

INVESTMENT TEASER

ARROW

COMMERCIAL-RESIDENTIAL PROJECT

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ABOUT BOSNIA AND HERZEGOVINA

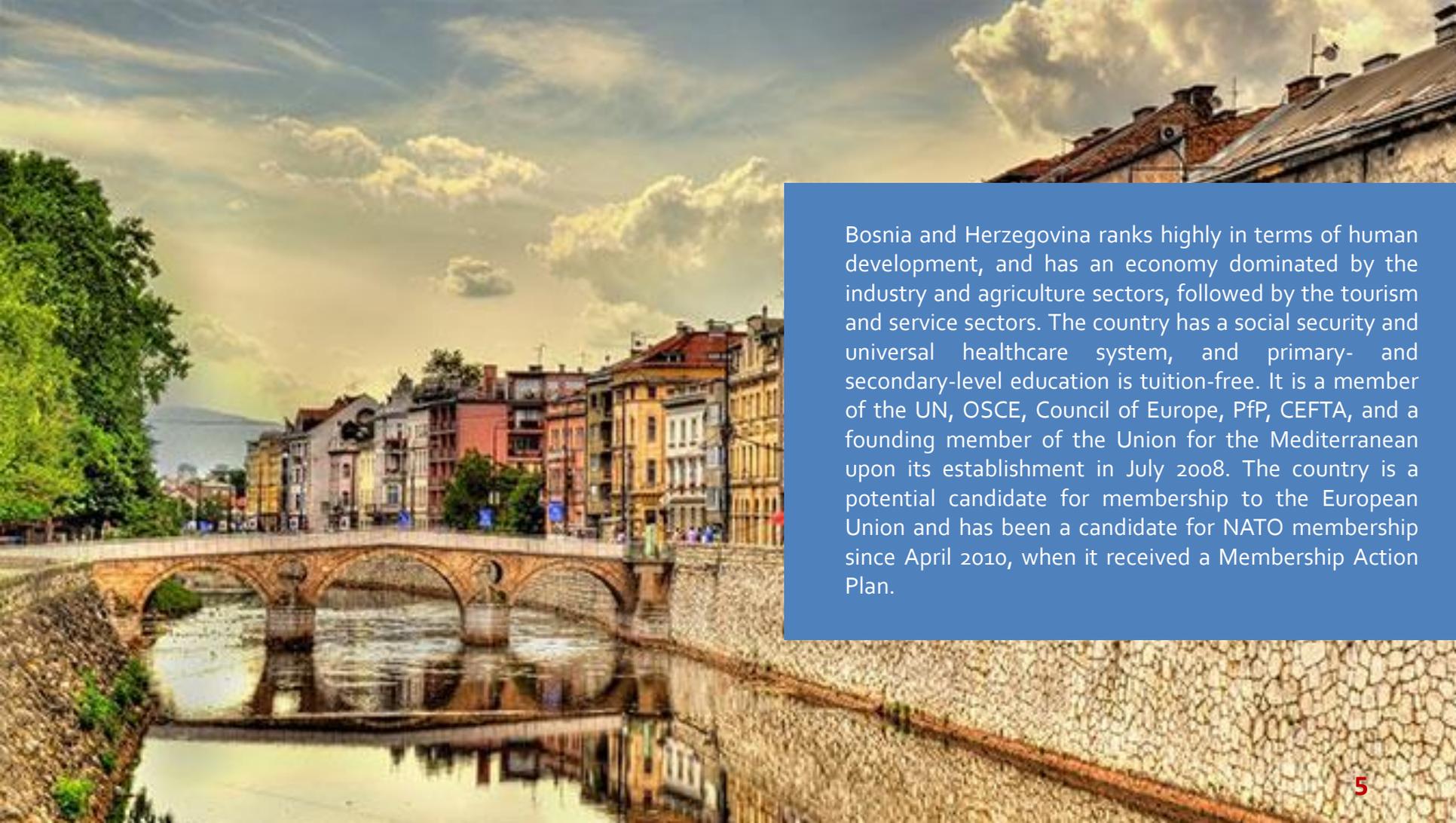
Bosnia and Herzegovina is a country in Southeastern Europe, located within the Balkan Peninsula. Sarajevo is the capital and largest city.

