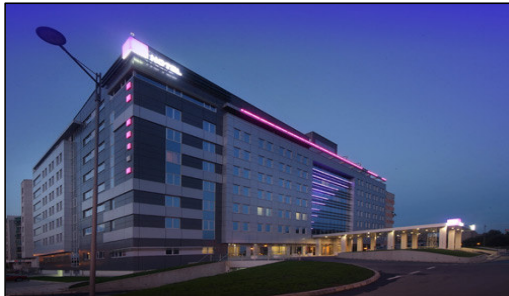
Hotel Park



Location: Belgrade, Serbia
Type: Hospitality, Leisure
Area: 7,600 m²
Construction cost: € N/A
Year: 2018.

Pre-acquisition technical due diligence reporting for a 3-star hotel.

Hotel In



Location: Belgrade, Serbia
Type: Hospitality, Leisure
Area: 12,500 m²
Construction cost: € N/A
Year: 2018.

Pre-acquisition technical due diligence reporting for a 4-star hotel.

STMG Selected Experience – Technical Due Diligence

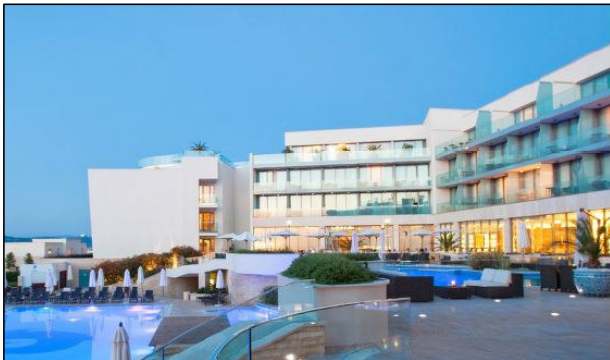
Hotel Ambassador



Location: Niš, Serbia
Type: Hospitality, Leisure
Area: 7,700 m²
Construction cost: € N/A
Year: 2018.

Technical due diligence reporting for the hotel property.

Kempinski Hotel



Location: Istria, Croatia
Type: Hospitality, Leisure
Area: 910,000 m²
Construction cost: € N/A
Year: 2017.

Technical due diligence reporting for the hotel complex.

STMG Selected Experience – Technical Due Diligence

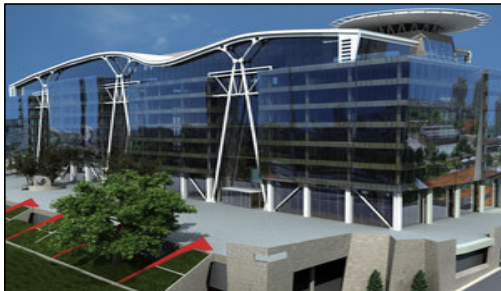
MKT / TMMK TKC Data center



Location: Skopje, North Macedonia
Type: Data centre
Area: N/A
Construction cost: € N/A
Year: 2017.

Tier 3 high-level screening report for TK Centre to assist the Client in identifying a long-term, viable, and cost-effective solution for data centre placement.

B23 Office Park



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

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

STMG Selected Experience – Technical Due Diligence

VIVO Shopping Park



Location: Jagodina, Serbia
Type: Retail
Area: 25,300 m²
Construction cost: € N/A
Year: 2016.

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

MANI Business Park



Location: Zagreb, Croatia
Type: Retail
Area: 14,500 m²
Construction cost: € N/A
Year: 2016.

Pre-acquisition TDD reporting to support the client's preparation of the asset's market acquisition proposal and strategy.

STMG Selected Experience – Technical Due Diligence

Danfoss energy audit



Location: Kamnik & Ljubljana, Slovenia

Type: Industrial, Logistics

Area: 19,500 m²

Construction cost: € N/A

Year: 2016.

Energy audit for two Danfoss factories in Slovenia.

Belgrade Plaza



Location: Belgrade, Serbia

Type: Retail

Area: 62,000 m²

Construction cost: € N/A

Year: 2016.

TDD reporting and technical assessment of the shopping center under construction.

STMG Selected Experience – Technical Due Diligence

Hilton Podgorica



Location: Podgorica, Montenegro
Type: Hospitality, Leisure
Area: 26,700 m²
Construction cost: € N/A
Year: 2013 – 2016.

Critical appraisal of the existing Crna Gora Hotel for its proposed reconstruction into a Hilton hotel.

