



Ilirija d.d.

STUDY

ON THE INTEGRITY AND SUSTAINABILITY OF THE ECONOMIC AS WELL AS FUNCTIONAL AND TECHNOLOGICAL ENTITY OF THE "PARK SOLINE" CAMPSITE IN THE TOWN OF BIOGRAD NA MORU WITHIN THE BUSINESS SYSTEM OF ILIRIJA D.D.



CAMP
PARK
SOLINE

BIOGRAD N/M

The spatial planning and urban, business and economic and property aspect, as well as the evaluation of investments ILIRIJA d.d. made in the "Park Soline" campsite in the town of Biograd na Moru

Biograd na Moru, July 2024

HOSPITALITY AND TOURISM ZONE (T3) PARK SOLINE CAMPSITE

County: ZADAR COUNTY
Municipality/town: TOWN OF BIOGRAD NA MORU
Contracting authority: ILIRIJA d.d. Biograd na Moru

Title of expert solution: EXPERT SOLUTION
FOR THE DRAFT PROPOSAL OF THE URBAN DEVELOPMENT PLAN
FOR THE HOSPITALITY AND TOURISM ZONE (T3) - PARK SOLINE CAMPSITE

Map representation: CURRENT STATE

Map representation number: CARTOGRAM 1 Map scale: 1:2000

Representational body decision on the drafting of the plan (official stamp):

Public consultation publication date: Public review held from:

Stamp of the entity responsible for conducting the public consultation: Periodic responsible for conducting the public consultation:

Approved by the state or administrative authority (No stamp): Approved by the state or administrative authority (No stamp):

Legal person / entity that drafted the expert solution: URBANISTIČKI STUDIO RIJEKA, d.o.o.

Stamp of the legal person / entity that drafted the expert solution: Responsible person:

Accountable manager responsible for expert solution drafting: TATJANA RAKOVIĆ, MSc Arch.

TATJANA RAKOVIĆ, MSc Arch.

Expert team that drafted the expert solution:

Stamp of the representative body: Profession of the representative body:

The scale (can be altered on true copy of the original): Stamp of the responsible body:

(Name, surname, signature):



PROJECT COVERAGE

25 m COASTAL STRIP

HOSPITALITY AND TOURISM PURPOSE - CAMPSITE

CAMPSITE FENCE

T3 CAMPING AREAS - ACCOMMODATION UNITS

AREAS OF THE CENTRAL AND ANCILLARY FACILITIES

X CAMPSITE CENTRAL AND ANCILLARY FACILITIES

- 1 RECEPTION DESK
- 2 RESTAURANT
- 3 SHOP
- 4 CAMPSITE SERVICE
- 5 ANCILLARY PREMISES / STORAGE
- 6 BAKERY
- 7 LAUNDRY
- SC SANITARY FACILITY AND PERTAINING FACILITIES

SPORTS AND RECREATIONAL AREAS

- R2 RECREATIONAL FACILITIES
- D1 CHILDREN'S PLAYGROUND

GREEN AREAS

Z1 LANDSCAPED GREENERY

TRAFFIC AND TRAFFIC AREAS

- ↑ VEHICLE ACCESS ROAD AND MAIN ENTRANCE TO THE CAMPSITE
- ↑ AUXILIARY ENTRANCE TO THE CAMPSITE (PEDESTRIAN, EMERGENCY ETC.)
- P1 ON-SITE PARKING - WAITING ZONE
- P2 ON-SITE PARKING
- P3 BUS ON-SITE PARKING
- INTERNAL VEHICULAR AND PEDESTRIAN ROADS - ASPHALT
- VEHICULAR AND PEDESTRIAN ACCESS ROADS TO CAMPSITE - MACADAM

PEDESTRIAN AREAS AND ACCESS ROADS

- CONCRETE - GREY SMALL CUBE PAVERS
- CONCRETE - RED CUBE PAVERS
- STONE

PUBLIC USE AREAS

- Z PROTECTIVE GREENERY
- TS SUBSTATION
- VEHICULAR AND PEDESTRIAN ACCESS
- PEDESTRIAN ACCESS

PUBLIC ROAD AREAS ADJACENT TO THE PLAN COVERAGE

- ACCESS ROAD
- VEHICULAR AND PEDESTRIAN ACCESS
- COASTAL PEDESTRIAN WALKWAY

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AS FUNCTIONAL AND TECHNOLOGICAL ENTITY OF THE "PARK SOLINE"
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BUSINESS SYSTEM OF ILIRIJA D.D.**

The spatial planning and urban, business and economic and property aspect,
as well as the evaluation of investments ILIRIJA d.d. made in the "Park Soline"
campsite in the town of Biograd na Moru



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The Study on the integrity and sustainability of the economic as well as functional and technological entity of the "Park Soline" campsite in the town of Biograd na Moru within the business system of ILIRIJA d.d. was prepared by:

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In Biograd na Moru, 5 March 2021
Number: 42/2021-1

MINISTRY OF PHYSICAL PLANNING, CONSTRUCTION AND
STATE ASSETS OF THE REPUBLIC OF CROATIA
Ulica Republike Austrije 20
10000 Zagreb

SUBJECT: Request for adoption of the decision referred to in Art. 17 of the Act on Unvalued Construction Land (Official Gazette No. 50/2020) and concluding a lease agreement for 50 years for Park Soline Camp in Biograd na Moru;

REQUESTING PARTY: ILIRIJA d.d. Biograd na Moru, Tina Ujevića 7, 23210 Biograd na Moru,
tax number: 05951496767;

Dear Sirs,

- I We are writing to you on behalf of Ilirija d.d. Biograd na Moru, the leading business and tourism company in the city of Biograd na Moru and one of the three leading business and tourism companies in the Zadar County, **in order to submit a request for adoption of the decision referred to in Art. 17 of the Act on Unvalued Construction Land (Official Gazette No. 50/20; hereinafter: AUCL), i.e. for establishment/identification of the scope of land, valued and unvalued parts and the owner of the Park Soline Camp in Biograd na Moru** (hereinafter: the Camp); and, consequently, **for concluding a lease contract between the Republic of Croatia and the company Ilirija d.d. for a period of 50 years for the lease of tourism land** or construction land that was under social ownership and over which the social enterprise HRO ILIRIJA (the legal predecessor of ILIRIJA d.d.) exercised the right to use, which was not valued and entered into the value of the social capital in the conversion procedure and not entered into the share capital of the company ILIRIJA d.d. in the privatisation process, as prescribed by Article 1, para. 1 and 2 of AUCL, on which land Park Soline Camp was constructed with the capacity of 1,220 accommodation units / camping pitches and 3,660 guests, covering a surface area of 20.08 ha, operating within the business system of Ilirija d.d. and within the framework of which the company Ilirija performs the hospitality-tourism activity.
- II We would firstly like to inform you about the relevant facts and the status of the Park Soline Camp in Biograd na Moru. The land of Park Soline Camp was developed under the implementation urban development plan of the Soline Campsite, which was adopted in 1981 by the Assembly of the Biograd na Moru Municipality based on the decision on adoption of an implementation urban development plan of the Soline Campsite, published in the Official Gazette of the Municipalities of Benkovac, Biograd na Moru, Obrovac and Zadar, No. 6/81, which was transposed by virtue of a

ILIRIJA d.d. za ugostiteljstvo i turizam, Tina Ujevića 7, Biograd n/M, Commercial Court in Zadar, Company Registration Number: 060032302, Company ID: 3311953.,
Tax Number: 05951496767; account: ERSTE & STEIERMARKISCHE BANK d.d. – RIJEKA IBAN: HR5824020061100097324.
Share capital: HRK 229,146,480.00, paid in full. Number of issued shares: 2,413,488, without nominal value.
Management Board: G. Ražnjević, President of Supervisory Board: G. Medić



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decision on transposition of decisions and other general acts of the former Municipality of Biograd na Moru, published in the Official Gazette of the City of Biograd na Moru, No. 1/93 (hereinafter: "IUDP of Soline camp"). The said IUDP of the Soline camp became integral part of the General Urban Plan of Biograd na Moru (Official Gazette of the Municipalities of Benkovac, Biograd na Moru, Obrovac and Zadar, No. 7/83, 7/88, 4/90 and Official Gazette of the City of Biograd na Moru, No. 1/99). IUDP of the Soline camp provided for a camp of the scope and surface area of 21 hectare. Pursuant to IUDP of the Soline camp, formation of the land parcel 332/26 in accordance with the old geodetic survey was planned, which parcel according to data of the new survey is equivalent to the cadastral parcels 3381/2, 3380, 3384, 3383, 3382, 3391, 3243 and 3242, cadastral municipality of Biograd na Moru, covering a total surface area of 200,800 m², i.e. 20,08 ha.

- III** The land in question, to which the IUDP of the Soline camp pertains, covering a surface area of 20.08 ha, **was granted to the social enterprise HRO "Ilirija", the legal predecessor of Ilirija d.d., together with the right of perpetual usufruct based on the Decision of the Assembly of the Municipality of Biograd, number UP/I-03-02-863/1983 of 19 February 1985.** In accordance with the then-applicable Construction Land Act (Official Gazette, number 54/80, which entered into force on 8 January 1981), the Assembly of the Municipality of Biograd na Moru and HRO "Ilirija" Biograd na Moru, concluded an agreement on granting the right to perpetual usufruct over construction land number 03-2-863/1983 on 22 March 1985, in connection with the granted right of perpetual usufruct over the undeveloped construction land in accordance with IUDP of Soline camp.
- IV** Within the conversion and privatisation procedure of HRO ILIRIJA, in its decision number 01-02/92-06/1224 of 18 November 1993, the Croatian Privatisation Fund (hereinafter: CPF) granted consent for the conversion of the social enterprise Ilirija hotelsko turističko poduzeće s.p.o. into a public limited company Ilirija with the share capital in the amount of DEM 23,800,000.00 in the corresponding HRK equivalent. In the rationale of that decision, it is stated that the consent had been granted based on all necessary documentation prescribed by Article 11 of the Act on Conversion of Social Enterprises, **including a survey report on conversion, where it is emphasised that the land that belongs to the Park Soline camp is the one to which relates the Decision of the Assembly of the Municipality Biograd na Moru, as stated earlier.**
- V** In the survey report on conversion, which was drawn up in line with CPF's instructions, it was explicitly emphasised that in accordance with interpretation of the Restructuring Agency (legal predecessor of CPF), the land covered by the Soline Campsite is not subject to valuation and that as such shall not be valued and entered into the share capital, while all other assets, buildings and infrastructure of the Soline camp, were valued and entered into the share capital. By virtue of its decision on posted real estate items number UP/I-943-01/96-01/1486 of 12 July 1996, i.e. by virtue of its conclusion with respect to this decision of 26 March 1997, as regards the location under item 12 for Soline Campsite, CPF explicitly stated that the land in the Soline Campsite was not valued, i.e. it was not entered into the share capital of Ilirija d.d., whereas the buildings of the camp were valued and entered into the social capital of Ilirija d.d.
- VI** In accordance with Article 47 of the Privatisation Act (OG 021/1996), rights and objects that have not been valued and entered into the value of the social capital of a legal person in line with the Conversion Act, shall be transferred to CPF, which means that the land of the Camp would consequently become the property of the Republic of Croatia. Thus, more than 70 leading camps in Croatia, which are several times larger than the Park Soline Camp in Biograd na Moru, constitute



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land that has remained unvalued under conversion and that has consequently not been entered into the share capital and is not owned by companies, but pursuant to Article 47 of the Privatisation Act has become the property of the Croatian Privatisation Fund, i.e. of the Republic of Croatia, thus becoming state-owned land.

- VII** Based on the above-described conversion and privatisation procedure for the company ILIRIJA d.d., the State Audit Office of the Republic of Croatia issued a positive opinion class: 041-03/01-01-/468, File No.: 613-01-01-02-28 on 4 April 2002.
- VIII** On 1 August 2010, the Act on Tourism and Other Construction Land That Has Not Been Valued in the Conversion Procedure (Official Gazette 92/10) (hereinafter: “**Tourism Land Act**”) entered into force. Pursuant to the Tourism Land Act, ILIRIJA d.d. submitted to the Republic of Croatia via the competent Ministry of Tourism within the legally prescribed time limit a concession application for a period of 50 years for the land constituting the Camp, which procedure was conducted before the competent Ministry under class: UP/I-430-01/11-01/6. Pursuant to Article 6 of the Tourism Land Act, ownership over the construction land of camps shall be acquired by the Republic of Croatia, whereas co-ownership between the Republic of Croatia and ILIRIJA d.d. shall be established on the Camp as a building, with co-ownership shares remaining undetermined, albeit determinable. However, due to inadequate provisions of the Tourism Land Act, no concession agreement for the Camp for a period of 50 years has been concluded and as far as the company is aware, the situation is the same with other camps in the Republic of Croatia, which have shared the same fate.
- IX** In the meantime, on 2 May 2020, the **Act on Unvalued Construction Land (Official Gazette No. 50/2020)** (hereinafter: AUCL) entered into force, repealing the Act on Tourism and Other Construction Land That Has Not Been Valued in the Conversion and Privatisation Procedure (OG 92/2010) as well as regulations that had been adopted for the purpose of implementing the repealed act, and pursuant to Art. 34 para. 1 of AUCL, the procedure initiated based on the concession application of Ilirija d.d. was suspended, which procedure was initiated for the purpose of awarding concession on the co-ownership part of the Republic of Croatia with a view to use the Park Soline Camp, since no enforceable administrative act awarding concession had been adopted before AUCL entered into force.
- X** The provisions of AUCL lay down the manner of establishing and registering the right of ownership on real estate items on which companies have built camps and the manner of regulating relations between the Republic of Croatia and the company with camps; in addition, it is prescribed that companies shall submit a request to the competent ministry (Ministry of Physical Planning, Construction and State Assets of the Republic of Croatia) within 12 months from the date of entry into force of AUCL (i.e. 2 May 2021), to which they shall attach documents prescribed by Art. 18 of AUCL.

In order that relations between the Republic of Croatia and the company with the camp may be regulated in accordance with the provisions of Art. 21 of AUCL in such a way that a **camp lease agreement for a period of 50 years is eventually concluded**, the company Ilirija d.d. Biograd na Moru hereby submits the request referred to in Art. 17 of the said act **for identifying the scope of the camp and establishing valued and unvalued parts of the Camp as well as the owner of real estate items** encompassed by the Camp.



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XI Pursuant to Art. 18 of AUCL, the addressee is delivered attached hereto the following documents:

- geodetic situation plan of the actual state of the scope of the Camp referred to in Art. 18 para. 2 item 1 of AUCL, all drawn up by a legal person authorised based on a special legislative act for performance of professional geodetic activities, the company Geobiro d.o.o. Biograd na Moru, responsible person Domagoj Kujundžić, graduate geodetic engineer, number: PG-45/2020 of 2 December 2012
- geodetic survey report referred to in Art. 18 para. 1 of AUCL, drawn up by the company Geobiro d.o.o. Biograd na Moru, responsible person Domagoj Kujundžić, graduate geodetic engineer, number: PA-78/2020 of 2 December 2020
- decision of the legal predecessor of the Restructuring and Sale Centre, the Croatian Privatisation Fund, class: 943-01/96-01/1486, File No.: 563-04-403/96-2, of 12 July 1996, and the conclusion of the same Fund class: 943-01/96-01/1486, File No.: 563-04-403/97-5, of 26 March 1997 identifying real estate items that have been valued and entered into the value of the social capital of the social enterprise Ilirija within the conversion procedure and that have been entered into the share capital of the company Ilirija d.d. within the privatisation procedure.

In connection therewith, it should in particular be noted that the company Ilirija d.d. has already previously submitted to the competent Ministry of Physical Planning, Construction and State Assets of the Republic of Croatia, a request for issuing a certificate on compliance of the geodetic survey report with documents referred to in Art. 18 para. 2 item 1 of AUCL as well as a request to the Restructuring and Sale Centre for confirming compliance of the geodetic survey report with documents referred to in Art. 18 para. 2 item 2 of AUCL, all this within the meaning of the provisions of Art. 18 para. 4 and 5 of AUCL.

Once the said certificates are obtained from the competent administration bodies, Ilirija d.d. shall deliver them to the addressee.

XII From the attachments referred to under paragraph **XI** of this request, it arises that the Park Soline Camp in Biograd na Moru, managed by the company Ilirija d.d. Biograd na Moru, encompasses on the date of entry into force of the Act on Tourism and Other Construction Land Within the Conversion and Privatisation Procedure (OG 92/10), i.e. on 15 July 2010, the following real estate items stated under numbers from 1 to 29 (hereinafter also: the Scope of the Camp):

1. cadastral parcel 3241/1, forest with a surface area of 41523 m², entered into the deed of title number 9965 cadastral municipality Biograd na Moru, and land register folio 9965, cadastral municipality Biograd na Moru
2. cadastral parcel 3241/41, forest with a surface area of 41963 m², entered into the deed of title number 11001 cadastral municipality Biograd na Moru, and land register folio 11001, cadastral municipality Biograd na Moru
3. cadastral parcel 3241/42, forest with a surface area of 25070 m², entered into the deed of title number 11002 cadastral municipality Biograd na Moru, and land register folio, 11002 cadastral municipality Biograd na Moru
4. cadastral parcel 3241/61, street with a surface area of 171 m², entered into the deed of title number 10704, cadastral municipality Biograd na Moru
5. cadastral parcel 3241/62, street with a surface area of 65 m², entered into the deed of title number 10704 cadastral municipality Biograd na Moru

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Ilirija d.d.

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6. cadastral parcel 3241/63, street with a surface area of 116 m², entered into the deed of title number 10704, cadastral municipality Biograd na Moru
7. cadastral parcel 3241/61, street with a surface area of 145 m², entered into the deed of title number 10704, cadastral municipality Biograd na Moru
8. **cadastral parcel 3242, building with a surface area of 31 m², entered into the deed of title number 5674, cadastral municipality Biograd na Moru, and into the land register folio 5674 cadastral municipality Biograd na Moru**
9. **cadastral parcel 3243, business facility with a surface area of 49 m², entered into the deed of title number 5675, cadastral municipality Biograd na Moru, and into the land register folio 5675, cadastral municipality Biograd na Moru**
10. cadastral parcel 3378/1, forest with a surface area of 1067 m², path with a surface area of 596 m² and developed land with a surface area of 7917 m², in total 19183 m², entered into the deed of title 9976, cadastral municipality Biograd na Moru, and into the land register folio 9976, cadastral municipality Biograd na Moru
11. cadastral parcel 3378/12, street with a surface area of 6697 m², entered into the deed of title number 3493, cadastral municipality Biograd na Moru, and into the land register folio 3493, cadastral municipality Biograd na Moru
12. cadastral parcel 3379/1, path with a surface area of 196 m², entered into the deed of title number 3572, cadastral municipality Biograd na Moru, and into the land register folio 3572 cadastral municipality Biograd na Moru
13. **cadastral parcel 3380, rubble with a surface area of 33 m², entered into the deed of title number 5677, cadastral municipality Biograd na Moru, and into the land register folio 5677, cadastral municipality Biograd na Moru**
14. cadastral parcel 3381/1, developed land with a surface area of 44441 m², entered into the deed of title number 3492, cadastral municipality Biograd na Moru, and into the land register folio 3492, cadastral municipality Biograd na Moru
15. cadastral parcel 3381/27, business facility with a surface area of 25 m², business facility with a surface area of 27 m², business facility with a surface area of 27 m², business facility with a surface area of 27 m², developed land with a surface area of 1904 m², in total 2010 m², entered into the deed of title number 9274, cadastral municipality Biograd na Moru, and into the land register folio 9274, cadastral municipality Biograd na Moru
16. **cadastral parcel 3382, rubble with a surface area of 27 m², entered into the deed of title number 5679, cadastral municipality Biograd na Moru, and into the land register folio 5679, cadastral municipality Biograd na Moru**
17. cadastral parcel 3383, business facility with a surface area of 14 m², entered into the deed of title number 5680, cadastral municipality Biograd na Moru, and into the land register folio 5680, cadastral municipality Biograd na Moru
18. cadastral parcel 3387, path with a surface area of 514 m², entered into the deed of title number 10659, cadastral municipality Biograd na Moru, and land register folio 10659, cadastral municipality Biograd na Moru
19. cadastral parcel 3388/1, developed land with a surface area of 6247 m², entered into the deed of title number 3491, cadastral municipality Biograd na Moru, and into the land register folio 3491, cadastral municipality Biograd na Moru
20. **cadastral parcel 3390, business facility with a surface area of 9 m² and developed land with a surface area of 2334 m², in total 2342 m², entered into the deed of title number 4254, cadastral municipality Biograd na Moru, and into the land register folio 4254, cadastral municipality Biograd na Moru**

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21. cadastral parcel 3391, business facility with a surface area of 51 m², entered into the deed of title number 5681, cadastral municipality Biograd na Moru, and into the land register folio 5681, cadastral municipality Biograd na Moru
22. cadastral parcel 3766/1, path with a surface area of 1911 m², entered into the deed of title number 7303, cadastral municipality Biograd na Moru, and into the land register folio 7303, cadastral municipality Biograd na Moru
23. cadastral parcel 3766/6, path with a surface area of 571 m², entered into the deed of title number 7306, cadastral municipality Biograd na Moru, and into the land register folio 7306, cadastral municipality Biograd na Moru
24. cadastral parcel 3392/4, developed land with a surface area of 1972 m², entered into the deed of title number 3490, cadastral municipality Biograd na Moru
25. cadastral parcel 3393/1, developed land with a surface area of 4240 m², entered into the deed of title number 9525, cadastral municipality Biograd na Moru
26. cadastral parcel 3394, house with a surface area of 121 m², entered into the deed of title number 3623, cadastral municipality Biograd na Moru, and into the land register folio 3623, cadastral municipality Biograd na Moru
27. cadastral parcel 3395, house with a surface area of 165 m², entered into the deed of title number 10842, cadastral municipality Biograd na Moru, and into the land register folio 10842, cadastral municipality Biograd na Moru
28. cadastral parcel 3396/1, business facility with a surface area of 31 m², business facility with a surface area of 14 m² and developed land with a surface area of 7681 m², total surface area 7726, entered into the deed of title number 9736, cadastral municipality Biograd na Moru
29. cadastral parcel 3397, business facility with a surface area of 236 m², entered into the deed of title number 9737, cadastral municipality Biograd na Moru, and into the land register folio 9737, cadastral municipality Biograd na Moru.

The total surface of the real estate items enumerated above is 207,731 m².

XIII

Only some of the real estate items of the Camp stated under paragraph XII of this request (6 cadastral parcels) were valued and entered into the estimated value of the social capital of the company Ilirija within the conversion procedure and entered into the share capital of the company within the privatisation procedure; namely, the following parcels:

1. cadastral parcel 3242, building with a surface area of 31 m², entered into the deed of title number 5674, cadastral municipality Biograd na Moru, and into the land register folio 5674 cadastral municipality Biograd na Moru
2. cadastral parcel 3243, business facility with a surface area of 49 m², entered into the deed of title number 5675, cadastral municipality Biograd na Moru, and into the land register folio 5675, cadastral municipality Biograd na Moru
3. cadastral parcel 3380, rubble with a surface area of 33 m², entered into the deed of title number 5677, cadastral municipality Biograd na Moru, and into the land register folio 5677, cadastral municipality Biograd na Moru
4. cadastral parcel 3382, rubble with a surface area of 27 m², entered into the deed of title number 5679, cadastral municipality Biograd na Moru, and into the land register folio 5679, cadastral municipality Biograd na Moru
5. cadastral parcel 3390, business facility with a surface area of 9 m² and developed land with a surface area of 2334 m², in total 2342 m², entered into the deed of title number 4254, cadas-



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tral municipality Biograd na Moru, and into the land register folio 4254, cadastral municipality Biograd na Moru

6. cadastral parcel 3391, business facility with a surface area of 51 m², entered into the deed of title number 5681, cadastral municipality Biograd na Moru, and into the land register folio 5681, cadastral municipality Biograd na Moru

In the decisions of the Croatian Privatisation Fund (decision and conclusion), the above-mentioned real estate items are designated as part of cadastral parcel 332/1, cadastral municipality Biograd na Moru, land with a surface area of 779 m², location Soline Campsite, entered into the land register folio 173 of the old land register; which part, according to the new geodetic survey, corresponds to the part of the cadastral parcels 3243, 3381/1, 3381/27, 3241/1 and 3388, cadastral municipality Biograd na Moru (note: in the geodetic survey report and in other documents arising therefrom, there is a mistake because the cadastral plot 331/3 is indicated), including the facility campsite Reception of gross surface area 40.40 m² and buildings of the Park Soline Campsite of gross building area 232.57 m², which is a total of 272.97 m², all being built on a real estate item on the cadastral parcel 332/45 according to the old geodetic survey (generated from cadastral parcel 332/1), cadastral municipality Biograd na Moru.

XIV Consequently, **it is hereby proposed** to the Addressee to adopt a decision establishing as follows:

- a) *that the real estate items stated under paragraph XII of this request constitute the scope of the Park Soline Camp in Biograd na Moru, which is currently under possession of the company Ilirija d.d. Biograd na Moru and which is used by the same company for performing hospitality-tourism business activity,*
- b) *that the valued parts of the Camp as the subject-matter of the right of ownership of the company Ilirija d.d. are real estate items under **paragraph XIII of this request (6 cadastral parcels in total),***
- c) *that the remaining real estate items referred to in paragraph XII of this request (cadastral parcels stated under paragraph XII of the request, excluding cadastral parcels stated under paragraph XIII of the request, which is 23 real estate items in total), represent unvalued parts of the Camp and as the subject-matter of the right of ownership of the Republic of Croatia,*
- d) *that after adopting the decision referred to in Art. 17 of AUCL, the competent ministry invites Ilirija d.d. to conclude a lease agreement for a period of 50 years for the parts of the Camp owned by the Republic of Croatia (unvalued parts of the Camp, referred to in item c)).*

For the purpose of ease of reference, we have prepared a spreadsheet of real estate items stated in paragraph XIV, items a, b, c, which we deliver attached hereto.

Should you need any further information or have any questions, feel free to contact us at any time at the below-provided contact details.

Sincerely,

ILIRIJA d.d. Biograd na Moru
Management Board: Goran Ražnjević

ILIRIJA d.d. za ugostiteljstvo i turizam, Tina Ujevića 7, Biograd n/M, Commercial Court in Zadar, Company Registration Number: 060032302, Company ID: 3311953., Tax Number: 05951496767; account: ERSTE & STEIERMARKISCHE BANK d.d. RIJEKA IBAN: HR5824020061100097324.
Share capital: HRK 229,146,480.00, paid in full. Number of issued shares: 2,315,488, without nominal value.
Management Board: G. Ražnjević, President of Supervisory Board: G. Medić



Phone: switchboard ++385 23 383 198; Fax: ++385 23 384 564; Sales: ++385 23 383 556; sales@ilirijabiograd.com; www.ilirijabiograd.com

Mandatory attachments to the request:

1. Geodetic situation plan of the actual state of the scope of Camp referred to in Art. 18 para. 2 item 1 of AUCL, drawn up by the company Geobiro d.o.o. Biograd na Moru, responsible person Domagoj Kujundžić, graduate geodetic engineer
2. Geodetic survey report referred to in Art. 18 para. 1 of AUCL, drawn up by the company Geobiro d.o.o. Biograd na Moru, responsible person Domagoj Kujundžić, graduate geodetic engineer
3. Decision of the Croatian Privatisation Fund class: 943-01/96-01/1486, File No.: 563-04-403/96-2, of 12 July 1996
4. Conclusion of the Croatian Privatisation Fund class: 943-01/96-01/1486, File No.: 563-04-403/97-5, of 26 March 1997

Additional attachments to the request:

1. The above-mentioned decision of the Assembly of the Municipality of Biograd na Moru on granting the right of perpetual usufruct over undeveloped construction land
2. The above-mentioned agreement on granting the right of perpetual usufruct over undeveloped construction land
3. Decision on categorisation of the Ministry of Tourism of the Republic of Croatia, by virtue of which the camp was granted a rating of 4 stars
4. Decision of CPF number 01-02/92-06/1224 of 18 November 1993, by virtue of which it granted consent to the conversion of the social enterprise Ilirija
5. Extract from the Survey Report on the Valuation of the Enterprise HTP Ilirija (1993)
6. Positive opinion of the State Audit Office of the Republic of Croatia class: 041-03/01-01/468, File No.: 613-01-01-02-28 of 4 April 2002 on the conversion and privatisation procedure of Ilirija
7. Decision of the Ministry of Tourism of the Republic of Croatia on suspending the procedure for awarding concession for a period of 50 years pursuant to the Tourism Land Act of 26 October 2020
8. The above-mentioned Official Gazette of the Municipalities of Benkovac, Biograd na Moru, Obrovac and Zadar, number 6/81 (Implementation Urban Development Plan of the Soline Campsite)

Contact details:

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I PROPERTY OWNERSHIP AND LEGAL
STATUS OF THE LAND IN THE
"PARK SOLINE" CAMPSITE



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I INTRODUCTION

It should be noted in the introduction that the question of the ownership status of the campsite land originating from the period of socialist social ownership had remained unresolved for the past thirty years, with regard to the part of the campsite land that should have been, but was not valued in the conversion process in accordance with the Act on the Conversion of Socially-Owned Enterprises (OG 19/1991), which prescribed that the value of the real estate on which the socially-owned enterprise is the holder of social ownership with the right of use, management and disposal shall be entered into the share capital of socially-owned enterprises in the conversion process, whereby only agricultural land and apartments were excluded from the valuation during the conversion.