Bosnia and Herzegovina is an almost landlocked country it has a narrow coast at the Adriatic Sea, about 20 kilometers (12 miles) long surrounding the town of Neum. It is bordered by Croatia to the north, west and south; Serbia to the east; and Montenegro to the southeast. In the central and eastern interior of the country the geography is mountainous, in the northwest it is moderately hilly, and the northeast is predominantly flatland. The inland, Bosnia, is a geographically larger region and has a moderate continental climate, with hot summers and cold and snowy winters. The southern tip, Herzegovina, has a Mediterranean climate and plain topography.



The country is one of the most frequently visited countries in the region, projected to have the third highest tourism growth rate in the world until 2020. Bosnia and Herzegovina is regionally and internationally renowned for its natural environment and cultural heritage inherited from six historical civilizations, its cuisine, winter sports, its eclectic and unique music, architecture, and its festivals, some of which are the largest and most prominent of their kind in Southeastern Europe. The country is home to three main ethnic groups or, officially, constituent peoples, as specified in the constitution. Bosniak are the largest group of the three, with Serbs second, and Croats third. Country is largely decentralized and comprises two autonomous entities: the Federation of Bosnia and Herzegovina and Republic of Srpska, with a third unit, the Brčko District, governed under local government. The Federation of Bosnia and Herzegovina consists of 10 cantons.



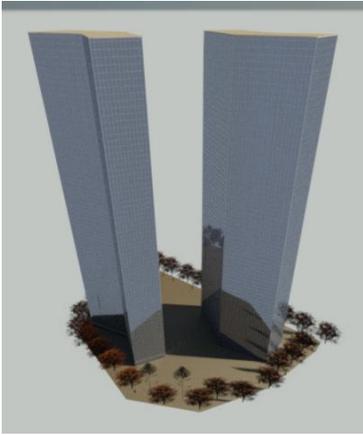


Bosnia and Herzegovina ranks highly in terms of human development, and has an economy dominated by the industry and agriculture sectors, followed by the tourism and service sectors. The country has a social security and universal healthcare system, and primary- and secondary-level education is tuition-free. It is a member of the UN, OSCE, Council of Europe, PfP, CEFTA, and a founding member of the Union for the Mediterranean upon its establishment in July 2008. The country is a potential candidate for membership to the European Union and has been a candidate for NATO membership since April 2010, when it received a Membership Action Plan.

CHALLENGE OF THE FUTURE



The town of Široki Brijeg is located only 20 kilometres away from Mostar on the main road in the direction of Posušje, Grude, Livno and Split, and is the administrative, economic and cultural centre of Western Herzegovina. With about 30,000 inhabitants Široki Brijeg has a high employment rate, which makes it one of the ten most developed towns and municipalities on the territory of the Federation of BiH. About 400 economic entities from Široki Brijeg achieved total revenue of one billion and 392 million BAM in 2017, with recorded net profit of 92 million marks. Some of the companies from Široki Brijeg are exclusive representatives of the world's biggest brands for BiH. In addition to the strong economic potential, Široki Brijeg is also a university town; the Academy of Fine Arts is situated in the town, and there is the idea of opening several other public and private higher education institutions. Municipalities of Grude and Čitluk also gravitate towards Široki Brijeg, which according to official indicators and economic potential also belong to the category of the most developed municipalities in FBiH, and Međugorje is only 30 kilometers away, annually visited by more than one million pilgrims and tourists from all around the world.



PURPOSE AND OBJECTIVE

Due to its favorable geographic position, the proximity of Dalmatia, and the intensive frequency of people, goods and services, Široki Brijeg is a very attractive place for investments. Široki Brijeg, which was founded with the arrival of the Franciscans 170 years ago, is looking for a newer, stronger infrastructure, economic and cultural step forward into the future. The landowners at the locality Vrace in the very centre of Široki Brijeg, guided by personal ideas and opinions of the citizens, in consultation with the profession, came up with the idea of launching a commercial-residential project entitled 'Arrow'. The construction of the facility is planned in the immediate vicinity of the main road, the bus station, two roundabouts at the locality Klanac, three schools, with the possibility of high quality traffic connection with the very centre of the town. With the consent of the Town and the authorities in the West Herzegovina Canton and the profession, the residential-commercial project "Arrow" should, in architectural and urban sense, correspond to the cultural and historical core (Church and High School) and the town centre in the best possible way.