IKL



Location: Belgrade, Serbia
Type: Industrial, Logistics
Area: 106,000 m²
Construction cost: € N/A
Year: 2014.

TDD reporting in relation to the IKL complex (the former ball-bearing factory, which has been out of business for over 20 years). The project envisaged the development of a modern shopping mall and an office centre of approximately 106,000 m².

STMG Selected Experience – Technical Due Diligence

Capitol Park Šabac



Location: Šabac, Serbia
Type: Retail
Area: 9,500 m²
Construction cost: € N/A
Year: 2014.

Pre-acquisition TDD reporting for the retail park.

Business Center Čelebić



Location: Podgorica, Montenegro
Type: Office
Area: 7,000 m²
Construction cost: € N/A
Year: 2014.

Pre-acquisition TDD reporting for the office building.

STMG Selected Experience – Technical Due Diligence

Brownfield project in Pećinci



Location: Pećinci, Serbia
Type: Industrial, Logistics
Area: 6,200 m²
Construction cost: € N/A
Year: 2014.

Technical due diligence reporting for the refurbishment of the existing warehouse in Pećinci for mixed-use occupancy (production, storage and office).

Baumax Slovenia



Location: Maribor, Celje and Kranj, Slovenia
Type: Retail
Area: 35,800 m²
Construction cost: € N/A
Year: 2014.

TDD reporting relative to three stores: Maribor, Celje, and Kranj.

STMG Selected Experience – Technical Due Diligence

Delhaize Banja Luka



Location: Banja Luka, Republic of Srpska

Type: Retail

Area: 8,000 m²

Construction cost: € N/A

Year: 2014.

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

Konzum



Location: Croatia

Type: Retail

Area: 32,000 m²

Construction cost: € N/A

Year: 2013, 2015, 2018.

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

STMG Selected Experience – Technical Due Diligence

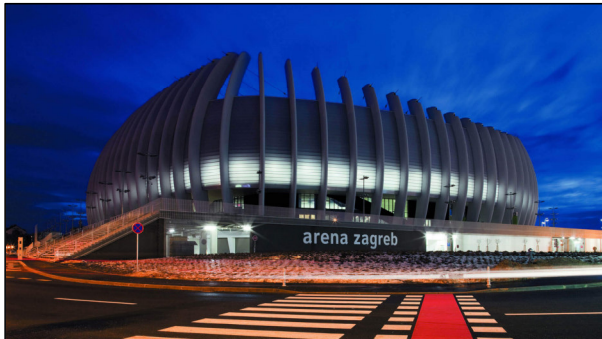
Jat Airways – Etihad



Location: Belgrade, Serbia
Type: Industrial, Logistics
Area: 27,000 m²
Construction cost: € N/A
Year: 2013.

TDD reporting for commercial and industrial assets within JAT Airways portfolio.

Arena Zagreb



Location: Zagreb, Croatia
Type: Sport
Area: 90,000 m²
Construction cost: € N/A
Year: 2013.

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

STMG Selected Experience – Technical Due Diligence

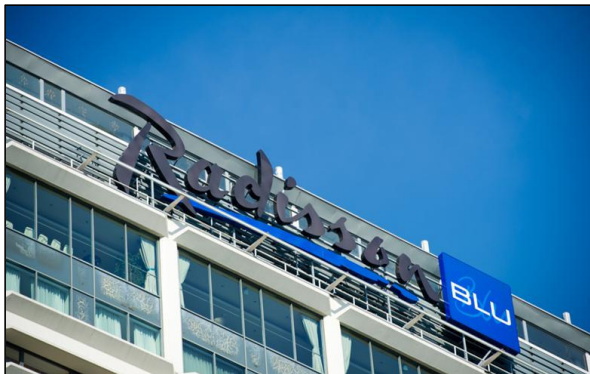
First Bay Resort



Location: Primošten, Croatia
Type: Hospitality, Leisure
Area: 31,000 m²
Construction cost: € N/A
Year: 2011.

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

Radisson Hotel



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

Preparation of a cost plan for a 5-star hotel.

STMG Selected Experience – Technical Due Diligence

Marbo



Location: Laktaši, Republic of Srpska, Bački Maglič, Serbia
Type: Industrial, Logistics
Area: 39,000 m²
Construction cost: € N/A
Year: 2008.

Technical audit of food production properties.

Marina Dorćol



Location: Belgrade, Serbia
Type: Residential
Area: 76,000 m²
Construction cost: € N/A
Year: 2007, 2008.