In the process of conversion of the socially-owned enterprise, i.e. the predecessor of today's ILIRIJA d.d., in relation to the land of the Park Soline campsite, its land was not valued, but only the existing facilities. Therefore, with regard to the unvalued land of the Park Soline campsite, until the adoption of the Act on Unvalued Construction Land (hereinafter: AUCL), which entered into force on 2 May 2020, the question as to who is the owner of the unvalued parts of the land of the Park Soline campsite and in which part, remained open.

The ownership and legal status of the land in the Park Soline campsite was resolved and defined under the Act on Unvalued Construction Land (OG 50/2020), which has been in force as of 2 May 2020.

For understanding the current ownership status of the unvalued land of the Park Soline campsite, the following factual and historical complex should be taken into account:

1. The Park Soline campsite has been in continuous operation from the beginning of 1963, i.e. for more than 60 years. The purpose of the land within the scope of the current Park Soline campsite was determined under the Implementation Urban Development Plan of the Park Soline campsite in Biograd na Moru from 1981, which was adopted in 1981 by the Assembly of the Municipality of Biograd na Moru (the Decision on the adoption of the Implementation Urban Development Plan of the Park Soline campsite was published in the "Official Journal of the Municipalities of Benkovac, Biograd na Moru, Obrovac and Zadar" No: 6/81, and was transposed by the Decision on Transposing the Decisions and Other General Acts of the former Municipality of Biograd na Moru and published in the Official Journal of the Town of Biograd na Moru No 1/93; (hereinafter: **IUDP of the Park Soline campsite**), the aforementioned IUDP of the Park Soline campsite became an integral part of the General Urban Development Plan of Biograd na Moru ("Official Journal of the Municipalities of Benkovac, Biograd na Moru, Obrovac and Zadar" No: 7/83, 7/88 and 4/90 and the "Official Journal of the Town of Biograd na Moru" No: 1/99). In its provisions, the Spatial Development Plan of the town of Biograd na Moru of 16 April 2002 ("Official Journal of the Town of Biograd na Moru" No: 3/2002) fully retained the existing Park Soline campsite in the sense of construction and urban planning and spatial planning). The scope of the IUDP of the Park Soline campsite also included the areas for the construction of the camp with a surface area of 21 ha, which corresponds to the already built existing Park Soline campsite with a surface area of 200,800 m² or 20.08 ha;
2. the Assembly of the Municipality of Biograd na Moru, i.e. the predecessor of the current Town of Biograd na Moru, allotted the land that was included in the aforementioned IUDP of the Park Soline campsite to the socially-owned Hotel Enterprise Ilirija, i.e. the predecessor of the current company ILIRIJA d.d., for permanent use, under the Decision of the Biograd Municipal Assembly No UP/I-03-02-863/1983 of 9 February 1985; pursuant to the then applicable Construction Land Act (OG 54/80), the former Assembly of the Municipality of Biograd na Moru was authorised to manage and allot construction land in its area to a socially-owned enterprise, such as this land, which was envisaged in the spatial planning documentation for the construction of the camp and, in that sense, in accordance with the aforementioned Decision, the Agreement on the Allocation of the Right of Perpetual Usufruct of the Construction Land No 03-2-863/1983 of 22 March 1985 was concluded between the Municipal Assembly of Biograd na Moru and the Hotel Enterprise Ilirija, under which the Hotel Enterprise Ilirija was allocated right of perpetual usufruct of the construction land according to the IUDP of the Park Soline campsite.
3. at the time of the allotment of the land in question, the Hotel Labour Organisation Ilirija was organised in accordance with the then applicable Associated Labour Act (Official Gazette of SFRY No 53/76, hereinafter: **ALA**) and that land was the capital item of that labour organisation and this socially-owned enterprise was also considered under ALA to be a holder of social ownership with the right of management, use and disposal of the allocated campsite land within the scope and for the purpose in accordance with the IUDP of the Park Soline campsite.

4. In accordance with the Enterprises Act, the Hotel Labour Organisation Ilirija was transformed into a socially-owned enterprise Ilirija, which underwent a conversion process in accordance with the Act on the Conversion of Socially-Owned Enterprises (OG 19/1991);
5. Article 2 of the Act on the Conversion of Socially-Owned Enterprises provided that the socially-owned capital of the socially-owned enterprise represents the difference between the value of the assets of an enterprise and the value of its liabilities, whereby the socially-owned capital does not include the value of the agricultural land nor the value of the apartments, which meant that the allocated social ownership of construction land for the purpose of the campsite is in accordance with the applicable spatial planning document, and its capital item and part of the assets of the socially-owned enterprise were supposed to be valued; although the provision in question is of compelling legal character (*ius cogens*), according to which all persons needed to act, including persons under public law (e.g. the Croatian Privatisation Fund – CPF, the Republic of Croatia with line ministries and other government authorities, etc.) as well as individual socially-owned enterprises/companies, that was, in addition to the binding nature of this provision, concluded on a meeting held on 12 May 1992 in the Ministry of Tourism on the topic of the “Determination of the status and valuation of construction land in the conversion of tourist enterprises”, which was attended by representatives of the Ministry of Tourism, the Institute for Tourism, the Institute for Physical Planning, the Ministry of Environmental Protection, the Ministries of Public Administration and Justice and the Tourism Committee of the Parliament of the Republic of Croatia, that the policy of managing tourist spaces should be based on the principle that construction land that is socially owned and on which tourist facilities have already been built, as well as land intended for future tourist construction, should not be sold, but only be allocated under concession, and in this respect, that land in the process of conversion is exempt from the valuation of socially-owned enterprises. Public interest justifies this conclusion, and it was also in accordance with the proposal of “Basic principles of concession policy in Croatian tourism” in order to preserve this land of exceptional value and importance as treasure equal to other natural resources of national interest, such as maritime property, forests, agricultural land, etc.; in accordance with this conclusion, the Ministry of Tourism instructed the CPF in its letter of 9 June 1992 Class No: 334-06/92-01/20, that in processes of conversion of socially-owned tourist enterprises it is exempt from the valuation of camping land and other land belonging to tourist enterprises. Following the aforementioned conclusion and instruction of the Ministry of Tourism, the valuation of the campsite land and other tourist complexes was, as a rule, omitted from the valuation in share capital in all the processes of converting tourist enterprises, while it was expected that the land would be allocated under concession according to the conditions to be prescribed by a special act. However, the act on granting concessions on tourist land was never passed, so the exemption from the valuation of tourist land in the conversion process, including in particular the lands of the campsites, as well as the Park Soline campsite, was essentially carried out illegally, as instructed by the competent Ministry of Tourism and other ministries and state agencies, whereby this illegality was not subsequently regulated by a new act, as it was intended when the above conclusion on the exemption of tourist land in the conversion process was being reached. This needs to be emphasised because, regardless of this illegal behaviour, the government authorities implementing the process as well as those providing instructions for these conversions did not want the long-term or permanent use of tourist land nor campsite land to be called into question by companies that were established, i.e. founded after the completion of the conversion of tourist socially-owned enterprises. The purpose was only to prevent the sale/privatisation of that land so it could be, as a matter of state and public interest, managed and controlled by the state in order to ensure that this land will have a long-term purpose for performing camping and/or hotel activities, but on the basis of concession, not privatisation, in order to avoid the risk of malfeasance with this valuable land for the purpose of a potential land-use change for other lucrative purposes that would call into question the retention and development of the tourist land that the state wanted to keep in the future. Besides, by adopting subsequent regulations with a significant delay than planned, through the latest Act on Unvalued Construction Land (OG 50/2020, in force from 2 May 2020), the State ultimately achieved the original intention of ensuring that the purpose of tourist land is maintained through a form of long-term lease of 50 years (which is very close to the concession model) and has thus, even with a significant delay, finally achieved the intention behind the conclusion on the exemption from the valuation of tourist land from 1992; the new act ensured, apart from the right to long-term lease, also that the existing constructed campsites are considered to have been built in accordance with the valid construction and use acts and that, as such, they are to be kept in the space and that in that case, the spatial

- planning document will be amended, should this be necessary to ensure the long-term retention of the same purpose of the camp in the future, as provided for in Article 15 of the new AUCL, it should be pointed out that since 1992, the position of all government authorities, when the conclusion on the exemption from the valuation of tourist land was reached, was that the companies that had the right to manage and use the aforementioned tourist land until the conversion process are authorised to continue managing and using the aforementioned unvalued tourist land without any legal or other difficulties, until the end of the legal and permanent solution to the status of this land, i.e. as can be concluded today, until the adoption of the currently valid Act on Unvalued Construction Land (OG 50/20 in force from 2 May 2020);
6. The Croatian Privatisation Fund (hereinafter: CPF), by its Decision No 01-02/92-06/1224 of 18 November 1993, gave its consent to the conversion of the socially-owned enterprise Ilirija into a public limited company ILIRIJA d.d., while the State Audit Office issued a positive Opinion on the conversion and privatisation process of Ilirija in the process of auditing the conversion and privatisation of the socially-owned enterprise Ilirija, Class No: 041-03/01-01/468, Reg. No: 613-01-01-02-28 of 4 April 2002, which confirmed that the conversion and privatisation process of Ilirija was carried out in accordance with legal regulations in its entirety.
 7. According to CPF Statement of Immovable Property No UP/I-943-01/96-01/1486 of 12 July 1996, it was indicated under item 12 that the land in the Soline campsite was not valued, i.e. that the campsite reception and buildings were valued, with a total gross surface area of 272.97 m², while it was explicitly described and emphasized in the Study on Conversion that the land that belongs to the Park Soline campsite is the one referred to in the Decision of the Assembly of the Municipality of Biograd na Moru No UP/I-03-02-863/1983 of 9 February 1985 on granting the right of permanent use of the undeveloped construction land with a surface area of 200,800 m². Considering that the campsite land was not valued in the conversion process (although it should have been under the Act on the Conversion of Socially-Owned Enterprises), the ownership over this campsite land that was unvalued in the conversion process remained an area of contention for many years, i.e. the matter remained unresolved until the adoption of the Act on Unvalued Construction Land (OG 50/2020);
 8. in the first attempt of resolving the matter of ownership over the unvalued campsite land, as was also the case with the Park Soline campsite land, the legislator attempted to resolve it with Article 47 of the Privatisation Act (OG 91/96) that stipulated that those items and rights that have not been evaluated in the course of the conversion process shall be transferred to the ownership of CPF (Republic of Croatia); however, in practice, pursuant to Article 47 of the Privatisation Act, the ownership issue was not resolved, but at the same time it was still indisputable that companies that are the successors of tourist socially-owned enterprises have the right to use, manage and dispose of unvalued tourism land, and as such, also of unvalued campsite tourist land, whereby the remaining question was the manner in which the legislator will subsequently determine the legal framework and conditions under which the company will have the right to use the unvalued part along with the valued part of the camp for the purpose of continuing the economic activity served by the camp as a whole in the long term, which is now definitely resolved with the adoption of the new AUCL that has been in force as of 2 May 2020;
 9. by adopting the Act on Ownership and Other Real Rights (OG 91/96) that entered into force on 1 January 1997, the legislator omitted to resolve the matter of conversion of real estate that was not valued in the valuation procedure, nor of the unvalued campsite land, and in that sense, this matter was left to be resolved through a specific regulation *lex specialis*, i.e. for the ownership status of unvalued campsite land to be resolved, as well as of unvalued tourist land of hotel complexes that originate from the time of social ownership;
 10. in further attempts to resolve the ownership status of unvalued land in campsites that originate from the time of social ownership, and which were not valued into socially-owned capital in the conversion process, the legislator adopted the Act on Tourism and Other Construction Land Unvalued in the Conversion Process (OG 92/10) that entered into force on 1 August 2010, and whose Article 6 stipulated the establishment of co-ownership between the Republic of Croatia and the company, herein ILIRIJA d.d., on the campsite (herein: Soline campsite) as a building, wherein the co-ownership ratios were not determined, but can be determined, depending on the ratio of the size of the valued and unvalued immovable assets (herein: unvalued land) and valued facilities;
 11. in accordance with the Act referred to in the prior indent, ILIRIJA d.d. compiled a geodetic survey report from which it was evident that essentially the Park Soline campsite existed within the scope

of 20.8 ha, a scope that in terms of shape and surface area corresponds to the scope also indicated in the newest geodetic survey report confirmed by CERS in accordance with the new Act on Unvalued Construction Land (OG 50/2020 in force from 2 May 2020);

12. The State Attorney's Office of the Republic of Croatia has stated on multiple occasions that the campsite is a building in terms of the Construction Act, which makes it indisputable that the campsite represents a building both in judiciary practice and in legal theory with the application of the Physical Planning Act and the Construction Act.
13. considering that the previous Act did not resolve the ownership status, i.e. that the legal framework and all conditions that would ensure the long-term retention of the same purpose of the tourist land were not determined, which would simultaneously ensure the long-term management of the above by companies that are successors of socially-owned tourist enterprises, with the latest Act on Unvalued Construction Land (OG 50/2020 in force from 2 May 2020), the legislator definitely resolved the status of unvalued construction land both in campsites and in hotel complexes by prescribing a legal framework that ensures the retention of the same tourist purpose as well as long-term management of the whole represented by the valued and unvalued tourist land of a hotel complex or campsite, in this case the Park Soline campsite;
14. at the time when the property ownership and legal status of the campsites were unresolved and were not entirely clear, due to the vagueness of the regulations, the inconsistent state of the land register and the cadastre (which still included the entries of social ownership, i.e. pasture culture, etc. and it was not recorded at all that it was essentially a constructed campsite) and the ambiguity as to whether the Town of Biograd and/or the Republic of Croatia is the owner of the campsite land in question, considering that the part of the land was registered in the forest management plan as a forest (which would be managed and controlled by Hrvatske Šume d.o.o. on the basis of the authority that the Republic of Croatia delegated to Hrvatske Šume d.o.o.), that is, because the Town of Biograd na Moru is the successor of the registered social ownership as registered in the land register, and at the request of the Town of Biograd, ILIRIJA d.d. concluded a Business Premises Lease Agreement – "Soline" campsite land – of 6 December 1999 in good faith for a period of 25 years and, at the request of Hrvatske Šume d.o.o., the Forest Land Lease Agreement of 20 August 2004 for a period of 20 years, whereby ILIRIJA d.d. also informed the competent authorities of the Republic of Croatia, including the competent authority for the management of state assets, about these agreements;
15. During the entire period of operation of the Park Soline campsite, ILIRIJA d.d. attained proper decisions on categorisation that essentially represent a document permitting the campsite in question to perform hospitality and tourism activities: the Decision on the Categorisation of the Zadar County Tourism Office, Biograd na Moru Branch Office of 21 September 2000, the Decision on the Categorisation of the Ministry of Tourism of the Republic of Croatia of 7 April 2004, 3 July 2008, 4 June 2012, 20 June 2016 and 27 April 2021. All the aforementioned decisions on the categorisation were issued by the administration in reference to the acquired rights from the conversion, which gave Ilirija the right to dispose of the Park Soline campsite land.
16. Pursuant to Art. 56 in relation to Art. 3 paragraph 1 indent 3 of the Act on State Assets Management (OG 52/18 and 155/23) it is prescribed that, at the time of the conversion, the unvalued land, as well as the unvalued campsite land, was under the ownership of the Republic of Croatia and managed and disposed of by the ministry competent for state property management (Art. 4);
17. the legislator resolved the open questions of ownership in relation to the unvalued tourist campsite land and hotel complexes as prescribed by the newest Act on Unvalued Construction Land (OG 50/2020) that is in force and applicable as of 2 May 2020; this act stipulates that the co-ownership in the campsites is dissolved by forming special cadastral plots for the unvalued part of the campsite, and special cadastral plots for the valued part of the campsite, whereby the ownership over the unvalued part of the campsite is acquired by the Republic of Croatia, provided that, in relation to the unvalued part of the campsite, a lease relationship is established between the Republic of Croatia as the Lessor and the company, i.e. ILIRIJA d.d., in relation to the lease of an unvalued part of the campsite, for a period of 50 years; whereby a process and preconditions for the dissolution of the co-ownership and for the establishment of the lease are prescribed under this Act.
18. in accordance with the prescribed process under the new Act, ILIRIJA d.d. carried out the most important part of that process to date, in the sense that it hired an authorised geodetic office to develop a geodetic survey report, which established in its graphic and textual part which part of the campsite was valued and

which was not valued in the conversion process, in accordance with the legally prescribed content and in accordance with point 12 of the operative part of the CPF Decision of 12 July 1996, which stated that the campsite land is not valued and it indicated which facilities were valued in the conversion process;

19. following a review and verification of the aforementioned geodetic survey report, CERS issued a certificate of compliance of the geodetic survey report, CLASS NO: 943-01/21-02/251 of 1 April 2022, with point 12 of the operative part of the CPF Decision of 12 July 1996, which determined the real estate valued in the conversion process, i.e. it determined which parts within the scope of the Park Soline campsite were unvalued; by forming special cadastral plots for the valued and unvalued part of the campsite, the co-ownership that had been established at the campsite under Article 6 of the Act on Tourist and Other Construction Land Unvalued in the Conversion and Privatisation Process from 2010 was dissolved, making the Republic of Croatia the owner of the unvalued part of the campsite by applying Article 16 of then the most recent Act on Unvalued Construction Land, while ILIRIJA d.d. became the owner of the valued part of the campsite, with the additional legal effect that established a long-term lease relationship based on the unvalued part of the campsite owned by the Republic of Croatia, for a period of 50 years;
20. after ILIRIJA d.d. acquired a certificate from CERS, a procedure was conducted at the competent ministry in order to implement the process, upon the completion of which the Ministry of Spatial Planning, Construction and State Property Management adopted a decision that would determine the scope of the campsite and the owner of the unvalued and unvalued parts of the campsite and order the establishment the land registry status in accordance with the ownership thus established;
21. the legislator also adopted the Ordinance on the Arrangement of Leases on Parts of the Campsites Owned by the Republic of Croatia (OG 16/24) (hereinafter: **Ordinance on the Arrangement of Leases**) that is applicable as of 9 February 2024, and which as a by-law determines the methods and conditions of payment of fees for the lease of unvalued parts of the campsite, already creating conditions for the competent ministry for the management of state assets to conclude a lease agreement with ILIRIJA d.d. within the meaning of Art. 21 of the Act on Unvalued Construction Land, for a period of 50 years, after the competent ministry had issued a decision referred to in Art. 21 determining the scope of the campsite as well as the unvalued part of the campsite owned by the Republic of Croatia.

The aforementioned historical facts and the historically applicable regulations further explain the legal basis of the ownership of the Republic of Croatia over the unvalued part of the campsite, the establishment of the lease of the unvalued part of the campsite owned by the Republic of Croatia, and they explain the reasons why ILIRIJA d.d. already has the status of lessee of the unvalued part of the campsite for a period of 50 years, counting from the entry of the AUCL into force on 2 May 2020.

II THE LEGAL BASIS FOR THE ACQUISITION OF OWNERSHIP IN FAVOUR OF THE REPUBLIC OF CROATIA IN THE UNVALUED PART OF THE CAMPSITE AND IN FAVOUR OF ILIRIJA D.D. IN THE VALUED PART OF THE CAMPSITE

The provision of Article 16 paragraph (1) of the AUCL, stipulates that *“co-ownership between the Republic Croatia and the Company on the campsite established under Article 6 paragraph 2 of the Act on Tourist and Other Construction Land Unvalued in the Conversion and Privatisation Process (“Official Gazette” No 92/10), be it registered in the land registry or not, is dissolved under this Act so that the Company shall become the owner of the campsite buildings and land included in the value of social capital in the conversion process and entered into the Company’s share capital in the privatisation process as well as the land area under the buildings with its attached valued land (hereinafter: parts of the campsite owned by the Company), whereas the Republic of Croatia shall become the owner of the campsite buildings and land not included in the value of the social capital in the conversion process and not entered in the Company’s share capital during the privatisation process (hereinafter: parts of the campsite owned by the Republic of Croatia).”*

For the purpose of determining the scope of the campsite, the valued and unvalued parts of the campsite and the dissolution of co-ownership with the Republic of Croatia, the AUCL prescribed that the Company create a geodetic survey report through a person authorised to perform professional geodetic work, provided that, in

addition to other content prescribed in Art. 18 of the AUCL, the graphic and textual display of cadastral plots formed on valued parts of the campsite and the list of cadastral plots formed on unvalued parts of the campsites are an integral part of the geodetic survey report. Compliance of the geodetic survey report with the decision of the Croatian Privatisation Fund (hereinafter: **CPF**), which determined the real estate valued in the conversion process, confirmed by the Centre for Restructuring and Sale (hereinafter: **CERS**) as a legal successor to the former Croatian Privatisation Fund. After such a survey report is technically approved by both the competent cadastral authority and the competent Ministry of Spatial Planning, Construction and State Property (hereinafter: **Ministry**), CERS carries out a procedure in order to issue a decision that would determine the scope of the campsite, the valued and unvalued parts of the campsite and the owners of the campsite, on the basis of which the registration of ownership in the land registry is carried out in favour of the Republic of Croatia in terms of the unvalued land and buildings and in favour of the Company in terms of the valued land and buildings.

In the geodetic survey report prepared in accordance with the above, special cadastral plots are formed in relation to the valued and unvalued land and buildings in order to form cadastral and land registry plots in the cadastre and land registry based on the thus newly formed cadastral plots, which will be the subject of registering the right of ownership in favour of the Republic of Croatia and the Company, depending on whether individual cadastral plots are expressed in this survey report as valued or unvalued, and in accordance with the provisions referred to in Art. 17 to 20 of the AUCL.

In accordance with the aforementioned provisions of the AUCL, the company ILIRIJA d.d. prepared a geodetic survey report using the company GEOBIRO BIOGRAD NA MORU d.o.o., in which, in its graphic and textual parts, the parts of the camp that were valued and unvalued in the conversion process of the socially-owned company, the successor of ILIRIJA d.d., were displayed and specified, and which were indicated as such in point 12 of the operative part of the CPF Decision, Class No: 943-01/96-01/1486 of 12 July 1996 (hereinafter: **CPF Decision on the Statement of Immovable Property**). After this survey report was submitted to CERS for the verification of its compliance, CERS issued a certificate on the compliance of the geodetic survey report in question for the Park Soline campsite, Class No: 943-01/21-02/251 of 1 April 2022, which confirmed that the *“geodetic survey report No PA-78/2020 was prepared by GEOBIRO d.o.o. Biograd na Moru, 2 December 2020 for the real estate on the location “SOLINE” CAMPSITE in the cadastral municipality of Biograd, in the part of cadastral plot No 3242 formed from the valued facility, in the part of cadastral plot No 3243 formed from the cadastral plot 3382 formed from the valued facility, in the part of cadastral plot No 3391 formed from the valued facility and on cadastral plot No 3390/2, in accordance with point 12 of the operative part of the Croatian Privatisation Fund Decision CLASS NO: 943-01/96-01/1486 REG. NO: 563-04-403/96-2 of 12 July 1996, determining the real estate valued in the conversion process of the socially-owned enterprise “ILIRIJA” Biograd na Moru, on which a note will be added to that geodetic survey report.”*

Apart from the certificate of compliance of the survey report issued by CERS, a note is imprinted on the back of that geodetic survey report, with which CERS confirms that the specific survey report was confirmed by CERS with a certificate, class No: 943-01/21-02/251 of 1 April 2022, and the certificate note was imprinted on the back of the geodetic survey report in question on 15 April 2022.

The aforementioned certificate of conformity of the geodetic survey report class No: 943-01/21-02/251 of 1 April 2022, as well as the imprinted certificate on the back of the geodetic survey report of 15 April 2022, provide the above CERS certificate of conformity and the geodetic survey itself with probative value of a public document within the meaning of Art. 230 of the Civil Procedure Act, since the certificates were issued by CERS within its respective competence and authority prescribed under Art. 18 paragraph 2 subpoint 2 of the AUCL to testify on the facts that only CERS (as a legal successor to the Croatian Privatisation Fund) is documenting as part of the archived documentation located in CERS and from which it follows which real estate was valued in the process and which was not.

The facts contained in the aforementioned public documents, the CERS certificate of conformity of the geodetic survey and the geodetic survey itself, which provide information about which part of the camp was valued and which was not, whereby each unvalued part is designated with an independent cadastral plot and every valued part of the camp is designated with an independent cadastral plot, have an affect by applying the provisions contained in Art. 16(1) of the AUCL that the Republic of Croatia is the owner of a c.p., which determines an individual unvalued part of the campsite, while the Company is the owner of a c.p., which determines an individual valued part of the campsite.

Given that Art. 16(1) of the AUCL provides that upon dissolution of co-ownership, the Company acquires ownership over the valued part of the campsite, and the Republic of Croatia over the unvalued part of the

campsite, the effect of acquiring ownership through dissolution takes place upon the occurrence of the effect of dissolution because certain real valued parts of the campsite were designated with an independent special c.p. and because the determined real unvalued parts of the camp were designated with an independent cadastral plot. Therefore, the effect of the acquisition of ownership by the Act itself by applying Art. 129 of the Act on Ownership and Other Property Rights (hereinafter: **AO**), and in relation to Art. 16 (1) of the AUCL, arises in the constitutive sense by fulfilling the statutory requirements for acquiring ownership within the meaning of Art. 16 (1) of the AUCL, and that is the fact that the geodetic survey report confirmed by CERS (in terms of Art. 18 paragraphs (1) and (2) subpoints 2 and paragraph 3 of the AUCL determined the cadastral plots that represent the valued and unvalued part of the campsite.

Therefore, at the time of the confirmation of the geodetic survey report by CERS, the dissolution effect also takes place in that, under the Act itself, Art. 16 (1) of the AUCL in relation to Art. 129 of the AO, ownership is acquired by the Republic of Croatia and the Company.

When acquiring ownership under the Act, by legal basis of fulfilling the legally prescribed requirements, ownership is acquired in the constitutive sense by fulfilling the legally prescribed requirements within the meaning of Art. 129 and 114 of AO.

When acquiring ownership under the Act by applying Art. 16 (1) of the AUCL in relation to Art. 129 of AO, ownership is acquired regardless of the fact that it was not registered in the land registry. The reason is that the registration into the land registry had only a declarative meaning and registration into the land registry is significant for the purpose of proving ownership in legal transactions and for a purpose related to the application of the principle of trust to the land registry and the principles of veracity and completeness of the land registry.

Likewise, the Ministry Decision within the meaning of Art. 17 (1) of the AUCL determining the ownership in favour of the Republic of Croatia on an unvalued part of the campsite and of the Company on a valued part of the campsite, has a declarative meaning that only confirms the ownership that already arose from fulfilling the legally prescribed requirements for acquiring ownership, and upon the confirmation of the geodetic survey report in question by CERS. In that sense, the Ministry Decision is a declarative administrative act serving as a written document for the registration of ownership into the land registry in favour of the Republic of Croatia and the Company and it also represents a basis for the implementation of land allotment that is planned in the confirmed geodetic survey report, which contains the application form for the implementation in the cadastre and land registry, and this implementation would create individual cadastral plots that represent the valued and the unvalued part of the campsite.

Taking into consideration the aforementioned effects of acquiring ownership that arise when CERS confirms the geodetic survey report within the meaning of Art. 18 in relation to Art. 16 (1) of the AUCL, it follows that ILIRIJA d.d. acquired ownership over parts of the campsite that were designated by this survey report as valued, in accordance with point 12 of the operative part of the CPF Decision on the Statement of Immovable Property of 12 July 1996, and the valued parts of the campsite are determined with special cadastral plots as valued, i.e. it follows that the Republic of Croatia acquired ownership over those parts of the campsite that were designated to particular cadastral plots as unvalued land by the above geodetic survey confirmed by CERS, and it came into effect on 2 May 2020, when the AUCL entered into force and became applicable.

III ESTABLISHMENT OF THE LEASE FOR A PERIOD OF FIFTY YEARS IN COMPARISON WITH THE UNVALUED PART OF THE CAMPSITE OWNED BY THE REPUBLIC OF CROATIA

Apart from the fact that the ownership over cadastral plots that were determined by the geodetic survey report in question was acquired in the described way, simultaneously, in comparison with the unvalued parts of the campsite that the Republic of Croatia acquired into ownership, a lease relationship also arose under the act itself within the meaning of 21 (1) of the AUCL.

Namely, the provision of Art. 21 (1) of the AUCL prescribed that on the day when this act (AUCL of 2 May 2020) enters into force, the Company, herein ILIRIJA d.d., has the legal status of a lessee of the parts of the campsite owned by the Republic of Croatia. This means that the lease relationship between the Republic of Croatia as the lessor and the company, herein ILIRIJA d.d., as the lessee, was established with effect from 2

May 2020, in relation to those cadastral plots that were determined as representing the unvalued part of the camp by the geodetic survey report confirmed by CERS on 1 April 2022.

At the same time, the legislator determined that in this lease relationship established under the Act itself, a written lease agreement shall be concluded after the Ministry issues the decision referred to in Art. 17(1) of the AUCL, which will determine which cadastral plots represent the unvalued part of the campsite, provided that it is determined in Art. 21 paragraph 4 that such an agreement is concluded for a period of 50 years.

The Ordinance on the Arrangement of Leases on Parts of the Campsites Owned by the Republic of Croatia (OG 16/24) (hereinafter: **Ordinance on the Arrangement of Leases**), applicable as of 9 February 2024, also prescribes a fee that the Company is obliged to pay by way of a fee for the lease of unvalued parts of the campsite, on the basis of which the lease fee will be determined in the lease agreement.

