



About us

# Propertas

Propertas was founded back in 2005 and for the first 13 years it has been operating as local CBRE partner. Since 2018 Propertas continues its work as the largest independent commercial property advisor on the market, in all segments of real estate consulting.

The firm focuses on providing superior services in the commercial real estate markets throughout Croatia and Slovenia. Our professionals specialize in the sale, acquisition, leasing and valuation of offices, retail units, shopping centers, and industrial and logistics parks. We provide the full spectrum of services - including agency services, capital markets, valuation and advisory, research and consultancy, building consultancy and project management, property and facility management, as well as general advice to a wide range of clients, such as institutional and private investors, national and international companies and local and central government agencies.



The team has advised numerous international clients in Croatia, Slovenia, and Bosnia and Herzegovina, some of which are listed below:

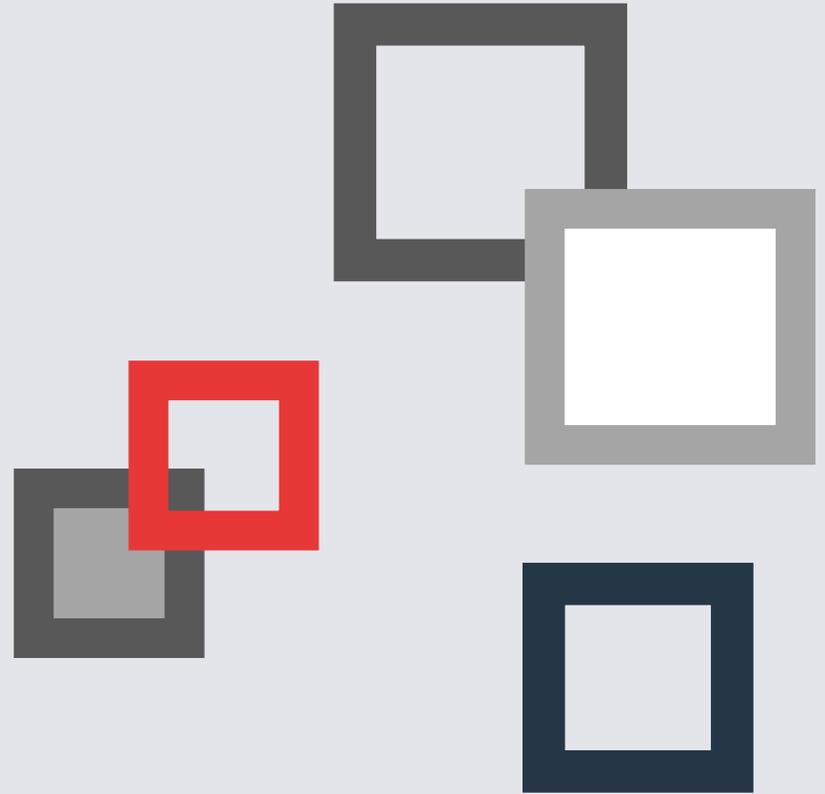
- FORTRESS INVESTMENT GROUP
  - LONESTAR
  - BANK AUSTRIA REAL INVEST
  - HT CROATIAN TELEKOM
  - DELOITTE
  - DEUTSCHE BANK
  - DOLPHIN FUND
  - DOW EUROPE
  - EUROPOLIS ZAGREBTOWER
  - GTC
  - HARVEY NORMAN
  - HOFFMAN LA ROCHE
  - HYPO ALPE ADRIA BANK
  - GOOGLE
  - SIEMENS
  - HENKEL
  - HOK INSURANCE
  - BRICOSTORE
  - AGGMORE
  - METRO
  - BANCA INTESA SANPAOLO
  - BAIN CAPITAL CREDIT
  - ARCELOR MITTAL
  - HEINEKEN
  - NOKIA SIEMENS NETWORK
  - CA IMMO
  - PFIZER
  - DSV
  - PORR
  - DAIMLER REAL ESTATE
  - RAIFFEISEN LEASING
  - ROCKWOOL
  - TRIGLAV INSURANCE
  - SOCIETE GENERAL
  - ERSTE BANK
  - WORLD BANK
  - EBRD
  - CARLTON TEL-AVIV
-

- UNIVERSALE HOLDING
  - AGROKOR
  - W.P. CARREY
  - VERDISPAR MANAGEMENT
  - ARQAAM CAPITAL
  - LEXMARK INTERNATIONAL
  - HEWLETT PACKARD
  - TETRA PAK
  - NOVARTIS
  - MERCK
  - PROCTER & GAMBLE
  - BOUYGUES
  - CARVAL INVESTORS
  - VAILLANT
  - HEITMAN
  - BABCOCK & BROWN
  - RIXOS HOTELS
  - S IMMO AG
  - TRIGRANIT
  - UNICREDIT GROUP
  - WALTER FREY HOLDING
  - UNBAIL-RODAMCO
  - KPMG CROATIA
  - ELI LILLY
  - LION IMMOBILIEN
  - REGUS
  - JOHNSON & JOHNSON
  - U.S. DEPARTMENT OF STATE
  - ORACLE
  - GENERAL ELECTRIC HEALTHCARE
  - BOOKING.COM
  - HILTON HOTELS
  - GLOBAL PORTS HOLDING
  - INTERNATIONAL INVESTMENT BANK BAHRAIN
  - IMBEA IMMOEAST
  - VENETO BANCA
  - DOGUS GROUP
  - BENETTON
  - LECLERC
  - IMMOFINANZ
  - INVEST4SEE
  - MARFIN INVESTMENT GROUP
  - RAIL CARGO AUSTRIA
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Services

# Agency Services

- Retail
- Office
- Industrial
- Hotels
- Sales





# Retail

OUR RETAIL TEAM HAS BEEN INVOLVED IN A WIDE RANGE OF SERVICES ACTING ON BEHALF OF MANY GLOBAL DEVELOPERS, INVESTORS AND RETAILERS

# Retail

Every member of the retail team brings extensive retail industry experience having acted on behalf of many of the largest global retailers. Close interaction with the retailers has resulted in having a true understanding of retailing, putting us in a position to offer our clients the best possible advice.

We have been involved in carrying out market feasibility studies for investors interested in the retail sector, advising developers on new shopping center and retail park schemes as well as providing consultancy services to retailers looking to expand their operations in Croatia and Slovenia.

Whether you are a developer, investor or retailer we are confident that our retail team can provide unrivalled knowledge and the best possible advice in assisting you to minimize risk and maximize returns.