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

Services

Lender Supervision

2,3

 Office

 Retail

 Hospitality, Leisure

 Residential

 Industrial, Logistics



STMG Selected Experience – Lender Supervision

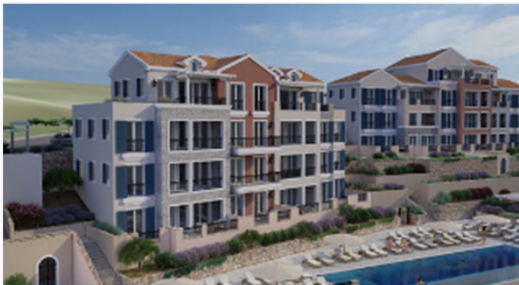
Hotel Carine



Location: Tivat, Montenegro
Type: Hospitality, Leisure
Area: 84,000 m²
Construction cost: € 26 M
Year: 2025 – ongoing

Lender supervision services.

Marina Village Lustica, Clusters J & K



Location: Luštica, Montenegro
Type: Luxury residences in Marina Village Lustica Bay
Area: 11,900 m²
Construction cost: € 24 M
Year: 2025 – ongoing

Lender supervision services.

STMG Selected Experience – Lender Supervision

Hotel Golden Coast



Location: Sutomore, Montenegro
Type: Hospitality, Leisure
Area: 17,620 m²
Construction cost: € 22 M
Year: 2025 – ongoing

Lender supervision services.

Emerald Mountain Residence 2



Location: Žabljak, Montenegro
Type: Hospitality, Leisure – condo hotel
Area: 10,000 m²
Construction cost: € 13 M
Year: 2025 – ongoing

Lender supervision services.

STMG Selected Experience – Lender Supervision

Parkside Residences



Location: Tivat, Montenegro
Type: Residential
Area: 14,835 m²
Construction cost: € 20 M
Year: 2025 – ongoing

Lender supervision services.

Galens A2



Location: Novi Sad, Serbia
Type: Residential
Area: 22,400 m²
Construction cost: € 25 M
Year: 2025 – ongoing

Lender supervision services.

STMG Selected Experience – Lender Supervision

Porta Residence



Location: Bar, Montenegro

Type: Residential

Area: 7,550 m²

Construction cost: € 7.1 M

Year: 2025 – ongoing

Lender supervision services.

ACB East Gate



Location: Belgrade, Serbia

Type: Office

Area: 36,700 m²

Construction cost: € 60 M

Year: 2024 – ongoing

Lender supervision services.

STMG Selected Experience – Lender Supervision

AFI Zmaj West



Location: Zemun, Serbia
Type: Office
Area: 39,000 m²
Construction cost: € 40 M
Year: 2024 – ongoing

Lender supervision services.

Brankov Business Center

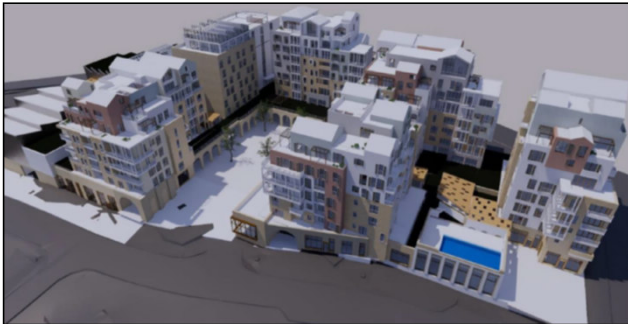


Location: Belgrade, Serbia
Type: Office
Area: 10,460 m²
Construction cost: € 13,5 M
Year: 2024 – ongoing

Lender supervision services.

STMG Selected Experience – Lender Supervision

Boka Place



Location: Tivat, Montenegro
Type: Hospitality, Leisure
Area: 76,165 m²
Construction cost: € 147 M
Year: 2023 – ongoing

Lender supervision services for the construction of luxury residential-retail and hotel complex near Porto Montenegro.

Airport Garden



Location: Belgrade, Serbia
Type: Residential
Area: 50,700 m²
Construction cost: € 62 M
Year: 2023 – ongoing

Lender supervision services.

STMG Selected Experience – Lender Supervision

New Minel



Location: Belgrade, Serbia

Type: Residential

Area: 75,000 m²

Construction cost: € 69 M

Year: 2023 – ongoing

Lender supervision services.

