

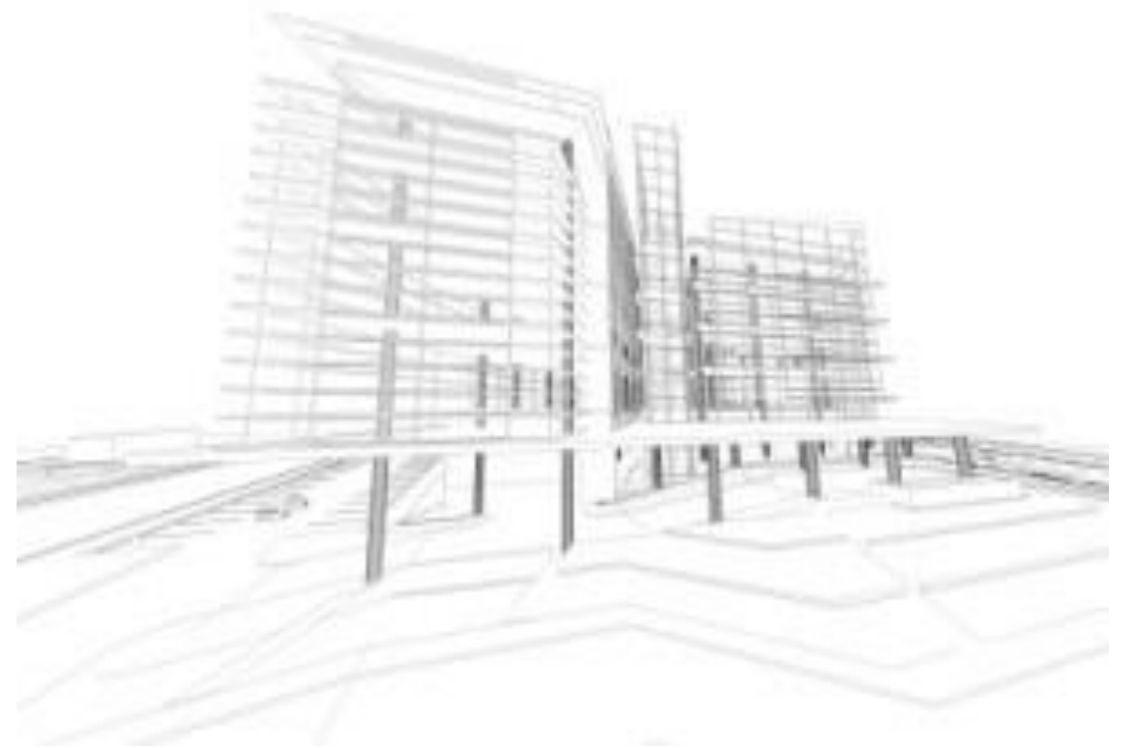
# Selected Experience



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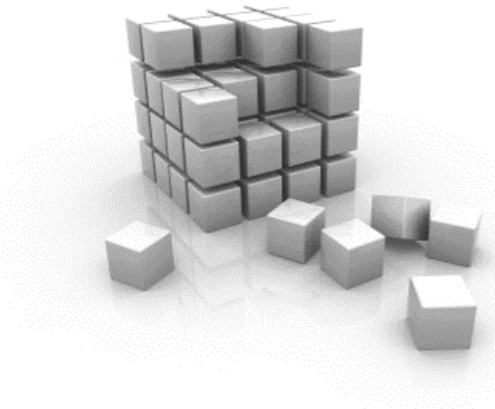
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# Company Overview

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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:

*Lenders & Investors*

*Commercial Developers*

*Residential*

*Retail*

*Hotels, Leisure & Entertainment*

*Industrial / Manufacturing / Logistics*

# 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

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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

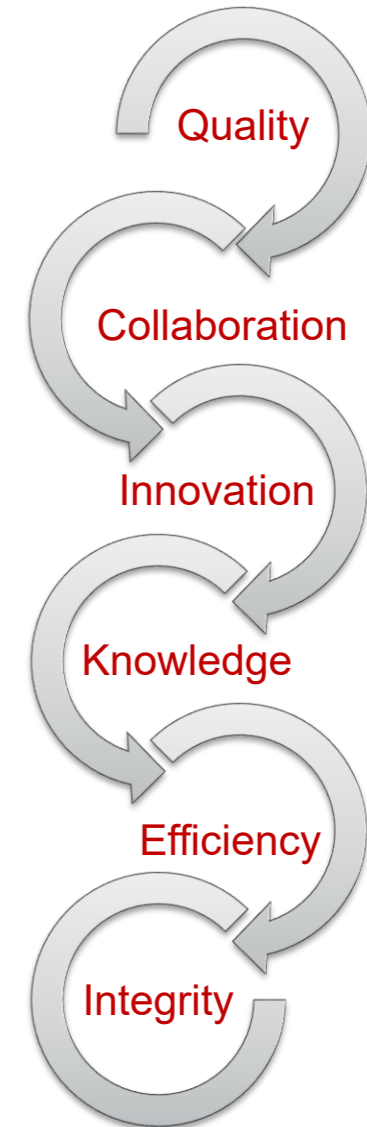
# Our values

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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 Clients



# 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.





## Project & Cost Management

**1,2** Million square meters developed

**1,0** Billion € of investments managed

 Office

 Retail

 Hospitality, Leisure

 Residential

 Industrial, Logistics



# STMG Selected Experience – Project & Cost Management

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## Eco Village Montenegro



Location: Lake Shas, Ulcinj, Montenegro

Type: Hospitality, Leisure

Area: 51,000 m<sup>2</sup>

Construction cost: N/A

Year: 2026 – ongoing

Quantity Surveying and Cost Management Services during pre-construction phase of a planned development consisting of a hotel, serviced apartments and villas including restaurants and a spa and wellness center.

# STMG Selected Experience – Project & Cost Management

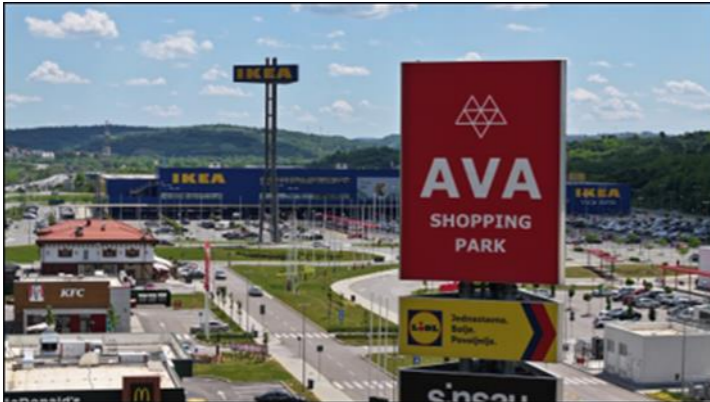
## Zvezdano brdo



Location: Belgrade, Serbia  
Type: Residential  
Area: 46,000 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2025 – ongoing

Project & Cost Management and Site supervision services on the construction of a residential complex.

## IKEA Store extension



Location: Belgrade, Serbia  
Type: Industrial, Logistics  
Area: 4,600 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2024 – ongoing

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

# STMG Selected Experience – Project & Cost Management

## OTP Bank Building, Belgrade



Location: Belgrade, Serbia  
Type: Office  
Area: 6,500 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2025 – ongoing

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

## Brook Residences



Location: Belgrade, Serbia  
Type: Residential  
Area: 3,000 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2025 – ongoing

Design and Project management services on construction of a residential complex.