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**Development consultant and exclusive letting agent for Portanova**

**Location: Osijek, Croatia** (GLA: 40,000 sq m)

Client: Amplitudo



**Letting agent for Point shopping center**

**Location: Zagreb, Croatia**

(GLA: 13,500 sq m)

Client: Vrbani projekt



**Letting agent for City Colosseum**

**Location: Slavonski Brod, Croatia**

(GLA: 23,500 sq m)

Client: Colosseum gradski centar Brod



**Exclusive letting agent for Max City shopping center**

**Location: Pula, Croatia** (GLA: 29,000 sq m)

Client: Max City



**Development consultant and exclusive letting agent for Mall of Split**

**Location: Split, Croatia** (GLA: 65,000 sq m)

Client: Mejaši prvi



**Development consultant and exclusive letting agent for ZTC shopping center**

**Location: Rijeka, Croatia** (GLA: 20,000 sq m)

Client: Zapadni Trgovački Centar



**Letting agent for Top outlet park**

**Location: Dugopolje, Croatia**

(GLA: 10,000 sq m)

Client: Dalmadom



**Exclusive letting agent for City Park Zadar**

**Location: Zadar, Croatia**

(GLA: 9,000 sq m)

Client: Private investor



**Exclusive letting agent for Port Gaženica**

**Location: Zadar, Croatia**

(GLA: 2,400 sq m)

Client: Zadar International Port Operations



**Exclusive letting agent for Shopping center Varoš**

**Location: Imotski, Croatia** (GLA: 9,500 sq m)

Client: Private investor



**Exclusive letting agent for Sonik Retail Park**

**Location: Zadar, Croatia** (GLA: 4,000 sq m)

Client: Sonik





# Office

OUR OFFICE DEPARTMENT REPRESENTED NUMEROUS INTERNATIONAL, REGIONAL AND LOCAL LANDLORDS AND TENANTS IN A BROAD RANGE OF SERVICES

# Office

The office agency team at Propertas is very experienced, having carried out numerous transactions throughout Croatia and Slovenia. This experience is one of our greatest assets in representing our clients, whether they are landlords, occupiers or investors.

We represent landlords to maximize the value of their properties through securing the best possible tenants under the most favorable conditions. Our tenant representation and corporate services team represents occupiers, such as our corporate clients, in selecting and securing office space that satisfies the requirements. The agency team acts on behalf of our clients to negotiate the most favorable lease conditions possible through leveraging our knowledge on the market.

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**Exclusive letting agent during project development**

**Project: Matrix Office Park, Zagreb, Croatia**

GLA: 31,500 sq m



**Office space leasing**

**Location: Avenue Center, Zagreb, Croatia**

Client: GE Healthcare



**Exclusive letting agent during project development**

**Project: Zagrebtower, Zagreb, Croatia**

GLA: 25,900 sq m



**Office space leasing**

**Location: VMD kvart, Zagreb, Croatia**

Client: Oracle Hrvatska



**Exclusive letting agent during project development**

**Project: City Plaza, Zagreb, Croatia**

GLA: 43,000 sq m



**Office space leasing**

**Location: Fingo Business Center, Zagreb, Croatia**

Client: Hewlett-Packard Enterprise, Hewlett-Packard Incorporated



**Office space leasing**

Location: Eurotower, Zagreb, Croatia

Client: Heineken Hrvatska



**Office space leasing**

Location: Green Gold, Zagreb, Croatia

Client: Eli Lilly Hrvatska



**Office space leasing**

Location: Almeria Center, Zagreb, Croatia

Client: SAFU, Siemens



**Office space leasing**

Location: Sky Office Towers, Zagreb, Croatia

Client: D.Trading



**Office space leasing**

Location: Petrius Office Building, Zagreb, Croatia

Client: DNV GL



**Office space leasing**

Location: Census Office Building, Zagreb, Croatia

Client: Zaudin



**Office space leasing**

**Location: Hoto Tower, Zagreb, Croatia**

Client: Regus Hrvatska



**Office space leasing**

**Location: Imobilia Tehno, Zagreb, Croatia**

Client: Johnson&Johnson



**Office space leasing**

**Location: PC Špansko, Zagreb, Croatia**

Client: Lexmark International



**Office space leasing**

**Location: Mani Buzin, Zagreb, Croatia**

Client: Tetra Pak



**Office space leasing**

**Location: Heraklo, Zagreb, Croatia**

Client: Exclusive Change



**Office space leasing**

**Location: Grand Center, Zagreb, Croatia**

Client: Regus Hrvatska



**Office space leasing**

**Location: Samoborska 147, Zagreb, Croatia**

Client: Syngenta Agro



**Office space leasing**

**Location: Škorpikova Center, Zagreb, Croatia**

Client: Radenska Zagreb



**Office space leasing**

**Location: Črnomerec Center, Zagreb, Croatia**

Client: Navteq Europe



**Office space leasing**

**Location: BB1, Zagreb, Croatia**

Client: Ducal



**Office space leasing**

**Location: IT5, Zagreb, Croatia**

Client: Merck



**Office space leasing**

**Location: Centar Bundek, Zagreb Croatia**

Client: SAS



**Office space leasing**

**Location: Green Gold Tower, Zagreb**

Client: Roche



**Office space leasing**

**Location: Zagrebtower, Zagreb, Croatia**

Client: Mondelez Hrvatska, Rockwool  
Adriatic



**Office space leasing**

**Location: Nova Galerija, Zagreb**

Client: Heineken Hrvatska



**Office space leasing**

**Location: Centar 2000, Zagreb, Croatia**

Client: Perzej



**Office space leasing**

**Location: Keraterm office space, Zagreb, Croatia**

Client: Fashion Company



**Office space leasing**

**Location: TR3, Ljubljana, Slovenia**

Client: Regus Slovenia



**Office space leasing**

**Location: Borza, Ljubljana, Slovenia**

Client: Booking.com



**Office space leasing**

**Location: Rotonda Center, Ljubljana, Slovenia**

Client: Novartis Veterina



**Office space leasing**

**Location: Crystal Palace, Ljubljana, Slovenia**

Client: Boston Consulting Group



**Office space leasing**

**Location: Feniks Business Center, Ljubljana, Slovenia**

Clients: Merck, Hewlett-Packard, Pfizer



**Office space leasing**

**Location: Dolenjska cesta 242c, Ljubljana, Slovenia**

Client: AbbVie



**Office space leasing**

**Location: WTC, Ljubljana, Slovenia**

Client: Oracle Software





# Industrial

WE OFFER CLIENTS EXPERT ADVICE ACCORDING TO THEIR INDIVIDUAL REQUIREMENTS

# Industrial

As industrial agents we are skilled at representing both tenants and landlords of industrial properties. We market client properties for sale, lease or sublease and are particularly well versed at representing companies in relocations and/or expansions nationwide.