Emerald Mountain Residence



Location: Žabljak, Montenegro

Type: Residential

Area: 6,490 m²

Construction cost: € 8,7 M

Year: 2023 – ongoing

Lender supervision services.

STMG Selected Experience – Lender Supervision

Montex



Location: Zemun, Serbia

Type: Residential

Area: 50,000 m²

Construction cost: € 45 M

Year: 2022 – ongoing

Lender supervision services.

Sava Centar Congress Building



Location: Belgrade, Serbia

Type: Cultural

Area: 100,000 m²

Construction cost: € 120 M

Year: 2022 – ongoing

Lender supervision services.

STMG Selected Experience – Lender Supervision

Retail Park Kikinda, Serbia



Location: Kikinda, Serbia

Type: Retail

Area: 5,332 m²

Construction cost: € 5.8 M

Year: 2024 – 2025.

Lender supervision services for the construction of a retail park and associated infrastructure.

Retail Park Prokuplje, Serbia



Location: Prokuplje, Serbia

Type: Retail

Area: 8,755 m²

Construction cost: € 9.1M

Year: 2024 – 2025.

Lender supervision services for the construction of a retail park and associated infrastructure.

STMG Selected Experience – Lender Supervision

Lamartinova



Location: Belgrade, Serbia
Type: Office / Residential
Area: 2,600 m²
Construction cost: € 3.3 M
Year: 2021 – 2024.

Lender supervision services for the construction of a residential-office building.

Zelena Avenija



Location: Belgrade, Serbia
Type: Residential
Area: 20,500 m²
Construction cost: € 20 M
Year: 2020 - 2023

Lender supervision services for the development of phases 3 and 4 of the residential complex.

STMG Selected Experience – Lender Supervision

Cable car Kotor - Lovćen



Location: Dub (Kotor) – Kuk (Lovćen mountain), Montenegro
Type: Industrial, Logistics
Area: 2,766 m²
Construction cost: € 20 M
Year: 2023.

Lender supervision services for the construction of the first segment of the cable car, covering the sections between the Dub and Kuk terminals, with accompanying facilities. The cable car route length is 3,917 m, and the gross building area of the facilities is 2,766 m².

BIG Residences



Location: Belgrade, Serbia
Type: Residential
Area: 18,000 m²
Construction cost: € 21 M
Year: 2022 – 2023.

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

STMG Selected Experience – Lender Supervision

Blue Bay Resort



Location: Donji Stoliv, Montenegro
Type: Hospitality, Leisure
Area: 13,200 m²
Construction cost: € 18.1 M
Year: 2021 – 2023.

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

Hotel Jahorina Mountain Resort & Spa



Location: Jahorina, Bosnia & Herzegovina
Type: Hospitality, Leisure
Area: 73,000 m²
Construction cost: € 56.2 M
Year: 2022.

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

STMG Selected Experience – Lender Supervision

Ventura Park



Location: Podgorica, Montenegro
Type: Office/Residential
Area: 32,500 m²
Construction cost: € 12.6 M
Year: 2022.

Lender supervision services for the construction of a residential-office building.

New wing BIG CEE



Location: Novi Sad, Serbia
Type: Retail
Area: 8,300 m²
Construction cost: € 8.9 M
Year: 2021 – 2022.

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

STMG Selected Experience – Lender Supervision

Hotel Zepter



Location: Vrnjačka banja, Serbia
Type: Hospitality, Leisure
Area: 18,900 m²
Construction cost: € 10.4 M
Year: 2021 – 2022.

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

Duvanjska



Location: Belgrade, Serbia
Type: Residential
Area: 1,600 m²
Construction cost: € 1.5 M
Year: 2021 – 2022.

Lender supervision services for the construction of two residential buildings.

STMG Selected Experience – Lender Supervision

Novkabel complex



Location: Novi Sad, Serbia
Type: Office
Area: 5,500 m²
Construction cost: € 4.4 M
Year: 2021 – 2022.

Lender supervision services for the reconstruction of the office building within the complex.

Zen Hill



Location: Belgrade, Serbia
Type: Residential
Area: 7,800 m²
Construction cost: € 6.2 M
Year: 2020 – 2022.

Lender supervision services for the construction of the residential building.

STMG Selected Experience – Lender Supervision

MIND Business Park Phases I & II



Location: Lužnice, Serbia
Type: Industrial, Logistics
Area: 65,400 m²
Construction cost: € 60.7 M
Year: 2019 – 2022.