Due to the aforementioned, although the process prescribed under the AUCL has not been fully completed, upon whose completion the Ministry should issue a decision referred to in Art. 17(1) of the AUCL, and which will determine the scope of the camp, the valued and unvalued parts of the campsite and the owners in the campsite, and apart from that, with the confirmation of the the geodetic survey report by CERS, the Republic of Croatia became the owner of unvalued parts of the campsite that were, with this survey report, confirmed as unvalued, while at the same time, the effect of the lease relationship arose, regardless of the fact that no lease agreement was concluded between the Ministry as the representative of the Republic of Croatia as a lessor and ILIRIJA d.d. as a lessee. At the same time, when the Ministry issues the Decision referred to in Art. 17(1) of the AUCL, an agreement will be concluded under which ILIRIJA d.d. will be obliged to pay a lease fee under the conditions and in a manner that is determined by the Ordinance on the Arrangement of Leases, but with effect from 2 May 2020 when the AUCL came into application.

IV LEASE AGREEMENTS CONCLUDED WITH THE TOWN OF BIOGRAD NA MORU AND HRVATSKE ŠUME D.O.O. DO NOT CALL INTO QUESTION THE OWNERSHIP OF THE REPUBLIC OF CROATIA OVER THE UNVALUED PARTS OF THE CAMPSITE NOR THE OWNERSHIP OF ILIRIJA D.D. OVER THE VALUED PARTS OF THE CAMPSITE NOR DO THEY CALL INTO QUESTION THE ESTABLISHED LEASE RELATIONSHIP UNDER THE AUCL

In relation to the aforementioned establishment under which the Republic of Croatia is the owner of unvalued parts of the campsite as determined by special cadastral plots in the geodetic survey report that was confirmed by CERS, and with the effect of acquiring ownership as of 2 May 2020, and with the simultaneous effect of the establishment of the lease relationship as aforementioned, it should be pointed out that the ownership thus acquired and the lease relationship thus established cannot be affected by the facts that ILIRIJA d.d. concluded a Business Premises Lease Agreement – the Soline campsite land – with the Town of Biograd na Moru on 16 December 1999 for a period of 25 years, which expires on 16 December 2024, nor the Forest Land Lease Agreement that ILIRIJA d.d. concluded with Hrvatske šume d.o.o. on 20 August 2024 for a period of 20 years, and which expires on 20 August 2024.

The aforementioned lease agreements are by their legal nature fixed-term agreements that, in the meaning of Art. 211 of the Civil Obligations Act, expire upon the expiry of the term for which they were concluded.

As explained above, the Republic of Croatia is the owner of unvalued campsite land, so that the aforementioned lease agreements that have the same land as their subject should be considered as lease agreements that ILIRIJA d.d. concluded with the non-owner. The agreements concluded with the non-owner are binding for the time period for which they were concluded, so that upon their termination, ILIRIJA d.d. will not have any obligations towards the Town of Biograd na Moru nor with Hrvatske šume d.o.o. Upon the expiry of these agreements and the cessation of their validity, ILIRIJA d.d. will be exclusively obliged to pay for the lease of unvalued parts of the campsite to the Republic of Croatia as the owner, the parts of which it acquired under the law within the meaning of Art. 16, 17 and 18 of the AUCL, and under the conditions and in the manner regulated by the Ordinance on the Arrangement of Leases.

V THE ECONOMIC IMPORTANCE OF THE LAND ON WHICH THE PARK SOLINE CAMPSITE WAS BUILT AND THE IMPORTANCE OF THE FACT THAT THE REPUBLIC OF CROATIA ACQUIRED OWNERSHIP OF AN UNVALUED PART OF THE CAMPSITE BY APPLYING THE AUCL PROVISIONS

In accordance with the new AUCL, ILIRIJA d.d. acquired the rights, which were not provided for under the previous regulations, and which are of exceptional economic significance for ensuring the long-term economic use of the campsite, whereby this act is also important for development because provisions are provided for this long-term management to ensure the competitiveness and the related possibility of development or investment.

Namely, within the meaning of Art. 21 of the AUCL, the establishment of the lease relationship between ILIRIJA d.d. as the lessee and the Republic of Croatia as the lessor is prescribed in relation to the unvalued part of the campsite owned by the Republic of Croatia and under the conditions prescribed under the Ordinance on the Arrangement of Leases, and for a period of 50 years with the payment of lease in accordance with the prescribed conditions from the said Ordinance.

The most recent AUCL is also significant in terms of development because within the meaning of Art. 23 of the AUCL, ILIRIJA d.d. is prescribed the right to invest in the campsite in question during the lease period if the investment serves the purpose of further maintaining the activities of the campsite and the needs of improving the provision of camping services, in which case the Republic of Croatia, as the owner, has no right to withhold approval for the implementation of such an investment.

At the same time, the new AUCL provides for in Art. 25 paragraph 1 the possibility that, under certain conditions, ILIRIJA d.d. has the right to purchase an unvalued part of the campsite at the market price through direct agreement, which was not possible at all under the previous acts.

Considering that the aforementioned possibilities, the new AUCL creates a legal framework that ensures long-term management of the campsite, whereby it also insures investment into the campsite for the purpose of maintaining competitiveness, whereby this act creates an important framework for successful management of campsite such as the Park Soline campsite, in which the campsite land was not valued in the conversion process.

It is precisely for the reason that the new AUCL definitely ensured the long-term preservation of the purpose of the campsite as it is within its present-day existing borders (and this purpose must also be incorporated when amending the relevant spatial planning document) in accordance with Art. 15 of the AUCL and considering that long-term management over the campsite as a whole is definitely ensured through the lease relationship established for a period of 50 years within the meaning of Art. 21 and 23 of the AUCL, including its unvalued part that, together with the valued part, makes a functional construction whole of the Park Soline campsite, and the two important elements also hold relevance, as stated in the appropriate place, for the valuation of the campsite, as follows:

- net current business value that is calculated by applying the so-called dynamic valuation method and
- the current construction value that takes into account the found value of the investment by applying the so-called static valuation method.

Namely, by applying the so-called dynamic valuation method, the current net business value of the Park Soline campsite, when taken separately in relation to the remaining part of the operations of the company ILIRIJA d.d. amounted to EUR 53,098,272.01 and by applying the so-called static method of valuating the found value of investment, the value of the Park Soline campsite amounted to EUR 45,764,615.77.

The valuations above were created by authorised court witnesses for valuations, during which it was extremely important to take into account that the new AUCL definitely ensures the long-term retention in the area of the Park Soline campsite within the limits of the scope that correspond to the actual scope of the campsite's border today in essence, just like ILIRIJA d.d. was definitely ensured the long-term operation of the Park Soline campsite via long-term lease for a period of 50 years in relation to the unvalued part of the campsite, as prescribed by the legal framework under the new act ensuring the aforementioned.

Therefore, it is especially important to point out that the Republic of Croatia is the owner of the unvalued campsite land, but also the economic importance of the land that makes a whole of the Park Soline campsite (which consists from the unvalued and valued part).

VI THE IMPORTANCE OF CONTINUING THE IMPLEMENTATION OF THE PROCESS PRESCRIBED UNDER THE AUCL UNTIL IT IS COMPLETED BY PASSING THE DECISION OF THE COMPETENT MINISTRY REFERRED TO IN ART. 17 (1) OF THE AUCL

Although it should be indisputable, as stated above, that the Republic of Croatia is the owner on unvalued part of the campsite and that, in relation to that unvalued part of the campsite, ILIRIJA d.d. is a lessee for a period of 50 years, it is necessary to continue and complete the process prescribed under the AUCL in order to acquire a decision from the competent ministry upon completion, which determines the scope of the campsite, the valued part of the campsite owned by ILIRIJA d.d. and the unvalued part of the campsite owned by the Republic of Croatia and to order the land registry court the registration of such ownership in the land register, in order to make it much easier and unequivocal to prove with a land registry extract that the Republic of Croatia has acquired and registered ownership on the unvalued part of the campsite for the purpose of legal certainty and proof of ownership for the purposes of legal transaction. The final objective of this is to register a lease relationship in the land registry for a period of 50 years under the Lease Agreement so that the competent ministry and ILIRIJA d.d. may, upon issuance of the decision by the competent ministry, conclude it within the meaning of Art. 21(1) of the AUCL and register that long-term lease in the land registry within the meaning of Art. 21(5) of the AUCL that provides the possibility of registering lease rights in the land registry.

Until the completion of the aforementioned process and the completion of the registration of ownership rights based on the decision issued by the Ministry under Art. 17 (1) of the AUCL and until the lease rights are registered within the meaning of Art. 21 paragraphs 1, 4 and 5 of the AUCL, the Republic of Croatia shall, for the period of time before the registration, be the unregistered owner of the unvalued part of the campsite, and ILIRIJA the lessee of that unvalued part of the campsite, by which ILIRIJA d.d. is ensured further uninterrupted and continuous management and disposal of the campsite within the registered activity of the company, whereby the aforementioned ownership and lease relationship will have to be defended and proved with difficulty based on the arguments contained in this opinion until the above will be able to be proven by the Decision of the Ministry referred to in Art. 17(1) of the AUCL, and afterwards by the Lease Agreement and the land register extract.

In the meantime, until the aforementioned procedures are completed, the Republic of Croatia, through the departmental Ministry of Physical Planning, Construction and State Assets, in its letter (abbreviated: the competent Ministry), class No: 940-01/24-01/492 of 22 April 2024, invited ILIRIJA d.d. to pay the lease fee based on the Ordinance on the Arrangement of Leases on Parts of the Campsites Owned by the Republic of Croatia (Official Gazette 16/24)(Ordinance on the Arrangement of Leases). The aforementioned Ordinance on the Arrangement of Leases stipulates that the lease fee shall be calculated for the period from the date of entry of the AUCL into force (05/2020) until 31 December 2023, and ILIRIJA d.d. was charged the lease fee for the aforementioned period (05/2020 – 12/2023) in the amount of: EUR 538,912.31, plus VAT (25%), the total lease fee amounting to EUR 673,640.40. The amount determined in this way, in accordance with the Ordinance on the Arrangement of Leases, represents only 50% of the lease fee, while the remaining 50% of the lease fee shall be calculated according to the decision from Article 17 (1) of the AUCL.

For the next period starting from 2024, the competent Ministry determined the annual lease fee in the amount of EUR 171,624.15, i.e. in the amount of EUR 14,302.11/month, and for the first 7 (seven) months of 2024 (01 – 07/2024) it also delivered to ILIRIJA d.d. invoices for the lease fee in the amount of EUR 100,114.77 (14,302.11 x 7), which, increased by VAT of 25%, amounts to: EUR 125,143.46. ILIRIJA d.d. has duly paid the specified lease fee. The payment of the above-mentioned amount, also in accordance with the Ordinance on the Arrangement of Leases, represents only 50% of the lease fee.

Regardless of the fact that ILIRIJA d.d. was charged the amount of the lease fee for the previous three years, i.e. from the date of entry of the AUCL into force until 31 December 2023 in the amount of EUR 673.640,40 and the amount of EUR 125,143.46 for the first 7 (seven) months of 2024, which ILIRIJA d.d. has duly paid, the Company has, for the same period of three years (2020–2023), under the Lease Agreement concluded with the Town of Biograd na Moru and Hrvatske šume d.o.o. (described in more detail under item 14 of this overview) settled the lease fee for the Park Soline campsite land in the total amount of EUR 670,333.04, of which the amount of EUR 124,087.02 to the account of the Town of Biograd na Moru and the amount of EUR 546,246.02 to the account of Hrvatske šume d.o.o. In this way, ILIRIJA d.d. has twice paid the lease fee for the same land that makes a whole of the Park Soline campsite to different legal entities, on the one hand

to the Town of Biograd na Moru and Hrvatske šume d.o.o., and on the other hand to the Republic of Croatia, and according to the valid provisions of the Ordinance on the Arrangement of Leases, it is obliged to pay an additional 50% of the lease fee after the completion of the procedure before the competent Ministry.

Taking into account the actions of the competent Ministry related to the calculation and collection of lease fee in favour of the Republic of Croatia as the owner and lessor of the land in question in the Park Soline campsite, which was not valued in the share capital, and the payment of lease fee by ILIRIJA d.d. in favour of the Republic of Croatia, it follows that by such action, the Republic of Croatia considers itself the owner and lessor of the unvalued land in the Park Soline campsite in the same way as stated above when it is explained that the Republic of Croatia is the beneficial and unregistered owner and lessor of the unvalued land in question by operation of law in the constitutive sense by fulfilling the legally prescribed requirements, regardless of the fact that for now the Republic of Croatia has not yet been entered in the land register as the owner in a declaratory sense, nor has the existence of a lease relationship, which was created by operation of law on 2 May 2020, when the AUCL entered into force, been entered in the land register.

Therefore, summarising all of the above, it clearly follows that the Republic of Croatia is considered the owner and lessor of the unvalued land of the Park Soline campsite, and that as the owner and lessor, by operation of law, it has the right to collect lease fee from ILIRIJA d.d., and ILIRIJA d.d. is, as a lessee, obliged to pay for the subject matter of the lease.

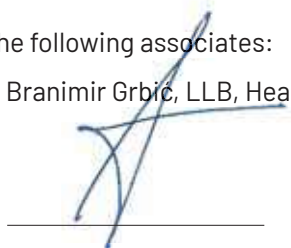
VII CONCLUSION

The land in the Park Soline campsite, in the scope as shown by the campsite's boundaries in the geodetic survey report created by GEOBIRO BIOGRAD NA MORU d.o.o., No PA-78/2020 has been owned by the Republic of Croatia since 2 December 2020 in the part that was not valued in the share capital in the conversion process, i.e. the ownership of ILIRIJA d.d. in the part of the campsite that was valued in the conversion process, and at the same time the unvalued part of the campsite in the ownership of the Republic of Croatia is in a lease relationship, whereby ILIRIJA d.d. has the status of lessee, and the Republic of Croatia the status of lessor, and for a period of 50 years, counting from 2 May 2020, since the new Act on Unvalued Construction Land has been in force, under the conditions prescribed under the Ordinance on the Arrangement of Leases.

Starting from the stated ownership status and lease relationship based under the new Act on Unvalued Construction Land (OG 50/20 in force from 2 May 2020), ILIRIJA d.d. has ensured the long-term management and economic use of the campsite in question as a whole, and for a period of 50 years, counting from 2 May 2020, including the development possibilities for the purpose of ensuring competitiveness, as well as the potential option of purchasing the unvalued part of the campsite from the Republic of Croatia at the market price through direct agreement.

with the following associates:

1. Branimir Grbić, LLB, Head of Legal Service of ILIRIJA d.d.



2. Mirko Bogdanović, attorney, BOGDANOVIĆ, DOLIČKI & PARTNERI odvjetničko društvo d.o.o., Miramarska cesta 24, Zagreb

**Mirko
Bogdanović**

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3. Branimir Zorica, attorney, Odvjetnički ured Branimir Zorica, Široka ulica 14, Zadar

**Branimir
Zorica**

Digitally signed by:
Branimir Zorica
Date: 31 July 2024
08:52:56 a.m. +02'00'

President of the Board

Goran Ražnjević



ANNEXES:

1. Geodetic survey report compiled by GEOBIRO BIOGRAD NA MORU d.o.o., PA-78/2020 of 2 December 2020, certified with a stamp of CERS on the back from 15 April 2022 that this geodetic survey report was confirmed by CERS with a certificate CLASS No: 943-01/21-02-251 of 1 April 2022;
2. The CERS certificate of conformity of the geodetic survey report, CLASS No: 943-01/21-02/251 of 1 April 2022, with point 12 of the operative part of the CPF Decision on the Statement of Immovable Property of 12 July 1996;
3. Letter from the Ministry of Physical Planning, Construction and State Assets, CLASS No: 940-01/24-01/492 dated 22 April 2024 stating the obligation to pay the lease fee for the Park Soline campsite in accordance with the Ordinance on the Arrangement of Leases (Official Gazette No 16/24);
4. Letter – statement from ILIRIJA d.d. of 29 April 2024 by which it accepts the obligation to pay the lease fee in five equal annual instalments;
5. Invoices of the Ministry of Physical Planning, Construction and State Assets from 14 May 2024 and 10 July 2024 together with the executed payment order dated 22 May 2024 and 12 July 2024 by which ILIRIJA d.d. paid the lease fee for the period from 01/2024–07/2024;
6. Invoice of the Ministry of Physical Planning, Construction and State Assets from 24 June 2024 for the payment of the lease fee for the period from 05/2020–12/2023;
7. Letter from Ilirija d.d. of 25 July 2024 with the executed payment order dated 25 July 2024 by which Ilirija d.d. paid the lease fee for the period from 05/2020–12/2023 in the amount of EUR 673,640.40;
8. The request of ILIRIJA d.d. for a decision under Art. 17 of the Act on Unvalued Construction Land (OG 50/2020) and for the conclusion of a 50-year lease agreement for the Park Soline campsite in Biograd na Moru, submitted on 5 March 2021 to the Ministry of Physical Planning, Construction and State Assets of the Republic of Croatia;
9. Decision on Park Soline Campsite Categorisation dated 27 April 2021



GEOBIRO BIOGRAD NA MORU d.o.o.

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REPUBLIC OF CROATIA
ZADAR COUNTY
CITY OF BIOGRAD NA MORU

Cadastral Municipality: **BIOGRAD NA MORU, Register Number 300756**
Cadastral Plan Number: **29.30.32**

Survey Report
Number from the
Survey Report
Repository:

Investor: **ILIRIJA d.d. TINA UJEVIĆA 7, BIOGRAD NA MORU, 23210 BIOGRAD NA MORU; PIN 05951496767**

FOR THE MINISTRY RESPONSIBLE FOR STATE ASSETS

LAND SURVEY REPORT

for the purpose of maintaining the real estate cadastre prepared with the aim of:

- Identifying the campsite area, its sections, and owners;
- Implementing the Decision on Campsite Identification and Determining Titles in accordance with the provisions of the Act on Unvalued Building Land (Official Gazette 50/20)

on Cadastral Plots 3241/1, 3241/41, 3241/42, 3241/43, 3242, 3243, 3378/1, 3378/12, 3378/29, 3379, 3380, 3381/1, 3381/27, 3381/33, 3382, 3383, 3384, 3387, 3388/1, 3390, 3391, 3392/1, 3393, 3394, 3395, 3396/1, 3397, 3765/1, 3766/1, 3766/6 in the Cadastral Municipality of BIOGRAD NA MORU

Case title: Autocamp Soline - Ilirija d.d., separation of the campsite zone based on the actual state pursuant to the Act on Unvalued Building Land (Official Gazette 50/20)

REPUBLIC OF CROATIA
STATE GEODETIC ADMINISTRATION
REGIONAL OFFICE FOR ZADAR CADASTRE
BIOGRAD NA MORU REAL ESTATE CADASTRE DEPARTMENT

Class:
File reg. no

Validated by:

Prepared by:
Domagoj Kujundžić, Geod. Eng.

Responsible person for performing
professional land surveying operations:
Domagoj Kujundžić, Geod. Eng.

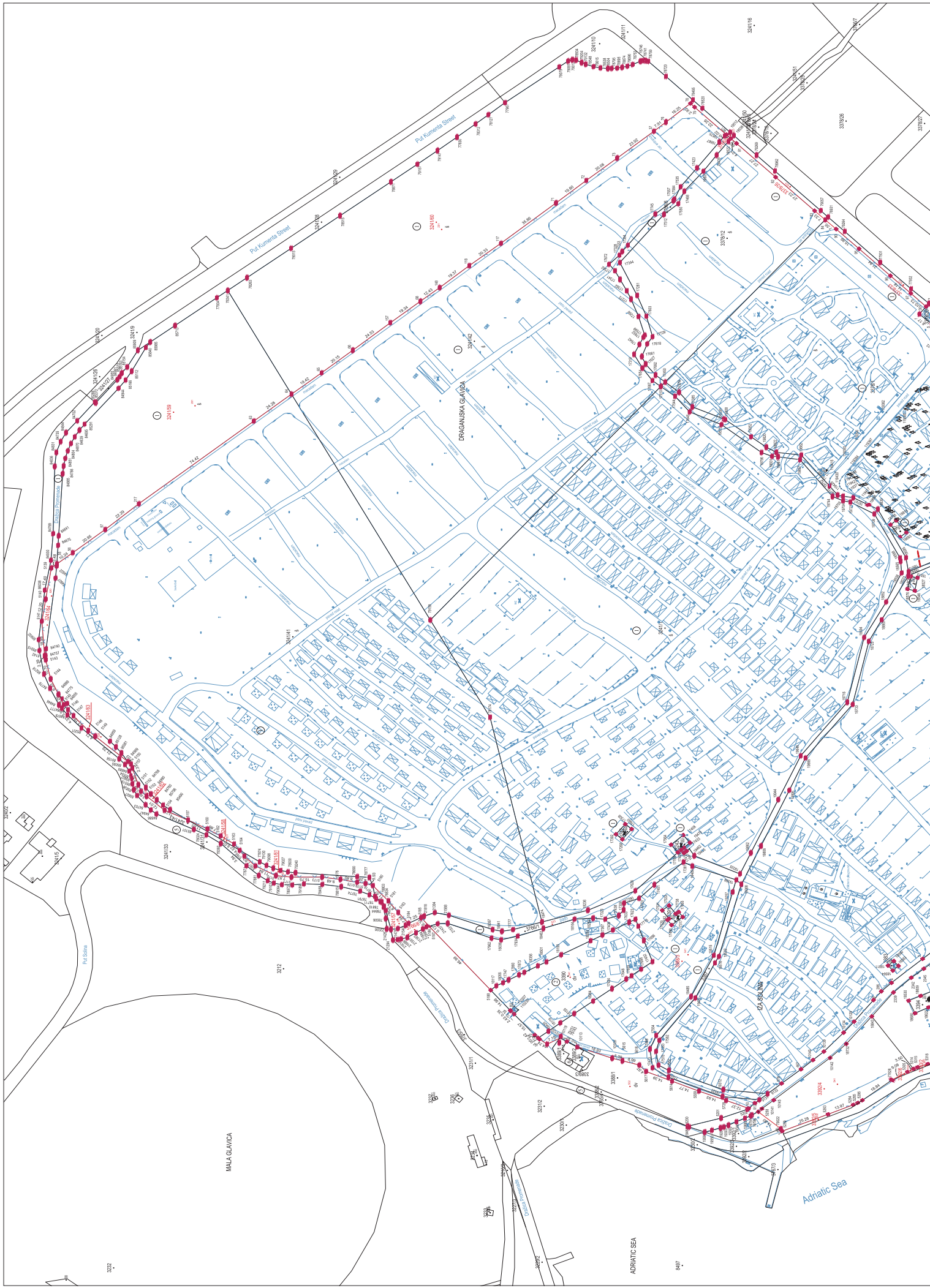
Director:
Domagoj Kujundžić, Geod. Eng.

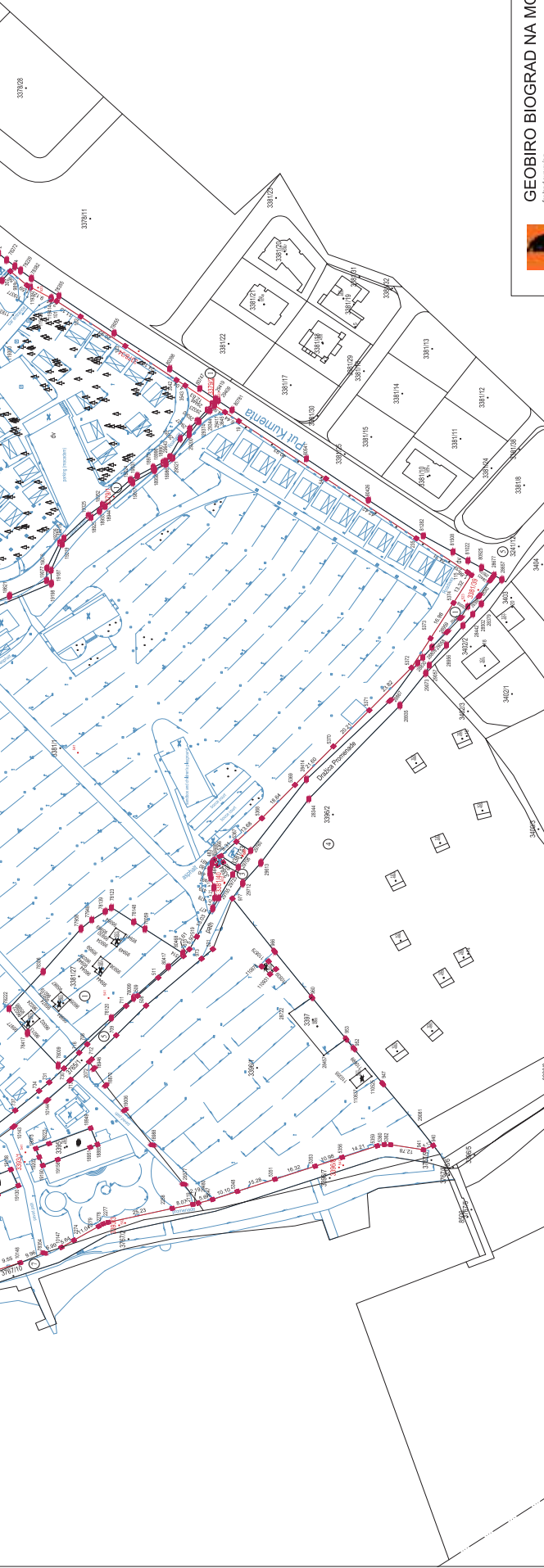
Biograd na Moru, 2 December 2020

Survey Report No: PA-78/2020

(stamp:
Domagoj Kujundžić)

(stamp:
GEOBI-RO)





GEOBIRO BIOGRAD NA MORU d.o.o.

for details see 9/19

Ploča Zonirana 13, 23 210 Biograd na Moru
 Phone: +385 23 394 863 Fax: +385 23 385 594
 Email: geobiro@geobiro.com

PIN 01238779190

Investor:
 Inja d.d.
 Tina Ujevića 7, 23 210 Biograd na Moru
 PIN: 05501450767

Cešterina Municipality: BIOGRAD NA MORU
 Register No: 300795
 Delimited street: 23.301.32



SURVEY DRAWING

Scale 1:1,000

Separation of the Soline campsite zone pursuant to
 the Act on Unvalued Building Land (OG 50/20)

- ① CITY OF BIOGRAD NA MORU, Trg Kralja Tomislava 5, BIOGRAD NA MORU
- ② IRLJAD d.d. Tina Ujevića 7, BIOGRAD NA MORU
- ③ DOLJANAC VEČIŠKO, TITO, BIOGRAD NA MORU, TINA UJEVIĆA 5, PIN: 4496992327
- ④ DOLJANAC VEČIŠKO, TITO, BIOGRAD NA MORU, TINA UJEVIĆA 5, PIN: 4496992327
- ⑤ JELENSKO VUČJE, EMIL MARJANOVIĆ, VJELKA VLAHOVIĆA 8, PIN: 8554672546
- ⑥ DRVAR NERINA, EMIL ZADAR, PUT MURAVA 22A, PIN: 5548853381
- ⑦ HEP ALI GRADA VUKOVARA 17, ZAGREB, PIN: 28921978587
- ⑧ IZ INFRASTRUKTURA D.O.O.
- ⑨ CITY OF BIOGRAD NA MORU
- ⑩ PUBLIC GOOD IN GENERAL USE – UNCL ASSHRED ROAD
- ⑪ VULIN COMMERCE P.O.O., DRAGE, BLAZA JURISICA 11, PIN: 4521283055
- ⑫ MARITIME DOMAIN

Prepared by:
 Domagoj Kujundžić, Geod. Eng.
 Biograd na Moru, December, 2020
 Survey Report No.: PH-179/2020

Responsible person for performing
 professional land surveying operations:
 Domagoj Kujundžić, Geod. Eng.



CERP

RESTRUCTURING
AND SALES
CENTER

OVAJ THIS LAND SURVEY HAS BEEN CONFIRMED BY THE
RESTRUCTURING AND SALES CENTER WITH CONFIRMATION
CLASS: 943-01/21-02/251 FILE REG. NO: 360-04-03/(illegible) -
2022-10 of 1 April 2022

Zagreb, 15 April 2022

Signature and stamp:



Office for land surveying
Patra Zoranka 13, 23 210 Biograd na Moru
Phone: +385 23 384 643 Fax: +385 23 386 564
e-mail: geobiro@geobiro.com
www.geobiro.com

GEOBIRO BIOGRAD NA MORU d.o.o.

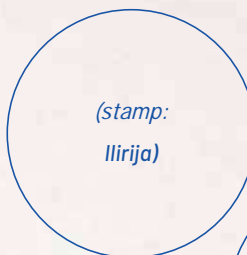
(stamp:
Domagoj Kujundžić,
Geod. Eng.
Authorised geodetic
engineer
GEOBIRO BIOGRAD NA
MORU d.o.o.
Biograd na Moru)



REPUBLIC OF CROATIA
Restructuring and Sales Center

CLASS: 943-01/21-02/251
FILE REG. NO: 360-04-03/07-2022-12

Zagreb, 15 April 2022



ILIRIJA d.d.
Tina Ujevića 7
23210 Biograd na Moru

SUBJECT: ILIRIJA d.d.
Land survey report with accompanying geodetic site plan confirmation of compliance of the land survey report with the real estate statement - submitted herewith

We are submitting with you the confirmation of compliance of the land survey report CLASS: 943-01/21-02/251 FILE REG. NO: 360-04-03/07-2022-10 of 1 April 2022 and 3 land survey reports number PA-78/2020 with an inscribed note of compliance and accompanying geodetic site plans number PG-45/2020, prepared by GEOBIRO d.o.o. Biograd na Moru.