The 'Two Arrow' project architect Željko Trivić in the preparation of the project took into account the diversity of forms of the building, which will correspond to the overall environment and landscape in the best way. The residential-commercial building "Arrow" in the form of a tower would consist of 49 floors, or two twin buildings with a similar number of floors, which contains a total of 50,000 square meters of separate, business and residential space. The residential-commercial complex would cover an area of 7800 square meters, 1000 square meters of which would belong to accompanying facilities, such as fountains and horticulture, etc. The building would be self-sustainable in terms of energy, harmonized with the highest European standards, adapted to the modern way of living. Although the building is highly sophisticated (in terms of telecommunications, IT and the like), the cost of heating and cooling, thanks to the installation of solar panels, would be reduced by 50 to 70 percent compared to other buildings in these areas. In addition, the building will produce electricity itself and will have its own water source from its wells, thus making it independent and autonomous in terms of energy. The high number of floors will provide market-friendly price of the residential and business space.



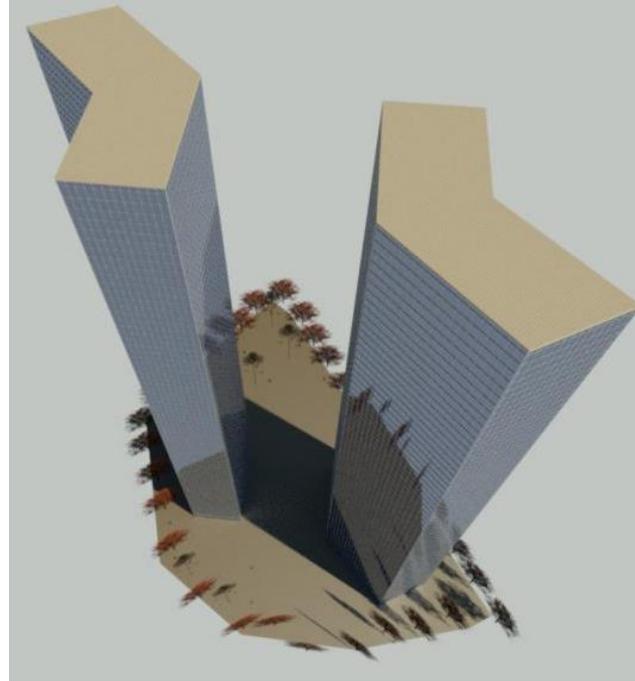
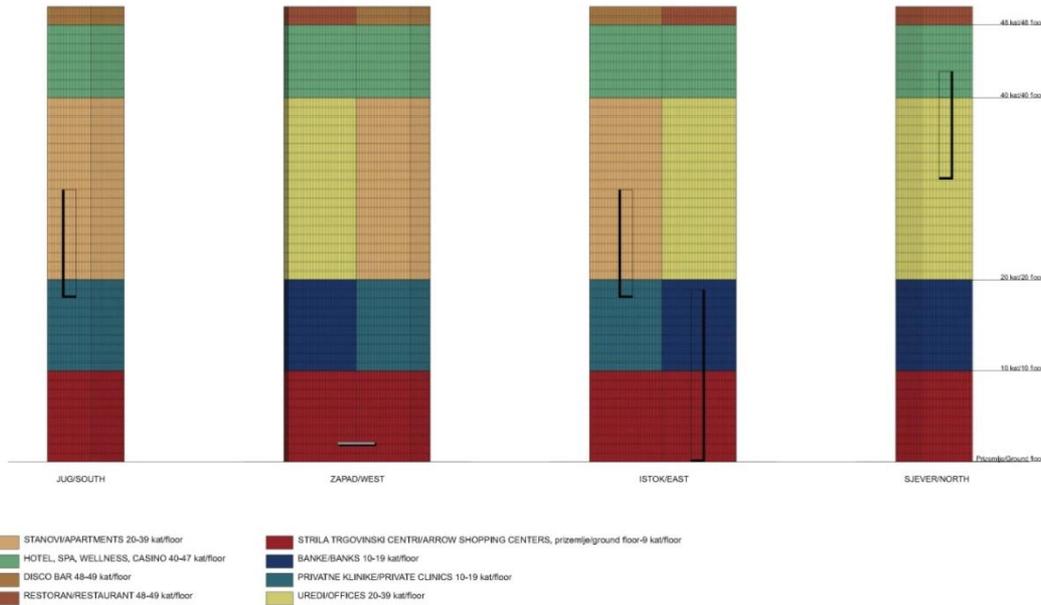