We offer consulting on land planning, infrastructure design, and marketing of speculative buildings and are also skilled at arranging build-to-suits for industrial facilities, providing site selection options, and handling land acquisitions/dispositions.

Supported by up-to-date knowledge of the Croatian and Slovenian industrial market, we match the financial, operational and qualitative needs of clients with appropriate real estate opportunities.

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## Logistics space leasing

Location: Zagreb Logistics Park,  
Zagreb, Croatia

Client: Mercator Hrvatska



## Logistics space leasing

Location: Jankomir, Zagreb, Croatia

Client: Recro



## Logistics space leasing

Location: Logistics warehouse  
Ježdovec, Zagreb, Croatia

Client: VDM for client/built-to-suit



## Logistics space leasing

Location: Ssevtski Kraljevec,  
Zagreb, Croatia

Client: Arqaam Capital



## Logistics & office space leasing

Location: Brnčićeva Street, Ljubljana,  
Slovenia

Client: Mimovrste



Industrial



# Hotels

WE HAVE BEEN INVOLVED IN SEVERAL TRANSACTIONS IN CROATIA, SPECIALIZING IN SALES AND LEASING OF UNIQUE PROJECTS.

**Leasing services for Canopy by Hilton**  
**Location: Branimir Center, Zagreb**  
Client: Hilton



**Sale of tourism development site**  
**Location: Brizenica Bay, Island of Hvar**  
Client: Arqaam Capital/Four Seasons



**Sale of Hotel Lek in Slovenia**  
**Location: Kranjska Gora, Slovenia**  
Client: Lek





# Sales

WE OFFER SERVICES WITH REFERENCE TO ALL TYPES OF INVESTMENT OPPORTUNITIES

### Sale of shopping center

Location: Avenue Mall Osijek, Croatia

Client: GTC Group



### Sale of retail warehouse

Location: Kaštel Sućurac, Croatia

Client: Inprox Split



### Sale of development land in Zagreb

Location: Zagreb, Croatia

Client: Gumiimpex-GRP



### Sale of office development land

Location: Zagreb, Croatia

Client: GTC Matrix



### Sale of tourism development site

Location: Brizenica Bay, Island of Hvar

Client: Arqaam Capital



### Sale of office building

Location: Zagreb, Croatia

Client: US State Department



**Sale of residential development site**

**Location: Šimuni Bay, Island of Pag**

Client: Olympia Holding



**Sale of warehouse building in Slovenia**

**Location: Škofljica, Slovenia**

Client: Optacore



**Sale of Hotel Lek in Slovenia**

**Location: Kranjska Gora, Slovenia**

Client: Lek



**Sale of Mani office park in Zagreb**

**Location: Buzin, Zagreb, Croatia**

Client: Lonestar



**Sale of Branimir Centar**

**Location: Zagreb, Croatia**

Client: Fortress Investment Group





# Valuation & Advisory

WE HAVE BEEN PROVIDING VALUATION AND ADVISORY SERVICES IN CROATIA, SLOVENIA, AND BOSNIA AND HERZEGOVINA SINCE 2005.

# Valuation

The business goal of the valuation and advisory department is to provide clients with high-quality valuation advice on time and at a reasonable cost. The team has experience of all major types of commercial real estate, located throughout Croatia, Slovenia, and Bosnia and Herzegovina. The purposes for valuation vary widely and include:

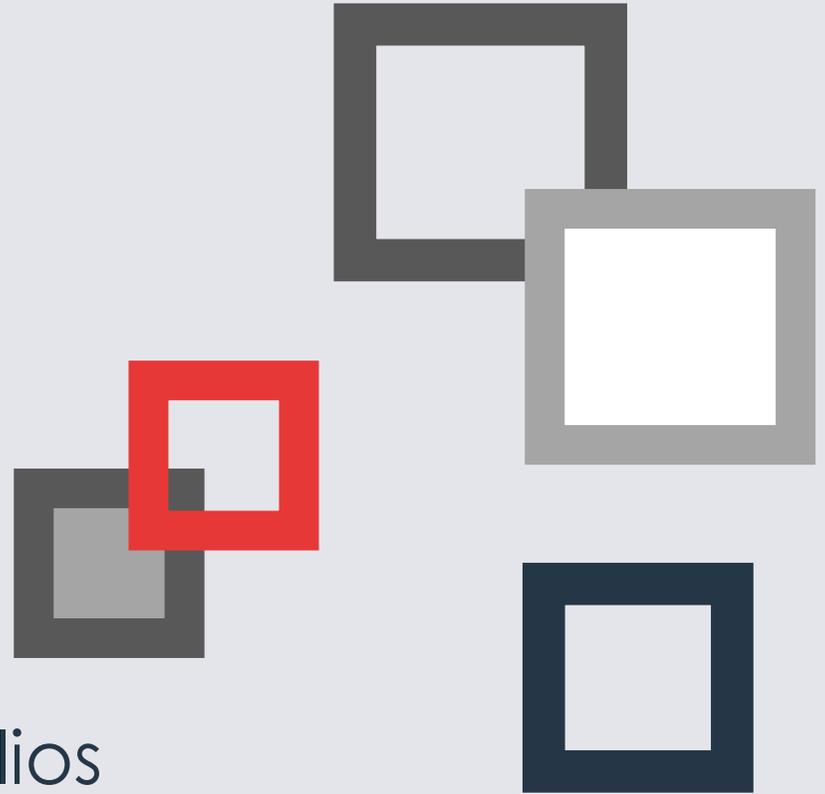
- Annual reports and accounts
- Loan security
- Investment transactions
- Development appraisals
- Company liquidation or bankruptcy
- Rental values
- Due diligence

In the past, Propertias has acted for numerous domestic and foreign institutions, companies and other real estate players. Our valuations are prepared in accordance with the Appraisal and Valuation Manual published by the Royal Institution of Chartered Surveyors.