DIRECTOR
Legal Affairs Department

Doroteja Filipović Begić

Enclosures:

- Confirmation CLASS: 943-01/21-02/251 of 1 April 2022
- Land Survey Report Number PA-78/2020 (3x)
- Geodetic site plan number PG-45/2020 (3x)

Deliver to:

- 1) Addressee
- 2) Archive, here



A Ivana Lučića 6, 10000 Zagreb, Republic of Croatia T +3851 6346 111 F +3851 6346 102
PIN 38083028711 Business Bank Account No HR 60 239000 11 100 775646 (HPB Bank)
www.cerp.hr



REPUBLIC OF CROATIA
Restructuring and Sales Center

CLASS: 943-01/21-02/251
FILE REG. NO: 360-04-03/07-2022-12

Zagreb, 1 April 2022

Pursuant to Article 159 of the General Administrative Procedure Act (OG 47/09, 110/21), Article 18(4) of the Act on Unvalued Building Land (OG 50/20) in conjunction with Article 22(2)(5) of the State Assets Management Act (OG 52/18), at the request of the company ILIRIJA d.d. Biograd na Moru, Tina Ujevića 4, PIN: 05951496767, Restructuring and Sales Center, PIN: 38083028711 he-reby issues the following

CONFIRMATION OF COMPLIANCE OF THE LAND SURVEY REPORT

Land Survey Report Number PA-78/2020 prepared by GEOBIRO d.o.o. Biograd na Moru, 2 December 2020 for real estate located at "SOLINE" AUTO CAMP in the Cadastral Municipality of Biograd, on part of the Cadastral Plot No 3242 formed from the valued object, on part of the Cadastral Plot No 3243 formed from the valued object, on part of the Cadastral Plot No 3380 formed from the valued object, on part of the Cadastral Plot No 3382 formed from the valued object, on part of the Cadastral Plot No 3391 formed from the valued object and on the Cadastral Plot No 3390/2, is in compliance with point 12 of the enacting clause of the Decision of the Croatian Privatization Fund CLASS: 943-01/96-01/1486 FILE REG. NO: 563-04-403/96-2 of 12 July 1996, determining real estate valued in the process of transformation of the socially-owned enterprise "ILIRIJA" Biograd na Moru, about which a note will be entered in the said land survey report.

(stamp:
Restructuring and
Sales Center)

DIRECTOR

Milan Plečaš

Deliver to:
1. ILIRIJA d.d., Tina Ujevića 4, Biograd na Moru
2. Archive, here (2x)



A Ivana Lučića 6, 10000 Zagreb, Republic of Croatia T +3851 6346 111 F +3851 6346 102
PIN 38083028711 Business Bank Account No HR 60 239000 11 100 775646 (HPB Bank)
www.cerp.hr



REPUBLIC OF CROATIA

MINISTRY OF PHYSICAL PLANNING,
CONSTRUCTION AND STATE ASSETS

CLASS: 940-01/24-01/492
FILE REG. NO: 531-11-2-2-24-1

Zagreb, 22 April 2024

(barcode with
code P/10093314)

(stamp:
ILIRIJA)

(stamp with text
written by hand:
Received on 2 (illegible)
April 2024, illegible)

ILIRIJA d.d.
Tina Ujevića 7
23210 Biograd na Moru

SUBJECT: Lease fee collection based on the Regulation on Lease Arrangements for Sections of Campsites Owned by the Republic of Croatia (“Official Gazette”, No 16/24)
- Statement, requested herewith

To whom it may concern,

Pursuant to the Act on Unvalued Building Land (“Official Gazette”, No 50/20, hereinafter referred to as: the “Act”), Ministry of Physical Planning, Construction and State Assets is responsible for calculating and collecting lease fees for the part and sections of campsites owned by the Republic of Croatia, in which you conduct business activities and hold the position of Lessee under the Act.

On 17 February 2024, the Regulation on Lease Arrangements for Sections of Campsites Owned by the Republic of Croatia (“Official Gazette”, No 16/24, hereinafter referred to as: the “Regulation”) came into force, which, inter alia, stipulates the amount and methodology of lease fee calculation, thus fulfilling the prerequisites for commencing the collection of fees for the use of land owned by the Republic of Croatia occupied by the campsites.

The Regulation stipulates that until the conclusion of lease agreements, lease fee shall be charged for the area for which the concession fee was calculated based on the Act on Tourist and Other Construction Land Not Valued in the Transformation and Privatisation Process and the Regulation on the Procedure, Manner and Conditions for Obtaining a Concession on Tourist Land in Campsites Co-Owned by the Republic of Croatia (“Official Gazette”, No 12/11, 145/12, 55/19, 31/20 and 41/20), up to a maximum of 50% of the campsite area.

Furthermore, the Regulation stipulates that the lease fee shall be calculated for the period commencing from the date of the entry into force of the Act until 31 December 2023. The said fee may be paid either as a single lump sum payment or in a maximum of five instalments. For the period after 31 December 2023, invoices shall be issued on a monthly basis, each amounting to 1/12 of the annual lease fee. With regard to the months from the beginning of 2024 up to and including the month of invoice issuance, the corresponding invoices shall be issued concurrently.

For the Park Soline campsite (4*), the annual lease fee has been determined in the amount of: EUR 171,624.15.

We kindly request that you state your preferred lease fee payment option covering the period from the entry into force of the Act until 31 December 2023. If you opt for instalment payments, please indicate the number of instalments. Please submit your statement regarding the payment method (lump sum or instalments) within eight days from the receipt of this letter.

If we do not receive your response to this letter within the specified period, please be advised that the lease fee for the period up to 31 December 2023 shall be charged as a single lump sum payment.

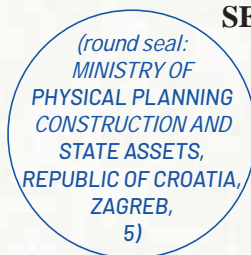
You are also kindly asked to provide relevant data (full name, PIN, Company Registration Number, registered office address, mailing address if different from the registered office address, contact details for correspondence) for invoice issuance and subsequent conclusion of the Lease Agreement. In the case of instalment payments, an Instalment Payment Agreement shall be drawn up in the form of an enforceable document.

For any additional information, you may contact the responsible Investment Projects Department at the following contacts:

Josip Cigić, josip.cigic@mpgi.hr 01 / 6458 124
or alternatively:

Mirna Orlović, mirna.orlovic@mpgi.hr, 01 / 6471 241

Kind regards,



SECRETARY OF STATE

[Handwritten signature]
Sanja Bošnjak

Enclosure:
- as in the text

Deliver to:
1. Addressee
2. Archive, here



Phone: Headquarters ++385 23 383 165, Fax: ++385 23 384 564, Sales ++385 23 383 556, sales@ilirijabiograd.com; www.ilirijabiograd.com

In Biograd na Moru, 29 April 2024

MINISTRY OF PHYSICAL PLANNING, CONSTRUCTION
AND STATE ASSETS OF THE REPUBLIC OF CROATIA
Department for Investment Projects
Savska cesta 41/XII, PT Zagrepčanka
10000 Zagreb
Attn: Mr Josip Cigić, Head of Department

SUBJECT: Lease fee collection based on the Regulation on Lease Arrangements for Sections of Campsites Owned by the Republic of Croatia (Official Gazette, No 16/24) - Statement, submitted herewith

PARTY: ILIRIJA d.d. Biograd na Moru, Tina Ujevića 7, 23210 Biograd na Moru, PIN: 05951496767; (Park Soline campsite in Biograd na Moru)

Class: 940-01/24-01/492, File Reg. No: 531-11-2-2-24-1 of 22 April 2024

To whom it may concern,

We received a letter of 22 April 2024 from the Addressee informing us that the Act on Unvalued Building Land (OG No: 50/20, hereinafter referred to as: the "AUBL") and the Regulation on Lease Arrangements for Sections of Campsites Owned by the Republic of Croatia (OG No: 16/24, hereinafter referred to as: the "Regulation") stipulate that the lease fee for the campsites shall be calculated for the period commencing from the date of the entry into force of the AUBL (2 May 2020) until 31 December 2023, and that the said fee may be paid either as a single lump sum payment or in a maximum of five instalments.

Furthermore, for Park Soline campsite (4*), operating within the business system of Ilirija d.d., an annual lease fee has been determined in the amount of: **EUR 171,624.15**, and, therefore, you are requesting us to submit our statement regarding the preferred method of payment for the aforementioned sum.

Hereby, with respect to Park Soline campsite in Biograd na Moru, for which Ilirija d.d. has submitted to the Addressee a request for a 50 (fifty) year lease of the campsite, we inform you that pursuant to Article 14(3) of the Regulation, **we opt for instalment payments** of the lease fee for the period from the date of entry into force of the Act until 31 December 2023, **in 5 (five) equal annual instalments, each with a due date of 30 June.**

In view of the foregoing, we kindly ask the Addressee to deliver to us a draft Lease Fee Instalment Payment Agreement.



Ilirija d.d.
BIOGRAD NA MORU

Phone: Headquarters ++385 23 383 165, Fax: ++385 23 384 564, Sales ++385 23 383 556, sales@ilirijabiograd.com; www.ilirijabiograd.com

In conclusion, as per your request, we hereby provide the relevant Company data essential for the preparation of the aforementioned Agreement and for further correspondence, as follows:

FULL NAME: ILIRIJA d.d. za ugostiteljstvo i turizam

ADDRESS: Tina Ujevića 7, 23210 Biograd na Moru;

PIN: 05951496767

Company Reg. No: 060032302

Contact details:

For the conclusion of the Instalment Payment Agreement:

Goran Ražnjević, President of the Management Board, goranr@ilirijabiograd.com M: 098 330 915

Branimir Grbić, Head of the Legal Department, branimirg@ilirijabiograd.com M: 099 2728558

For invoice delivery and lease fee payment:

Zorka Strpić, Head of Accounting, zorkas@ilirijabiograd.com, M: 099 2190 090

We remain at your disposal for any further information.

Kind regards,

ILIRIJA d.d. Biograd na Moru
Management Board: Goran Ražnjević



Invoice 001767/2024

Document place and date: Zagreb, 14 May 2024

ILIRIJA D.D.
Tina Ujevića 7
23210 BIOGRAD NA MORU

Payment due: 22 May 2024
Payment model: 64
Payment reference number: 5541-47061-1767
Client code: 404389
Client PIN: 05951496767
Our business reg. number (MB)/PIN: 02831317 / 95093210687

Agreement Number:

Facility Address: KAMP PARK SOLINE
23210 BIOGRAD NA MORU
Facility Code: 425716, Internal Document No.: 8310, calculation 1444

No	Description	Tax	UoM	Quantity	Price	Amount
1	Use Fee for the Park Soline campsite 01-05/2024	25%	Month	5.00	14,302.01	71,510.05
TOTAL EX-TAX:						71,510.05
VAT 25% (on 71,510.05)						17,877.51
TOTAL PAYABLE:						EUR 89,387.56

Item 1 delivery of goods and services in the Republic of Croatia at a rate of 25% according to Art. 38(1) of the Act on VAT.
Reverse charge pursuant to Article 75(3) of the Act on VAT.
Remittance to IBAN: HR1110010051702229856

THIS INVOICE IS COMPUTER GENERATED AND IS VALID WITHOUT SIGNATURE AND STAMP

(stamp:

Ilirija)

(stamp:

Received on
21 May 2024;
Number 4721)

(written by hand:

21 May 2024;
Goran Ražnjević,
MANAGEMENT BOARD)



NATIONAL PAYMENT ORDER

PAYER (name and address): ILIRIJA D.D. Tina Ujevića 7 23210 BIOGRAD NA MORU		Currency: EUR Amount: = 89,387.56	
Payer IBAN or account number: Model:		Payer reference number: Model:	
Payee IBAN or account number: Model:		Payee reference number: Model:	
PAYEE: (name and address): MINISTRY OF PHYSICAL PLANNING, CONSTRUCTION AND STATE ASSETS REPUBLIKE AUSTRIJE 20 10000 ZAGREB		Purpose code: HR64 Payment description: Use Fee for the Park Soline campsite 01-05 / Due: 22 May 2024 Payment date:	
iOff code:	Payment Service Stamp:	Payment Service Signature:	

Currency and amount: EUR = 89,387.56
Payer IBAN (account or Payer): ILIRIJA D.D. Tina Ujevića 7 23210
Model and payee reference number:
Payee IBAN or account number: HR1110010051702229856
Model and payer reference number: HR64 5541-47061-1767
Payment description: Use Fee for the Park Soline campsite 01-05 / Due: 22 May 2024
Certification:



Ilirija d.d.
BIOGRAD NA MORU

Phone: Headquarters ++385 23 383 165, Fax: ++385 23 384 564, Sales ++385 23 383 556, sales@ilirijabiograd.com; www.ilirijabiograd.com

In Biograd na Moru, 22 May 2024

MINISTRY OF PHYSICAL PLANNING, CONSTRUCTION
AND STATE ASSETS OF THE REPUBLIC OF CROATIA
Department for Investment Projects
Savska cesta 41/XII, PT Zagrepčanka
10000 Zagreb
attn. Mr. Josip Cigić, Head of Department

SUBJECT: Lease fee collection based on the Regulation on Lease Arrangements for Sections of Campsites Owned by the Republic of Croatia (Official Gazette, No 16/24) - proof of payment of the fee for the use of Park Soline campsite, submitted herewith

PARTY: ILIRIJA d.d. Biograd na Moru, Tina Ujevića 7, 23210 Biograd na Moru, PIN: 05951496767 (Park Soline campsite in Biograd na Moru)

Class: 940-01/24-01/492, File Reg. No: 531-11-2-2-24-1 of 22 April 2024

To whom it may concern,

On 21 May 2024, we received from the Addressee, pursuant to the Act on Unvalued Building Land (OG No: 50/20, hereinafter referred to as: the "AUBL" and the Regulation on Lease Arrangements for Sections of Campsites Owned by the Republic of Croatia (OG No: 16/24, hereinafter referred to as: the "Regulation"), invoice number: 001767/2024 for the remittance of the fee for the use of Park Soline campsite, covering the first 5 (five) months of 2024, totalling EUR **89,387.56**, or EUR 14,302.01 per month, inclusive of applicable VAT, with a due date of 22 May 2024.

We hereby inform you that the payment for the aforementioned invoice was made on the due date, 22 May 2024, for which we are attaching hereto a confirmation/order for national payment from Erste banka d.d. as proof of said transaction.

We remain at your disposal for any further information.

Kind regards,



ILIRIJA d.d. Biograd na Moru
Management Board: Goran Ražnjević

Enclosure: Confirmation of payment of the amount of EUR 89,387.56

ILIRIJA d.d. za ugostiteljstvo i turizam, Tina Ujevića 7, Biograd n/M, Commercial Court in Zadar, Com-pany Reg. No (MBS): 060032302, Business Reg. No (MB): 3311953
PIN: 05951496767, Bank Account: ERSTE & STEIERMÄRKISCHE BANK d.d. – RIJEKA IBAN HR5824020061100097324.
Share capital EUR 30,420,000.00, paid in full. Number of issued shares 2,413,488, without nominal amount.
Management Board: G. Ražnjević, President of the Supervisory Board, G. Medić



Erste&Steiermärkische Bank d.d.
Jadranski trg 3a
51000 Rijeka
www.erstebank.hr

0800 7890
erstebank@erstebank.hr

Confirmation - National Payment Order

Payer

Payer's name ILIRIJA d.d.
Payer's IBAN HR5824020061100097324
Payer's model and reference number HR99

Recipient

Recipient's name INCOME FROM LEASE OF CAMPSITES
OWNED BY THE REPUBLIC OF CROATIA
Recipient's IBAN HR1110010051702229856
Recipient's model and reference Number HR64 5541-47061-1767

Transaction details

Amount EUR 89,387.56
Intended purpose code SUPP
Payment description SUPP - Payment to Supplier
Date of execution 22 May 2024
Value date 22 May 2024

Order check

Order status Executed
Transaction number W16000396387907

The Recipient of the payment may verify the transaction using the designated Transaction Number via the customer service telephone number 072 555 555 or through the website <https://netbanking.erstebank.hr/provjera?lang=hr>

(date written
by hand:
22 May 2024)

**MINISTRY OF PHYSICAL PLANNING,
CONSTRUCTION AND STATE ASSETS**
Ulica Republike Austrije 14, 10000 Zagreb

racunovodstvo@mpgi.hr

Invoice 002868/2024

Document place and date: Zagreb, 10 July 2024

ILIRIJA D.D.

Tina Ujevića 7

23210 BIOGRAD NA MORU

Payment due: 18 July 2024

Payment model: 67

Payment reference number: 05951496767-2868-40438

Client code: 404389

Client PIN: 05951496767

Our business reg.

number (MB)/PIN: 02831317 / 95093210687

(written
by hand:
10432/20/2794)

Agreement Number:

Facility Address: KAMP PARK SOLINE

23210 BIOGRAD NA MORU

Facility Code: 425716, Internal Document No.: 8310, calculation 1687

No	Description	Tax	UoM	Quantity	Price	Amount
1	Lease Fee for 06/2024	25%	Month	1.00	14,302.01	14,302.01

TOTAL EX-TAX: 14,302.01

VAT 25% (on 14,302.01) 3,575.50

TOTAL PAYABLE: EUR 17,877.51

Item 1 delivery of goods and services in the Republic of Croatia at a rate of 25% according to Art. 38(1) of the Act on VAT
Remittance to IBAN: HR1110010051702229856

THIS INVOICE IS COMPUTER GENERATED AND IS VALID WITHOUT SIGNATURE AND STAMP.

(stamp:

Ilirija)

(stamp:

Received on

10 July 2024;

Number 7316)

(written

by hand:

12 July 2024)

NATIONAL PAYMENT ORDER

PAYER (name and address): ILIRIJA D.D. Tina Ujevića 7 23210 BIOGRAD NA MORU		Urgently: <input type="checkbox"/> Currency: EUR Amount: = 17,877.51	Currency and amount: EUR = 17,877.51
Payer IBAN or account number: Model: Payer reference number:		Payer IBAN (account) or Payer: ILIRIJA D.D. Tina Ujevića 7 23210	
Payee IBAN or account number: Model: Payee reference number:		Model and payee reference number:	
PAYEE: (Name and address): MINISTRY OF PHYSICAL PLANNING, CONSTRUCTION AND STATE ASSETS REPUBLIKE AUSTRIJE 20 10000 ZAGREB		Payee IBAN or account number: HR1110010051702229856	
Model: HR67 Payee reference number: 05951496767-2868-40438		Model and payer reference number: HR67 05951496767-2868-40438	
Purpose code: Payment description: Lease Fee for 06/2024 Due: 18 July 2024		Payment description: Lease Fee for 06/2024 Due: 18 July 2024	
Payment date:		Certification	
(QR code)	Payment Service Stamp	Payment Service Signature	

**MINISTRY OF PHYSICAL PLANNING,
CONSTRUCTION AND STATE ASSETS**
Ulica Republike Austrije 14, 10000 Zagreb
racunovodstvo@mpgi.hr

Invoice 002943/2024

Document place and date: Zagreb, 10 July 2024
 Payment due: 18 July 2024
 Payment model: 67
 Payment reference number: 05951496767-2943-40438
 Client code: 404389
 Client PIN: 05951496767
 Our business reg. number (MB)/PIN: 02831317 / 95093210687

ILIRIJA D.D.
 Tina Ujevića 7
 23210 BIOGRAD NA MORU

*(written
by hand:
10432/20/2795)*

Facility Address: KAMP PARK SOLINE
 23210 BIOGRAD NA MORU
 Facility Code: 425716, Internal Document No.: 8310, calculation 1387

Agreement Number:

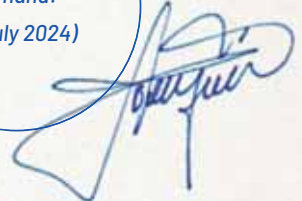
No	Description	Tax	UoM	Quantity	Price	Amount
1	Lease Fee for 07/2024	25%	Month	1.00	14,302.01	14,302.01
TOTAL EX-TAX:						14,302.01
VAT 25% (on 14,302.01)						3,575.50
TOTAL PAYABLE:						EUR 17,877.51

Item 1 delivery of goods and services in the Republic of Croatia at a rate of 25% according to Art. 38(1) of the VAT Act
 Remittance to IBAN: HR1110010051702229856
 THIS INVOICE IS COMPUTER GENERATED AND IS VALID WITHOUT SIGNATURE AND STAMP.

*(stamp:
Ilirija)*

*(stamp:
Received on
10 July 2024;
Number 7315)*

*(written
by hand:
12 July 2024)*



NATIONAL PAYMENT ORDER

PAYER (name and address): ILIRIJA D.D. Tina Ujevića 7 23210 BIOGRAD NA MORU		Currency: EUR Amount: = 17,877.51		Currency and amount: EUR = 17,877.51	
Payer IBAN or account number:		Payer reference number:		Payer IBAN (account of Payer): ILIRIJA D.D. Tina Ujevića 7 23210	
Model:		Payer reference number:		Model and payer reference number:	
Payer IBAN or account number: HR1110010051702229856		Model:		Payer IBAN or account number: HR1110010051702229856	
PAYEE (name and address): MINISTRY OF PHYSICAL PLANNING, CONSTRUCTION AND STATE ASSETS REPUBLIKE AUSTRIJE 20 10000 ZAGREB		Model: HR67 Payer reference number: 05951496767-2943-40-38		Model and payer reference number: HR67 05951496767-2943-40438	
Purpose code: Payment description: Lease Fee for 07/2024 Due: 18 July 2024		Payment date:		Payment description: Lease Fee for 07/2024 Due: 18 July 2024	
(QR code)		Payment Service Stamp		Payment Service Signature	
				Certification	



Erste&Steiermärkische Bank d.d.
Jadranski trg 3a
51000 Rijeka
www.erstebank.hr

0800 7890
erstebank@erstebank.hr

Confirmation - National Payment Order

Payer

Payer's name ILIRIJA d.d.
Payer's IBAN HR5824020061100097324
Payer's model and reference number HR00 2024001-001055-01642

Recipient

Recipient's name INCOME FROM LEASE OF CAMPSITES
OWNED BY THE REPUBLIC OF CROATIA
Recipient's IBAN HR1110010051702229856
Recipient's model and reference Number HR67 05951496767-2868-40438

Transaction details

Amount EUR 17,877.51
Intended purpose code OTHR
Payment description Lease Fee for 06/2024
Date of execution 12 July 2024
Value date 12 July 2024

Order check

Order status Executed
Transaction number W16000406976259

The Recipient of the payment may verify the transaction using the designated Transaction Number via the customer service telephone number 072 555 555 or through the website <https://netbanking.erstebank.hr/provjera?lang=hr>

Registering Court: Commercial Court in Rijeka, Company Reg. No (MBS): 040001037, Business Reg. No (MB): 3337367, PIN: 23057039320, IBAN: HR9524020061031262160, SWIFT/BIC: ESBCHR22, Share capital: EUR 237,778,450.00, paid in full and divided into 16,984,175 shares, each with a nominal value of EUR 14.00. Management Board: Christoph Schoefboeck, Krešimir Barić, Hannes Frotzbacher, Martin Hornig, Zdenko Matak | Chairman of the Supervisory Board: Willibald Cernko



Erste&Steiermärkische Bank d.d.
Jadranski trg 3a
51000 Rijeka
www.erstebank.hr

0800 7890
erstebank@erstebank.hr

Confirmation - National Payment Order

Payer

Payer's name	ILIRIJA d.d.
Payer's IBAN	HR5824020061100097324
Payer's model and reference number	HR00 2024001-001055-01643

Recipient

Recipient's name	INCOME FROM LEASE OF CAMPSITES OWNED BY THE REPUBLIC OF CROATIA
Recipient's IBAN	HR1110010051702229856
Recipient's model and reference Number	HR67 05951496767-2943-40438

Transaction details

Amount	EUR 17,877.51
Intended purpose code	OTHR
Payment description	Lease Fee for 07/2024
Date of execution	12 July 2024
Value date	12 July 2024

Order check

Order status	Executed
Transaction number	W16000406976260

The Recipient of the payment may verify the transaction using the designated Transaction Number via the customer service telephone number 072 555 555 or through the website <https://netbanking.erstebank.hr/provjera?lang=hr>

Registering Court: Commercial Court in Rijeka, Company Reg. No (MBS): 040001037, Business Reg. No (MB): 3337367, PIN: 23057039320, IBAN: HR9524020061031262160, SWIFT/BIC: ESBCHR22, Share capital: EUR 237,778,450.00, paid in full and divided into 16,984,175 shares, each with a nominal value of EUR 14.00. Management Board: Christoph Schoefboeck, Krešimir Barić, Hannes Frotzbacher, Martin Hornig, Zdenko Matak | Chairman of the Supervisory Board: Willibald Cernko

**MINISTRY OF PHYSICAL PLANNING,
CONSTRUCTION AND STATE ASSETS**
Ulica Republike Austrije 14, 10000 Zagreb

racunovodstvo@mpgi.hr

Invoice No. 002771/2024

Document place and date: Zagreb, 24 June 2024

Payment due: 23 July 2024
 Payment model: 67
 Payment reference number: 05951496767-2771-40438
 Client code: 404389
 Client PIN: 05951496767
 Our business reg. number (MB)/PIN: 02831317 / 95093210687

ILIRIJA D.D.
 Tina Ujevića 7
 23210 BIOGRAD NA MORU

Agreement Number:

Facility Address: KAMP PARK SOLINE
 23210 BIOGRAD NA MORU

Facility Code: 425716, Internal Document No.: 8310, calculation 1625

No	Description	Tax	UoM	Quantity	Price	Amount
1	2020 Use Fee	25%	Month	1.00	114,416.10	114,416.10
2	2020 Use Fee	25%	Month	1.00	81,247.91	81,247.91
3	2020 Use Fee	25%	Month	1.00	171,624.15	171,624.15
4	2020 Use Fee	25%	Month	1.00	171,624.15	171,624.15
TOTAL EX-TAX:						538,912.31
VAT 25% (on 538,912.31)						134,728.09
TOTAL PAYABLE:						EUR 673,640.40

Items 1-2-3-4 delivery of goods and services in the Republic of Croatia at a rate of 25% pursuant to Art. 38(1) of the Act on VAT
 Remittance to IBAN: HR1110010051702229856

THIS INVOICE IS COMPUTER GENERATED AND IS VALID WITHOUT SIGNATURE AND STAMP.

ILIRIJA D.D.
 Tina Ujevića 7
 23210 BIOGRAD NA MORU

EUR **673,640.40

EUR **673,640.40

ILIRIJA D.D. Tina Ujevića 7 23210

HR1110010051702229856

HR1110010051702229856

MINISTRY OF PHYSICAL
 PLANNING, CONSTRUCTION
 AND STATE ASSETS
 REPUBLIKE AUSTRIJE 20
 10000 ZAGREB

HR67

05951496767-2771-40438

2023 Use Fee
 Due: 23 Jul 2024

HR67 (not visible)

2023 Use Fee
 Due: 23 Jul 2024

(QR code)



Phone: Headquarters ++385 23 383 165, Fax: ++385 23 384 564, Sales ++385 23 383 556, sales@ilirijabiograd.com; www.ilirijabiograd.com

In Biograd na Moru, 25 July 2024.

MINISTRY OF PHYSICAL PLANNING, CONSTRUCTION
AND STATE ASSETS OF THE REPUBLIC OF CROATIA
Department for Investment Projects
Savska cesta 41/XII, PT Zagrepčanka
10000 Zagreb
attn. Mr. Josip Cigić, Head of Department

SUBJECT: Lease fee collection based on the Regulation on Lease Arrangements for Sections of Campsites Owned by the Republic of Croatia (Official Gazette, No: 16/24) - proof of payment of the fee for the use of Park Soline campsite for the period from May 2020 until 31 December 2023 - delivered herewith

PARTY: ILIRIJA d.d. Biograd na Moru, Tina Ujevića 7, 23210 Biograd na Moru, PIN: 05951496767;
(Park Soline campsite in Biograd na Moru)

To whom it may concern,

On 24 June 2024, we received from the Addressee, pursuant to the Act on Unvalued Building Land (OG No: 50/20, hereinafter referred to as: the "Act") and the Regulation on Lease Arrangements for Sections of Campsites Owned by the Republic of Croatia (OG No: 16/24, hereinafter referred to as: the "Regulation"), invoice number: 00277112024 for payment of the fee for the use of Park Soline campsite in Biograd na Moru, where Ilirija d.d. conducts business activities and holds the position of Lessee under the Act.

The aforementioned lease fee invoice amounts to **EUR 538,912.31**, which, upon application of the applicable VAT, totals EUR **673,640.40**. This invoice covers the rent for Park Soline campsite **from the effective date of the Act, 2 May 2020, to 31 May 2023**. As per the Regulation, this amount represents 50% of the Camp's total lease fee for this period.

We hereby inform you that on 25 July 2024, we have fully settled the lease fee invoice for Park Soline campsite in Biograd na Moru, and have remitted a payment of EUR 673,640.40 in favour of the Addressee, for which we are attaching hereto a confirmation from Erste banka d.d. as evidence of said transaction.

By doing so, we have fully fulfilled our obligation to the Addressee. We remain at your disposal for any further information.