WHY 'ARROW'?!

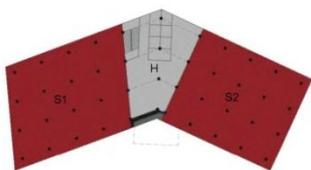
The shape of the arrow inspired the architect Željko Trivić in creation of the conceptual and architectural solution of this project. The arrow is a symbol of accuracy, precision, strength, speed, combat and determination in achieving goals; it clearly symbolizes a true male principle and goal. 'Arrow' with its shape and color of the sky and environment fits perfectly into the overall environment.



'Two ARROW' – PLANNED FACILITIES

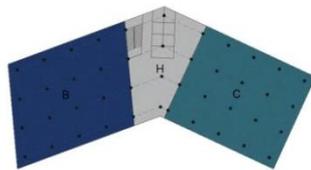


Investors of the Residential-commercial tower 'Arrow' offer the most modern space possible to business entities and institutions. The multi-storey building will dictate the size of the underground garage space that should meet all the needs of the tenants and users of the facility. Six fast lifts and one freight elevator will ensure quick communication within the tower. Construction of a modern air-conditioned town marketplace is also planned among the facilities of the residential-commercial centre 'Arrow' on the ground floor of the building. Above the market there would be a modern shopping centre, and next to the residential space there would be boutiques, hairdressers, kindergartens, one of which for disabled children, car dealers, bank headquarters and insurance companies.



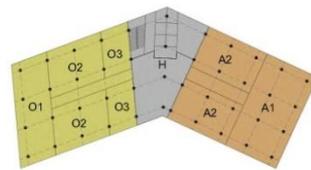
S1 (trgovinski centar/shopping center) = 430 m²
 S2 (trgovinski centar/shopping center) = 367 m²
 H (hol/sopenište, dizala/hall, staircase, elevators) = 194 m²

STRILA TRGOVINSKI CENTRI, prizemlje-9 kat
ARROW SHOPPING CENTERS, ground floor-9 floor



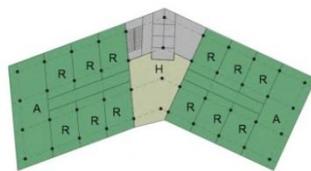
B (banke, osiguranje/banks, insurance) = 400 m²
 C (privatne klinike/private clinics) = 387 m²
 H (hol/sopenište, dizala/hall, staircase, elevators) = 194 m²

BANKE, PRIVATNE KLINIKE 10-19 kat
BANKS, PRIVATE CLINICS 10-19 floor



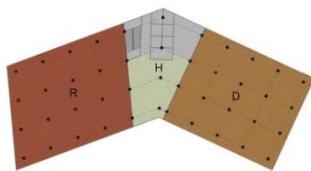
A1 (stan/apartment) = 160m²
 A2 (stan/apartment) = 89 m²
 O1 (ured/office) = 121m²
 O2 (ured/office) = 84 m²
 O3 (ured/office) = 41 m²
 H (hol/sopenište, dizala/hall, staircase, elevators) = 194 m²

STANOVI, UREDI 20-39 kat
APARTMENTS, OFFICES 20-39 floor



HOTEL STRILA ****
 H (hot. recepcija/hall, reception) = 96 m²
 A (apartman/apartment) = 120 m²
 R (soba/room) = 41 m²