# STMG Selected Experience – Project & Cost Management

## BIP Factory complex



Location: Belgrade, Serbia  
Type: Office  
Area: N/A  
Construction cost: N/A  
Year: 2025 – ongoing

Technical consultancy services related to design review of a new office building planned to be built within BIP Factory complex.

## Ungelt



Location: Belgrade, Serbia  
Type: Retail  
Area: 71,000 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2024 – ongoing

Project management services related to construction of a multipurpose commercial complex.

# STMG Selected Experience – Project & Cost Management

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## KBC Rebro – Phase III



Location: Zagreb, Croatia

Type: Hospital

Area: 66,400 m<sup>2</sup>

Construction cost: Confidential

Year: 2024 – ongoing

Consulting services (Technical Site Supervision and FIDIC Engineer): Phase III of the reconstruction of the Clinical Hospital Center Zagreb. This phase consists of the reconstruction of the hospital building and substation, the construction of an above-ground garage with a helipad, and the reconstruction of the western internal road.

# STMG Selected Experience – Project & Cost Management

## King's Fountain



Location: Belgrade, Serbia  
Type: Residential  
Area: 25,000 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2022 – ongoing

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

## Marlera Golf & Country Club



Location: Ližnjan, Croatia  
Type: Hospitality, Leisure / Sport  
Area: Total resort area: 127 ha; built area 70,000 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2024 – 2025

Project Management services on the construction of a Luxury Resort and 27 holes Golf course.

# STMG Selected Experience – Project & Cost Management

## OCSIAL



Location: Stara Pazova, Serbia  
Type: Industrial, Logistics  
Area: 10,000 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2024 – 2025.

Construction management services for the delivery of a nanomaterials manufacturing plant.

## Hyde Park – Shell&Core works, buildings G and H



Location: Belgrade, Prokop, Serbia  
Type: Office  
Area: 4,616 m<sup>2</sup> per building, total 9,232 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2024 – 2025.

Technical consultancy services, monitoring the construction of buildings G and H within the business complex "Hyde Park City".

# STMG Selected Experience – Project & Cost Management

## Mercator center



Location: Belgrade, Serbia  
Type: Retail  
Area: 19.000 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2024 – 2025.

Site supervision services on reconstruction and adaptation works on the part of Mercator center building.

## Akytec – EI OPEK Niš



Location: Niš, Serbia  
Type: Industrial, Logistics  
Area: 6,000 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2023 – 2025.

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

# STMG Selected Experience – Project & Cost Management

## IKEA Retail Park (AVA Shopping Park)



Location: Belgrade, Serbia  
Type: Retail  
Area: 45,500 m<sup>2</sup>  
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.

## Vienna Airport Logistic Complex



Location: Vienna, Austria  
Type: Industrial, Logistics  
Area: 74,000 m<sup>2</sup>  
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

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## Firefly Film Studios



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

Project manager (FIDIC Engineer) for the construction of three film studios. Monitoring schedule performance and cost control for the fabrication and installation of set scenery and interior fit-out for TV production.

# STMG Selected Experience – Project & Cost Management

## Helios – Business Park Zagreb



Location: Zagreb, Croatia  
Type: Industrial, Logistics  
Area: 102,000 m<sup>2</sup>  
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 m<sup>2</sup> of existing premises.

## IKEA Service Office Rebuild



Location: Belgrade, Serbia  
Type: Office  
Area: 1,500 m<sup>2</sup>  
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

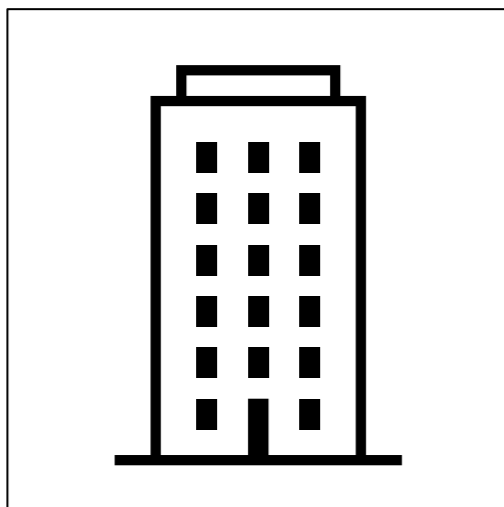
## MTU Aero Engines New MRO Piece Part Repair Facility



Location: Stara Pazova, Serbia  
Type: Industrial, Logistics  
Area: 42,000 m<sup>2</sup>  
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.

## Confidential Client

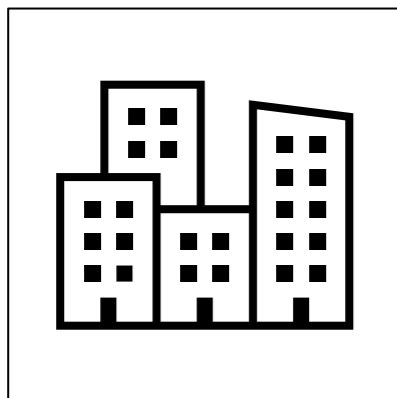


Location: Belgrade, Serbia  
Type: Residential  
Area: 71,000 m<sup>2</sup>  
Construction cost: € 50 M  
Year: 2020 – 2022.

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

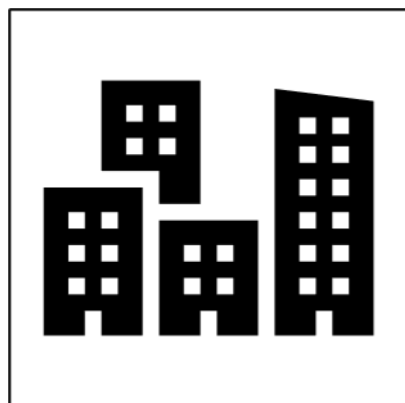
## Confidential Client



Location: Belgrade, Serbia  
Type: Residential  
Area: 78,000 m<sup>2</sup>  
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.

## Confidential Client



Location: Belgrade, Serbia  
Type: Residential  
Area: 18,000 m<sup>2</sup>  
Construction cost: € 12 M  
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 for the construction of a residential-retail building with an associated underground garage.

# STMG Selected Experience – Project & Cost Management

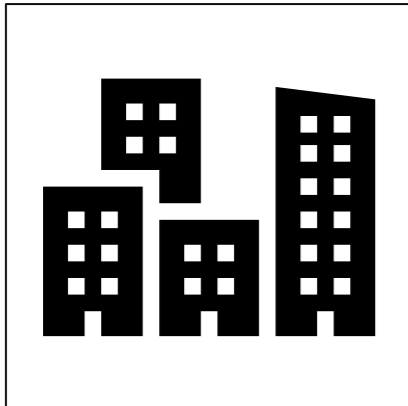
## GTC Green Heart



Location: Belgrade, Serbia  
Type: Office  
Area: 55,000 m<sup>2</sup>  
Construction cost: € 36 M  
Year: 2016 – 2020.

Project and cost management on the construction of office complex.  
Tenant coordination for tenants: Nordeus, Nutanix Mainframe, Manpower Business solutions, Enjoy.ing, ICL, United Link, and Consulter.