Kind regards,

(stamp: ILIRIJA d.d. Biograd na Moru
Ilirija) Management Board: Goran Ražnjević

Enclosure: Confirmation of payment of the amount of EUR 673,640.40



Erste&Steiermärkische Bank d.d.
Jadranski trg 3a
51000 Rijeka
www.erstebank.hr

0800 7890
erstebank@erstebank.hr

Confirmation - National Payment Order

Payer

Payer's name ILIRIJA d.d.
Payer's IBAN HR5824020061100097324
Payer's model and reference number HR00 2024001-001055-01935

Recipient

Recipient's name INCOME FROM LEASE OF CAMPSITES
OWNED BY THE REPUBLIC OF CROATIA
Recipient's IBAN HR1110010051702229856
Recipient's model and reference Number HR00 05951496767-2771-40438

Transaction details

Amount EUR 673,640.40
Intended purpose code SUPP
Payment description SUPP - Payment to Supplier
Date of execution 25 July 2024
Value date 25 July 2024

Order check

Order status Executed
Transaction number W16000409408858

The Recipient of the payment may verify the transaction using the designated Transaction Number via the customer service telephone number 072 555 555 or through the website <https://netbanking.erstebank.hr/provjera?lang=hr>

Registering Court: Commercial Court in Rijeka, Company Reg. No (MBS): 040001037, Business Reg. No (MB): 3337367, PIN: 23057039320, IBAN: HR9524020061031262160, SWIFT/BIC: ESBCHR22, Share capital: EUR 237.778.450.00, paid in full and divided into 16.984.175 shares, each with a nominal value of EUR 14.00. Management Board: Christoph Schoefboeck, Krešimir Barić, Hannes Frotzbacher, Martin Hornig, Zdenko Matak | Chairman of the Supervisory Board: Willibald Cernko



**REPUBLIC OF CROATIA
MINISTRY OF TOURISM AND SPORTS**

CLASS NO: UP/I-034-02/20-08/19
REG. NO: 529-06-01-02/4-21-7
Zagreb, 27 April 2021

(stamp:
Ilirija)

(bar code)

Received on: 05/05/2021			
Date:	Org. unit	Number	Attachment
		227	

The Ministry of Tourism and Sports (hereinafter: The Ministry), pursuant to Articles 22(2), 24(4) and 25(1) of the Catering Activity Act (Official Gazette Nos 85/15, 121/16, 99/18, 25/19, 98/19, 32/20 and 42/20), – hereinafter: the Act), in the case of re-categorisation in the PARK SOLINE campsite in Biograd na Moru, Put Kumenta 16, operated by ILIRIJA d.d., with its registered office in Biograd na Moru, Tina Ujevića 7, ex officio, makes an

INTERIM DECISION

- I.
1. It was established that the PARK SOLINE hospitality facility in Biograd na Moru, Put Kumenta 16, in which the hospitality activity is performed by ILIRIJA d.d., with its registered office in Biograd na Moru, Tina Ujevića 7, meets the requirements prescribed for the type "Campsite" from the group "Campsites".
 2. The campsite referred to in subpoint 1 of this point meets the requirements prescribed for the four-star category.
 3. An interim decision shall be issued to the hospitality establishment referred to in subpoint 1 pending the adoption of a decision in accordance with Articles 24(4) and 25(1) of the Act.
 4. The costs of the inspection procedure were determined and charged in the total amount of HRK 2,190.86.
- II. The hospitality establishment is obliged to visibly display the standardised label (board) of the determined type and category of the hospitality facility at its main entrance.
- III. The Interim Decision of the Ministry of Tourism, CLASS NO: UP/I-034-02/19-04/24, REG. NO: 529-06-02-01-01/1-19-5 dated 1 July 2019, by which the hospitality facility referred to in point I of the operative part was classified as "Campsite" and categorised with a four-star rating, shall be revoked.
- IV. This decision shall be entered in the Register of Categorised Hospitality Facilities, under registration number 7/21 K-XVI and in the Register of Categorised Hospitality Facilities, in the section "Subsequent entries", under registration number 32/19 K-XIV.

Statement of reasons

Pursuant to Article 22(1) of the Act, the Ministry ex officio carried out the re-categorisation of the PARK SOLINE campsite in Biograd na Moru, Put Kumenta 16, categorised with a four-star rating, in which the hospitality activity is performed by ILIRIJA d.d., with its registered office in Biograd na Moru, Tina Ujevića 7, based on the Ministry's Interim Decision, CLASS NO: UP/I-034-02/19-04/24, REG. NO: 529-06-02-01-01/1-19-5, dated 1 July 2019.

Upon review of the Interim decision on the previous categorisation and the attached evidence, as well as an inspection in the hospitality facility on 23 September 2020 and a re-inspection on 21 April 2021, the following was determined:

I GENERAL INFORMATION ABOUT THE HOSPITALITY ESTABLISHMENT, HOSPITALITY FACILITY AND METHOD OF BUSINESS

1. Hospitality establishment: ILIRIJA d.d., Biograd na Moru, Tina Ujevića 7, PIN (OIB): 05951496767;
2. Name and address of the hospitality facility: PARK SOLINE, Biograd na Moru, Put Kumenta 16;
3. In accordance with the decision on the previous categorisation, the hospitality facility is the existing hospitality facility.

It consists of a reception, accommodation units, sanitary facility and other sanitary elements for guests, hospitality amenities and facilities for the provision of food, beverages and other amenities.

The hospitality establishment proved the right to dispose of business premises (campsite), in accordance with Article 24(3) of the Act, by the Decision of the Croatian Privatisation Fund, CLASS NO: 943- 01/96-01/1486, REG. NO: 563-04-403-96, dated 12 July 1996 and the Conclusion CLASS NO: 943-01/96-01/1486, REG. NO: 563-04-403/97-5 dated 26 March 1997.

The usability of the building in which the hospitality facility is located is proven, in accordance with Article 25(1) of the Act, by the requests for the issuance of a decision on the as-built status submitted to the Zadar County, Administrative Department for the Implementation of Spatial Planning and Construction Documents, Biograd na Moru Branch Office, CLASS NO: UP/I-361-03/12-10/150 and CLASS NO: UP/I- 361-03/12-10/151, dated 4 July 2012, CLASS NO: UP/I-361-03/12-11/6, dated 8 August 2012, CLASS NO: UP/I-361-03/12-11/20, CLASS NO: UP/I-361-03/12-11/21, CLASS NO: UP/I-361-03/12-11/22, dated 20 August 2012, CLASS NO: UP/I-361-03/12-11/31 and CLASS NO: UP/I-361-03/12-11/32, dated 28 August 2012, as well as CLASS NO: UP/I-361-03/12-11/07, dated 23 March 2016.

4. The hospitality facility operates in the summer and provides accommodation, meals, beverages and other services.

II CATEGORISATION REQUIREMENTS

1. Accommodation capacity

- 1.1. The campsite has a total of 1,208 accommodation units.
- 1.2. Accommodation capacity structure:
 - 1,208 camping pitches with 483 mobile homes

The accommodation capacity of the campsite is 3,624 guests

- 1.3. Sanitary facilities for guests
Meet the requirements prescribed for a four-star campsite category.
- 1.4. Other sanitary elements for guests
Meet the requirements prescribed for a four-star campsite category.

2. Hospitality amenities for the preparation and serving of food and beverages

- 2.1. Kitchen
- 2.2. Dining room (restaurant) with a bar, with a capacity of up to 150 seats in the interior.
- 2.3. Bar with a capacity of up to 200 seats in the outdoor area (terrace).

The services of preparation and serving of meals, beverages and desserts are provided in the above-mentioned hospitality amenities.

3. Other elements, services and renovation of the campsite

- 3.1. Others elements and services

With other mandatory elements and services, the campsite meets the requirements prescribed for the four-star campsite category.

4. Requirements that are evaluated

4.1. Ecological requirements

With ecological elements, it meets the requirements for the four-star category – it has 26 points.

4.2. Sports and recreational requirements

With sports and recreational elements, it meets the requirements for the four-star category – it has 69 points.

4.3. Commercial and other requirements

With commercial and other elements, it meets the requirements for the four-star category – it has 21 points.

Consequently, pursuant to Article 15(1) of the Act, the hospitality facility in question meets the requirements in accordance with Articles 2, 3 and 4, paragraph 2, point 1, and Articles 5 to 33, 36 and 40 of the Ordinance on the Classification and Categorisation of Hospitality Facilities from the Group "Campsites" (Official Gazette Nos 54/16, 68/19 and 120/19 – hereinafter: the Ordinance) and in accordance with the Requirements for the lowest campsite category – Annex I of the Ordinance, for the type "Campsite" from the group "Campsites", and it was decided as in point 1.1 of the operative part of the decision.

In the re-categorisation procedure, it was determined that the PARK SOLINE campsite in Biograd na Moru, Put Kumenta 16, meets the requirements in accordance with Article 16(1) of the Act and Article 39 of the Ordinance, and is categorised with a four-star rating, as decided in point 1.2 of the operative part of the decision.

In accordance with Article 24(4) of the Act, it was established that the campsite, based on the evidence referred to in Article 24(3) of the Act, meets the requirements for issuing an interim decision on meeting the requirements for the type and category of hospitality facility, pending the adoption of a decision in accordance with the concluded concession agreement on tourist land where the campsite is located, therefore it was decided as in point 1.3 of the operative part of the decision.

Pursuant to Article 25(1) of the Act, it was established that the campsite meets the requirements referred to in Article 24, paragraph 1, points 1, 3 and 4 of the Act and the hospitality establishment shall be issued an interim decision on the performance of hospitality activities until the enforceability of the decision, which will decide on the request for a decision on the as-built status, no later than 31 December 2021, therefore it was decided as in point 1.3 of the operative part of the decision.

In point 1.4 of the decision, pursuant to Articles 98(4) and 161(1) of the General Administrative Procedure Act (Official Gazette No 47/09), the costs of the inspection procedure (travel expenses, daily subsistence allowances, overnight stays) were determined and charged in the total amount of HRK 2,190.86, and pursuant to Article 22(6) of the Act, they shall be borne by the applicant, i.e. the hospitality establishment in question.

Point II of the operative part of the decision is based on Article 10, paragraph 1, point 1 of the Act and Article 42 of the Ordinance, which stipulate that the hospitality facility is obliged to visibly display the prescribed standardised board with its type and category at its main entrance.

The Interim Decision of the Ministry, CLASS NO: UP/I-034-02/19-04/24, REG. NO: 529- 06-02-01-01/1-19-5, dated 1 July 2019, which ceases to be valid with the adoption of this decision, as decided in point III of the operative part of the decision, shall be revoked.

Point IV of the operative part of the decision is based on Article 60 of the Act, which stipulates that the decision on re-categorisation shall be entered in the Register of Categorised Hospitality Facilities kept by the Ministry.

Consequently, it was decided as per the operative part.

Exempted from paying the administrative fee pursuant to Article 9, paragraph 2, point 60 of the Administrative Fees Act (Official Gazette No 115/16).

INSTRUCTION ON LEGAL REMEDY

No appeal shall be admissible against this decision, but an administrative dispute may be initiated within 30 days before the locally competent Administrative Court in Split. Lawsuit shall be submitted to the competent court directly in writing, orally on the record, or sent by mail or delivered electronically.

HEAD OF THE DIRECTORATE

(stamp
with illegible
text)

Monika Udovičić



COPY TO:

1. ILIRIJA d.d.,
Biograd na Moru, Tina Ujevića 7
- double, R with a return receipt
2. Records, here
3. State Inspectorate, Tourist Inspection, Zagreb
4. Zadar County
Administrative Department of Economy, Tourism, Infrastructure and EU Funds
5. Croatian Bureau of Statistics, Tourism Department, Zagreb
6. Archives, here

II ECONOMIC SEGMENT OF THE STUDY OF THE
UNIQUENESS AND SUSTAINABILITY, ECONOMIC
AND FUNCTIONAL-TECHNOLOGICAL UNIQUENESS
OF THE CAMPSITE "PARK SOLINE", BIOGRAD NA
MORU, IN THE BUSINESS SYSTEM OF ILIRIJA D.D.



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1. INTRODUCTION

1.1 The goal of the study

Study of the uniqueness and sustainability of the "Park Soline" campsite, which operates within the company ILIRIJA d.d. in Biograd na Moru, was created with the aim of objectively and independently presenting the spatial-urban planning and construction, property-legal and ownership aspects, as well as the business-economic aspect of the functioning of the campsite as a unique spatial, functional and economic entity.

In this sense, the Study contains several interconnected parts, as follows:

- n Spatial-urban planning and construction aspects of the construction, equipment and arrangement of the campsite;
- n Property-legal and ownership aspect;
- n Assessment of the present value of the investment by a court expert;
- n Business-economic aspect of business and dynamic assessment of business value;
- n Conclusion and proposal of a long-term business and property-legal solution for the camp.

1.2 Methodology

In the preparation of the business and economic segment of the Study, professional sources were used and standard professional procedures were applied, based on data and information provided by the management and central services of the company ILIRIJA d.d.

The business and economic segment of the Study contains several interconnected parts:

- n presentation of the "Park Soline" campsite as a business sector of the company ILIRIJA d.d. in Biograd na Moru, one of the leading tourist companies in Croatia,
- n a complete overview of general characteristics, quality and environmental management standards, received recognitions and awards, contents and organization of the "Park Soline" campsite;
- n an analysis of the past development and current state of the camp's operations with the camp's market and financial performance as well as an overview of past investments,
- n analysis of the existing socio-economic impact of the camp, including the impact on the positioning of the Biograd na Moru destination, the impact on employment and fiscal and parafiscal effects and contributions,
- n campsite development program with investment plan and market and financial projection of operations, as well as projection of future socio-economic effects,
- n dynamic assessment of the business value of the camp.

1.3 Executive summary

Campsite "Park Soline", categorized with four stars, is located in Biograd na Moru and operates as one of the business sectors of the company ILIRIJA d.d.

ILIRIJA d.d., a company with over six decades of accumulated experience, represents one of the leading tourism companies in Croatia. ILIRIJA d.d., including a diverse portfolio of facilities, is continuously aimed at innovating an integrated tourist product and improving the standards and quality of services. The strategic goal of successful development of year-round business in all tourism sectors of the company is more and more realized year after year.

Operating since 2015 as a public company on the Official Market of the Zagreb Stock Exchange, ILIRIJA d.d. maintains continuity of dedication to integrating economic and social aspects as well as aspects of environmental preservation in the decision-making process. In this way, the company's fundamental values, identity and vision of responsibility are nurtured and preserved - to be an economically successful company leader, which takes care of people as the key to success, providing exceptional experiences to its guests and creating added value for its shareholders, taking care of the environment and of the local community, as well as of groups with special needs that it continuously helps.

The management team of ILIRIJA d.d. is dedicated to long-term sustainable development and the preservation and growth of the value of a company that creates prominent social and economic effects on the economy of the region and Croatia as a whole.

As an economic entity, ILIRIJA d.d. plays a key role in employment, since it employs:

- n 305 employees in the off-season (February 2024), of which 260 employees are permanent employees (February 2024)
- n 470 employees in peak season (August 2023)
- n on the basis of business cooperation, Ilirija d.d. employs over 1,000 people.

Campsite "Park Soline", with almost six decades of operating tradition, covers an area of 20.8 hectares and contains 1,130 accommodation units with a total maximum accommodation capacity of up to 3,390 people. It is located in an exceptional natural environment, mostly tall pine forest, which allows 90% of the campsite to be shaded. In compliance with the principles of sustainability and environmental protection and the natural peculiarities of the area with the use of autochthonous plant species, the campsite is horticulturally arranged to the level of an arboretum, which is an exceptional example of enriching the added value of a tourist camping product.

With an enriched restaurant offer, a newly built promenade that stretches along the entire campsite and along the beach that leads to the very center of Biograd, the "Park Soline" campsite is the right choice for a family holiday. With animation for children and evening entertainment, an active holiday with attractive sports, one can relax along long promenades and recreational paths in a healthy environment, and the campsite is an excellent choice for all nature lovers.

Next to the campsite there is a beach, which is an important attribute of the camp's tourist product. The sea coast is sandy and pebbled or stony, arranged as a bathing area, partly with concrete and paved surfaces, and in the bay of Soline there is a large public sandy beach.

The climatic characteristics of the area where the "Park Soline" campsite is located belong to the Adriatic type of Mediterranean climate, with hot and dry summers and mild and wet winters, which are very favorable climatic conditions for camping tourism.

Campsite "Park Soline" is fully equipped with infrastructure for the needs of tourist camping business.

In addition to accommodation facilities, the campsite offers tourists various components of the camp's tourist product, such as the reception, restaurant, market, service facility, and 5 sanitary facilities.

With a diverse restaurant offer, sports and recreation facilities and playgrounds, and with the renovated Kids club "Butterfly", the "Park Soline" campsite offers high-quality conditions for a family vacation. The campsite provides animation for children and evening entertainment, an active vacation with attractive sports, and well-maintained long walkways and recreational paths in the natural environment.

Campsite "Park Soline" is a top tourist product that combines a quality tourist offer with concern for environmental protection, thereby creating added value for a tourist camping product. Campsite "Park Soline" is one of the three leading campsites in Zadar County, and according to the Camping Association of Croatia, it is one of the best campsites in Dalmatia. Campsite "Park Soline" is the winner of numerous international and domestic awards that testify to the quality of the products and the preservation of the environment, which is part of the mission of the camp. The campsite respects the highest standards of environmental protection and is the holder of the ISO 14001, Green Key and Ecocamping certificates.

Campsite "Park Soline" represents a significant part of the business system of ILIRIJA d.d., since the camping sector generates 26.5% of the total revenue of ILIRIJA d.d.

Campsite "Park Soline" is the largest campsite in Biograd na Moru and the only high-quality campsite with 4 stars, which makes up 74% of the total accommodation capacity in the city of Biograd na Moru and sets the highest standards of equipment and horticultural arrangement in the destination. Campsite "Park Soline" is the most valuable part of the camping offer in the town of Biograd na Moru, which directly affects the image of this destination and its positioning on the domestic and foreign tourist markets.

In the past long-term period from 2000 to 2023, the "Park Soline" campsite achieved respectable growth in physical and financial business results:

- n an average annual growth rate of overnight stays of 11.1% in the period from 2000 to 2023, which increased the number of overnight stays in that period more than 11 times: from 29.2 thousand overnight stays in 2000 to 329 thousand overnight stays in 2023;

- n the average annual growth rate of the total revenue of 20.6% in the period from 2000 to 2023, which increased the total revenue of the campsite in the mentioned period almost 47 times: from EUR 100 thousand in 2000 to EUR 7,485,683 in 2023.

Campsite "Park Soline" has a significant impact on the generation of employment, since it has (including the restaurant) the following number of employees:

- n Direct employment: 53 permanent employees and 30 seasonal workers in the peak season (a total of 83 employees in the peak season);
- n Indirect employment is estimated at the level of approx. 135 employees, based on the indirect employment coefficient of 1.98 applied to the average number of employees in the campsite with a restaurant (68 employees). The coefficient was determined by research of the World Council for Travel and Tourism (Travel & Tourism Economic Impact Croatia 2023, WTTC).

According to the 2022 and 2023 results, the "Park Soline" campsite achieved fiscal and non-fiscal socio-economic effects in the following amounts: 2,044,540.46 EUR (in 2022), and 2,303,966,19 EUR (in 2023). The stated amounts refer to taxes and contributions, communal and similar fees, rents, and residence tax and contributions to associations.

Development and investment strategy of ILIRIJA d.d. in the "Park Soline" campsite, which was carried out in the past medium-term period, is aimed at **strengthening the competitive position of the campsite by raising its category from the existing 4**** to a 5******* as the leading camping facility in the destination Biograd na Moru and in the region.

In the past mid-term period, the investment cycle of increasing the accommodation capacity and improving the offer of the "Park Soline" campsite was completed. In the same way, the campsite is arranged, infrastructurally equipped and horticulturally arranged, with the simultaneous arrangement of main roads, additional equipment and arrangement of children's facilities, and investments in changing the structure by segments of service provision with the aim of raising the overall quality and contents of the camp.

The conditional plan for future investments in the "Park Soline" campsite in the next five-year period includes the improvement of the camp's facilities in accordance with the planned recategorization of the campsite to the 5-star category, including the construction of a swimming pool complex with recreational and catering facilities. **Investments are conditioned by the previous positive decision of the Request for the concluding of a long-term lease agreement, with the previous entry of the Republic of Croatia as the owner in the land register.**

The total roughly estimated future investment value is EUR 5 million, which will be conditionally realized in the next three to five years, with the precondition of resolution of the long-term lease of state land owned by the Republic of Croatia in favor of ILIRIJA d.d.

For the Park Soline camp, ILIRIJA d.d. has a Certificate of compliance of the geodetic study with the statement of real estate, which was issued on April 1, 2022 by the Republic of Croatia - Center for restructuring and sales (class: 943-01/21-02/251, Reg. number: 360-04-03/07-2022-10).

ILIRIJA d.d. expects a timely resolution of the Request for the concluding a long-term lease agreement, with prior registration of the Republic of Croatia as the owner in the land register, and implementation of the procedure based on the Act on Unassessed Construction Land and the Act on Tourist and Other Construction Land Unassessed in the Process of Conversion and Privatization.

Based on the aforementioned investments, the "Park Soline" campsite has a vision of developing into a five-star camp, and thus the potential to achieve sustainable growth in operating results in the next ten-year period, which in 2033 will result in EUR 10.11 million in total revenue and EUR 3.76 million EBITDA.

It should be noted that the "Park Soline" campsite will achieve **significant fiscal and non-fiscal socio-economic effects in the period from 2024 to 2033, in the total estimated amount of EUR 29.55 million over 10 years.** The stated amount refers to taxes and contributions, communal and similar fees, rents, and residence tax and contributions to associations.

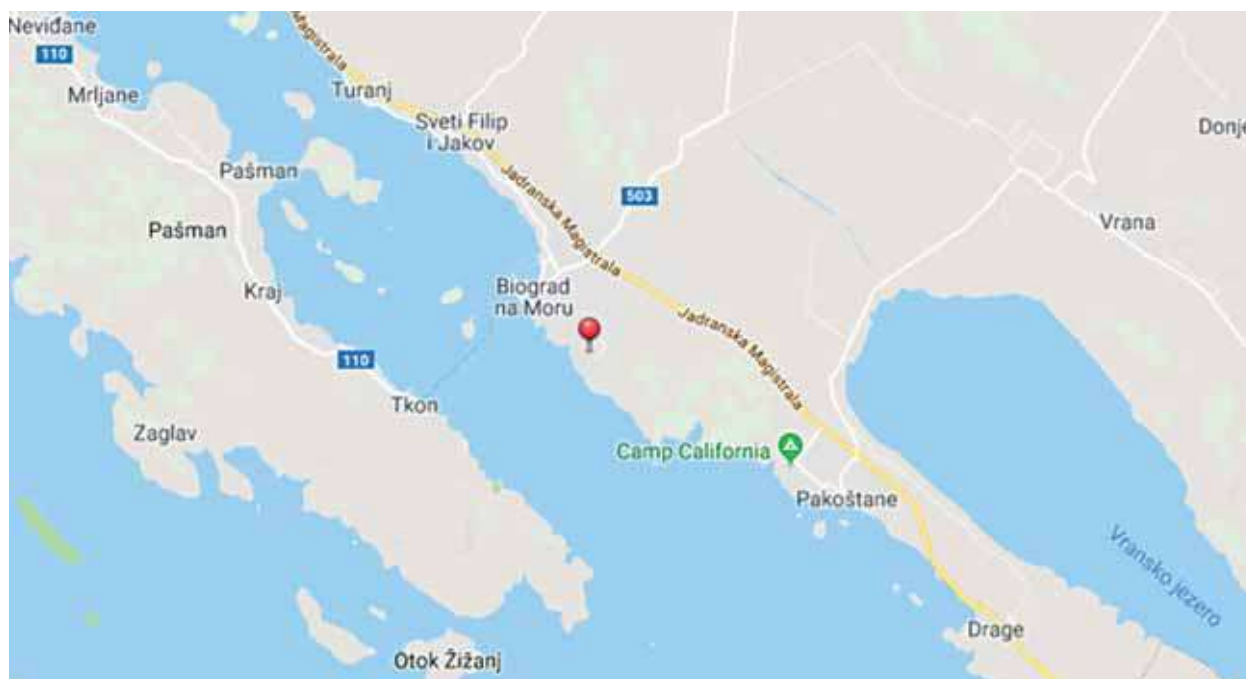
Based on the financial operating projections and conditional investment, **the net present business value of the Park Soline campsite in Biograd na Moru is EUR 53.10 million, i.e. the capital value is EUR 51.20 million.**



2 CAMPSITE "PARK SOLINE" – BUSINESS SECTOR OF ILIRIJA d.d.

2.1 Basic features of the campsite "Park Soline"

Location of the campsite "Park Soline" in Biograd na Moru



Source: Google Maps, 2024

The basic features relevant to the operation of the "Park Soline" campsite are the following:

Operating tradition:

- Campsite "Park Soline" has a 61-year business tradition, since it has been operating at the same location since 1963. Within the company ILIRIJA d.d., it has been operating since 1991, while previously was a part of the company "Tourist Bureau", which was merged with ILIRIJA d.d.

Area and capacities:

- The "Park Soline" campsite covers an area of 20.8 hectares.
- The campsite contains 1,130 accommodation units (camping sites and camping plots), of which 270 sites have holiday homes owned by Ilirija d.d., which makes the campsite fit in with modern trends in the development of camping offer. The campsite has a total maximum accommodation capacity of 3,390 people.

Category and continuous investment in product development and quality:

- The campsite is of the 4-star category and is one of the leading camps in Zadar County.
- During the entire period of operation, continuous, systematic and planned investments were made in the development and quality of the product in the "Park Soline" campsite. **From 2000 to the end of the business year 2023, the value of investments in the campsite without own works amounted to approx. EUR 31.7 million**, and thanks to these investments, the number of overnight stays increased from 4,556 in 1996 to 329,010 overnight stays in 2023. **The value of own works for the specified period amounts to over 30% of the investment, which means that the total value of the investment in the "Park Soline" campsite for the specified period amounts to approximately EUR 41.21 million.**
- The expert assessment of the value of investments made in the "Park Soline" campsite, which was carried out in December 2023 by the permanent court expert in the construction profession and real estate appraiser Mr. Mirko Čačić, B.Sc. Civil Engineering, totals EUR 45.77 million.

Location, natural and climatic features of the campsite area:

- n Campsite "Park Soline" is located in Biograd na Moru, 28 km south of Zadar. Biograd na Moru, with 5.7 thousand inhabitants, is the third largest city in Zadar County.
- n The natural conditions at the location of the campsite favor the development and performance of tourist camping activities. Campsite "Park Soline" is located in a tall pine forest, which provides 90% shading of the camp.
- n The campsite is horticulturally arranged up to the level of an arboretum, while respecting the principles of sustainability and environmental protection and the natural features of the area, with the use of autochthonous plant species, which is an exceptional example of enriching the added value of a tourist camping product.
- n Next to the campsite there is a beach, which is an important attribute of the camp's tourist product. The sea coast is sandy and pebbly or stony, slightly indented, the sea is shallow, and the seabed along the coast is covered with sand and gravel. The coast is arranged as a bathing area, partly with concrete and paved surfaces, and in the bay of Soline there is a large public sandy beach.
- n Climatic characteristics of the area where the "Park Soline" campsite is located belong to the Adriatic type of Mediterranean climate, with hot and dry summers and mild and wet winters. The average July temperature is 23.5 °C, and the maximum summer temperature is 36 °C, which are very favorable climatic conditions for camping tourism.

Infrastructure and campsite facilities:

- n Campsite "Park Soline" is fully equipped with infrastructure for the needs of tourist camping operation. A network of access roads to all camping sites was built, as well as a network of communal infrastructure (water supply, electricity supply, tt-networks, sanitary waste water drainage, irrigation and gas supply).
- n The newly built promenade that stretches along the entire campsite and along the beach and leads to the very center of Biograd, enhances the touristic space and complements the basic tourist activity of the camp.
- n In addition to accommodation facilities, the campsite offers tourists all the necessary components of the camp's tourist product, such as a reception, restaurant, market, service facility, and 5 sanitary facilities. By the season of 2023, all sanitary facilities have been reconstructed, extended and renovated, and a new, modernly equipped sanitary facility has been built in the most attractive Comfort and Standard Mare zones.
- n With a variety of restaurant offer, sports and recreational facilities and playgrounds, and with the renovated children's club Kids club "Butterfly", the "Park Soline" campsite offers high-quality conditions for a family vacation. The campsite provides animation for children and evening entertainment, an active vacation with attractive sports, and well-maintained long walkways and recreational paths in the natural environment.

Positioning of the campsite "Park Soline":

Campsite "Park Soline" is one of the three leading campsites in Zadar County (Falkensteiner Premium Campsite Zadar with five stars and accommodation capacity for 720 people, Zaton 4* with a capacity of 4,950 people and Campsite Park Soline as the third in order). "Park Soline" is the second largest 4* campsite in the County, and represents 28.9 percent of the total accommodation capacity of 4* campsites in Zadar County.