HOTEL, SPA, WELLNESS, KOCKARNICA 40-47 kat
HOTEL, SPA, WELLNESS, CASINO 40-47 floor



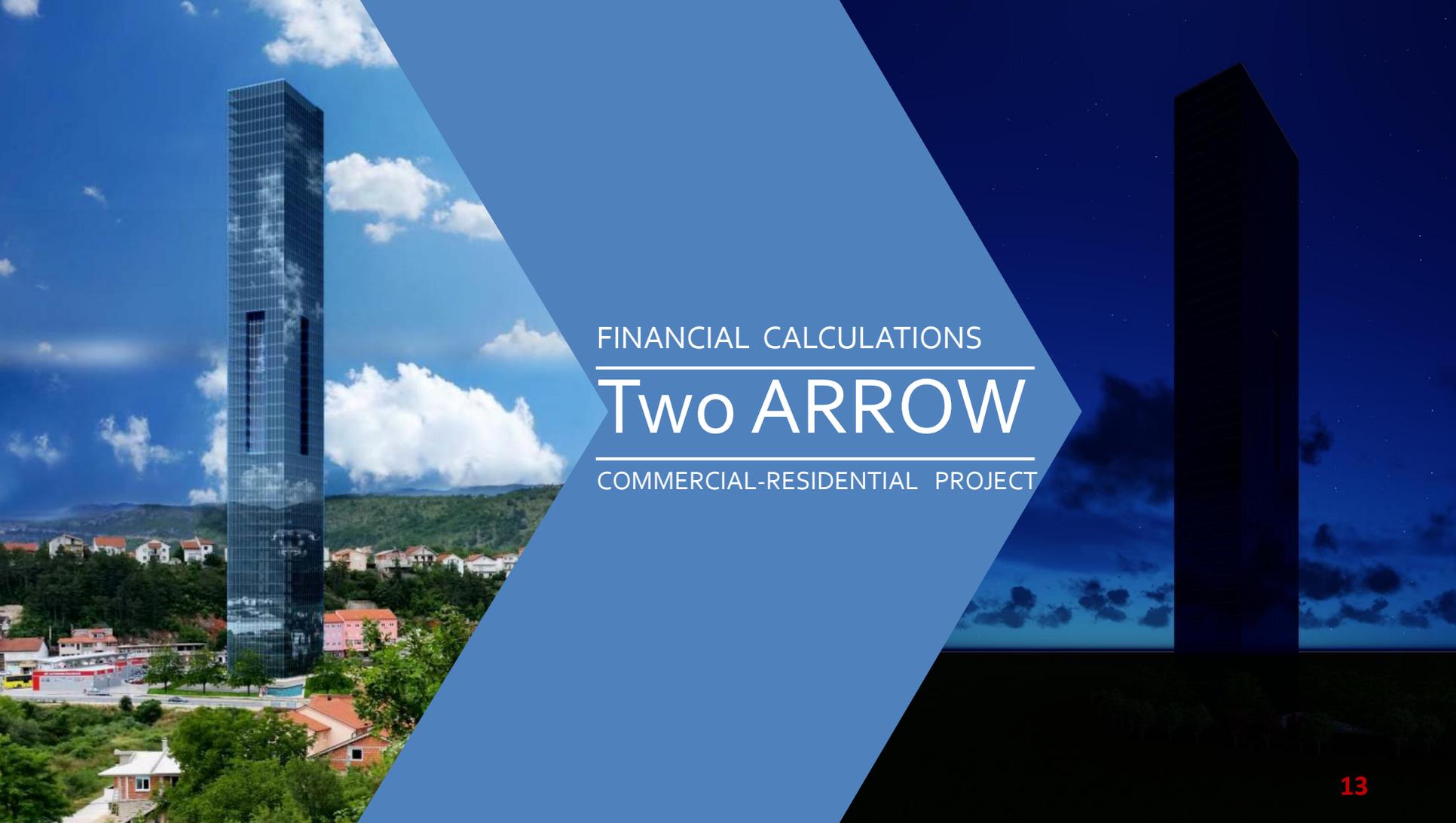
R (restoran/restaurant) = 400 m²
 D (disko bar/disco bar) = 387 m²
 H (hol/sopenište, dizala/hall, staircase, elevators) = 194 m²