## Confidential Client



Location: Belgrade, Serbia  
Type: Residential  
Area: 75,000 m<sup>2</sup>  
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.

# STMG Selected Experience – Project & Cost Management

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## Confidential Client



Location: Belgrade, Serbia

Type: Residential

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

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.

## Societe Generale Back Office Belgrade



Location: Belgrade, Serbia

Type: Office

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

Construction cost: € 10.5 M

Year: 2014 – 2016.

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

# 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  
Type: Hospitality, Leisure  
Area: 750 m<sup>2</sup>  
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  
Type: Industrial, Logistics  
Area: 1,023 m<sup>2</sup>  
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 m<sup>2</sup>  
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  
Type: Hospitality, Leisure  
Area: 7,500 m<sup>2</sup>  
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 m<sup>2</sup>  
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

## Delta Generali Mala Kula



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

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

## Zemun Park



Location: Belgrade, Serbia  
Type: Retail  
Area: 15,500 m<sup>2</sup>  
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.

# STMG Selected Experience – Project & Cost Management

## Societe Generale Head Office Skopje



Location: Skopje, North Macedonia

Type: Office

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

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.

## Makedonski Telekom Head Office Skopje



Location: Skopje, North Macedonia

Type: Office

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

Construction cost: € 20 M

Year: 2011 – 2012.

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

# STMG Selected Experience – Project & Cost Management

## GTC Square



Location: Belgrade, Serbia  
Type: Office  
Area: 25,000 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2007 - 2010.

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

## Interex Obrenovac



Location: Obrenovac, Serbia  
Type: Retail  
Area: 7,500 m<sup>2</sup>  
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 m<sup>2</sup>

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 m<sup>2</sup>

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 m<sup>2</sup>

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 m<sup>2</sup>

Construction cost: € 32 M

Year: 2005 – 2008.

Project and cost management for the construction of the residential-office complex. Tenant coordination for tenants: Australian Embassy, Delegation of the European Commission, Delta Sport, Huawei, JTI, Oriflame, Sanofi Aventis.

# STMG Selected Experience – Project & Cost Management

## Societe Generale Head Office Belgrade



Location: Belgrade, Serbia  
Type: Office  
Area: 8,000 m<sup>2</sup>  
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 m<sup>2</sup>  
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.

## Technical Due Diligence

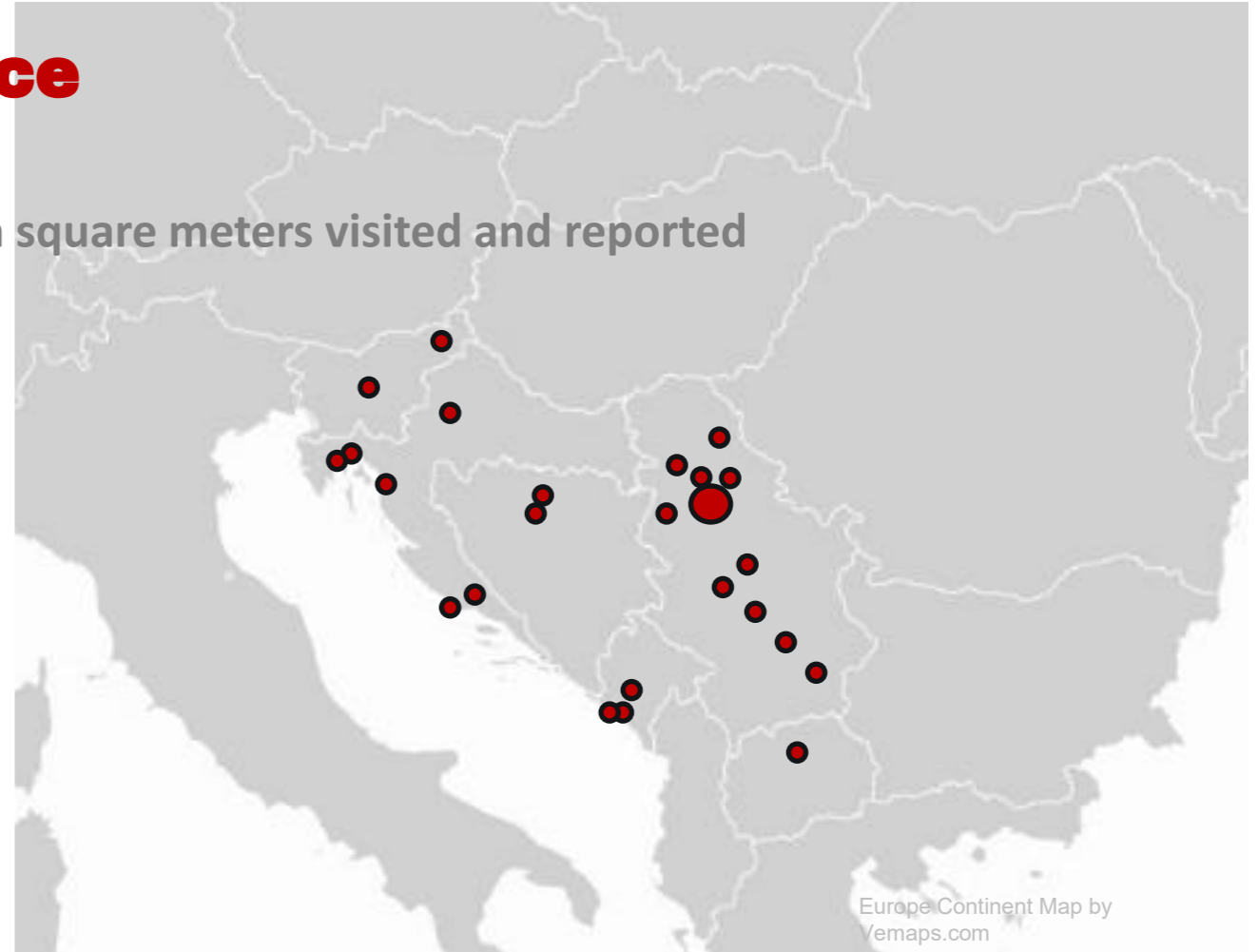
**2,8** Million square meters visited and reported

 Office

 Retail

 Hospitality, Leisure

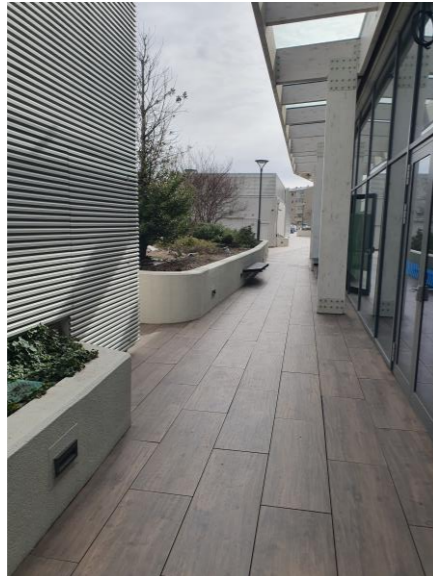
 Industrial, Logistics



# STMG Selected Experience – Technical Due Diligence

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## ADA Mall TDD



Location: Belgrade, Serbia  
Type: Office  
Area: 95,000 m<sup>2</sup>  
Construction cost: € 110 M  
Year: 2026.

Technical Due Diligence report providing an assessment of the technical condition and future capital expenditure requirements for a shopping mall opened in 2019. The asset represents a complex and high-specification facility.