Lender supervision services for the construction of 10 facilities, the main complex infrastructure, and the access road.

West 65 Phase II

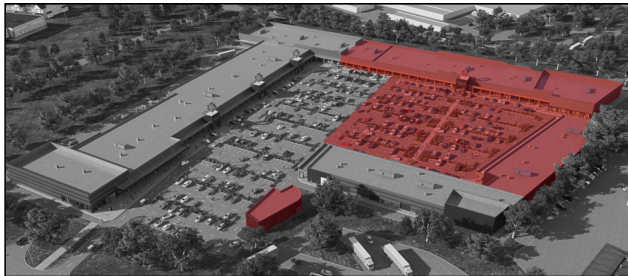


Location: Belgrade, Serbia
Type: Residential / Retail
Area: 71,000 m²
Construction cost: € 185 M
Year: 2018 – 2022.

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

STMG Selected Experience – Lender Supervision

Zemun Park



Location: Belgrade, Serbia
Type: Retail
Area: 8,200 m²
Construction cost: € 5.9 M
Year: 2021.

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

Avenue Garden



Location: Novi Sad, Serbia
Type: Office / Residential
Area: 32,000 m²
Construction cost: € 20.5 M
Year: 2020 – 2021.

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

STMG Selected Experience – Lender Supervision

JML Aparthotel



Location: Belgrade, Serbia
Type: Hospitality, Leisure
Area: 8,700 m²
Year: 2020 – 2021.
Lender supervision services on the construction of the hotel.

Pregrevica



Location: Belgrade, Serbia
Type: Residential
Area: 3,100 m²
Construction cost: € 2.9 M
Year: 2019 - 2021
Lender supervision services for the construction of a residential building.

STMG Selected Experience – Lender Supervision

Tri nove



Location: Belgrade, Serbia

Type: Residential

Area: 29,500 m²

Construction cost: € 20.5 M

Year: 2019 – 2021.

Lender supervision services for the construction of the residential building.

K2 NCR



Location: Belgrade, Serbia

Type: Office

Area: 57,000 m²

Construction cost: € 79 M

Year: 2019 - 2021

Lender supervision services on the construction of an office block.

STMG Selected Experience – Lender Supervision

Square 43



Location: Belgrade, Serbia
Type: Residential / Retail
Area: 14,000 m²
Construction cost: € 14 M
Year: 2020.

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

Cable car Sljeme



Location: Zagreb, Croatia
Type: Industrial, Logistics
Area: 15,400 m²
Construction cost: € 70 M
Year: 2019 – 2020.

Lender supervision services for the construction of a new cable car connecting Zagreb with Sljeme peak on Medvednica mountain. The cable car route length is 5,017 m, with a gross building area of the facilities of 15,400 m².

STMG Selected Experience – Lender Supervision

Monte Rosa



Location: Belgrade, Serbia
Type: Residential
Area: 2,000 m²
Construction cost: € 2.6 M
Year: 2019 – 2020.

Lender supervision services on the construction of the residential building.

Soho City Bar



Location: Bar, Montenegro
Type: Office / Residential
Area: 26,300 m²
Construction cost: € 21.5 M
Year: 2019 – 2020.

Lender supervision services for the construction of a residential-office complex consisting of two identical buildings and a shared underground garage.

STMG Selected Experience – Lender Supervision

BIG Fashion Retail Box, Phase I



Location: Belgrade, Serbia
Type: Retail
Area: 25,000 m²
Construction cost: € 20 M
Year: 2019 – 2020.

Lender supervision services for the construction of a retail facility, representing the first phase of the BIG Fashion Park residential-commercial-office complex.

Ada Mall

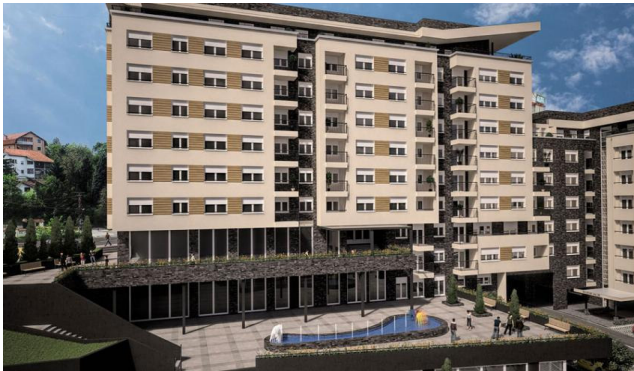


Location: Belgrade, Serbia
Type: Retail
Area: 95,000 m²
Construction cost: € 110 M
Year: 2017 – 2020.