4* CAMPSITES IN THE ZADAR COUNTY

Campsite name	Location	No. of accomm. units			No. of persons	Structure (persons)
		Camp plots	Camp pitches	Total		
Zaton	Zaton	122	1,528	1,650	4,950	40.3%
Park Soline	Biograd na moru	1,130		1,130	3,390	27.6%
Kozarica	Pakoštane	35	407	442	1,326	10.8%
Bluesun kamp Paklenica	Starigrad	45	230	275	825	6.7%
Vransko jezero-Crikvene	Vransko jezero	68	104	172	516	4.2%
Oaza mira	Drage		160	160	480	3.9%
Camping Ugljan Resort	Ugljan		72	72	216	1.8%
Navis	Starigrad	55	25	80	240	2.0%



Mandarino	Soline	15	34	49	147	1.2%
Mićanovi Dvori	Obrovac	21	18	39	117	1.0%
Pašman	Pašman	4	26	30	90	0.7%
Pašman	Pašman	4	26	30	90	0,7%
TOTAL 4* CAMPSITES		1,495	2,604	4,099	12,297	100.0%

Source: Ministry of tourism and sports, 12/01/2024 and Ilirija d.d.; Data processing: 505 savjetovanje, January 2024



According to the Camping Association of Croatia (KUH), the "Park Soline" campsite is **one of the best campsites in Dalmatia**, according to the quality criteria defined by the KUH (camps must meet the minimum technical conditions for category 4*, with particularly high quality sanitary facilities, accommodation units, catering and shopping offers and leisure facilities). According to the ratings of individual categories (from 1 to 5), the "Park Soline" campsite was rated as follows:

Ratings of the "Park Soline" campsite within the Croatia's Best Campsites

 	Sanitary facilities		Accommodation units
 	Hospitality and shopping offer		Sports and entertainment

Source: Camping association of Croatia, January 2024

Campsite "Park Soline" is the winner of numerous international and domestic awards, which testify to the quality of its product and the preservation of the environment, which is part of the mission of the campsite:

- n *The World Association of Campers F.I.C.C.*, based in Brussels, as one of the world's leading organizations dedicated to camping, caravanning and motocaravanning, awarded Campsite "Park Soline" an award for the high quality of service and top professionalism of its management in promoting camping tourism.
- n *The Italian association of campers IL FEDERCAMPEGGIO* awarded Campsite "Park Soline" 2nd place in the category "Sympathy and quality" for 2008 and 2009. The award was won in the competition of the best Croatian campsites, the significance of which stems from the fact that the award is exclusively decided by the guests who stayed at the campsite.
- n The leading domestic camping association, the *Camping Association of Croatia* (KUH), awarded Campsite "Park Soline" with an award for quality from 2008 to 2023. Campsite "Park Soline" is part of the Croatia's Best Campsite group, in view of the KUH's recognition for the particularly high quality of sanitary facilities, accommodation units, catering and shopping offers, and leisure facilities.
- n For 2010 and 2009, *the leading European car club ADAC* awarded Campsite "Park Soline" a yellow plaque for the offer of rental accommodation in competition among 1630 European tourist resorts offering rental accommodation, which only 137 European tourist resorts can boast of offering this type of accommodation. The investment in improving the quality and service of accommodation in the campsite was also recognized by ADAC, which awarded 4 stars and TIPP for 2022 and 2023, which represents ADAC's special recommendation for accommodation.
- n In the campaign "*The best campsite Adria 2014-2018*", in which guests-campers choose the best campsites in Croatia and Slovenia, conducted by avtokamp.si, the most influential professional web media in Slovenia that promotes camping tourism, won second place in the category The best big Dalmatian camps. This recognition is extremely significant considering that the best campsites were chosen by over 40,000 guests - campers who, as long-time loyal camping guests, could really see for themselves the quality of individual campsites.
- n Campsite "Park Soline" is the winner of *the international award Green Key*, an environmental label that is awarded exclusively to accommodation facilities that reduce their negative effects on the environment through optimization of energy consumption, waste sorting and educating their staff and guests about important aspects of environmental protection and sustainable development. To receive this recognition, 100 individual criteria classified into 12 categories had to be met.

- n *Associazione Campegiatori turistici d'Italia* (A.C.T. Italia), one of the largest associations of Italian campers with over 30,000 members, awarded Campsite "Park Soline" a special award for outstanding quality and cooperation.
- n *At the 1st World Camping Congress*, held in November 2018 in Lisbon, Portugal, the International Camping and Caravanning Association chose Campsite "Park Soline" among the 10 best campsites in Croatia and the 100 best in Europe.
- n Campsite Park Soline was chosen among the 10 best Croatian camps - *the Top Camping Croatia*.
- n Campsite Park Soline is the holder of ISO 9001 and ISO 14001 certificates.



Campsite "Park Soline" represents a significant part of the business system of ILIRIJA d.d., since the camping sector generates 26.5% of the total revenue of ILIRIJA d.d.

	2023
Total revenue of camping sector	€ 7,485,683.10
Total revenue of ILIRIJA d.d.	€ 28,286,740.07
Share of camping sector in the total revenue of ILIRIJA d.d.	26.5%

2.2 The significance of Ilirija d.d. in the economy of Croatia and in the Croatian tourism sector

ILIRIJA d.d., a company with over six decades of accumulated experience, is today one of the leading tourism companies in Croatia. This position of the company results from the diversity of its portfolio of facilities, the continuous concern about innovating the integrated tourist product and improving the standards and quality of services. The strategic goal of successful development of year-round operation in all tourism sectors of the company is more and more realized year after year.



The diverse tourism and real-estate portfolio of ILIRIJA d.d. is based on the resources of the region and on continuous investment in the development of quality products. The portfolio of ILIRIJA d.d. is located in the following destinations: Biograd na Moru, Zadar, Sv. Filip and Jakov and Polača.

The portfolio of ILIRIJA d.d. includes five business sectors:

HOTELS (4 hotels, 435 rooms, 910 beds; sports and recreational facilities)

- n Hotels Ilirija****, Kornati**** and Adriatic*** with Lavender lounge bar, in Biograd na Moru
- n Hotel Villa Donat****/** with beach bar, in Sv. Filip i Jakov
- n Tennis center with 20 tennis courts and a catering facility, in Biograd na Moru
- n Aquatic center with catering facility, in Biograd na Moru

CAMPING (1,130 parcels, 3,390 persons)

- n Campsite Park Soline**** with the restaurant, in Biograd na Moru

NAUTICAL (805 berths, 2,000 persons)

- n Marina Kornati with the restaurant, in Biograd na Moru (4 anchors category)
- n Hotel harbor Ilirija – Kornati, in Biograd na Moru

DESTINATION MANAGEMENT COMPANY ILIRIJA TRAVEL (complementary and integrated product that enables year-round operation, annual organization of over 300 special events for over 30 thousand guests)

- n Tourist agency Ilirija Travel, in Biograd na Moru
- n Arsenal in Zadar (hall for banquets, events and concerts)
- n Agrotourism – Estate and hotel Ražnjevića Dvori A.D. 1307**** in Polača
- n Villa Primorje****, in Sv. Filip i Jakov
- n Event ship Nada

REAL-ESTATE

- n Commercial and shopping center City Galleria in Zadar, one of the two largest shopping centers in the Zadar region, with a total gross area of more than 28,500 sq.m.

Operating since 2015 as a public company on the Official Market of the Zagreb Stock Exchange, ILIRIJA d.d. maintains continuity of dedication to integrating economic and social aspects as well as aspects of environmental preservation in the decision-making process. In this way, the company's fundamental values, identity and vision of responsibility are nurtured and preserved - to be an economically successful company leader, which takes care of people as the key to success, providing exceptional experiences to its guests and creating added value for its shareholders, taking care of the environment and of the local community, as well as of groups with special needs that it continuously helps.

The management team of ILIRIJA d.d. is dedicated to long-term sustainable development and the preservation and growth of the value of a company that creates prominent social and economic effects on the economy of the region and Croatia as a whole.

As an economic entity, ILIRIJA d.d. plays a key role in employment, since it employs:

- n 305 employees in the off-season (February 2024), of which 260 employees are permanent employees (February 2024)
- n 470 employees in peak season (August 2023)
- n on the basis of business cooperation, Ilirija d.d. employs over 1,000 people.

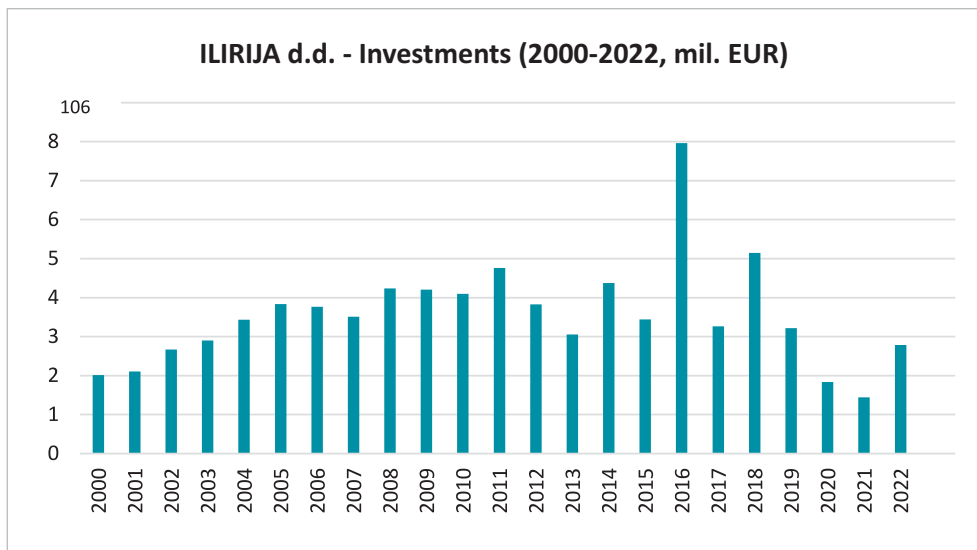
The business of ILIRIJA d.d. is based on the development of differentiated products, with a simultaneous orientation towards business stability and excellence. From the foundation of the company until today, ILIRIJA d.d.:

- n it did not have a single labor dispute,
- n the bank account has never been blocked,
- n it paid her dues to the state regularly and on time.

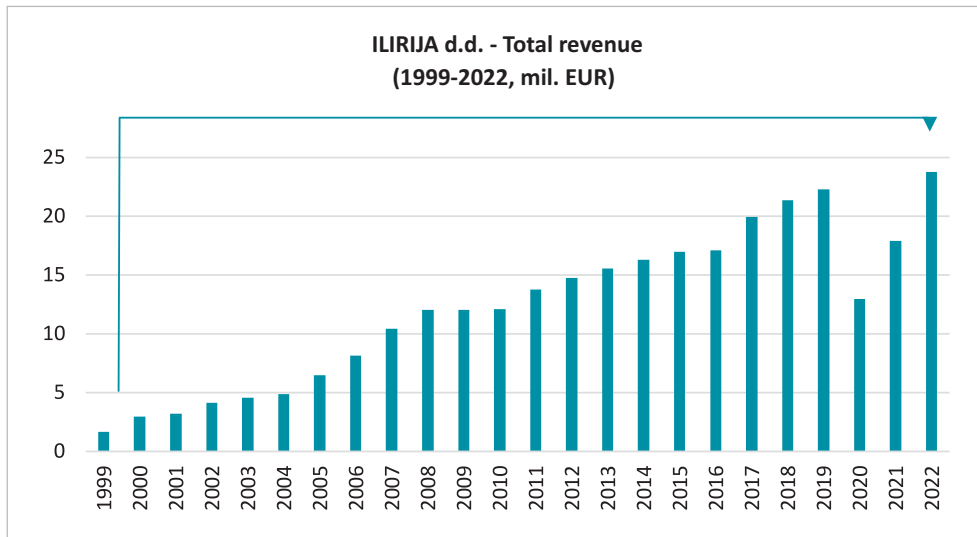
ILIRIJA d.d. is the holder of the Platinum Certificate of Credit Excellence (Dun & Brandstreet).

Business results of ILIRIJA d.d. indicate a stable and sustainable growth of income and profitability of the business since the establishment of the company until today. In the construction, reconstruction, expansion, renovation and adaptation of the Company's accommodation facilities with the aim of raising the quality, improving the overall service and standards in all sectors, developing new products, increasing the categorization of accommodation facilities and nautical facilities, expanding catering facilities with the aim creating a high-quality, recognizable and competitive tourist product as well as increasing the quality of the offer of the destination itself and the purchase of the City Galleria Business and Shopping Center, the Company invested EUR 87,939,228.78 until 31/12/2022. It resulted in the growth of total revenues and newly created value in the said period in the amount of EUR 150,295,628.17.

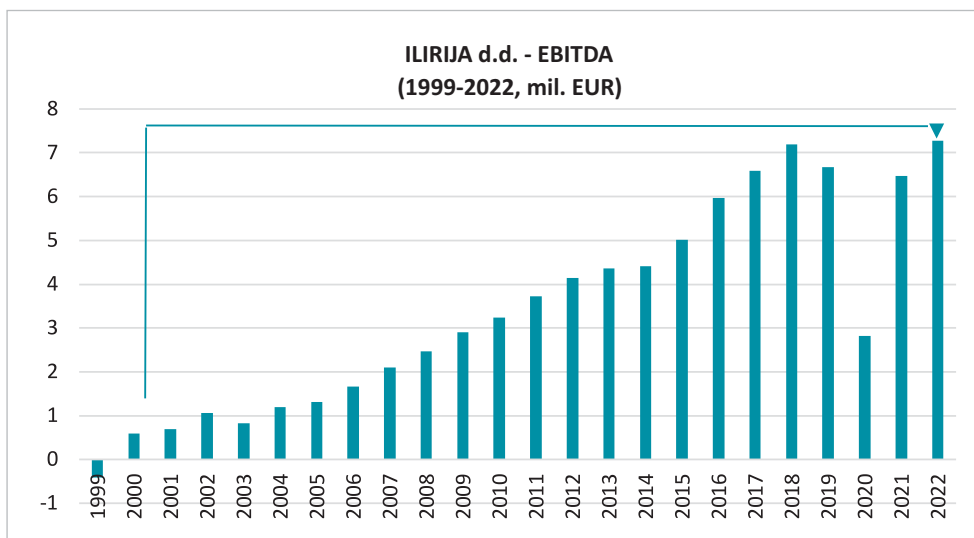
For the next three years, the investment plan of ILIRIJA d.d. amounts to more than EUR 20 million.



Source: ILIRIJA d.d., November 2023



Source: ILIRIJA d.d., November 2023



Source: ILIRIJA d.d., November 2023


Based on economically successful operations, ILIRIJA d.d. contributes significantly to the state through taxes and public levies. ILIRIJA d.d. has paid a total of tax and public levies in the amount of almost EUR 5 million in 2022.

ILIRIJA d.d.


TAXES AND NON-TAXES PUBLIC EXPENDITURES (2022)	EUR	%
VAT, profit tax, payroll taxes and contributions	4,340,507.13	86.9%
Tourist tax	406,643.84	8.1%
Concession fee (marina, hotel harbour, pool and hotel beach)	188,905.25	3.8%
Contribution to the tourist organization and consumption tax	57,962.41	1.2%
TOTAL	4,994,018.63	100.0%

With an active approach to the environment, ILIRIJA d.d. makes its contribution to the development of the profession, the tourism sector and the economy of Croatia, and achieves lively communication with the state and local community.


In its current operations, as a trading company with a wide range of facilities, ILIRIJA d.d. is one of the most competitive and financially successful tourism companies in the wider region, which operates according to the principles of social responsibility, **achieves economic and social sustainability and market competitiveness**. Achieving continuous business and financial growth with profitable operations and cash flow stability is a lever for achieving the long-term goal of year-round operations and creating added value. This will continue to be the basic determinants of the Company's business policy.




Member of 15 business and industry associations



Active promotion of the interests and development of the tourism industry through active contribution to regulations of special importance and interest for tourism



Promoting socially responsible business activities



4 codes / charters / initiatives

<p>Business associations:</p> <ul style="list-style-type: none"> • Croatian Chamber of Commerce (HGK) • Croatian Marina Association • Community for Corporate Social Responsibility • Community for Environmental Protection • Chamber of Commerce of the Croatian Chamber of Commerce of Zadar County • Croatian employers association (HUP) • Croatian Business Council for Sustainable Development (HR PSOR) 	<p>Industry associations:</p> <ul style="list-style-type: none"> • Croatian Tourism Association (HUT) • Association of Employers in Croatian Hospitality (UPUHH) • Croatian Camping Association (KUH) • Top Camping Pool • Croatian Association of Travel Agents (UHPA) • Croatian Association of Independent Travel Agents (UNHPA) • Croatian Association of Congress Tourism Professionals • Tourist boards at regional and local level • International Federation of Boat Show Organisers (IFBSO) • Association Lijepa naša • LAG LAURA
<p>The President of the Management Board of Ilirija d.d. in the person of Mr. Goran Ražnjević is a member of the following bodies of business and industry associations:</p> <ul style="list-style-type: none"> • Assembly of the Croatian Chamber of Commerce • Tourist Council of the Tourist Board of the Zadar County 	<p>Charters, codes, and initiatives applied by the Company:</p> <ul style="list-style-type: none"> • Corporate governance code of the Croatian Financial Services Supervisory Agency and Zagreb Stock Exchange • Code of Ethics in the business of the Croatian Chamber of Commerce • Diversity Charter Croatia • Alliance for Gender Equality

Mr. Goran Ražnjević, President of the Management Board of Ilirija d.d., is one of 5 Ambassadors of Diversity Charter in the Republic of Croatia.

The basic goals of the Company's operations and development in the medium term are:

- n increasing the degree of competitiveness of products in the Company, through intelligent investment in improving the quality of products and services / facilities in the Company's business portfolio, market stabilization of existing capacities and facilities, and capacity expansion;
- n establishment of permanent economic viability of the business, through the development of business and financial potential, i.e. growth of revenue, increase in efficiency of processes and results in all parts of the portfolio, and maintenance and/or improvement of the profitability of the Company's business.

In terms of employment, the goals are as follows:

- n achieve employment growth, primarily through an increase in the number of permanent employees (along with an adequate increase in the number of seasonal employees), in accordance with the Company's orientation to reduce the seasonal character of business and ensure year-round business in the majority of the Company's facilities;
- n ensure the development of its own employees, through a continuous process of learning and improvement, which will consequently result in an increase in the quality of service, which is a key element of competitiveness in the modern tourist market; the employee development process will be focused on the development of management capacity, leadership and management skills, but also on mastering expert specialist skills in key areas of the Company's work;
- n achieve social sustainability, by focusing on the employment of a larger share of employees from the region.



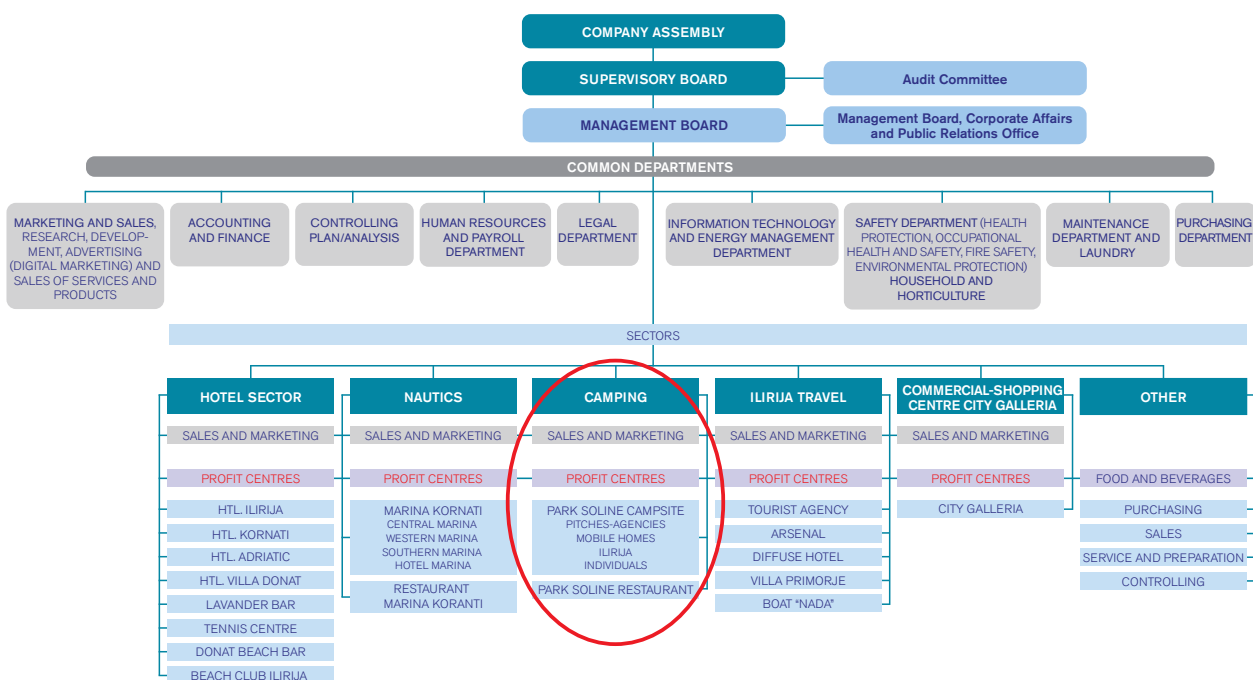
3 ANALYSIS OF THE CURRENT BUSINESS AND ECONOMIC STATUS OF THE CAMPSITE

3.1 Functional and operational - technological organization of the campsite

Campsite "Park Soline" within the organization of Ilirija d.d.

Campsite "Park Soline" Within the organizational structure of ILIRIJA d.d., campsite "Park Soline" represents the Camping sector, which is one of the business sectors of Ilirija d.d. (along with Hotels, Nautical, Destination Management Company Ilirija Travel, Business and Shopping Center City Galleria, and Food and Beverage).

Camping sector of the company ILIRIJA d.d. is organizationally composed of two operational profit centers: the "Park Soline" campsite and the "Park Soline" restaurant (which functionally forms a unique whole with the campsite), and its operations are carried out with the support of the sales and marketing department.



Functional organization of "Park Soline" campsite

Campsite "Park Soline" represents a unique functional unit that includes all facilities and capacities located in the campsite area (reception, accommodation units, sanitary facilities, restaurant, shopping, sports and recreation and other offers) since it is an interdependent business, which it would not be possible without certain segments of the offer.

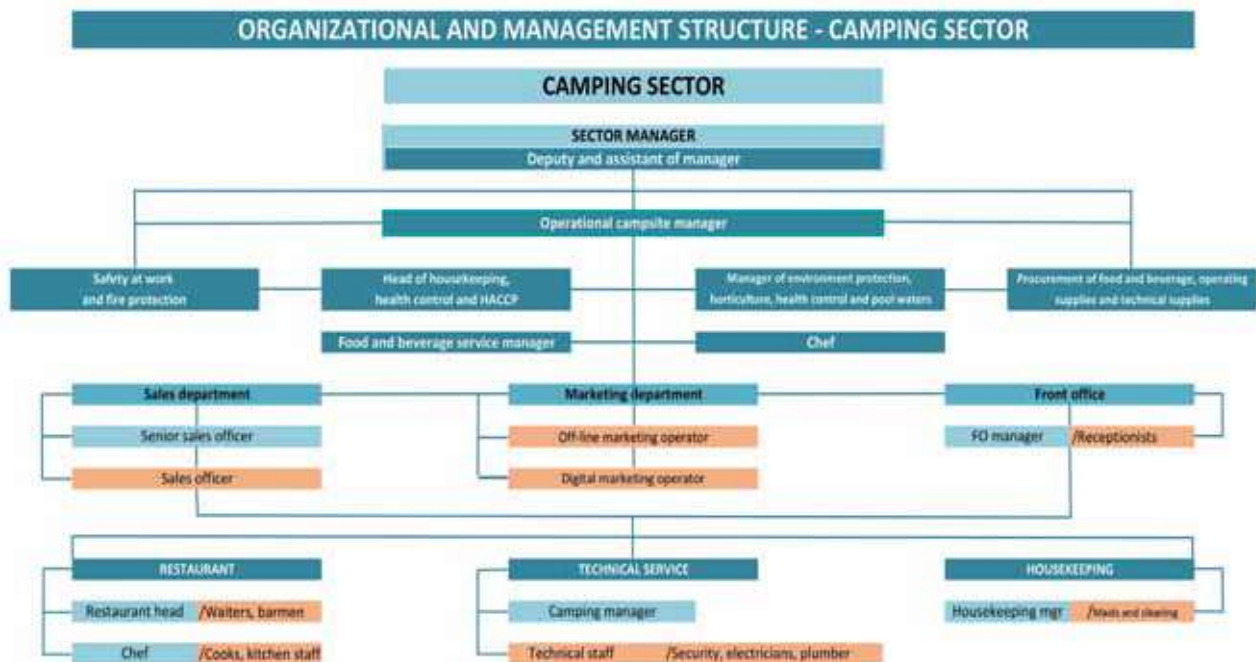
Within the business sectors (and also in the Camping sector of Ilirija d.d.), as well as in the sales and marketing department, a dual system of managerial responsibility has been established, based on clearly defined individual responsibilities of managers. The responsibility for the business result up to the level of EBITDA is assumed by the sector managers.

The persons responsible for the operation of the campsite are the Campsite Manager and Deputy and Assistant of Campsite Manager, who report directly to the Management Bord of Ilirija d.d. Their key management responsibilities are as follows:

- Campsite manager: the product of the "Park Soline" campsite, with responsibility for standards and quality in the campsite, as well as for the operational functioning of the campsite, sales, marketing, operational costs and financial results of the campsite;
- Deputy and assistant of campsite manager: sales, marketing and revenue of the campsite, with responsibility for standards and quality in the "Park Soline" campsite, and for the operational functioning of the campsite.

The campsite's operations are managed by the following middle management positions:

- Operational manager of the campsite: operational functioning of the campsite, standards and quality in the campsite, and operational functioning of the technical sector of the campsite;
- Head of F&B / manager of the campsite restaurant, with responsibility for standards, quality, sales and operating costs of the campsite restaurant (procurement, preparation, sales and service).



3.2 Campsite category

“Park Soline” is a 4-star category campsite.

On April 27, 2021, the Ministry of Tourism of the Republic of Croatia issued a Temporary Decision to the “Park Soline” campsite, which confirms that the campsite meets the conditions for the “campsite” type from the “Campsites” group. It is classified into the “Campsite” type, and it is confirmed that the campsite meets the requirements for the 4-star category.

During 2025, the Park Soline campsite will be recategorized.

3.3 Overview of campsite facilities, services and capacity

Park Soline campsite, with an area of **20.8 hectares**, is arranged as a camp-park up to the level of an arboretum, which represents a unique example of the horticultural arrangement of the campsite in Croatia as a top tourist product that combines a quality tourist offer with care for the preservation of the environment.

Profile of the “Park Soline” campsite

Location:	Biograd na Moru, right next to the coast
Distance from the city center:	0.5 km from the center of Biograd na Moru
Area:	20.8 hectares
Category:	4 stars
Horticulture:	landscaping up to arboretum level

Beach:	gravel / sand
Service:	accommodation, without or with breakfast or half board
Internet:	free of charge, available at 100% of the campsite
Pets:	allowed

During the construction of the plots, their relation to the campsite as a whole and their relation to the surroundings were taken into account. In the construction and design of the campsite, special attention was paid to preserving the centuries-old pine forest. By supplementing the pine forest through the planting of mainly autochthonous pine monoculture species, the rich nature of the campsite is built. Extensive operations were carried out for the protection and maintenance, as well as for the improvement and restoration of the forest.

The plots are organized into **two types of accommodation:**

- I **plots for accommodation of mobile homes or glamping tents,**
- II **camping pitches for camping with the guest's own equipment and other equipment.**

For easier organization of the operation, the campsite is divided into zones. When determining the s of the zones, ILIRIJA d.d. took care to emphasize the special characteristics of each individual zone.

I **Standard Mare Zone** – The zone has a capacity of 81 plots of 100 sq.m. It is located right next to the beach, and with all connections for electricity, water, drainage and Internet. It is the most attractive zone of the camp. It is intended exclusively for seasonal individual guests who use their own camping equipment. The "Park Soline" restaurant is also located in the Standard Mare zone, which, with its appearance and size, highlights the uniqueness of the zone itself.

When designing the plots, the leveling of the terrain was taken into account, which was overcome by the execution of the terraced construction and the planting of greenery.

II **Comfort Zone** – Capacity is 301 plots of 100 sq.m., with all the necessary infrastructure, i.e. connections for electricity, water, drainage and Internet. This zone belongs to an attractive and fully equipped part of the camp. The configuration of the terrain in this zone required the construction of terraced construction plots. Each plot is connected to the traffic surface, water supply, drainage and electricity supply. The camping areas are leveled and arranged approximately at the level of the access road, which ensures a quick runoff of water after rain, and between the rows the area is horticulturally shaped.

The total number of plots within the Comfort zone is divided into the following three market segments:

- 4 The largest share of plots within the Comfort zone are held by **individual/seasonal guests** who stay on infrastructure-equipped, arranged and spacious plots measuring 100 sq.m.;
- 4 25% of the plots are for the accommodation of **mobile homes**, owned by Ilirija d.d. Plots for housing mobile homes in the Comfort zone are infrastructurally equipped, and with the size of the house, the size of the plot, equipment and horticultural arrangement, they belong to the most sought-after and most attractive product;
- 4 Part of the plots are occupied by **flat-rate guests** whose mobile home is located in the campsite all year round.

The traffic infrastructure within the Comfort zone includes a traffic network that enables pedestrian and road traffic, which has been put to the function of catering and tourist purposes.

Within the Comfort zone, guests have at their disposal two modernly equipped sanitary facilities that meet the highest criteria according to Croatian and European standards. Areas with recreational facilities are also provided. There are two children's playgrounds that, with their content and number, further enhance the offer of the campsite. In order to preserve the autochthonous lifestyle of Dalmatian region, two bocce courts were built.

III **Standard/Standard Plus Zone** – has a capacity of 748 plots, sizes from 100 to 120 sq.m., and with a complete infrastructure, they are prepared for:

- 4 mobile homes, which partly refer to agencies that have plots for housing mobile homes on a fixed lease, partly to flat-rate mobile homes, flat-rate caravans and mobile homes owned by ILIRIJA d.d.