# STMG Selected Experience – Technical Due Diligence

## Sirius Office Complex



Location: New Belgrade, Serbia

Type: Office

Area: 45,000 m<sup>2</sup>

Construction cost: € N/A

Year: 2026.

Technical Due Diligence report in relation to class A Sirius Office Complex.

## AFI portfolio in Belgrade



Location: Belgrade, Serbia

Type: Office / Hotel / Residential / Retail

Area: 355,000 m<sup>2</sup>

Construction cost: € N/A

Year: 2026.

Reinstatement Cost Assessment reports relative to AFI portfolio in Belgrade - 22 office buildings, 1 hotel, 1 residential building and 2 retail premises.

# STMG Selected Experience – Technical Due Diligence

## Gruner production complex

Location: Vlasotince, Serbia  
Type: Industrial, Logistics  
Area: 11,500 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2026.

Pre-acquisition technical due diligence services in relation to Gruner production complex.

## Falkensteiner Camping facilities, Croatia



Location: Zadar and Krk island, Croatia  
Type: Hospitality, Leisure  
Area: 36,6 ha  
Construction cost: € N/A  
Year: 2026.

Pre-acquisition technical due diligence services in relation to 3 Camping facilities in Croatia.

# STMG Selected Experience – Technical Due Diligence

## LogMaxx



Location: Novi Banovci, Serbia  
Type: Industrial, Logistics  
Area: 17,765 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2025. - ongoing

Pre-acquisition Technical Due Diligence for logistic center - warehouse space 16,218 m<sup>2</sup> which includes 3,970 m<sup>2</sup> of temperature-controlled (cooled) storage + office space of 1,547 m<sup>2</sup>

## Hotel Ami



Location: Petrovac, Montenegro  
Type: Hospitality, Leisure  
Area: 18,580 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2025. - ongoing

Technical due diligence report (Red flag report) relative to property in Montenegro.

# STMG Selected Experience – Technical Due Diligence

## Granit Office Buildings portfolio



Location: Belgrade, Serbia  
Type: Office  
Area: 165,000 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2025.

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

## Biomass plants

Location: Karlovac, Brinje and Glina, Croatia  
Type: Industrial, Logistics  
Area: N/A  
Construction cost: € N/A  
Year: 2025.

Technical and environmental due diligence report (Red flag report) relative to three biomass plants in Croatia.

# STMG Selected Experience – Technical Due Diligence

## TDD Sremska Mitrovica



Location: Sremska Mitrovica, Serbia

Type: Industrial

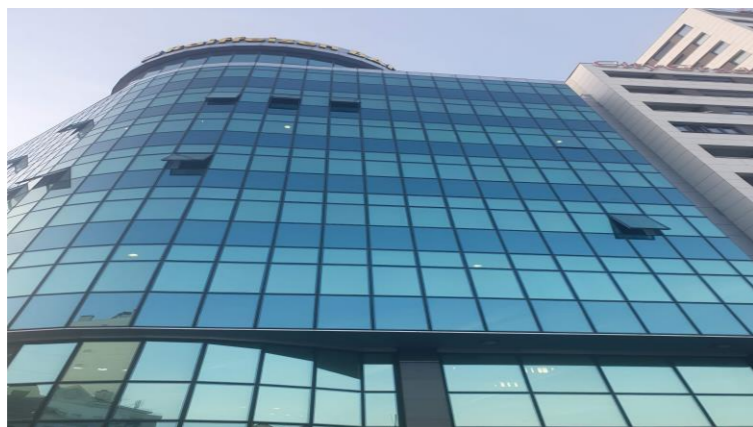
Area: 120,000 m<sup>2</sup> total plot area

Construction cost: € N/A

Year: 2025.

Pre-acquisition technical due diligence report (Red flag report) relative to property status (Brown Field Project comprised of 15 buildings and Green Field Project).

## Raiffeisen Bank



Location: Novi Sad, Serbia

Type: Office

Area: 5,000 m<sup>2</sup>

Construction cost: € N/A

Year: 2025.

Technical due diligence report (Red flag report) relative to property status.

# STMG Selected Experience – Technical Due Diligence

## Atlas Hospital



Location: Belgrade, Serbia  
Type: Other / Hospital  
Area: 1,160 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2025.

Pre-acquisition technical due diligence report (Red flag report) relative to property status of Atlas Hospital.

## HALKBANK HQ Building



Location: Belgrade, Serbia  
Type: Office  
Area: 8,700 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2024.

Pre-acquisition technical due diligence report relative to property status of Holiday Inn hotel building which is considered for conversion to Head Office building.

# STMG Selected Experience – Technical Due Diligence

## Shopping Mall ZTC Rijeka



Location: Rijeka, Croatia  
Type: Retail  
Area: 55,275 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2024.

Technical due diligence report relative to property status of ZTC Rijeka.

## Tesla Panels



Location: Simanovci, Serbia  
Type: Industrial, Logistics  
Area: 6,600 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2023.

Technical due diligence report relative to property status of production facility “Tesla Panels”

# STMG Selected Experience – Technical Due Diligence

## RC Nest Obrenovac



Location: Obrenovac, Serbia  
Type: Retail  
Area: 11,100 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2023.

Pre-acquisition Technical due diligence report relative to property status of Retail Park NEST Obrenovac.

## RC Nest Kraljevo



Location: Kraljevo, Serbia  
Type: Retail  
Area: 9,500 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2023.

Pre-acquisition Technical due diligence report relative to property status of Retail Park NEST Kraljevo.

# STMG Selected Experience – Technical Due Diligence

## Sava City



Location: New Belgrade, Serbia  
Type: Office  
Area: 35,000 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2022. / 2023. / 2024.

Pre-aquisition technical due diligence report relative to the property status of office complex Sava City.

## City Mall Podgorica



Location: Podgorica, Montenegro  
Type: Retail  
Area: 19,000 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2022.

Pre-acquisition Technical due diligence report relative to property status.

# STMG Selected Experience – Technical Due Diligence

## On Top Living



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

Technical due diligence report relative to the construction of a new residential building “on top” of the existing STOP SHOP Retail park in Borca.

## Capital Plaza



Location: Podgorica, Montenegro  
Type: Multifunctional complex  
Area: 63,000 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2022.

Pre-acquisition Technical due diligence report relative to property status of Multifunctional complex (retail, office, residential, hotel and garage).

# STMG Selected Experience – Technical Due Diligence

## King's Fountain



Location: Belgrade, Serbia  
Type: Office / Residential  
Area: 25,000 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2022.

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

## Hotel Falkensteiner



Location: Bečići, Montenegro  
Type: Hospitality, Leisure  
Area: 23,800 m<sup>2</sup>  
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 m<sup>2</sup>

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 m<sup>2</sup>

Construction cost: N/A

Year: 2021.

TDD reporting in relation to the shopping park.

# STMG Selected Experience – Technical Due Diligence

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## VGP Park Lucko



Location: Zagreb, Croatia  
Type: Industrial, Logistics  
Area: 32,000 m<sup>2</sup>  
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 m<sup>2</sup>  
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

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## Belgrade Office Park



Location: Belgrade, Serbia

Type: Office

Area: 37,300 m<sup>2</sup>

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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2019.

Technical due diligence reporting for the hotels.