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# Appraisal and consulting services for:

- Shopping centers
- Retail warehouses
- Office buildings
- Industrial properties
- Hotels
- Residential projects
- Tourism-use properties
- Nonperforming loan portfolios
- Other properties & portfolios



# Valuation of shopping centers:

## Valuation of Arena Centar

Location: Zagreb, Croatia



## Valuation of City Center One East

Location: Zagreb, Croatia



## Valuation of City Center One West

Location: Zagreb, Croatia



## Valuation of City Center One Split

Location: Split, Croatia



## Valuation of Mall of Split

Location: Split, Croatia



## Valuation of Portanova

Location: Osijek, Croatia



Valuation

**Valuation of Zapadni Trgovački Centar**  
Location: Rijeka, Croatia



**Valuation of shopping center Cvjetni**  
Location: Zagreb, Croatia



**Valuation of Sarajevo City Center**  
Location: Sarajevo, Bosnia and Herzegovina



**Valuation of Avenue Mall Zagreb**  
Location: Zagreb, Croatia



**Valuation of Avenue Mall Osijek**  
Location: Osijek, Croatia



**Valuation of Point shopping center**  
Location: Zagreb, Croatia



**Valuation of Branimir Center**  
Location: Zagreb, Croatia



**Valuation of Garden Mall shopping center**  
Location: Zagreb, Croatia



**Valuation of King Cross shopping center**  
Location: Zagreb, Croatia



**Valuation of Center Kaptol shopping center**  
Location: Zagreb, Croatia



**Valuation of Top Outlet retail center**  
Location: Dugopolje, Croatia



**Valuation of Designer Outlet Croatia**  
Location: Business zone Rugvica, Zagreb, Croatia



**Valuation of Arcadia retail center**

Location: Domžale, Slovenia



**Valuation of Z centar shopping center**

Location: Zagreb, Croatia



## Valuation of other shopping centers:

Arcadia Retail Park, Domžale, Slovenia

EKZ Koprivnica, Koprivnica, Croatia

Fabricor's shopping center portfolio in Croatia

FMZ Sisak, Sisak, Croatia

HOTO Centar, Strmec, Croatia

SPAR retail center, Osijek, Croatia

K Centar SUB City, Srebreno, Croatia

K Centar Meridijan 16, Zagreb, Croatia

K Centar Duga, Crikvenica, Croatia

MID Group's retail portfolio in Croatia

MID Group's retail portfolio in Slovenia

Qlandia, Jesenice, Slovenia

Qlandia, Murska Sobota, Slovenia

Qlandia, Škofja Loka, Slovenia

Qlandia, Slovenj Gradec, Slovenia

Qlandia, Slovenska Bistrica, Slovenia

Retail Park Krško, Leskovec pri Krškem, Slovenia

Retail Park Osijek, Osijek, Croatia

Retail Park Ptuj, Ptuj, Slovenia

Retail Park Valpovo, Valpovo, Croatia

STOP SHOP Celje, Celje, Slovenia

STOP SHOP Domžale, Domžale, Slovenia

STOP SHOP Kranj, Kranj, Slovenia

STOP SHOP Novo Mesto, Novo Mesto, Slovenia

STOP SHOP Postojna, Postojna, Slovenia

STOP SHOP Velenje, Velenje, Slovenia

Supernova Koper, Koper, Slovenia

Supernova Buzin, Zagreb, Croatia

Supernova Varaždin, Varaždin, Croatia

Supernova Slavonski Brod, Slavonski Brod, Croatia

Supernova Sisak, Sisak, Croatia

Supernova Šibenik, Šibenik, Croatia

Supernova Karlovac, Karlovac, Croatia

## Valuation of retail warehouses:

Bauhaus Jankomir, Zagreb, Croatia

Bauhaus Maribor, Maribor, Slovenia

BOP Immobilien's retail portfolio in Croatia

E.Leclerc Ljubljana, Ljubljana, Slovenia

E.Leclerc Maribor, Maribor, Slovenia

Konzum portfolio in Croatia

Konzum Super Portfolio in Croatia

Lesnina furniture store Čakovec, Čakovec, Croatia

Lesnina furniture store Osijek, Osijek, Croatia

Lesnina furniture store Rijeka, Kukuljanovo, Croatia

Lesnina furniture store Split, Dugopolje, Croatia

Lesnina furniture store Zagreb, Zagreb, Croatia

METRO Group's retail portfolio in Croatia

OBI retail warehouse, Murska Sobota, Slovenia

Pevec Osijek, Osijek, Croatia

Pevec Slavonski Brod, Slavonski Brod, Croatia

Pevec Jankomir, Zagreb, Croatia

Žepoh, Osijek, Croatia

# Valuation of office buildings:

## Valuation of Eurotower

Location: Zagreb, Croatia



## Valuation of Eurocenter

Location: Zagreb, Croatia



## Valuation of Fingo Center

Location: Zagreb, Croatia



## Valuation of Grand Center

Location: Zagreb, Croatia



## Valuation of Zagrebtower

Location: Zagreb, Croatia



## Valuation of Avenue Center

Location: Zagreb, Croatia



Valuation

**Valuation of C6 office building**  
Location: Zagreb, Croatia



**Valuation of Hoto Tower office building**  
Location: Zagreb, Croatia



**Valuation of Census office building**  
Location: Zagreb, Croatia



**Valuation of office complex Mani**  
Location: Zagreb, Croatia



**Valuation of D9 office building**  
Location: Ljubljana, Slovenia



**Valuation of Trnovska vrata**  
Location: Ljubljana, Slovenia



**Valuation of office premises in  
Avtotehna building**  
Location: Ljubljana, Slovenia



**Valuation of Droga Kolinska office  
building**  
Location: Izola, Slovenia



**Valuation of TR3 office building**  
Location: Ljubljana, Slovenia



**Valuation of office premises in  
Sarajevo City Center**  
Location: Bosnia and Herzegovina



**Valuation of UNIQA headquarters**  
Location: Sarajevo, Bosnia and  
Herzegovina



## Valuation of other office buildings and premises:

Banca Intesa Sanpaolo's office portfolio in Zagreb, Croatia and Sarajevo, Bosnia and Herzegovina