The top products of the "Park Soline" campsite are also located in this zone - Glamping Family De Lux houses of 42 sq.m., with three bedrooms, kitchen, two bathrooms, covered terrace of 29 sq.m., then **Glamping De Lux** houses of 32 sq.m., with two bedrooms, kitchen, two bathrooms, covered terrace of 24 sq.m., and Premium Family houses, which in their size of 32 sq.m., two bedrooms, kitchen, two bathrooms, covered terrace of 24 sq.m., horticultural arrangement, car free zone, by planting authentic Mediterranean plants, they present the **Dalmatian Village campsite zone as a premium product** that is based on the autochthonous Dalmatian and Mediterranean heritage.

Also, mobile homes Dalmacija and Premium, owned by ILIRIJA d.d., were improved to a higher level of service quality in 2019 by installing new spacious terraces of 24 sq.m., equipped with garden furniture, and a dining table for 6 people.

- 4 for individual seasonal guests, who stay in the campsite during the season, plots in 2023 got a new outfit, and are arranged according to the needs of modern campers, which are also located near modernly arranged and adapted sanitary facilities.

Facilities and equipment of the "Park Soline" campsite

Accommodation:	1,130 camp plots
Sanitary facilities and areas for maintaining cleanliness:	5 modern sanitary blocks equipped with sinks, shower cabins with sinks, toilet and chemical toilet, area for washing clothes and dishes with sinks, area for changing babies, toilet equipped for the disabled, laundry room, place for emptying waste water from caravans and motorhomes, a place to shower pets
Catering offer:	Restaurant Park Soline with a capacity of up to 150 guests indoors and 200 guests on the terrace, with a Dalmatian tavern with chimney, coffee bar, internet cafe
Retail offer:	Fruit and vegetable stand
Sport, recreation and leisure:	Sports and recreational animation programs, Bicycle rental, Table tennis, Beach volleyball, Outdoor fitness, Children's playground, Sports center 150 m from the campsite, Aquatic center 150 m from the campsite, Tennis center 50 m from the campsite, Bicycle path around the Vransko nature park lake, paths for walking and jogging; Animation for children and adults
Other:	Area for grill and barbecue, ATM and currency exchange

Facilities of the "Park Soline" campsite:

I Reception

Guests get their first impression of the campsite at the reception, located at the very entrance to the campsite, surrounded by horticulture typical of the Dalmatian climate. This part is an integral part of the horticultural arrangement of the campsite, the architecture of which is designed in such a way as to emphasize the autochthonous atmosphere of this climate.

In addition to the basic check-in and check-out services, guests are offered a wide range of additional services such as currency exchange services, use of the Internet, a safe for storing guest valuables, bicycle and scooter rental, and the sale of a large number of excursions to the surroundings of campsite and town (NP Kornati, NP Krka, NP Plitvička jezera, PP Vrana lake, rafting on Zrmanja and many others...).

The friendly campsite reception staff is available 24 hours a day, seven days a week, and tries to satisfy all the needs and requests of the guests.

II Sanitary infrastructure

Well aware of the fact that hygiene and comfort are the first priority for campers when choosing a place to spend their annual vacation, the guests of the "Park Soline" campsite have at their disposal 5 modern sanitary blocks, all of which have been completely remodeled, adapted and equipped. All sanitary blocks meet the quality of 4 ****, and are distributed throughout all three zones of the camp.

In the men's and women's sanitary blocks, there are 50 shower cabins, 80 sinks, 70 toilet cabins, 3 toilets adapted for people with special needs, sinks for washing dishes, sinks for washing clothes, a place for changing babies, a children's toilet, a chemical toilet, as well as an arranged area for washing pets.

In order to make the guests' stay in the campsite as pleasant and carefree as possible, there is also a laundry room equipped with washing machines and clothes dryers.

III "Park Soline" restaurant

A completely renovated restaurant with a capacity of 350 people with an attached cafe-bar is located right next to the beach. With a beautiful view of the sea, guests here enjoy the specialties offered by the restaurant, while in the evening they enjoy the animation program, live music, as well as various special events such as celebrating the day of the camp.

As part of the restaurant, there is also the Dalmatian tavern Dioniz with grill & fireplace, where guests can enjoy traditional Dalmatian fish and meat cuisine, with the possibility of tasting and buying the best quality red and white wine produced from indigenous grape varieties from the Dalmatian karst, both on the coast and in Dalmatian Zagora.

IV Caffe bar

Directly next to the promenade, which stretches along the entire campsite, and next to the most attractive Biograd beaches, there is a Caffe bar.

On its terrace, guests can enjoy a beautiful view of the sea with a wide range of hot and cold drinks, while in the evenings they enjoy the animation program and various events of the camp.

V Other services: market, bakery, local fruit and vegetables, newspaper sales

A well-stocked market is located inside the campsite, next to the sandy beach of Soline, and meets the needs of campsite guests for supplies.

Although basic bakery products can be bought in the market, the service was further expanded by opening a bakery with all bakery products.

Other additional services include the offer of local fruits and vegetables grown in the gardens of households in the area. Directly next to the beach there is a kiosk with local and foreign press, as well as various props for the beach.

VI Sport and recreation

Considering the specificity of the camping guest, great attention is paid to entertainment and sports-recreational facilities, so in this segment the campsite has a children's playground, a basketball court, 5 fixed tables for table tennis, and a beach volleyball court. Guests have access to outdoor fitness, as well as exercise equipment set up in the Standard zone.

The campsite also has bicycles for rent, and in cooperation with the Destination Management Agency Ilirija Travel offers guests a wide range of half-day and full-day trips to nearby national parks, nature parks and the bicycle path around Lake Vrana, as well as historic towns.

Also, in the immediate vicinity of the camp, guests can enjoy various additional sports and recreational facilities such as jet skiing, diving centers and an Olympic swimming pool.

Tennis center "Ilirija"

For all guests who want to demonstrate their refined game technique and top physical and mental fitness while playing tennis during their vacation, the "Ilirija" Tennis Center is located close to the campsite, which can be reached by a 5-minute walk.

The tennis center "Ilirija", located in the pine forest of Soline, covers an area of 48,000 sq.m., consists of 20 tennis courts and multi-purpose playgrounds (14 clay and 6 artificial grass courts) with night lighting, a catering facility, changing rooms and supporting facilities and offers programs adapted to all ages and levels of tennis knowledge. The game on the tennis courts can be completed by jogging on the gravel path located next to the courts, or you can relax in the sea, the pool and try your hand at sea sports.



The offer of Tennis Center "Ilirija":

- 4 14 clay courts and 6 courts with artificial grass in the immediate vicinity of the camp
- 4 tennis school and private lessons
- 4 equipment rental
- 4 the possibility of organizing tournaments
- 4 use of the swimming pool, wellness and fitness within the Ilirija Resort
- 4 sports massages.

VII. Animation

What unites every part of the total offer of the "Park Soline" campsite is the top animation team that organizes and implements children's animation, sports activities, various tournaments, aqua aerobics, yoga, gymnastics, mini club, dance school, crazy games, bingo, pageant for miss, dance couples and evening animation with entertainment programs and live music on the restaurant's terrace.

Children are provided with a richly equipped playground, and their safety and education is taken care of by a professionally trained animation team.

Also, the animation offer of the "Park Soline" campsite is enriched with the "Butterfly" children's playroom, where various educations are held primarily focused on ecology and environmental protection, as well as various children's parties, such as the celebration of Bat Day, as well as birthdays and other everyday children's activities, games and entertainment.

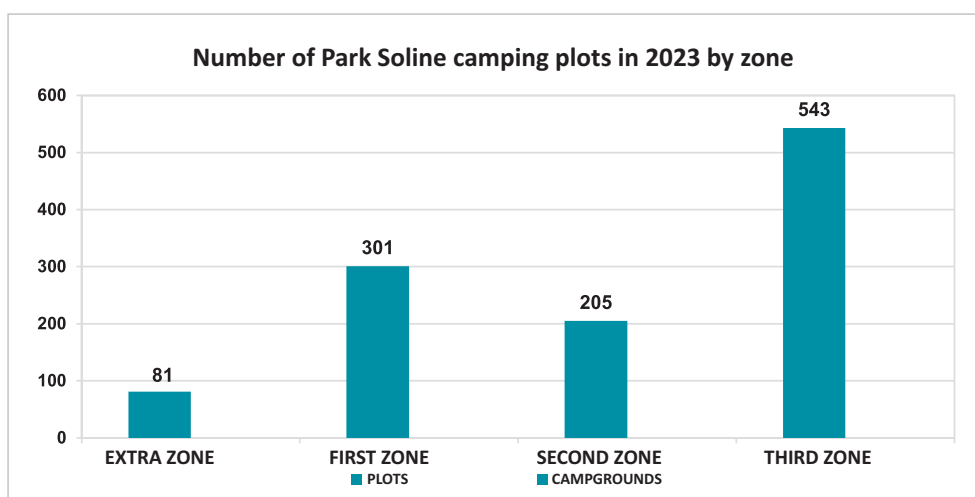
Accommodation capacities of the "Park Soline" campsite

Accommodation:	1,130 camping plots, with a total accommodation capacity of 3,390 people <i>out of which:</i>
Types of plots:	Plots (90 – 100 m ²) with electricity, water and drainage connections Plots with electricity connection Plots for holiday homes Glamping pitches
Holiday Homes (mobile homes):	270 holiday homes Holiday homes can accommodate up to 6 people, size 32 m ² , and there are 270 holiday homes available with the following equipment: double room with bed, bathroom with shower and toilet, bedroom with two beds, bathroom with shower and toilet, bed linen and towels, air conditioning, satellite TV, outdoor furniture on the terrace, terrace with canopy (15-29 m ²) and parking space for the car.
Holiday Homes types (mobile homes types):	Dalmatia: PERSONS 4+2, SIZE 32 m ² , ROOMS 2, BATHROOMS 2, TERRACE 24 m ² Premium: PERSONS 4+2, SIZE 32 m ² , ROOMS 2, BATHROOMS 2, TERRACE 24 m ² Comfort Plus: PERSONS 4+2, SIZE 32 m ² , ROOMS 2, BATHROOMS 2, TERRACE 15 m ² Premium Family: PERSONS 5+1, SIZE 32 m ² , ROOMS 2, BATHROOMS 2, TERRACE 24 m ² Dalmacija Plus: PERSONS 4+2, SIZE 32 m ² , ROOMS 2, BATHROOMS 2, TERRACE 24 m ² Glamping De Lux: PERSONS 4+2, SIZE 32 m ² , ROOMS 2, BATHROOMS 2, TERRACE 24 m ² Glamping Family De Lux: PERSONS 6+1, SIZE 42 m ² , ROOMS 3, BATHROOMS 2, TERRACE 29 m ²

DEVELOPMENT OF ACCOMMODATION CAPACITIES OF PARK SOLINE CAMPSITE

		2020	2021	2022	2023
I	EXTRA ZONE				
	PLOTS	81	81	81	81
	CAMPGROUNDS	0	0	0	0
	TOTAL	81	81	81	81

II	FIRST ZONE				
	PLOTS	303	303	303	301
	CAMPGROUNDS	0	0	0	0
	TOTAL	303	303	303	301
III	SECOND ZONE				
	PLOTS	198	208	208	205
	CAMPGROUNDS	187	194	194	0
	TOTAL	198	208	208	205
IV	THIRD ZONE				
	PLOTS	638	616	616	543
	CAMPGROUNDS	187	194	194	0
	TOTAL	638	616	616	543
Σ	GRAND TOTAL				
	PLOTS	1220	1208	1208	1130
	CAMPGROUNDS	187	194	194	0
	GRAND TOTAL	1220	1208	1208	1130



3.4 Campsite map

Accommodation units within the “Park Soline” campsite are marked in 3 zones for individual pitches, and in 8 zones for mobile homes, in accordance with the campsite map shown on next page.

■ PITCH STANDARD MARE	■ HOLIDAY HOME DALMATIA
■ PITCH COMFORT	■ HOLIDAY HOME DALMATIA PLUS
■ PITCH STANDARD PLUS	■ CAMPING PLACE STANDARD
■ HOLIDAY HOME PREMIUM	■ HOLIDAY HOME COMFORT PLUS
■ HOLIDAY HOME COMFORT FAMILY IN DALMATIAN VILLAGE	■ GLAMPING FAMILY DE LUX
	■ GLAMPING DE LUX

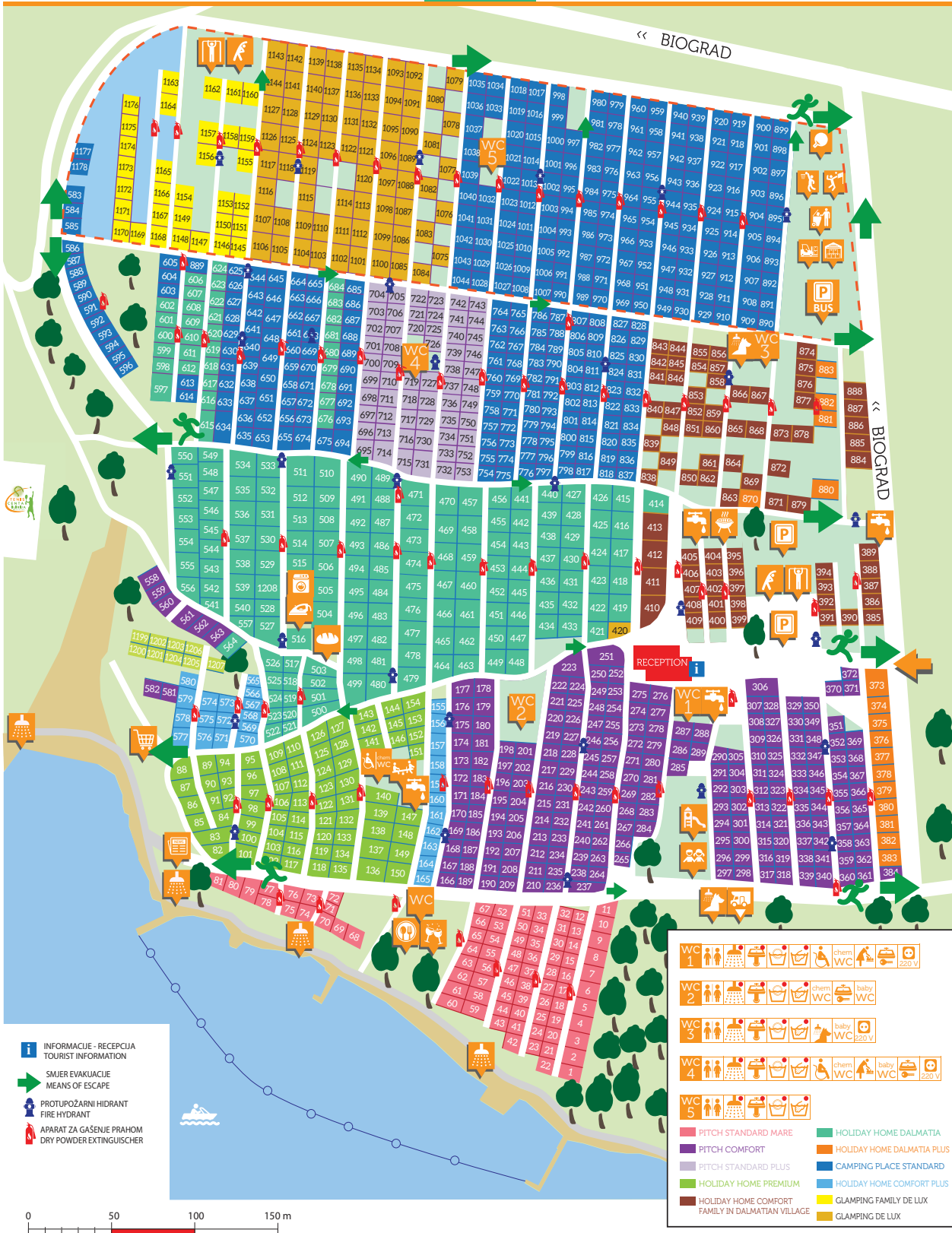
The campsite map shows the layout of five sanitary facilities, one of which is newly built, as well as other facilities in the campsite, mentioned in the previous chapter.

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3.5 Infrastructural equipment of the campsite

I Traffic network

The traffic network within the "Park Soline" campsite includes a traffic network that connects vehicular and pedestrian traffic in the function of hospitality and tourism purposes. The main traffic inside the campsite takes place on the existing 3.0 - 6.0 m wide pedestrian roads. The main roads in the campsite are also fire brigade access roads, and their width ensures the prescribed legal provisions. From 2020 to 2023, additional investments were made in the reconstruction of existing roads, which ensured greater safety, connectivity and access to the central and supporting buildings within the campsite. All roads are also connecting approaches to the plot. The issue of storm water drainage was solved with transverse and longitudinal slopes on roads.

Pedestrian paths within the campsite are used to connect the accommodation units to the coastal road or to other public use zones and to connect certain areas of the campsite with each other. The footpaths inside the campsite are horticulturally arranged, lit and built from materials suitable for our climate.

The traffic network in the campsite meets current needs, the roads are one-way and two-way with appropriate traffic elements. The roads in the campsite are mostly asphalt pavement, partially paved, macadamized or just leveled on the ground.

II Utility infrastructure

4 Water supply

Campsite "Park Soline" is connected to the water supply network of the City of Biograd na Moru, the existing buildings (reception, sanitary facilities, catering facilities) and most of the campsite units are connected. Inside the campsite, there is a system for pumping underground water, which consists of a borehole, internal water and a water reservoir, and according to the issued water permit, it is intended to be used for watering horticultural areas.

The capacities of the campsite are supplied with drinking water from the local water supply system, which at the same time indicates activities at the local or regional level, and since 2013, for the irrigation of horticultural and green areas in the camp, water from our own borehole, which is legalized and has valid water regulations, has been used with a drip system act or permit with a defined amount of water pumping on an annual basis. Every year, only the permitted amount is used up, which is crucial in the campsite because of the maintenance of hundreds of planted indigenous plant species that contribute to the park's unique atmosphere. A record and a regular report to the competent institutions is submitted in the form of a register, four times a year on the exhausted amounts of water from the well.

4 Drainage of waste water

Drainage of sanitary waste water is solved by a sewerage network of waste water drainage connected to the existing gravity channel, to which catering facilities, sanitary facilities, etc. and most camping units are connected.

Campsite "Park Soline", despite its size and requirements, as one of the few campsites in Croatia, discharges all its waste water through control shafts into the public drainage system, through which it goes to the city's final treatment plant.

4 Electricity supply

The campsite is supplied with a cable (underground) high-voltage line that leads to the existing 20/0.4Kv "Soline" substation. Existing buildings (reception, catering facilities, sanitary facilities) and camping plots are connected to the electricity supply network in the campsite. Public and outdoor lighting was installed along the existing road and pedestrian roads and along the coastal and other pedestrian paths of the campsite.

4 Wi-Fi network

Wireless Internet access is one of the most important factors when choosing a holiday campsite, especially for guests who stay longer in the camp, who work remotely, and for families with children, who nowadays mean fast and high-quality Internet. The introduction of wireless Internet raises the overall

level of service, results in an increase in reservations, and ultimately an increase in income. For the campsite, wireless Internet coverage is the optimal solution due to the large number of guests in a large area. In order to satisfy wireless Internet access, Ilirija d.d. has invested considerable resources.

3.6 Quality and environmental management standards

ILIRIJA d.d., a socially responsible company, pays great attention and care to the preservation of the environment and natural resources, which are the basis of sustainable and responsible tourism development. By monitoring and complying with environmental legislation as well as the integrated Environmental and Quality Management Policy (integration of ISO 9001:2015 quality management system norms and ISO 14001:2015 environmental management system norms), it confirms the fundamental orientation – environmental preservation for future generations. By reviewing existing and new processes, it always adjusts them not only to legal minimums, but also to the standards it has set over the years, which go beyond the legal framework of this area. Regular inspections confirm compliance with legal regulations, while external audits of domestic and international eco-labels and standards serve as tools to improve ecological orientation and own contribution to a greener environment.

ILIRIJA d.d., as a responsible business entity, invests significant efforts and carries out continuous activities aimed at the implementation of standards, procedures and regulations of the European Union in all aspects of environmental protection (protection of the sea, coast, water, air, soil) and waste management, then the introduction, and among was the first company that decided to use green energy, i.e. energy produced from renewable sources.

As part of the responsible operation, ILIRIJA d.d. is continuously focused to strengthen the awareness of the entire team that the overall business activities of ILIRIJA d.d. affect the preservation and state of the environment, the preservation of biodiversity, the prevention of pollution, i.e. reducing it to the smallest possible extent. Accordingly, environmental protection is set as a permanent mission and long-term obligation of all sectors of ILIRIJA d.d. A preserved environment is the fundamental resource of Croatian tourism, and environmental topics (energy, water, waste water and waste and compliance with environmental protection regulations) are material for Ilirija as a tourism company.

In ILIRIJA d.d. environmental protection implies the rational management of all resources related to the environment and striving to achieve environmental protection goals that will ensure the reduction of the negative effects of the company's activities on the environment, natural assets and cultural heritage, thereby taking care of the environment in order to preserve it for future generations.

Following the above, a manager of environmental protection was appointed within the company, who is responsible for her/his work to the Management. The head of environmental protection annually prepares plans and activities with established goals at the level of the entire business system, but also of each sector individually, taking into account their peculiarities and the operational nature of the business activity.

Facilities of ILIRIJA d.d. are certified according to the requirements of the international standard ISO 14001, which is an integral part of the environmental and quality management policy. The company's environmental protection visions and goals are clearly expressed in it. Environmental protection is understood as a complex activity whose processes require careful preparation, control, expert choice of technologies, and a series of immediate and long-term planned activities in order to detect and then measure the result in this area.

Due to the orientation of ILIRIJA d.d. towards sustainable development, the legal regulations in this area are under constant monitoring within the company, which ensures early adjustments and reactions to new requirements. In addition to legal requirements, improvements are carried out through the monitoring of criteria and environmental standards that are implemented even though they are not binding.

Achieved standards and certificates in the field of environmental protection in the campsite "Park Soline":

- ▷ **ISO 14001** is the most widespread international standard for environmental management. With the help of ISO 14001, implemented and certified in 2014, and in 2018 integrated with the ISO 9001:2015 quality management system into a single Environmental and Quality Management Policy, which directs Ilirija to the preservation and constant improvement of processes related to the environment. By establishing an environmental and quality management system, it is guaranteed that all environmental management issues, which are related to the activity, are under constant supervision and all potentially negative impacts of business activities are minimized.

- ▶ **The Green Key** is a program of certification of accommodation facilities with the purpose of increasing the awareness of owners, staff and clients about the need to protect the environment and the need to promote sustainable development. The Green Key is awarded to accommodation facilities that reduce negative effects on the environment through: optimization of energy consumption, waste management, educating guests and employees about the most important aspects of sustainable development and environmental protection. Ilirija's "Park Soline" campsite was awarded this international certificate in 2013, when it was only one of two camps in Croatia that met all the criteria for awarding this ecological label.
- ▶ After a successful audit in September 2015, the "Park Soline" campsite was awarded the **international "Ecocamping" certificate**. As a member of the Ecocamping network, which consists of over 240 campsites from seven European countries, ILIRIJA d.d. undertakes to further promote ecology, sustainable development and socially responsible business with a special emphasis on efficient energy management (water, electricity), waste sorting and recycling, preservation of nature and biological diversity, etc.
- ▶ In addition to ecological and quality standards, ILIRIJA d.d. introduced the certified **HACCP system** in the catering segment.

Education: Based on the fact that caring for the environment is also caring for the future, in ILIRIJA d.d. and in the "Park Soline" campsite, employees, guests and members of the local community are regularly trained throughout the year.

- 4 During operational processes, employees are educated, individually or in groups, about sustainability and their individual contribution to environmental protection, and already through work they learn how to properly handle chemicals, save energy and resources, or properly sort waste. If the need arises, employees are sent to additional education, including external courses, seminars or more complex training on a certain aspect.
- 4 There are significant educational activities aimed at guests as well. The youngest guests are mostly included and educated on various environmental topics through children's workshops. In cooperation with the animators, ecologically significant dates are marked, teaching the youngest about concepts essential for environmental protection and nature conservation, thus developing their ecological awareness.
- 4 Educational activities towards the local community are mainly aimed at children and young people from educational and school institutions from the area of Zadar County, where interactive workshops and lectures, either conducted independently or in cooperation with external stakeholders, have the purpose of promoting environmental protection and getting to know activities of ILIRIJA d.d. in this field.

Horticultural landscaping and design in accordance with the Mediterranean environment - transforming the campsite into a camp-park up to the level of an arboretum:

- 4 In 2004, ILIRIJA d.d. has started with purification and thinning of the existing, impassable and neglected parts of the campsite "Park Soline". The condition found was extremely bad, it was a pure underbrush consisting of: Aleppo pine (*Pinus halepensis*) 60%, holm oak (*Quercus ilex*) 30%, and oak (*Quercus*) 10% with low undergrowth: bošinak, bovac, lenprika, etc.
- 4 The works were constantly supervised by Hrvatske šume d.o.o., and everything that was done was in agreement with them, especially in the professional part of forest conservation. During the works, there was no ecocide of the plant material, but on the contrary, rehabilitation, i.e. restoration and protection of the plant cover to the greatest extent possible.
- 4 In order to further improve the existing plantations and the structural composition of dendrological plants in the "Park Soline" campsite by ILIRIJA d.d. completely new planting material was planted. Since 2004, **over 8,000 different seedlings** have been planted. Among them stand out trees that reforest every free space, different types of Mediterranean shrubs, smaller perennials, climbers, ground covers, seedlings for hedges (green fences), etc. Dominant are oleander (*Nerium oleander*), pittosporum (*Pittosporum* spp.), laurel (*Laurus nobilis*), tekoma (*Campsis radicans*), rosemary (*Rosmarinus officinalis*), kostel (*Celtis australis*), linden (*Tilia*), mimosa (*Acacia dealbata*), cypress (*Cupressus sempervirens*), acacia (*Robinia pseudacacia*), magnolia (*Magnolia grandiflora*) and many other types. During the large plantings ILIRIJA d.d. always carefully chooses perennials that are

maintained in the coming years, and in a smaller proportion, shorter-lived, seasonal plants are planted, which are decoratively crucial only in a certain part of the year.

This approach to arranging, refining and creating a camp-park, which he wants to bring to the level of a unique arboretum with great effort, is unique in Croatian campsites.

- 4 From 2004 until today, exceptional care was devoted to the rehabilitation, i.e. the pruning and cleaning of dry branches on the pine trees on the entire surface of the "Park Soline" campsite, which was carried out by companies trained for this rehabilitation procedure, approximately on over 3000 existing pine trees.
- 4 The Horticulture Department, which consists of ten full-time employees headed by the head of the Department, takes care of the daily maintenance of the green, landscaped areas inside the campsite. For special jobs, such as sanitary pruning of large trees or more demanding jobs at a height, expert collaborators are engaged, with whose suggestions novelties are often introduced and maintenance standards are raised.

In the area of environmental protection and preservation, ILIRIJA d.d. has applied special activities focused to the optimal use of energy sources and resources:

4 Energy

Aware of its energy consumption within the community in which it operates, ILIRIJA d.d. systematically and continuously analyzes and plans its investments and adjusts processes so that the harmful part of its influence is as small as possible. Energy consumption is monitored daily, monthly and annually, which enables a very quick reaction in case of excessive or unusual consumption. It tracks the consumption of energy/resources on a monthly basis, which enables comparisons with the same periods in previous years.

By monitoring the total consumption, annual goals for the reduction or rationalization of energy/resources are created within the environmental management system, from which the planned investments or activities that will contribute to the implementation of the goals are derived. At the end of the year, the realization of the set goals is evaluated and new ones are set. This type of management was translated into the already mentioned environmental management system according to the ISO 14001 standard.

4 Water

All capacities of ILIRIJA d.d. are supplied with drinking water from local waterworks. The campsite maintenance service preventively controls the internal water supply installations and actively participates in reducing drinking water consumption. Thus, **in order to reduce consumption in the campsite, energy-saving aerators have been installed in almost all consumption points (e.g. faucets or showers).**

For irrigating the horticultural or green areas **in the campsite, since 2013, water from Ilirija's own well, which has a valid water act with a defined amount of water that can be pumped, has been used, using a drip system.** Each year, only the permitted amount is used, which is crucial in the campsite due to the maintenance of hundreds of planted plant species that contribute to shaping the campsite into a park. The corresponding documentation is kept on the exhausted amounts of water from the well and submitted to the competent institutions of the area. During the summer season, ILIRIJA d.d. tests the water, through an authorized laboratory, which indirectly monitors the effect of pumping on the quality of the water used to water the seedlings. This allows it to be harmonized with a kind of natural cycle of the state of water. According to the results, it regulates the daily amounts of water taken from the well.

4 Waste water

"Park Soline" campsite, despite its size and requirements, as one of the few campsites in Croatia, **discharges all its produced waste water through control shafts into the public drainage system, through which it goes to the city's final treatment plant. Since 2017, the "Park Soline" campsite has been exempted from renewing its water permit because it has been granted a more permanent solution, according to which wastewater is no longer tested before discharge into the public**

drainage system. This is a confirmation of the multi-year effort to closely monitor and improve the quality of discharged wastewater, because in the reporting period the limit values of the tested quality indicators of these waters did not even once exceed the maximum allowed amounts.