# STMG Selected Experience – Technical Due Diligence

## Project Azure Croatia Portfolio



Location: Croatia  
Type: Retail  
Area: 88,000 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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

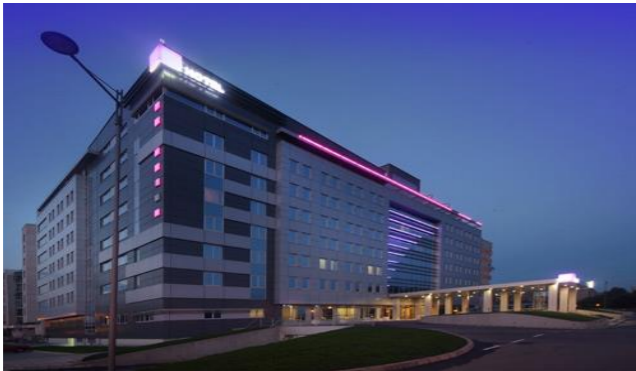
## Hotel Park



Location: Belgrade, Serbia  
Type: Hospitality, Leisure  
Area: 7,600 m<sup>2</sup>  
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 m<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

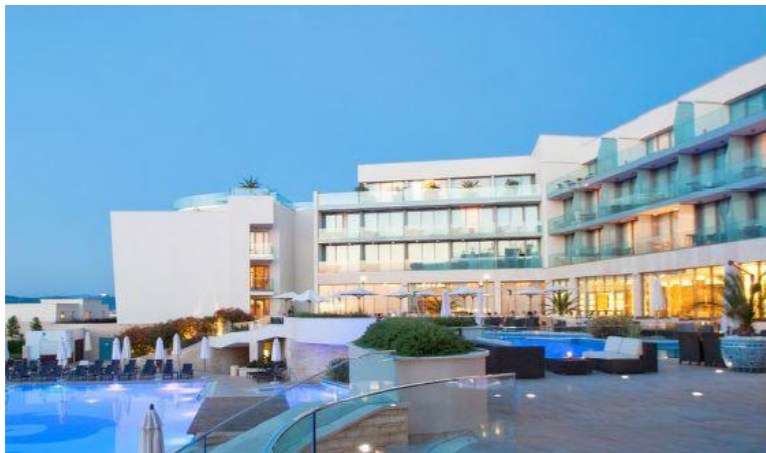
## Hotel Ambassador



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

Technical due diligence reporting relative to the hotel.

## Kempinski Hotel



Location: Istria, Croatia  
Type: Hospitality, Leisure  
Area: 19,000 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2017.

Technical due diligence reporting relative to 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 m<sup>2</sup>

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

Construction cost: € N/A

Year: 2016.

Energy audit for two Danfoss factories in Slovenia.

## Belgrade Plaza



Location: Belgrade, Serbia

Type: Retail

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

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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>.

# STMG Selected Experience – Technical Due Diligence

## Capitol Park Šabac



Location: Šabac, Serbia  
Type: Retail  
Area: 9,500 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<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

Type: Retail

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

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

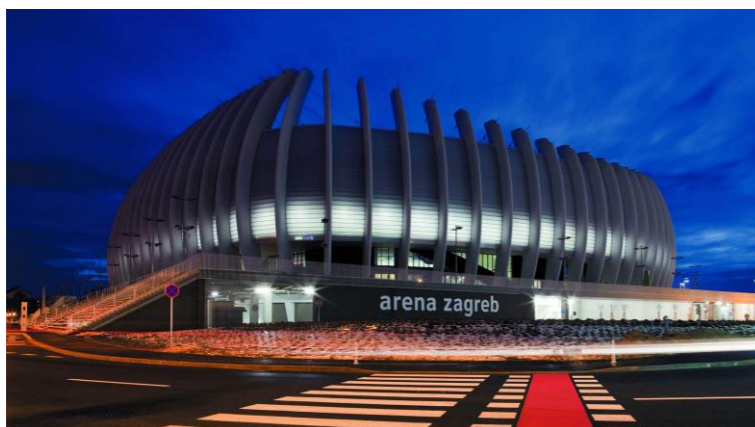
## JAT Airways – Etihad



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

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

## Arena Zagreb



Location: Zagreb, Croatia  
Type: Other / Sport  
Area: 90,000 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>

Construction cost: € N/A

Year: 2008.

Technical audit of food production properties.

## Marina Dorćol



Location: Belgrade, Serbia

Type: Residential

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

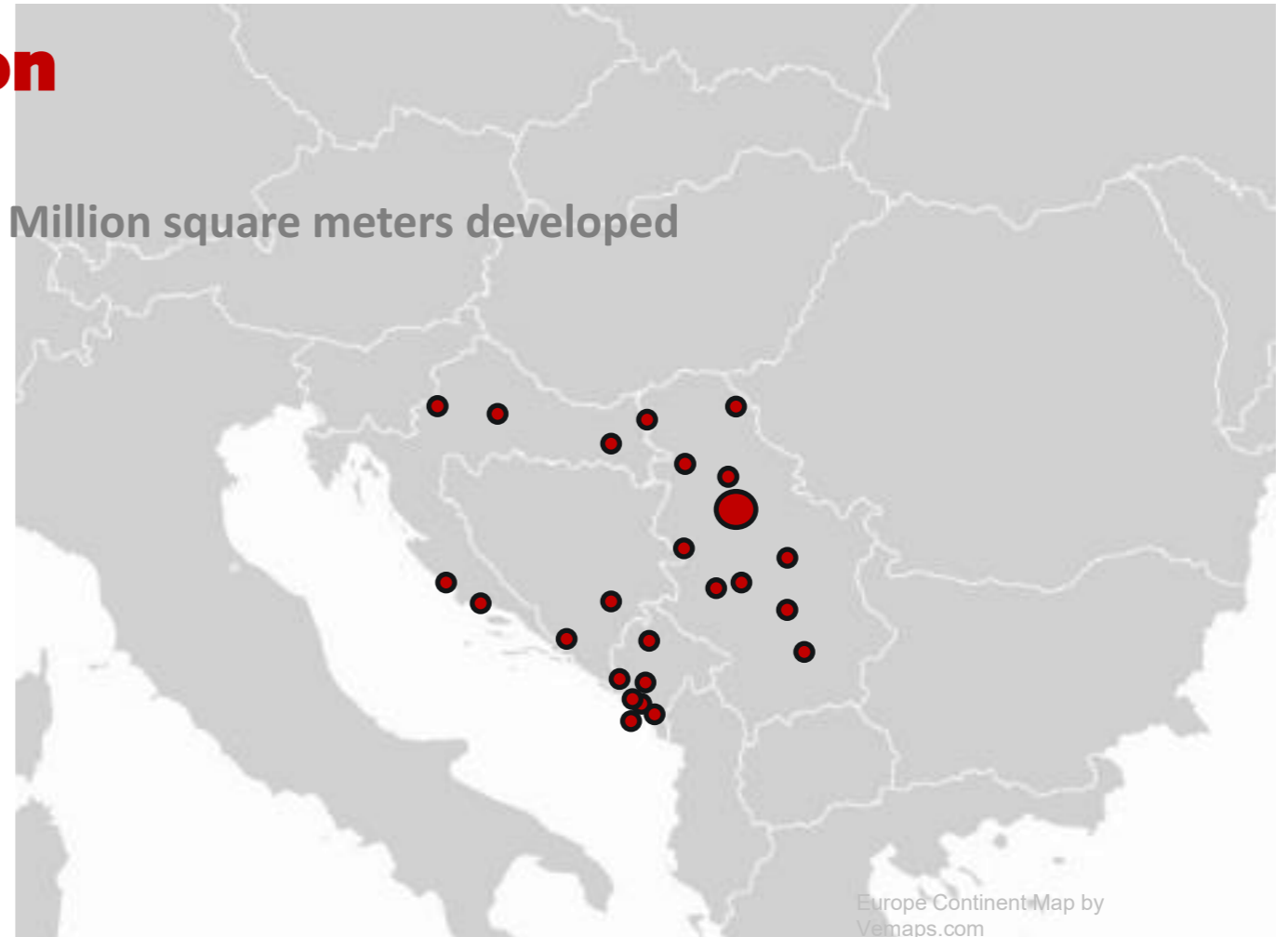
Construction cost: € N/A

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.