Lender supervision services for the construction of the shopping centre.

STMG Selected Experience – Lender Supervision

Paunov breg



Location: Belgrade, Serbia
Type: Residential / Retail
Area: 44,700 m²
Construction cost: € 24.6 M
Year: 2013 – 2020.

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

Airport City



Location: Belgrade, Serbia
Type: Office
Area: 155,500 m²
Construction cost: € 107 M
Year: 2005 – 2009, 2020.

Lender supervision services for the construction of an office complex comprising eight buildings.

STMG Selected Experience – Lender Supervision

Hotel Ambassador



Location: Niš, Serbia
Type: Hospitality, Leisure
Area: 7,700 m²
Construction cost: € 5.5 M
Year: 2018 – 2019.

Lender supervision services for the project involving refurbishment of the existing hotel.

Hotel complex Jadran Resort



Location: Perast, Montenegro
Type: Hospitality, Leisure
Area: 10,000 m²
Construction cost: € 11.5 M
Year: 2018 – 2019.

Lender supervision services for the refurbishment of Smekja Palace and the reconstruction and construction of seven buildings within the resort.

STMG Selected Experience – Lender Supervision

West 65 Complex - Construction of Eleven Buildings in Phases



Location: Belgrade, Serbia
Type: Residential
Area: 81,000 m²
Construction cost: € 56.7 M
Year: 2012 – 2019.

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

Wind rose



Location: Dobra voda, Montenegro
Type: Hospitality, Leisure
Area: 1,200 m²
Construction cost: € 5.5 M
Year: 2017 – 2018.

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

STMG Selected Experience – Lender Supervision

BIG Fashion Park



Location: Belgrade, Serbia

Type: Retail

Area: 62,000 m²

Construction cost: € 74 M

Year: 2016 – 2017.

Lender supervision services for the construction of the shopping mall.

Lavender Bay



Location: Morinj, Montenegro

Type: Residential

Area: 3,300 m²

Construction cost: € 3.1 M

Year: 2016

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

STMG Selected Experience – Lender Supervision

Mall of Split



Location: Split, Croatia
Type: Retail
Area: 190,000 m²
Construction cost: € 150 M
Year: 2014 – 2016.

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

Hilton Podgorica



Location: Podgorica, Montenegro
Type: Hospitality, Leisure
Area: 26,700 m²
Construction cost: € 46 M
Year: 2013 – 2016.

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

STMG Selected Experience – Lender Supervision

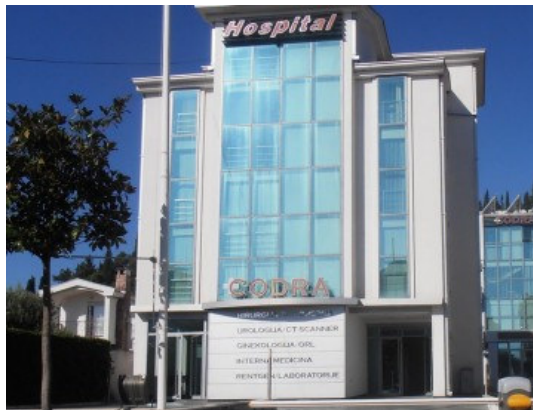
GTC Block 41



Location: Belgrade, Serbia
Type: Office
Area: 25,000 m²
Construction cost: € 17 M
Year: 2015.

Lender supervision services for the construction of the business complex.

Codra hospital



Location: Podgorica, Montenegro
Area: 4,500 m²
Construction cost: € 1.8 M
Year: 2014 - 2015

Lender supervision services on hospital extension.

STMG Selected Experience – Lender Supervision

Sveti Stefan Hotel Complex



Location: Sveti Stefan, Montenegro
Type: Hospitality, Leisure
Area: 32,400 m²
Construction cost: € 56 M
Year: 2011 – 2015.

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

Block 11a



Location: Belgrade, Serbia
Type: Residential
Area: 24,000 m²
Construction cost: € 42.5 M
Year: 2011 – 2013.

Lender supervision services for the construction of an office-hotel building.

STMG Selected Experience – Lender Supervision

T Kapija 1



Location: Pančevo, Serbia
Type: Office / Residential
Area: 43,000 m²
Construction cost: € 28 M
Year: 2009 – 2013.