Branimir Center offices, Zagreb, Croatia

Brodarica Business Center, Split, Croatia

CEI-IETA office premises, Zagreb, Croatia

EPH office building, Zagreb, Croatia

HEP RVNP office premises, Zagreb, Croatia

HT Folnegovićeva office building, Zagreb, Croatia

HT Kupaska office building, Zagreb, Croatia

RIZ-PE office premises, Zagreb, Croatia

Zagrebačka banka business building, Nova Gradiška, Croatia

# Valuation of industrial properties:

## Valuation of Benetton production facility

Location: Labin, Croatia



## Valuation of PIK Vrbovec industrial complex

Location: Vrbovec, Croatia



## Valuation of Zagreb Logistics Park warehouse complex

Location: Sveta Nedjelja, Croatia



## Valuation of Filli Stahl industrial building

Location: Hruščica, Croatia



## Valuation of Kenda warehouse building

Location: Zaprešić, Croatia



## Valuation of TDR industrial property

Location: Kanfanar, Croatia



**Valuation of Optacore industrial-use building**

Location: Škofljica, Slovenia



**Valuation of Bihateam warehouse**

Location: Sarajevo, Bosnia and Herzegovina



**Valuation of DSV logistics warehouse**

Location: Škofja Loka, Slovenia



**Valuation of Jadranska Pivovara industrial complex**

Location: Split, Croatia



**Valuation of DSV logistics warehouse**

Location: Kranj, Slovenia



**Valuation of production complex Ivankovo**

Location: Ivankovo, Croatia



**Valuation of Orada Adriatic  
production facility**  
Location: Kukuljanovo, Croatia



**Valuation of Internova production  
facility**  
Location: Pazin, Croatia



## Valuation of other industrial and logistic properties:

Arcelor Mittal's business building and industrial-use land in Ploče, Croatia

Audax warehouse building, Dugopolje, Croatia

C2C warehouse complex, Ljubljana, Slovenia

Chromos production facility, Zagreb, Croatia

Citroën production facility, Koper, Slovenia

Djakovačka vina wine production facilities and vineyards, Mandićevac, Drenje, Croatia

Elektrokontakt industrial complex, Velika Gorica, Croatia

ELKA industrial complex, Zadar, Croatia

ELKA industrial complex, Zagreb, Croatia

ETA industrial complex, Požega, Croatia

Grammer Automotive Slovenija industrial complex, Slovenj Gradec, Slovenia

Ljubljana Airport Park DC1 logistics warehouse building, Brnik, Slovenia

PAN industrial complex, Zagreb, Croatia

SCT industrial complex, Ljubljana, Slovenia

Starkom industrial facility, Maribor, Slovenia

Telur warehouse building, Donji Stupnik, Croatia

Volvo industrial-use premises, Lučko-Zagreb, Croatia

# Valuation of hotels and resorts:

## Valuation of Hotel Rixos Libertas

Location: Dubrovnik, Croatia



## Valuation of Hotel Valamar Lacroma

Location: Dubrovnik, Croatia



## Valuation of Hotel InterContinental

Location: Ljubljana, Slovenia



## Valuation of Swissôtel, Sarajevo

Location: Sarajevo, Bosnia and Herzegovina



## Valuation of Sunnyside resort in Petřčane

Location: Petřčane, Zadar, Croatia



Valuation

## Valuation of other hotels:

Bluesun Hotels hotel portfolio in Dalmatia region, Croatia

Hotel Bili kamen, Vodice, Croatia

Hotel Bonavia, Rijeka Croatia

Hotel Dalmina, Split, Croatia

Hotel Gran Vista, Poreč, Croatia

Hotel Katarina, Crikvenica, Croatia

Hotel Labineca, Gradac, Croatia

Hotel Marina, Selce, Croatia

Hotel Navis, Opatija, Croatia

Hotel Park & Resort, Poreč, Croatia

Hotel Mediteran, Poreč, Croatia

Hotel Molindrio, Poreč, Croatia

Hotel Orsan, Orebić, Croatia

HTP Primosten hotel portfolio, Primošten, Croatia

## **Valuation of nonperforming loan portfolios:**

Project Donau – Volksbank's NPL portfolio in Croatia

Project Janica – Erste & Steiermärkische Bank's NPL portfolio in Croatia

Project Maple – Volksbank's NPL portfolio in Croatia

Project Solaris – HETA Asset Resolution's NPL portfolio in Croatia

Project Sunrise – HPB's NPL portfolio in Croatia

Project Taurus – Zagrebačka banka's NPL portfolio in Croatia

Project Taurus – Zagrebačka banka's NPL portfolio in Slovenia

## **Valuation of other commercial properties and portfolios:**

Auto Zubak's car salon portfolio in Croatia

Banca Intesa Sanpaolo's bank branch portfolio in Croatia

Benetton retail stores in Zagreb, Croatia

Biljemerkant's retail portfolio in Slavonia region, Croatia

Borovo's retail portfolio in Croatia

Croatia osiguranje's commercial portfolio in Croatia

CEEREF's commercial portfolio in Slovenia

## Valuation of other mixed-use portfolios:

Basler Insurance's mixed-use portfolio in Croatia

CEEREF's mixed-use portfolio in Croatia

Eurodom mixed-use commercial building, Osijek, Croatia

Factor banka's mixed-use portfolio in Croatia

Factor banka's mixed-use portfolio in Slovenia

Probanka's mixed-use portfolio in Slovenia

Svaguša market obrt's mixed-use portfolio in Solin and Stobreč, Croatia

Šumi mixed-use project, Ljubljana, Slovenia

Hypo Alpe-Adria-Bank's mixed-use portfolio in Croatia

Hypo Alpe-Adria-Bank's mixed-use portfolio in Slovenia

Veneto banka mixed-use portfolio in Croatia

## Residential projects:

### Valuation of Cvjetni condominiums

Location: Zagreb, Croatia



### Valuation of residential building

Location: Zagreb, Croatia



### Valuation of residential premises in Ban Centar

Location: Zagreb, Croatia



## Valuation of other residential properties:

Residential premises, Banjavčičeva Street, Zagreb, Croatia

Residential premises, Skenderija, Sarajevo, Bosnia and Herzegovina

Residential project Grba, Ljubljana, Slovenia

Residential villa, Bukovačka Street, Zagreb, Croatia

Residential villa, Gornje Prekrižje, Zagreb, Croatia

Residential villa, Opatija, Croatia

Residential villa, Štikovica, Zaton, Dubrovnik, Croatia

Residential villa, Veselova Street, Ljubljana, Slovenia

Residential villa, Vlaha Bukovca Street, Dubrovnik, Croatia

OL Nekretnine residential portfolio in Croatia

Valuation

## Tourism-use development sites:

### Valuation of Brizenica development site

Location: Brizenica Bay, Island of Hvar

Client: Arqaam Capital



### Valuation of Perna development site

Location: Island of Hvar, Croatia

Client: Prime Property Croatia



### Valuation of Racetinovac development site

Location: Bacetinovac Bay, Island of Ciovo, Croatia

Client: Select Group



## Valuation of other tourism-use development sites:

360 VOX – Tourism-use development site in Cavtat, Croatia

360 VOX – Tourism-use development site in Primošten, Croatia

Alpine Bau – Vela Borovica tourism-use development site in Marina near Trogir, Croatia