## Lender Supervision

**2,3** Million square meters developed



# STMG Selected Experience – Lender Supervision

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## Eastside Čačak



Location: Čačak, Serbia

Type: Residential

Area: 8,550 m<sup>2</sup>

Construction cost: € 12.6 M

Year: 2026 – ongoing

Lender supervision services - construction of the residential development consisting of two lamellas with 66 residential units.

# STMG Selected Experience – Lender Supervision

## Emerald Garden Residence Podgorica



Location: Podgorica, Montenegro

Type: Residential

Area: 22,230 m<sup>2</sup>

Construction cost: € 36 M

Year: 2025 – ongoing

Lender supervision services on construction of 3 detached residential buildings, each consisting of two segments. The three buildings comprise a total of 108 residential units, with an underground level housing a garage with 145 parking spaces.

## Panonka residential complex



Location: Novi Sad, Serbia

Type: Residential

Area: 33,340 m<sup>2</sup>

Construction cost: € 25 M

Year: 2025 – ongoing

Lender supervision services - preliminary evaluation of a cost estimate relative to the construction of Phase 1 of residential / commercial complex "Panonka" consisting of 210 apartments and 7 retail units

# STMG Selected Experience – Lender Supervision

## Hotel Carine



Location: Tivat, Montenegro  
Type: Hospitality, Leisure  
Area: 84,000 m<sup>2</sup>  
Construction cost: € 26 M  
Year: 2025 – ongoing

Lender supervision services during construction of a 5\* Confidential complex comprising of 5 lamellas.

## Marina Village Lustica, Clusters J & K



Location: Luštica, Montenegro  
Type: Residential  
Area: 11,900 m<sup>2</sup>  
Construction cost: € 24 M  
Year: 2025 – ongoing

Lender supervision services during construction of 10 luxury residences with 97 residential units.

# STMG Selected Experience – Lender Supervision

## Hotel Golden Coast



Location: Sutomore, Montenegro  
Type: Hospitality, Leisure  
Area: 17,620 m<sup>2</sup>  
Construction cost: € 22 M  
Year: 2025 – 2025.

Lender supervision services for construction of a central hotel facility with spa center and reconstruction of existing villas.

## Emerald Mountain Residence 2



Location: Žabljak, Montenegro  
Type: Hospitality, Leisure  
Area: 10,000 m<sup>2</sup>  
Construction cost: € 13 M  
Year: 2025 – 2025.

Lender supervision services for development of a Hotel and Hotel Annex.

# STMG Selected Experience – Lender Supervision

## Parkside Residences



Location: Tivat, Montenegro  
Type: Residential  
Area: 14,835 m<sup>2</sup>  
Construction cost: € 20 M  
Year: 2025 – ongoing

Lender supervision services for the residential-commercial development consisting of 3 lamellas with 141 residential and 6 commercial units.

## Galens A2



Location: Novi Sad, Serbia  
Type: Residential  
Area: 22,400 m<sup>2</sup>  
Construction cost: € 25 M  
Year: 2025 – ongoing

Lender supervision services for the construction of the residential complex A2 consisting of underground garage and 2 high-rise buildings.

# STMG Selected Experience – Lender Supervision

## Porta Residence



Location: Bar, Montenegro  
Type: Residential  
Area: 7,550 m<sup>2</sup>  
Construction cost: € 7.1 M  
Year: 2025 – 2026.

Lender supervision services for the construction of a residential and commercial building consisting of 3 lamellas with a total of 7 floors.

## ACB East Gate



Location: Belgrade, Serbia  
Type: Office  
Area: 36,700 m<sup>2</sup>  
Construction cost: € 60 M  
Year: 2024 – ongoing

Lender supervision services for the construction of Airport City East Gate Business Tower No. 1 and the auxiliary building.

# STMG Selected Experience – Lender Supervision

## AFI Zmaj West



Location: Zemun, Serbia  
Type: Office  
Area: 39,000 m<sup>2</sup>  
Construction cost: € 40 M  
Year: 2024 – ongoing

Lender supervision services for the first phase of AFI City Zmaj commercial complex consisting of two office buildings.

## Brankov Business Center



Location: Belgrade, Serbia  
Type: Office  
Area: 10,460 m<sup>2</sup>  
Construction cost: € 13,5 M  
Year: 2024 – 2026.

Lender supervision services for reconstruction, adaptation and remediation of office building “Brankov Business Center”.

# STMG Selected Experience – Lender Supervision

## Boka Place



Location: Tivat, Montenegro  
Type: Residential / Hospitality, Leisure  
Area: 76,165 m<sup>2</sup>  
Construction cost: € 147 M  
Year: 2023 – 2025.

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 m<sup>2</sup>  
Construction cost: € 62 M  
Year: 2023 – 2026.

Lender supervision services for construction of the phase 1 of the residential-commercial building.

# STMG Selected Experience – Lender Supervision

## New Minel



Location: Belgrade, Serbia  
Type: Residential  
Area: 75,000 m<sup>2</sup>  
Construction cost: € 69 M  
Year: 2023 – ongoing

Lender supervision services for development of a residential / commercial complex consisting of an underground garage and a high-rise building comprised of 4 lamellas.

## Emerald Mountain Residence



Location: Žabljak, Montenegro  
Type: Residential  
Area: 6,490 m<sup>2</sup>  
Construction cost: € 8,7 M  
Year: 2023 – 2025.

Lender supervision services for development of a residential-commercial building comprising of 122 residential units and 1 office unit.

# STMG Selected Experience – Lender Supervision

## Montex



Location: Zemun, Serbia  
Type: Residential  
Area: 50,000 m<sup>2</sup>  
Construction cost: € 45 M  
Year: 2022 – ongoing

Lender supervision services for construction of the residential complex.

## Sava Center Congress Building



Location: Belgrade, Serbia  
Type: Retail / Office  
Area: 100,000 m<sup>2</sup>  
Construction cost: € 120 M  
Year: 2022 – 2024.

Lender supervision services for reconstruction of “Sava Centar” congress, cultural and business complex.

# STMG Selected Experience – Lender Supervision

## Retail Park Kikinda, Serbia



Location: Kikinda, Serbia  
Type: Retail  
Area: 5,332 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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: Hospitality, Leisure

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

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 m<sup>2</sup>.

## BIG Residences



Location: Belgrade, Serbia

Type: Residential

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

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

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## Blue Bay Resort



Location: Donji Stoliv, Montenegro

Type: Hospitality, Leisure

Area: 13,200 m<sup>2</sup>

Construction cost: € 18.1 M

Year: 2021 – 2023.