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

Arena centre



Location: Zagreb, Croatia
Type: Retail
Area: 200,000 m²
Construction cost: € 245 M
Year: 2009 – 2011.

Lender supervision services for the construction of a shopping mall.

STMG Selected Experience – Lender Supervision

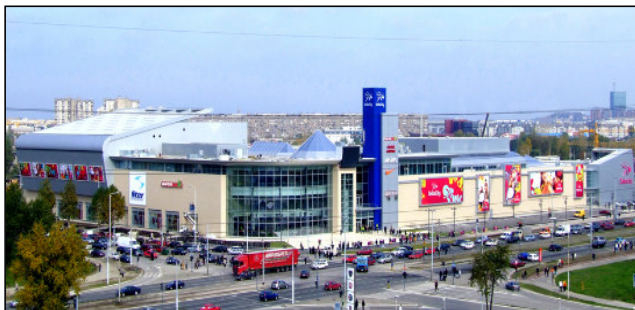
Mercator



Location: Kragujevac, Kruševac, Serbia
Type: Retail
Area: 40,000 m²
Construction cost: € 33 M
Year: 2007 – 2009.

Lender supervision services for the construction of two shopping centres.

Delta City Belgrade



Location: Belgrade, Serbia
Type: Retail
Area: 78,000 m²
Construction cost: € 74 M
Year: 2006 – 2008.

Lender supervision services on the construction of shopping mall.

Services

Facility Management



Residential



Industrial, Logistics



Europe Continent Map by
Vemaps.com

STMG Selected Experience – Facility Management

Helios – Business Park Zagreb



Location: Zagreb, Croatia
Type: Industrial, Logistics
Area: 102,000 m²
Construction cost: € N/A
Year: 2010 – 2023.

Facility management services for the logistics complex comprising over 90,000 m² of storage and 10,000 m² of office space.

Belville






Location: Belgrade, Serbia
Type: Residential
Area: 123,000 m²
Construction cost: € N/A
Year: 2010 – 2012.

Facility management services for residential complex.

Services

Tenant Fit Out

-  Office
-  Retail
-  Residential



Europe Continent Map by
Vemaps.com

STMG Selected Experience – Tenant Fit Out

Hyde Park – Fit Out Works, Buildings G and H



IKEA SO Rebuild



Location: Belgrade, Prokop, Serbia
Area: 4616 m² per building, total 9232 m²
Construction cost: confidential
Year: 2024 – 2025.

Monitoring fit-out works in buildings G and H within the business complex “Hyde Park City”.

Technical Supervision and Technical Consultant to the Investor.

Location: Belgrade, Serbia
Area: 1,500 m²
Construction cost: € 0.2 M
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

GTC Green Heart



Location: Belgrade, Serbia
Type: Office
Area: 55,000 m²
Construction cost: € 36 M
Year: 2016 – 2020.

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

Nokia Belgrade Office Park



Location: Belgrade, Serbia
Type: Office
Area: 800 m²
Construction cost: € 0.3 M
Year: 2016.

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

STMG Selected Experience – Tenant Fit Out

SAP Bulgaria



Location: Sofia, Bulgaria
Type: Office
Area: 10,400 m²
Construction cost: € 0.8 M
Year: 2016.

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

Generali Serbia

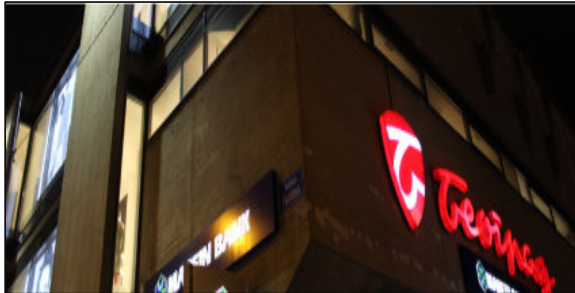


Location: Belgrade, Serbia
Type: Office
Area: 10,000 m²
Construction cost: € 1.3 M
Year: 2015.

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

STMG Selected Experience – Tenant Fit Out

C&A Department store Zemun



Location: Belgrade, Serbia

Type: Retail

Area: 1,600 m²

Construction cost: € 0.3M

Year: 2013 – 2014.

Tenant Fit Out Manager on the refurbishment of retail area.

STMG Selected Experience – Tenant Fit Out

Nokia Siemens Networks

Location: Belgrade, Serbia, Sarajevo, Bosnia & Herzegovina

Type: Office

Area: 1,500 m²

Construction cost: € 0.5 M

Year: 2012.