Concepta – Tourism-use development site in Ivanica, Bosnia and Herzegovina

Dakma – Mrtinovic tourism-use development site on Island of Hvar, Croatia

GTC – Marlera tourism-use development site in Istria, Croatia

Mosaic Property LLP – Tourism-use development site in Cavtat, Croatia

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Valuation

Octavus – Žitna tourism-use development site on Island of Korčula, Croatia  
Placitus – Sućuraj tourism-use development site on Island of Hvar, Croatia  
Prime Property Croatia – Perna tourism-use development site on Island of Hvar, Croatia  
Profectus grupa – Tri sestrice tourism-use development site near Doli, Croatia  
Quaestor Pag – Paška rebra tourism-use development site on Island of Pag, Croatia  
Split Peninsula Properties – Tourism-use development site in Split, Croatia  
Terrarum – Tourism-use development site in Ravni close to Labin, Croatia  
Trigon Capital – Tourism-use development site in Rogoznica, Croatia

## **Valuation of other development sites:**

Alpine Bau – Težno commercial-use development site in Maribor, Slovenia  
Baligot and Mirakul nekretnine – Commercial-use development site in Slavonski Brod, Croatia  
CMC Global – Residential-use development site in Dubrovnik, Croatia  
DalMarea LSP – Residential-use development site in Zaoštrog, Croatia  
Dugiš – Commercial-use development site in Makarska, Croatia  
ETA – Industrial-use land in Požega, Croatia  
Europ Invest – Retail-use development site in Križ, Croatia  
Fabricor – Commercial-use development site in Zagreb, Croatia

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Valuation

GTC – Avenue Park commercial-use development site in Zagreb, Croatia  
Helios Properties – Development land in Sveta Nedelja, Croatia  
Heta Asset Resolution – Development land in Špansko neighborhood, Zagreb, Croatia  
Heta Asset Resolution – Development land in Žitnjak neighborhood, Zagreb, Croatia  
Immofinanz – Development land portfolio in Croatia  
Immokor Buzin – Commercial-use development site in Zagreb, Croatia  
Industrochem – Commercial-use development site in Pula, Croatia  
Industrogradnja – Commercial-use development site in Zagreb, Croatia  
Internationale Möbel-Selection IMS – Industrial-use development land in Zaprešić, Croatia  
Istra Val Max – Mixed-use development land in Pula, Croatia  
KD Kvart – S1 Tower commercial-use development site in Ljubljana, Slovenia  
KPMG – Commercial-use development site in Međimurska Street, Varaždin, Croatia  
Lipa Meir & Co. Advocates – Costabella land in Rijeka, Croatia  
LS Property – Zagreb Mall commercial-use development site in Zagreb, Croatia  
Mejaši četvrti – Commercial-use development site, Split  
MID Bau – Commercial-use development land in Pula, Croatia  
MID Group – Commercial-use development land in Požega, Croatia  
Midia Group – Residential-use development site in Zaton, Croatia  
PBZ – Retail-use development site in Sarajevo, Bosnia and Herzegovina

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Valuation

PBZ – Mall of Split development site in Split, Croatia  
Plodine – Commercial-use development site in Novigrad, Croatia  
Poslovni projekt Sopot – Mixed-use development site in Zagreb, Croatia  
Private person – Mixed-use development land in Ilica Street, Zagreb, Croatia  
Qlandia, Jesenice, Slovenia  
Qlandia, Murska Sobota, Slovenia  
Qlandia, Škofja Loka, Slovenia  
Qlandia, Slovenj Gradec, Slovenia  
Qlandia, Slovenska Bistrica, Slovenia  
Roda Gradnja – Mixed-use development site in Križ, Croatia  
Sensa nekretnine – Commercial-use development site, Zagreb  
Supernova Holding – Commercial-use development land in Solin, Croatia  
Trigranit – Commercial-use development site next to Arena Centar in Zagreb, Croatia  
Vaillant – Commercial-use development land in Viškovo, Croatia  
Zagrebgradnja – Residential-use development site in Zagreb, Croatia

## Valuation of other properties:

American International School of Zagreb, Croatia

Bilice commercial building, Bilice, Croatia

Bluehouse – Agricultural land portfolio on Brač Island, Croatia

Farallon land portfolio in Croatia

French Government – French Embassy in Zagreb, Croatia

GEMS Education – Education facility in Zagreb, Croatia

Intercapital office building in Zagreb city center, Croatia

Kristal invest commercial building, Novalja, Croatia

Mercedes-Benz Emil Frey Auto Centar, Zagreb, Croatia

Odašiljači i veze – Zagreb TV Tower Sljeme, Zagreb, Croatia

OL Nekretnine land portfolio in Croatia

PBZ – American International School of Zagreb, Croatia

Petrokov retail store in Zagreb, Croatia

Private person – Agricultural land in Silaš, Croatia

Retail building Maribor, Maribor, Slovenia

Signumšped commercial building, Dubrovnik, Croatia

U.S. Department of State – Former US Chancery in Sarajevo, Bosnia and Herzegovina

U.S. Department of State – U.S. Embassy Branches in Banja Luka and Mostar, Bosnia and Herzegovina

Zelena laguna retail building, Poreč, Croatia



# Research & Consultancy

A BROAD RANGE OF SERVICES WITH INDIVIDUAL APPROACH, FROM FULL-SERVICE CONSULTANCY, TO DATA-ONLY SERVICES

# Research

Research is considered to be of critical importance in supporting the high quality advice function of Propertas. The scope of the department's work is directed towards analysis of current and future trends in the national and local property markets of Croatia and Slovenia. Apart from in-depth and client-specific reports, general information about the latest development in the (property) market is published in reports and press releases on a regular basis.

Propertas research team has built up a database facility over many years that records letting and investment transactions in Croatia and Slovenia. The database is based on our own transaction details, publically available information, interviews with local authorities and our own independent market enquiries and contracts.