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

# STMG Selected Experience – Lender Supervision

## Ventura Park



Location: Podgorica, Montenegro

Type: Office/Residential

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

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 m<sup>2</sup>

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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2020 – 2021.

Lender supervision services on the construction of the hotel.

## Pregrevica



Location: Belgrade, Serbia  
Type: Residential  
Area: 3,100 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 / Office  
Area: 14,000 m<sup>2</sup>  
Construction cost: € 14 M  
Year: 2020.

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

## Cable car Sljeme



Location: Zagreb, Croatia  
Type: Hospitality, Leisure  
Area: 15,400 m<sup>2</sup>  
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 m<sup>2</sup>.

# STMG Selected Experience – Lender Supervision

## Monte Rosa



Location: Belgrade, Serbia  
Type: Residential  
Area: 2,000 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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

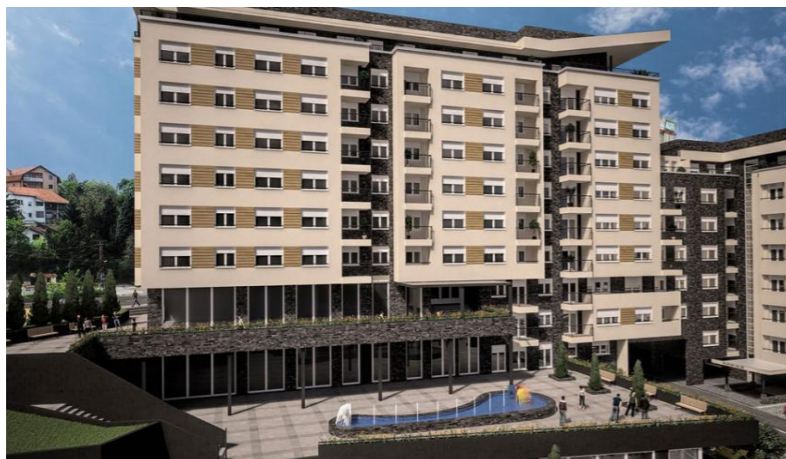


Location: Belgrade, Serbia  
Type: Retail  
Area: 95,000 m<sup>2</sup>  
Construction cost: € 110 M  
Year: 2017 – 2020.

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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 – Phases Ia, Ib, Ic and Id



Location: Belgrade, Serbia  
Type: Residential  
Area: 81,000 m<sup>2</sup>  
Construction cost: € 56.7 M  
Year: 2012 – 2019.

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

## Wind rose resort



Location: Dobra voda, Montenegro  
Type: Hospitality, Leisure  
Area: 1,200 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
Construction cost: € 17 M  
Year: 2015.

Lender supervision services for the construction of the business complex.

## Codra hospital



Location: Podgorica, Montenegro  
Type: Other / Hospital  
Area: 4,500 m<sup>2</sup>  
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 m<sup>2</sup>  
Construction cost: € 56 M  
Year: 2011 – 2015.

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

## Hotel Falkensteiner - Block 11a



Location: Belgrade, Serbia  
Type: Hospitality, Leisure / Office  
Area: 24,000 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>

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 m<sup>2</sup>

Construction cost: € 74 M

Year: 2006 – 2008.

Lender supervision services on the construction of shopping mall.

## Facility Management



Residential



Industrial, Logistics



# STMG Selected Experience – Facility Management

## Helios – Business Park Zagreb



Location: Zagreb, Croatia  
Type: Industrial, Logistics  
Area: 102,000 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2010 – 2023.

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




## Belville



Location: Belgrade, Serbia  
Type: Residential  
Area: 123,000 m<sup>2</sup>  
Construction cost: € N/A  
Year: 2010 – 2012.

Facility management services for residential complex.

## Tenant Fit Out

-  Office
-  Retail
-  Residential



# STMG Selected Experience – Tenant Fit Out

## Hyde Park – Fit Out Works, Building G



Location: Belgrade, Prokop, Serbia

Type: Office

Area: 4,616 m<sup>2</sup>

Construction cost: Confidential

Year: 2025 – ongoing

Monitoring fit-out works in building G within the business complex “Hyde Park City”. Technical Supervision and Technical Consultancy Services.

## Hyde Park – Fit Out Works, Building H



Location: Belgrade, Prokop, Serbia

Type: Office

Area: 4,616 m<sup>2</sup> per building

Construction cost: Confidential

Year: 2025 – ongoing

Monitoring fit-out works in building H within the business complex “Hyde Park City”. Technical Supervision and Technical Consultancy Services.

# STMG Selected Experience – Tenant Fit Out

## Wargaming - ZipWire



Location: Belgrade, Serbia  
Type: Office  
Area: 3,600 m<sup>2</sup>  
Construction cost: € 2.37 M  
Year: 2024.

Technical supervision and coordination on new office fit-out works

## Smart Business Technologies – K District Office Canteen



Location: Belgrade, Serbia  
Type: Office canteen  
Area: 170 m<sup>2</sup>  
Construction cost: € 0.2 M  
Year: 2024.

Technical supervision and coordination on new office canteen fit-out works.

# STMG Selected Experience – Tenant Fit Out

## Wargaming - Newbe



Location: Belgrade, Serbia  
Type: Office  
Area: 5,400 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2023.

Technical supervision and coordination on new office fit-out works

## Smart Business Technologies – Skyline Offices



Location: Belgrade, Serbia  
Type: Office  
Area: 10,000 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2023.

Technical supervision and coordination on new office fit-out works.

# STMG Selected Experience – Tenant Fit Out

## MTU MRO Maintenance



Location: Nova Pazova, Serbia  
Type: Office  
Area: 4,500 m<sup>2</sup>  
Construction cost: € 1.95 M  
Year: 2022.

Design, Project and Cost management, supervision and quality control of the Administration part of the MTU Industrial Facility Fit Out.

## IKEA Service Office Rebuild



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

Tenant Fit Out services related to the transformation of traditional offices to meeting hub during the operation of Service Office in post-covid period.

# STMG Selected Experience – Tenant Fit Out

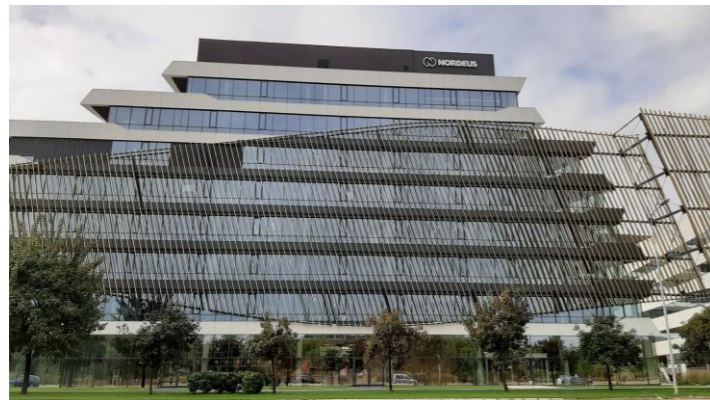
## SAP West Balkans



Location: Belgrade, Serbia  
Type: Office  
Area: 2,100 m<sup>2</sup>  
Construction cost: N/A  
Year: 2021.

Tenant coordination of SAP offices Fit Out within Airport City Belgrade.