Tenant Fit Out Manager for 2 Nokia Siemens Networks premises.

Shopping mall Arena Centre



Location: Zagreb, Croatia

Type: Retail

Area: 200,000 m²

Construction cost: € N/A

Year: 2011.

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

STMG Selected Experience – Tenant Fit Out

GTC Square



Location: Belgrade, Serbia
Type: Office
Area: 25,000 m²
Construction cost: € N/A
Year: 2010.

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

Sava City



Location: Belgrade, Serbia
Type: Office
Area: 35,000 m²
Construction cost: € 40 M
Year: 2007 – 2009.

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

STMG Selected Experience – Tenant Fit Out

GTC Avenue



Location: Belgrade, Serbia
Type: Office
Area: 65,000 m²
Construction cost: € 32 M
Year: 2005 – 2008.

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

GTC House



Location: Belgrade, Serbia
Type: Office
Area: 18,000 m²
Construction cost: € 12 M
Year: 2005.

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

STMG Contacts

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STMG Consultancy d.o.o

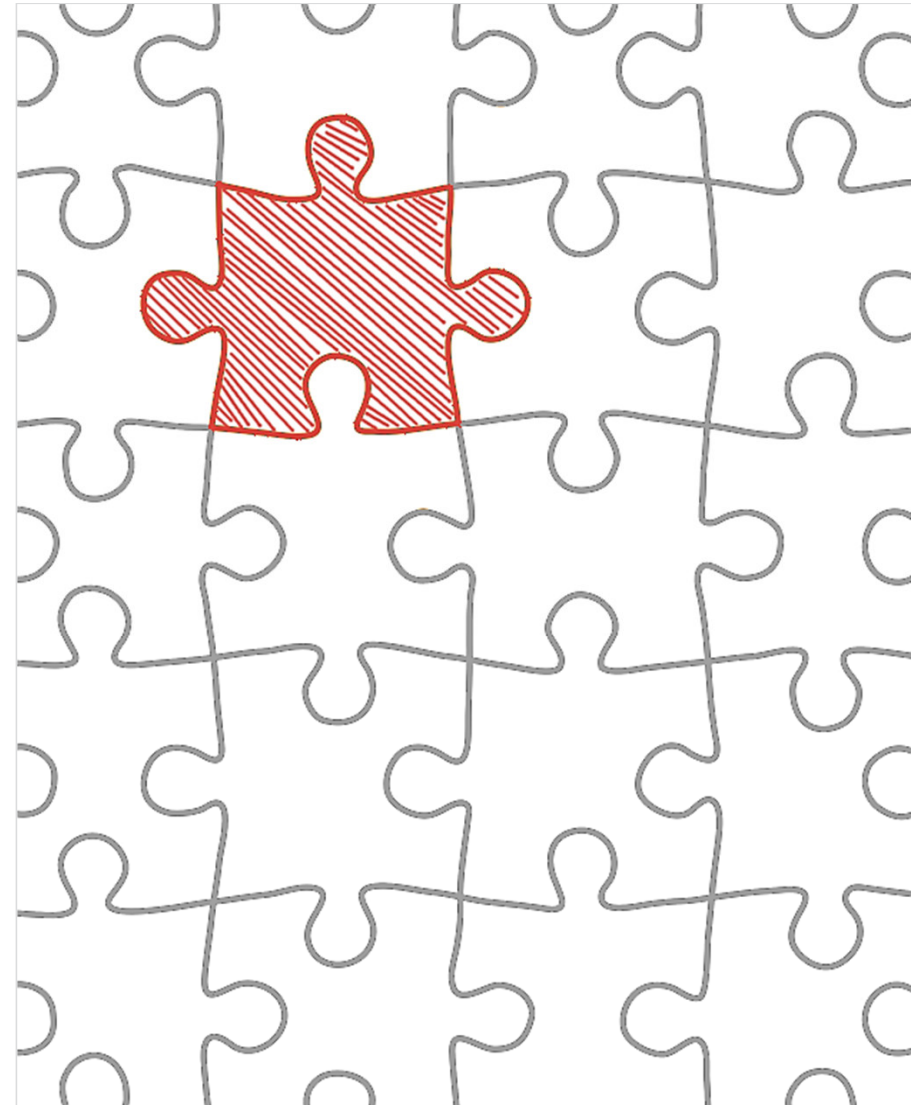
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