Research and consultancy team have been delivering specialist support to our numerous clients since 2005. Our services include:

- Commercial due diligence
  - Feasibility studies
  - Highest and best use analyses
  - Market research reports
  - Opinion on rents and sales prices
  - Real estate market analyses
  - Real estate sector analyses
  - Town planning analyses
-

# Consultancy

Today's global market and Europe's new economic developments have created rapid change, and the forecasting of market trends and future developments is now increasingly difficult. We provide our clients with a wide range of services varying from a first insight in the property market and how it could affect their real estate, through to a full implementation of our advice.

Our consultancy advice envelops a wide range of services to procure correct institutional fund management. These include:

- Location analysis
- Feasibility studies
- Investment analysis
- Portfolio or property due diligence
- Occupancy planning
- Benchmarking and performance measurement
- Exit strategies
- Rationalization

Whether it concerns complex real estate planning or basic leasing facilities, we always respond to tomorrow's market. The data gained daily from our investment and agency activities in the region positions us to deliver the most up-to-date advice possible, based on reliable market information. With the extensive knowledge of our research team we continuously analyze the market's evolution so that solutions can be provided which measurably improve our clients business. By implementing truly multi-disciplinary consultancy services we are able to drive our clients fund requirements/business forward.

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## **MARKET RESEARCH AND ANALYSES**

Agrokor – Retail market in Dubrovnik-Neretva County, Croatia

Agrokor – Shopping center market in Zagreb, Croatia

Airport Center – Shopping center market in Sarajevo, Bosnia and Herzegovina

Baligot and Mirakul nekretnine – Retail market in Slavonski Brod, Croatia

Banca Intesa Sanpaolo – Office market in Sarajevo, Bosnia and Herzegovina

Doğu Group – Marina market in Croatia

Dugiš – Retail market in Makarska, Croatia

EBRD – Marina market in Croatia

Enjoy Croatia – Casino and residential markets in Zagreb, Croatia

GTC – Retail market in Pula, Croatia

PBZ – Shopping center market in Sarajevo, Bosnia and Herzegovina

PBZ – Shopping center market in Split, Croatia

PKF – Residential market in Šibenik, Croatia

Properta – Retail market analysis in Osijek, Croatia

Rotor Jug – Office, hotel and residential markets in Zagreb, Croatia

Terrarum – Residential and tourism markets in Istria, Croatia

Unibail-Rodamco – Shopping center market in Zagreb, Croatia

# Research and consultancy assignments:

## HIGHEST AND BEST USE ANALYSES

360 VOX – Highest and best use analysis of a tourism-use development site in Cavtat, Croatia

360 VOX – Highest and best use analysis of a tourism-use development site in Primošten, Croatia

Liberty – Highest and best use analysis of a mixed-use commercial development site in Fažana, Croatia

Terrarum – Highest and best use analysis of a tourism-use development site in Ravni close to Labin, Croatia

## FEASIBILITY STUDIES

Adut Nekretnine – Feasibility study for Small Mall shopping center in Split, Croatia

Agrokor – Feasibility study for Ciglana shopping center in Zagreb, Croatia

Agrokor – Feasibility study for SUB City shopping center in Srebreno, Croatia

Arqaam Capital – Feasibility study for complex of villas with surplus land in Mala Rudina, Croatia

Baligot and Mirakul nekretnine – Feasibility study for Zrinski-Frankopan retail park in Slavonski Brod, Croatia

Centar Brač – Feasibility study for Centar Brač shopping center in Split, Croatia

CMC Global – Feasibility study for high-end villas in Dubrovnik, Croatia

Grupa Toranj – Feasibility study for office building in Split, Croatia

OverItalia – Feasibility study for Galeb Center in Koper, Slovenia

Properta – Feasibility study for Portanova shopping center in Osijek, Croatia

Raiffeisen Leasing – Feasibility study for Fashion Outlet Center in Brnik, Slovenia

## **INVESTMENT ANALYSES**

K-13 - Investment analysis for office and hotel project in Split, Croatia

Sensa nekretnine – Investment analysis for Z Centar, Zagreb, Croatia

Aparthotel Žnjan (4-star) – Investment analysis for project financing, Split, Croatia

City Park Zadar – Investment analysis for project financing, Zadar, Croatia

Hotel Maraska (5-star) – Investment analysis for project financing, Zadar, Croatia

Sonik Retail Park - Investment analysis for project financing, Zadar, Croatia

## **CONSULTANCY AND ADVISORY ASSIGNMENTS**

Client confidential – Opinion on current and market rents for 17 Getro retail warehouses in Croatia

Agrokor – Retail warehouse and logistics rents for 60 properties in Croatia

IKEA – Opinion on market rents for a market place in proximity to Zagreb, Croatia

Unibail-Rodamco – Commercial due diligence of Arena Centar in Zagreb, Croatia

Volvo – Opinion on market rents for logistics and light industrial properties in Lučko, Zagreb, Croatia

Volvo – Opinion on market rent for a retail warehouse in Ljubljana, Slovenia, Croatia

Yard Valtech Srl – Opinion on market rents and sales prices in specific shopping centers in Zagreb and Rijeka, Croatia

Triglav – Development services of the mixed-use project in Ljubljana, Slovenia

## **TOWN PLANNING ANALYSES**

Private person – Town planning analysis for mixed-use development site in Sovlje, Croatia

Roda Gradnja – Town planning analysis for mixed-use development site in Križ, Croatia

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Research and consultancy



# Building Consultancy & Project Management

A FULL RANGE OF PRE-CONSTRUCTION, CONSTRUCTION, TECHNICAL MANAGEMENT

# Building Consultancy

We advise our clients and manage their projects from concept to completion. Our services include:

- Building surveys
  - Technical due diligence
  - Lender supervision
  - Reinstatement cost assessment
  - Engineering services
  - Building measurement
  - Cost analysis
-

**Plat Hotels, Dubrovnik, Croatia**

Technical due diligence of hotel, villas, and ancillary facilities

GDA: 67,600 sq m



**Shopping center Cvjetni, Zagreb, Croatia**

Technical due diligence of shopping center, offices, and underground garage

GDA: 27,500 sq m



**Pula Gate Project, Pula, Croatia**

Technical due diligence of mixed-use building under construction, fence construction, property inspection, cost estimation, budgeting, construction supervision