## GTC Green Heart - Nordeus



Location: Belgrade, Serbia  
Type: Office  
Area: 7,450 m<sup>2</sup>  
Construction cost: € 3.3 M  
Year: 2019.

Fit-out coordination, supervision and quality control for the anchor tenant **Nordeus**, who leased entire Building N2 within GTC Green Heart complex.

# STMG Selected Experience – Tenant Fit Out

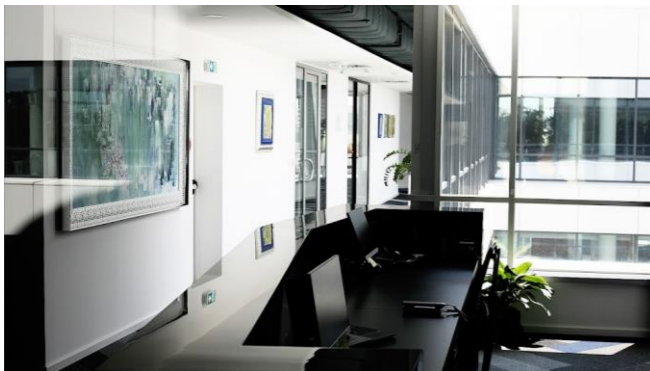
## GTC Green Heart - Nutanix Mainframe



Location: Belgrade, Serbia  
Type: Office  
Area: 1,900 m<sup>2</sup>  
Construction cost: € 1.2 M  
Year: 2019.

Fit-out coordination, supervision and quality control for the Tenant in the N1 building within GTC Green Heart complex

## GTC Green Heart – MANPOWER



Location: Belgrade, Serbia  
Type: Office  
Area: 1,080 m<sup>2</sup>  
Construction cost: € 0.37 M  
Year: 2019.

Fit-out coordination, supervision and quality control for the Tenant in the N1 building within GTC Green Heart complex

# STMG Selected Experience – Tenant Fit Out

## GTC Green Heart – Enjoy.ing



Location: Belgrade, Serbia  
Type: Office  
Area: 930 m<sup>2</sup>  
Construction cost: € 0.3 M  
Year: 2019.

Fit-out coordination, supervision and quality control for the Tenant in the N1 building within GTC Green Heart complex

## GTC Green Heart – Consulter



Location: Belgrade, Serbia  
Type: Office  
Area: 380 m<sup>2</sup>  
Construction cost: € 0.15 M  
Year: 2019.

Fit-out coordination, supervision and quality control for the Tenant in the N1 building within GTC Green Heart complex

# STMG Selected Experience – Tenant Fit Out

## GTC Green Heart – ICL Services



Location: Belgrade, Serbia  
Type: Office  
Area: 1,084 m<sup>2</sup>  
Construction cost: € 0.33 M  
Year: 2019.

Fit-out coordination, supervision and quality control for the Tenant in the N1 building within GTC Green Heart complex

## GTC Green Heart – B Brown



Location: Belgrade, Serbia  
Type: Office  
Area: 335 m<sup>2</sup>  
Construction cost: € 0.19 M  
Year: 2019.

Fit-out coordination, supervision and quality control for the Tenant in the N1 building within GTC Green Heart complex

# STMG Selected Experience – Tenant Fit Out

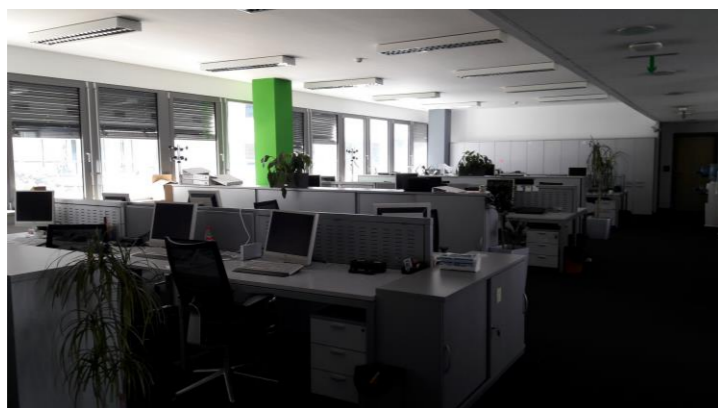
## GTC Green Heart – MTS Sistemi i Integracije



Location: Belgrade, Serbia  
Type: Office  
Area: 480 m<sup>2</sup>  
Construction cost: € 0.15 M  
Year: 2019.

Fit-out coordination, supervision and quality control for the Tenant in the N1 building within GTC Green Heart complex

## Nokia Belgrade Office Park



Location: Belgrade, Serbia  
Type: Office  
Area: 800 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
Construction cost: € 1.3 M  
Year: 2015.

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

# STMG Selected Experience – Tenant Fit Out

## Microsoft, Timisoara, Romania



Location: Timisoara, Romania

Type: Office

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

Construction cost: € 0.2 M

Year: 2014.

Technical supervision and Tenant fit out manager for Microsoft newly built office premises.

## C&A Department store Zemun



Location: Belgrade, Serbia

Type: Retail

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

Construction cost: € 0.3 M

Year: 2013 – 2014.

Tenant Fit Out Manager on the refurbishment of retail area.

# STMG Selected Experience – Tenant Fit Out

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## Nokia Siemens Networks

Location: Belgrade, Serbia  
Type: Office  
Area: 1,077 m<sup>2</sup>  
Construction cost: € 0.33 M  
Year: 2012.

Tenant Fit Out Manager for resizing of the office within Belgrade Office Park.

## Nokia Siemens Networks

Location: Sarajevo, Bosnia & Herzegovina  
Type: Office  
Area: 450 m<sup>2</sup>  
Construction cost: € 0.17 M  
Year: 2012.

Tenant Fit Out Manager for resizing of the office within Grawe building.

# STMG Selected Experience – Tenant Fit Out

## Shopping mall Arena Centre



Location: Zagreb, Croatia

Type: Retail

Area: 200,000 m<sup>2</sup>

Construction cost: N/A

Year: 2011.

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

## GTC Square



Location: Belgrade, Serbia

Type: Office

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

Construction cost: N/A

Year: 2010.

Tenant coordination services for tenants: Adidas, Bosch, Carlsberg, Delta M, Legrand, Pepsico, Raiffeisen, Roche, Schindler.

# STMG Selected Experience – Tenant Fit Out

## Sava City



Location: Belgrade, Serbia  
Type: Office  
Area: 35,000 m<sup>2</sup>  
Construction cost: € 40 M  
Year: 2007 – 2009.

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

## Shopping mall “USCE”



Location: Belgrade, Serbia  
Type: Retail  
Area: 115,000 m<sup>2</sup>  
Construction cost: Confidential  
Year: 2009.

Tenant Fit Out Coordinator for over 140 retail units, supermarket, restaurants and cafés, food court, multiplex cinema, bowling alley, casino, family entertainment and children’s playground.

# STMG Selected Experience – Tenant Fit Out

## GTC Avenue



Location: Belgrade, Serbia

Type: Office

Area: 65,000 m<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

Type: Office

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

Construction cost: N/A

Year: 2005.

Tenant coordination services for tenants: RB Bank Serbia HQ, RB investment, Phillip Morris, Nestle, Oracle, L'Oreal, Restaurant "Plato", Wrigley, TMF, Sanofi Aventis

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