RESTORAN, BAR, DISKO BAR 48-49 kat
RESTAURANT, BAR, DISCO BAR 48-49 floor

- STANOVI/APARTMENTS 20-39 kat/floor
- HOTEL, SPA, WELLNESS, CASINO 40-47 kat/floor
- DISKO BAR 48-49 kat/floor
- RESTORAN/RESTAURANT 48-49 kat/floor

- STRILA TRGOVINSKI CENTRI/ARROW SHOPPING CENTERS, prizemlje/ground floor-9 kat/floor
- BANKE/BANKS 10-19 kat/floor
- PRIVATNE KLINIKE/PRIVATE CLINICS 10-19 kat/floor
- UREDI/OFFICES 20-39 kat/floor

Part of the space would be intended for the work of cultural and sports institutions, companies' headquarters, and business incubators. It is anticipated, among other planned facilities within the 'Arrow' project, to open a modern polyclinic, a retirement home, a secondary school (medical, music and other), a film academy, an agronomic or geodesic college. On the upper floors of the residential-commercial complex there would be a museum, gallery, trade fair space, television studio and headquarters of various media houses, a film and music studio, a modern cinema complex, a wedding reception hall and a congress hall, above which there would be luxury apartments, flats for sale and rent. On the last floors of the residential-commercial centre 'Arrow' there would be a modern equipped hotel, a casino, a wellness and spa, a town swimming pool, a disco bar, a rotating restaurant, a cocktail bar and a belvedere.



FINANCIAL CALCULATIONS

Two ARROW

COMMERCIAL-RESIDENTIAL PROJECT

Investment cost of the building



Total Investment (Two Arrow) thereof	103.917.000 T.BAM	in %
Building Shell	34.293.000	33 %
Internal Finishes	31.868.000	30,3 %
Fittings, Furnishings & Equipment	26.291.000	25,3 %
Services (utilities, technical infrastructure)	5.092.000	4,9 %
External works	1.905.000	2,2 %
Other (preliminaries, overheads)	4.468.00	4.3 %

Total Investment (Land) thereof	1.083.000 T.BAM	in %
Construction Land	454.860 BAM	42%
non-Construction Land	628.140 BAM	58%

TOTAL **105.000.000,00 BAM**

The investment costs include both the acquisition of the relevant property, as well as the construction of the Two Arrow. On the part of the permits many preparatory work has already been done.

Estimated investment budget of the Two Arrow: BAM 105 Million

1 EUR = 1.9583 BAM

Spatial distribution according to space type



Area Type – Two Arrow	Area total: m ²	in %
ARROW-shopping centers	9810 m ²	8,3%
ARROW-banks,klinik	9810 m ²	8,3%
ARROW-Apartments,offices	24620 m ²	20,8%
ARROW - Divers (Service etc.)	6425 m ²	5,5%
ARROW - Hotel,SPA,WELLNES	7848 m ²	6,6 %
TV studios	6924 m ²	5,8%
Radio studios	4962 m ²	4,2%
Senior home	9810 m ²	8,9%
Schools	7924 m ²	6,7%
International Internet Server rooms	4462 m ²	3,4%
Local Government offices	7405 m ²	6,2%
ARROW - Underground (Service etc.)	18 000 m ²	15,3%
Total	118 000 m²	100%

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Part of the space would be intended for the work of cultural and sports institutions, companies' headquarters, and business incubators.

It is anticipated, among other planned facilities within the 'Two Arrow' project, to open a modern polyclinic, a retirement-senior apartments.

Return of Investment (R O I)

Total Investment (Two Arrow) <i>thereof</i>	103.917.000,00 BAM
Total Investment (Land) <i>thereof</i>	1.083.000,00 BAM
TOTAL	105.000.000,00 BAM

Return of Investment :

100 000 m2 of residential business premises x 1800/m2 BAM = 180.000.000,00 BAM
18 000 m2 of service underground space x 500/m2 BAM = 9.000.000,00 BAM

Return total : 189.000.000,00 BAM

TOTAL CALCULATION: 189.000.000,00 BAM – 105.000.000,00 BAM =

+ 84.000.000,00 BAM

1.00 EUR = 1.9583 BAM

Low Price Scenario



Disclaimer



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