**Villas Male Rudine, Stari grad, Island of Hvar, Croatia**

Technical due diligence of 9 stand-alone villas and other infrastructure

GDA: 24,300 sq m



Building consultancy

**Hotel InterContinental, Ljubljana, Slovenia**  
Technical due diligence for lender supervision  
GDA: 22,600 sq m



**Hotel Lek, Kranjska Gora, Slovenia**  
Technical due diligence  
GDA: 14,600 sq m



**Kuehne+Nagel logistic center, Brnik, Slovenia**  
Technical due diligence for lender supervision in the first phase of construction  
GDA: 33,300 sq m



**Retail warehouse in Pula, Croatia**  
Technical due diligence  
GDA: 1,700 sq m



**Avenue Mall Osijek, Croatia**  
Technical due diligence  
GDA: 28,600 sq m



**Office premises in Loma Center, Ljubljana, Slovenia**  
Technical due diligence for Johnson&Johnson  
GDA: 2,000 sq m



**Department store in Pula, Croatia**  
Technical due diligence  
GDA: 9,500 sq m



**Hoto Business Tower, Zagreb, Croatia**  
Technical due diligence  
GDA: 26,400 sq m



**Zagreb Logistic Park, Sveta Nedelja, Croatia**  
Technical due diligence, contract advisory,  
building survey after earthquake, and  
development of base construction for developer  
GDA: 104,900 sq m



**Super Konzum Radnička, Zagreb, Croatia**  
Technical due diligence  
GDA: 24,200 sq m



**Salona Mall, Split, Croatia**  
Technical due diligence  
GDA: 32,700 sq m



**K Centar Fiume, Rijeka, Croatia**  
Technical due diligence  
GDA: 23,000 sq m



**K Centar Šijana, Pula, Croatia**  
Technical due diligence  
GDA: 9,400 sq m



**Z Centar shopping center, Zagreb, Croatia**  
Lender supervision  
GDA: 87,500 sq m



**Port of Rijeka, Croatia**  
Lender supervision of cargo terminals in port of  
Rijeka and Bakar  
GDA: 224,200 sq m



**Hotel Maraska, Zadar, Croatia**  
Lender supervision of 5-star hotel  
GDA: 23,000 sq m



# Project Management

- Workplace consultancy
  - Planning & definition of the project scope
  - Design services
  - Management and supervision of design phase
  - Cost estimation & analysis
  - Procurement & tendering
  - Budget management
  - Supervision or monitoring of construction works
  - Handover & project close out
  - Move management
-

**Brizenica Bay, Island of Hvar, Croatia**  
Project management services in the pre-construction phase for tourism-use development site



**AbbVie office Fit-Out, Zagreb, Croatia**  
Project planning and definition, cost estimation, budgeting, procurement, tendering, supervision and management of fit-out works (office area: 710 sq m)



**MERCK office Fit-Out, Ljubljana, Slovenia**  
Branded interior design management, cost estimation, budgeting, construction supervision and coordination  
Office area: 375 sq m



**Villas Male Rudine, Island of Hvar, Croatia**  
Project management services including property inspection, reinstatement cost analysis, and management of design development for 9 villas (GDA: 2,300 sq m)



**Pula Gate fence construction, Pula, Croatia**  
Project management services including procurement and tendering, cost estimation, budgeting, management and monitoring of construction works  
GDA: 6,800 sq m



**Royal Club Cesarica, Karlobag, Croatia**  
Project management services for 11 apartment buildings and 16 villas  
GDA: 18,000 sq m



**FavBet Casino Fit-Out, Split, Croatia**  
Project management services including coordination of interior design, tendering, procurement, managing technical exam requirements, construction coordination  
GDA: 1,300 sq m



**Amazon office Fit-Out, Zagreb Croatia**  
Interior design management, supervision, coordination, cost management  
Office area: 800 sq m



Project management

## Sonik Retail Park, Zadar, Croatia

Project management including planning and definition,  
designer and contractor tendering, design coordination,  
budgeting, development supervision and management

GDA: 5,000 sq m





# Property & Facility Management

WE HAVE EXPERIENCE IN MANAGING OFFICE PARKS, SHOPPING CENTERS AS WELL AS MIXED-USE SCHEMES

# Property & facility management

Our property and facility management team are highly qualified, experienced professionals whose main focus is ensuring our clients' needs are exceeded. We stand out in the industry as people who are easy to do business with, listen to clients and understand their business needs. In building our team, we have captured some of the best people from both within and outside the property industry – creating a visionary group, who push boundaries continually to create new and innovative solutions for clients. Our investment in developing a market-leading infrastructure ensures that our highly qualified team spend more time on adding value and less on process.

Our core services center the following:

- Property management
  - Asset management
  - Procurement
  - Rent collection
  - Coordination of marketing services
  - Coordination of facility services
  - Service charge management
  - Facility management
-

**Center management for Portanova shopping center**

Location: Osijek, Croatia

GLA: 40,000 sq m



**Facility management for Mozaik Office building**

Location: Zagreb, Croatia

GLA: 7,000 sq m



**Center management and facility management for Branimir Center**

Location: Zagreb, Croatia

GLA: 24,500 sq m



**Facility management for Merkur Business Center**

Location: Zagreb, Croatia

GLA: 6,000 sq m



**Property management for Mani office park**

Location: Buzin, Zagreb, Croatia

GLA: 13,500 sq m



**Facility management for Diamond Palace Casino**

Location: Hotel Sheraton, Zagreb, Croatia

GLA: 1,600 sq m



Property & facility management

**Facility management for Avenue Mall and Avenue Business Center**

**Location: Zagreb, Croatia**

GLA: 34,000 sq m



**Facility management for Matrix Office Park**

**Location: Zagreb, Croatia**

GLA: 10,400 sq m



**Facility management for the international logistics company**

**Location: Sveta Nedelja, Croatia**

GLA: 18,000 sq m



**Cleaning services for King Cross Jankomir**

**Location: Zagreb, Croatia**

GLA: 34,000 sq m



**Cleaning services for Decathlon Zagreb Zapad**

**Location: Zagreb, Croatia**

GLA: 5,000 sq m



**Property management for City Park Zadar**

**Location: Zadar, Croatia**

GLA: 9,000 sq m



Property & facility management

For further information please  
feel free to contact us

**Propertas d.o.o.**

Zagrebtower  
Radnička cesta 80  
HR – 10000 Zagreb  
Croatia

W: [www.propertas.hr](http://www.propertas.hr)  
T: + 385 1 6187 346  
E: [propertas@propertas.hr](mailto:propertas@propertas.hr)