4 Waste

Within the environmental management system, great attention is paid to conscientious management of produced waste. Every month, the list of produced types of waste is revised and, if necessary, new separated waste is sorted and disposed of. All prescribed documentation on the origin and flow of produced waste is fully maintained. Through authorized companies, waste is disposed of in the prescribed manner. ILIRIJA d.d. always checks whether the collectors are authorized to remove a certain type of waste, i.e. whether they have the necessary permits, and when they arrive at the company's locations, the orderliness of vehicles, equipment, timeliness and other prescribed internal standards are checked.

3.7 Market and economic performance of campsite operations

The operation of "Park Soline" campsite is generated by four market segments:

I Individuals / seasonal guests

II Mobile homes

III Flat rate, and

IV Fixed lease.

I **Individuals** as a business segment refer primarily to seasonal guests who use their campers, caravans or tents to provide accommodation services on infrastructurally equipped, landscaped and spacious plots. Pitches are available to guests in all areas of the campsite, but the Standard Mare and Comfort pitches stand out in particular because of their size, arrangement and proximity to the coastal belt, they represent an extremely sought-after product. Plots in the Standard and Standard Plus zones are also arranged, 80-100 sq.m. in size, supplied with electricity, and also represent a sought-after product throughout the season. The constructed network of access roads enables easy and fast flow of guests within the entire campsite.

The layout and equipment of the "Park Soline" campsite pitches for the accommodation of camping equipment as well as the entire campsite is recognized among campers. The most important markets for several years now are the markets of Germany, Slovenia, Austria, and the Netherlands, whose guests appreciate the quality and offer of accommodation.

The largest percentage of overnight stays is generated by guests from the German market, 30% of them, followed by guests from Slovenia with a share of 15%, Austrians with a share of 6% and Croats with a share of 5%.

II **Mobile homes** in the camping industry are an extremely popular product. With their performance, they represent a luxurious way of camping in a natural environment. ILIRIJA d.d. owns 270 mobile homes, 32 - 42 sq.m. in size, equipped with two and three bedrooms, two bathrooms, a kitchen, a living room and a covered terrace of 15 to 29 sq.m. They are classified into several types: Premium, Dalmacija, Dalmacija Plus, Comfort Plus and Premium Family, Glamping Family De Lux and Glamping De Lux. This enables a product diversification, giving each type its own uniqueness.

Of particular note is the Glamping de Lux zone, which includes two types of holiday homes: Glamping Family de Lux, luxury accommodation for families with children, size 42 sq.m., equipped with three bedrooms, two bathrooms, kitchen, living room and a covered terrace of 29 sq.m., and Glamping de Lux of 32 sq.m., with two bedrooms and two bathrooms, a kitchen and a terrace of 24 sq.m. Dalmatian Village - a zone of mobile homes which, with its 70 mobile homes, also represents an improvement in the quality of accommodation services.

How important the segment of mobile homes is in the overall business of the "Park Soline" campsite is shown by the share of mobile homes of 28% in the total overnight stays at the campsite. For both mobile homes and individual guests, the key originating markets are Germany, Slovenia, Austria, Cro-



atia and the Netherlands. The Slovenian market is the most represented in the occupancy of mobile homes with a share of 24%. This extremely high percentage of occupancy is certainly attributed to the proximity of the market, but also to the recognition of quality by Slovenian guests. It is followed by the German market with a 17% share, as well as the Croatian, Dutch, Czech and Austrian markets.

Mobile homes are an extremely popular product, especially among families with children, since a mobile home provides them with complete comfort with the possibility of using all the camp's catering activities.

III **The flat rate** as a market segment is highly represented in the overall operation of the campsite. There are two basic types of flat rates, flat rates for caravans and flat rates for mobile homes. Over the past few years, the flat rate for mobile homes has changed the classic way of flat rate. Guests are increasingly opting for this type of vacation and rental. During 2023, the flat fee in the campsite represents 34% of the total rental of accommodation units. Also, the ratio of leased plots for caravans and leases for mobile homes is also changing, the ratio is 14% of leases for caravans and 86% of leases for mobile homes. The size of plots for camping trailers and mobile homes is 90-100 sq.m., and these plots are equipped with infrastructure depending on the type of accommodation. The pitches on which the mobile homes are placed have water, electricity and drainage connections, while the pitches for caravans have electricity. The two most important originating markets in the lump sum segment are the Slovenian market with a share of 33% and the Croatian market, which accounts for 22% of the total share.

IV **Fixed lease** as a business segment is also of particular importance for the overall operation of the campsite as well as its positioning on the camping market. The agencies lease plots on which they place caravans, mobile homes and tents. All plots that are leased are arranged according to the highest camping standards.

The share of overnight stays by agency guests in the total number of overnight stays in 2023 is 17%. The most represented agencies are from the Czech Republic (by the number of leased plots and by the total number of all agencies), as a result of which Czech guests have a share of 67% in the total number of agency nights. The agencies that operate within the campsite are among the most famous agencies on the Czech, Slovenian, Dutch and French markets. Each of their marketing and sales engagements affects the better positioning and recognition of the campsite on the market. Strengthening the brand of mobile homes also influenced changes in their accommodation capacity. The vast majority reoriented themselves to mobile homes and thus replaced classic accommodation in tents, caravans and wooden houses.

In 2023, compared to the last pre-pandemic year 2019, the Park Soline campsite recorded a 13.3% increase in the number of overnight stays from 290.5 thousand overnight stays realized in 2019 to 329 thousand overnight stays in 2023.

In 2023, two market segments of campsite business, flat rate and mobile homes, recorded growth in and overnight stays compared to the previous year.

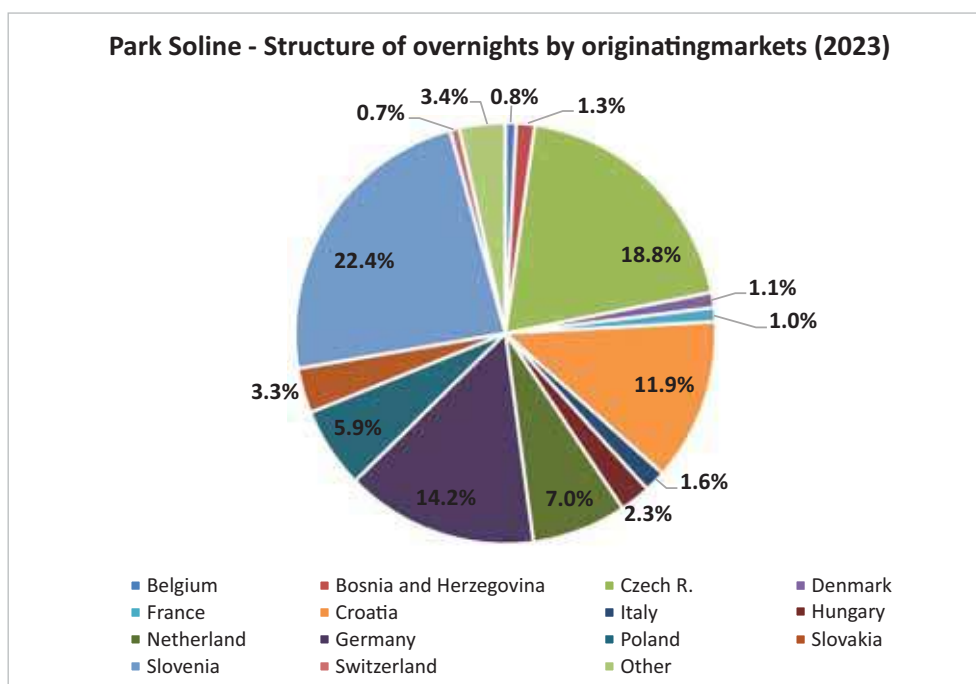
PARK SOLINE CAMPSITE - ARRIVALS AND OVERNIGHT STAYS BY MARKET SEGMENT (2022-2023)

Market segment	2023			2022			Index 23/22			2023 plan		Index 2023/plan		Av. lenght of stay	
	Arrivals	Overnight stays	Plots	Arrivals	Overnight stays	Plots	Arrivals	Overnight stays	Plots	Overnight stays	Plots	Overnight stays	Plots	2023	2022
Allotment	6,894	54,732	147	6,734	54,446	147	102.38	100.53	100.00	59,485	147	92.01	100.00	7.94	8.09
Flat rate	17,747	114,334	301	14,410	96,196	264	123.16	118.86	114.02	109,440	304	104.47	99.01	6.44	6.68
Individuals	11,003	67,550	412	11,120	71,909	562	98.95	93.94	73.31	59,318	409	113.88	100.73	6.14	6.47
Mobile homes	14,085	92,394	270	12,770	89,506	235	110.30	103.23	114.89	102,600	270	90.05	100.00	6.56	7.01
TOTAL	49,729	329,010	1,130	45,034	312,057	1,208	110.43	105.43	93.54	330,843	1,130	99.45	100.00	6.62	6.93

In the structure of overnight stays among the five leading broadcasting markets, there are: (I) the Slovenian market with a share of 22.4% of overnight stays, (II) the Czech market with 18.8%, (III) the German market with 14.2% of overnight stays, (IV) the Croatian market with 11.9% and (V) the Dutch market with 7% of overnight stays.

PARK SOLINE - ARRIVALS AND OVERNIGHT STAYS BY ORIGINATING MARKETS

Country	2023		2022		Index 23/22		Av. length of stay	
	Arrivals	Overnight stays	Arrivals	Overnight stays	Arrivals	Overnight stays	2023	2022
Austria	2,331	14,112	2,435	15,255	95.73	92.51	6.05	6.26
Belgium	430	2,621	379	2,621	113.46	100.00	6.10	6.92
Bosnia and Herzegovina	909	4,441	554	2,728	164.08	162.79	4.89	4.92
Czech R.	8,335	61,820	7,763	59,207	107.37	104.41	7.42	7.63
Denmark	487	3,650	348	2,904	139.94	125.69	7.49	8.34
France	567	3,404	412	2,420	137.62	140.66	6.00	5.87
Croatia	7,161	39,223	5,180	29,909	138.24	131.14	5.48	5.77
Italy	891	5,201	857	5,824	103.97	89.30	5.84	6.80
Hungary	1,324	7,404	1,297	7,720	102.08	95.91	5.59	5.95
Netherland	2,806	22,967	2,554	21,497	109.87	106.84	8.18	8.42
Germany	6,210	46,607	6,472	50,866	95.95	91.63	7.51	7.86
Poland	2,809	19,485	2,353	16,463	119.38	118.36	6.94	7.00
Slovakia	1,708	10,910	1,271	8,379	134.38	130.21	6.39	6.59
Slovenia	11,409	73,786	11,257	75,430	101.35	97.82	6.47	6.70
Switzerland	443	2,255	508	2,835	87.20	79.54	5.09	5.58
Other	1,909	11,124	1,394	7,999	136.94	139.07	5.83	5.74
TOTAL	49,729	329,010	45,034	312,057	110.43	105.43	6.62	6.93



In the "Park Soline" campsite, in 2023, the number of guest nights increased by 5.5% compared to the previous year. All market indicators, such as occupancy, average realized price and accommodation revenue per campsite unit in 2023 are better than in 2022. Financial indicators such as the average price and accommodation revenue per camping unit are better in 2023 than in the pre-pandemic 2019.

KEY MARKET PERFORMANCE INDICATORS OF PARK SOLINE CAMPSITE

	2023	2022	2021	2019	2023/2019	2023/2022
Accommodation capacities:						
no. of camp plots	1,130	1,208	1,208	1,220	-7.38%	-6.46%
no. of persons	3,390	3,624	3,624	3,660	-7.38%	-6.46%
Physical turnover:						
no. of overnight stays	329,010	312,057	236,878	290,487	13.26%	5.43%
no. of sold accomm. units	135,941	128,833	118,941	182,656	-25.58%	5.52%
Annual occupancy of camp units (%)	32.96%	29.22%	26.98%	41.02%	-19.65%	12.80%
Average realized price of camp unit (ADR)*	60.76%	53.86%	49.73%	54.44%	11.60%	12.80%
Accommodation revenue per camp unit (RevPAR) based on 365 days **	49.16 €	46.1 €	33.4 €	23.1 €	112.58%	6.58%
Accommodation revenue per camp unit (RevPAR) based on operating days **	16.20 €	13.5 €	9.0 €	9.5 €	70.81%	20.23%
Prihod smještaja po kamp jedinici (RevPAR) na bazi dana otvorenosti **	29.87 €	24.8 €	16.6 €	12.6 €	137.24%	20.23%

Notes:

* ADR - Average realized price of camp unit, calculated based on accommodation revenue in the campsite and the number of sold camp units.

** RevPAR - Accommodation revenue per camp unit represents the accommodation revenue divided by the number of available camp units in the period (365 days or operating days).

In 2023, "Park Soline" campsite records revenue growth in all market segments, as shown in the following table.

PARK SOLINE CAMPSITE - SALES OVERVIEW

		2022			2023			Index	
		Actual 2022			Actual 2023			2023/2022	
Segment	No. of plots	Overnight stays	Revenue	No. of plots	Overnight stays	Revenue	Rovernight stays	Revenue	
1	MOBILE HOMES	235	89,506	2,865,566.69 €	270	92,394	3,172,046.56 €	103	111
2	AGENCIES	147	54,446	503,734.17 €	147	54,732	547,256.65 €	101	109
3	INDIVIDUALS	562	71,909	1,157,487.05 €	412	67,550	1,203,612.00 €	94	104
4	FLAT RATE	264	96,196	1,193,701.71 €	301	114,334	1,508,249.66 €	119	126
6	OTHER SERVICES	-	-	249,425.68 €			310,175.84 €		124
TOTAL		1,208	312,057	5,969,915.30 €	1,130	329,010	6,741,340.71 €	105	113

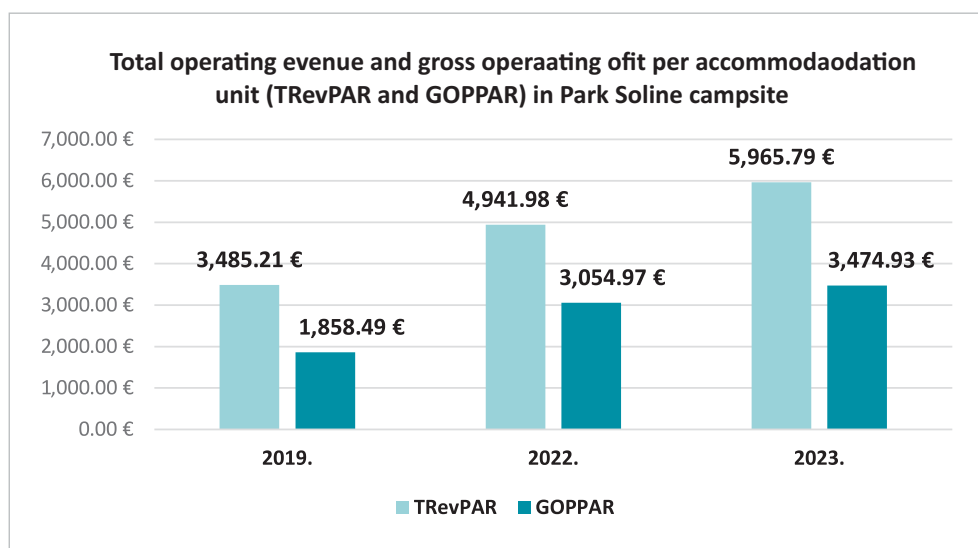
KEY FINANCIAL INDICATORS OF CAMPING SECTOR OF ILIRIJA d.d.

	2023	2022	2021	2019	2023/2019	2023/2022
CAMPING TOTAL						
Operating revenue	7,485,683,10 €	6,656,058.48 €	4,432,848.87 €	4,685,887.39 €	59.75%	12.46%
TRevPAR*	6,624.50 €	5,509.98 €	3,669.58 €	3,840.89 €	72.47%	20.23%

Operating expenses **	3,560,488.25 €	2,980,818.07 €	2,031,364.29 €	2,459,986.56 €	44.74%	19.45%
Gross operating profit (GOP) ***	3,925,194.85 €	3,675,240.40 €	2,401,484.58 €	2,225,900.83 €	76.34%	6.80%
GOP per accommodation unit	3,473.62 €	3,042.42 €	1,987.98 €	1,824.51 €	90.39%	14.17%
GOP margin ****	52.4%	55.2%	54.2%	47.5%	10.39%	-5.04%
Capital investments	1,594,320.76 €	1,423,948.76 €	740,249.25 €	1,957,032.66 €	-18.53%	11.96%
PARK SOLINE CAMPSITE						
Operating revenue	6,741,340.71 €	5,969,915.31 €	3,999,146.89 €	4,251,957.44 €	58.55%	12.92%
TRevPAR *	5,965.79 €	4,941.98 €	3,310.55 €	3,485.21 €	71.17%	20.72%
Operating expenses **	2,814,664.51 €	2,279,510.62 €	1,591,572.15 €	1,984,595.15 €	41.83%	23.48%
Gross operating profit (GOP) ***	3,926,676.20 €	3,690,404.69 €	2,407,574.74 €	2,267,362.28 €	73.18%	6.40%
GOP per accommodation unit	3,474.93 €	3,054.97 €	1,993.03 €	1,858.49 €	86.98%	13.75%
GOP margin ****	58.2%	61.8%	60.2%	53.3%	9.23%	-5.77%
RESTAURANT PARK SOLINE						
Operating revenue	744,342.39 €	686,143.17 €	433,701.97 €	433,929.95 €	71.54%	8.48%
Operating expenses **	745,823.74 €	701,307.46 €	439,792.13 €	475,391.41 €	56.89%	6.35%
Gross operating profit (GOP) ***	-1,481.35 €	-15,164.29 €	-6,090.16 €	-41,461.45 €	-96.43%	-90.23%
GOP margin ****	-0.2%	-2.2%	-1.4%	-9.6%	-97.92%	-91.00%

Notes:

- * TRevPAR - Total revenue per camp plot means the total operating revenue of the campsite divided by the number of physical camp plots.
- ** Operating costs include costs of raw materials and materials, costs of services, gross wages and other operating costs, and do not include depreciation, financial expenses and extraordinary expenses.
- *** GOP (eng. Gross Operating Profit) means the gross operating profit of the camping sector / campsite / restaurant before the allocation of the central services expenses, and is calculated as follows: Operating revenue - Operating expenses (before allocation, without depreciation and fixed costs).
- **** GOP margin is calculated by putting the GOP amount of the camping sector/campsite/restaurant before allocating the central services expenses and operating revenue.



Financial operations of the camping sector of ILIRIJA d.d. (after allocation-redistribution of joint revenues and joint expenses) in 2022 and 2023 according to international USALI reporting standards

	ILIRIJA D.D. - CAMPING SECTOR 2023	Actual 2023 (EUR)	Actual 2022 (EUR)	INDEX 2023/2022
1	Total operating revenue	7,485,682.18	6,656,058.48	112.46
2	Total direct costs (costs of sale)	192,915.87	208,307.59	92.61
3	Total payroll	747,517.09	583,411.15	128.13
4	Total departmental costs	333,601.77	257,253.80	129.68
5	TOTAL CONTRIBUTION	6,211,647.45	5,607,085.95	110.78
6	Total expenses up to GOP	4,181,385.22	3,384,242.80	123.55
7	GOP	3,304,296.96	3,271,815.68	100.99
8	Total net revenues	7,572,470.28	6,677,985.74	113.39
9	Total expenses	6,146,010.47	4,972,793.63	123.59
10	PROFIT BEFORE TAXES	1,426,459.81	1,705,192.11	83.65
11	18% Profit tax	256,762.77	306,934.58	83.65
12	NET PROFIT	1,169,697.04	1,398,257.53	83.65
13	EBITDA	2,916,302.18	2,939,185.75	99.22
14	EBIT	1,628,894.46	1,847,080.02	88.19

Source: ILIRIJA d.d., 01.02.2024

3.8. Investments carried out in the 2018-2023 period, focused to the development of the Park Soline campsite

Company ILIRIJA d.d. continuously invests in the improvement of competitiveness and product development of the "Park Soline" campsite. Investments in the development of the "Park Soline" campsite from 2018 to the end of 2023 are presented below.

The investment program in the "Park Soline" campsite in the period from 2018 was carried out as follows:

A Increase of accommodation capacities:

- 1 Preparation and arrangement of the Family Village "Park Soline" zone (a settlement of 36 mobile homes),
- 2 Expansion, preparation and arrangement of the Family Village "Park Soline" zone (2 planned settlements, each of 25 mobile homes, one in 2018 and one in 2019)

B Improvement of the offer:

- 1 Arrangement of zone 4 (arrangement of 287 plots)

C Improvement of infrastructure and energy saving:

- 1 Gasification of the Park Soline campsite
- 2 Transformer station
- 3 Arrangement of the campsite fence



Year 2018

Total investments made in the camping segment of the Company in 2018 amount to EUR 2,076,591.94, as follows:

INVESTMENTS IN PARK SOLINE CAMPSITE (2018)	EUR
Preparation and arrangement of the Family Village zone "Park Soline" (36 holiday homes)	1,033,979.63
Arrangement of zone 4 (arrangement of 287 plots)	367,642.18
Expansion, preparation and arrangement of the Family Village zone "Park Soline" (25 holiday homes)	674,970.14
2018 GRAND TOTAL	2,076,591.94

Year 2019

The most significant part of the Company's investments in 2019 is directed to the camping sector with the aim of increasing accommodation capacity, improving the infrastructure of the campsite itself and improving existing services through the purchase of new mobile homes with an area of 32 sq.m. and their complete infrastructural equipment, arrangement and additional equipment of other mobile homes, reconstruction and adaptation of the largest sanitary facility in the campsite, construction of a new substation, electrification and construction of a hydrant network in IV. zone of the campsite, construction of an additional WiFi network, asphaltting of roads, construction of paths and parking lots inside the campsite, its further gasification and horticultural arrangement.

Total investments made in the Company's camping segment in 2019 amount to EUR 1,617,824.64, as follows:

INVESTMENTS IN PARK SOLINE CAMPSITE (2019)

Investments in construction	EUR	
Sanitary facility near the reception	111,665.63	
Project documentation	40,141.68	
Access road with fence	10,307.25	zone IV
Hydrant network	19,551.53	zone IV
Electrification	14,991.31	zone IV
Traffic roads	18,423.46	zone IV
Sports facilities	4,059.99	zone IV
Water supply and sanitation	22,336.95	zone IV
Substation	3,076.63	zone IV
Water supply and sanitation	7,635.14	fam village 36
Parking lot and area around mobile homes	34,136.97	fam village 36
Irrigation system	5,123.90	fam village 36
Gas network	20,516.35	fam village 36
Water supply and sanitation	22,795.13	fam village II zone
Traffic roads	127,342.95	fam village II zone
Parking lot and area around mobile homes	133,764.52	fam village II zone
TOTAL	595,869.39	

Investments in equipment	EUR
Mobile caravans and assembly	514,114.57
Terrace for mobile homes	295,926.65
Art set rattan (two-seater, coffee table, 2 armchairs)	58,478.87

Masks for mobile homes	3,795.87
wifi system	27,916.05
Satellite system	6,656.05
Change of furniture in mobile homes	11,060.20
Cabinets for electricity	24,006.90
Storage container for bedding	11,732.85
Garbage containers (press and hydraulic)	16,616.36
Air conditioners for mobile homes	13,961.91
TV receivers for mobile homes	6,458.96
Washing machines, tumble dryers, refrigerators for mobile homes	2,088.84
Comp. equipment, delivery vehicle for bedding	29,141.15
TOTAL	1,021,955.25
2019 GRAND TOTAL	1,617,824.64

Year 2020

The total investments made in the camping segment of the Company in 2020 amount to EUR 1,394,055.52, as follows:

INVESTMENTS IN PARK SOLINE CAMPSITE (2020)

Investments in construction	EUR
Sanitary facility near the restaurant	82,357.48
Sanitary facility near the reception	66,310.76
Children's playground	10,846.64
Roads inside the camp	258,558.40
Parking lots and the area around mobile homes	43,578.13
Entrance, wall, fence and access road	83,398.21
Substation, water supply, gas network	1,353.78
Project documentation	14,599.51
Camp reception	128,271.87
TOTAL	689,274.78

Investments in equipment	EUR
Wooden terraces mob.camping house	143,958.13
Container for sanitary facilities	348,849.73
Furniture for mobile home terraces	45,308.05
Boiler rooms of sanitary units	78,809.89
Satellite, wi-fi system, video surveillance	53,986.28
Air conditioners	7,352.85
Other (safes, TV receivers, accessories...)	26,515.81
TOTAL	704,780.74
2020 GRAND TOTAL	1,394,055.52

Year 2021

Total investments made in the company's camping segment in 2021 amount to EUR 720,177.98, as follows:

INVESTMENTS IN PARK SOLINE CAMPSITE (2021)

Investments in construction	EUR
Sanitary facility near the restaurant	6,264.52
West entrance - access road, wall	9,999.34
Roads and parking inside the camp	123,957.34
Sports fields and waste disposal site	19,971.47
The wall and fence of the glamping resort	105,752.42
Path lighting	8,480.03
Electrification	17,955.91
Water supply and sanitation	22,362.88
TOTAL	314,743.91

Investments in equipment	EUR
Mobile caravans	363,030.06
Terraces of mobile homes	6,795.41
Main distribution cabinet and bravo type cabinets	8,987.46
Satellite system, wi-fi system, TV receivers	9,713.18
Air conditioners, gas boilers	8,345.27
Other (computer equipment, automatic ramp)	8,562.69
TOTAL	405,434.07
2021 GRAND TOTAL	720,177.98

Investments in the "Park Soline" campsite in 2022 and 2023: A significant renovation of the campsite was carried out, including the entire infrastructural equipment and horticultural arrangement, with the simultaneous arrangement of the main roads in its extra zone, additional equipment and arrangement of children's facilities, and investments in changing the structure of segments of service provision with the aim of raising the overall quality and contents of the campsite.

Year 2022

Total investments made in the Company's camping segment in 2022 amount to EUR 1,419,024.35, as follows:

INVESTMENTS IN PARK SOLINE CAMPSITE (2022)

Investments in construction	EUR
Roads, parking lots inside the camp	258,552.80
Entrance to the camp, access road, wall, gate	44,649.77
The wall and fence of the glamping resort	50,358.33
Lighting inside the camp	7,838.34
Sports fields, children's playground, game room	18,428.06
Electrification	54,154.66
Water supply and sanitation	37,185.43
Project documentation	13,803.17
TOTAL	484,970.56

Investments in equipment	EUR
Mobile caravans	742,148.53
Reception extension	43,824.13
Furniture for terraces of new mobile homes	24,555.05
Air conditioners, gas boilers	14,064.37
Distribution cabinets	42,932.01
Wi-fi system, TV receivers	6,484.22
Equipment for children's playground	19,846.04
Camp cleaner, electric vehicle	35,420.27
The rest	4,779.17
TOTAL	934,053.79
2022 GRAND TOTAL	1,419,024.35

Year 2023

Total investments made in the company's camping segment in 2023 amount to EUR 1,632,388.54, as follows:

INVESTMENTS IN PARK SOLINE CAMPSITE (2023)

Investments in construction	EUR
Ground preparation for new mobile homes	165,216.35
Entrance to the camp - wall, gate, road	46,519.33
Outdoor lighting	9,401.24
Substation	53,754.00
Landfill	4,119.69
Roads, parking lots inside the camp	293,847.95
Water supply and sanitation	45,335.88
Project documentation	4,800.00
TOTAL	622,994.44

Investments in equipment	EUR
Mobile caravans	742,250.00
Storage and office container	57,975.56
Furniture for mobile home terraces	38,954.14
Air conditioners and gas boilers	16,899.99
Electric vehicles for the needs of the camp	45,014.00
Wi fi and satellite system	33,830.49
Other equipment, reception furniture supplementing the equipment of mobile homes	74,469.92
TOTAL	1,009,394.10
2023 GRAND TOTAL	1,632,388.54

Recapitulation of investments in the development of the Park Soline campsite in the period 2018-2023 shows that in the specified period the total value of the investments carried out amounts to EUR 8,860,062.97.

RECAPITULATION OF INVESTMENTS IN THE "PARK SOLINE" CAMPSITE IN THE PERIOD 2018-2023

Investment per year	Amount in EUR
Investment in 2018	2,076,591.94
Investment in 2019	1,617,824.64
Investment in 2020	1,394,055.52
Investment in 2021	720,177.98
Investment in 2022	1,419,024.35
Investment in 2023	1,632,388.54
Total investments 2018-2023	8,860,062.97

3.9 Socio-economic effects of campsite operations

Methodology

In order to identify the socio-economic effects of the "Park Soline" campsite, a standard methodology is used to assess the direct and indirect economic effects of tourist facilities. Therefore, the analysis of the socio-economic effects of the "Park Soline" campsite includes **the effects of the project on the local population and on the public budgets**, at the local, county and state level, as follows:

- n **the impact of the campsite on the positioning of the destination** where the campsite is located, and thus indirectly on:
 - general well-being of the population based on raising the value of the area where the campsite is located;
 - general well-being resulting from the indirect incentives that the "Park Soline" campsite has for the development of various activities (production and service) in the wider area;
- n **the impact of the campsite on employment:**
 - through direct employment in the "Park Soline" campsite, and
 - through the indirect employment that the "Park Soline" campsite generates in the surrounding area and the economy of Croatia;
- n **the financial effects of the campsite on the public budgets at the local, county and state level, which include fiscal and non-fiscal levies**, such as:
 - n TAXES AND CONTRIBUTIONS
 - income tax
 - surcharge tax
 - contributions from and to salaries
 - value added tax
 - consumption tax
 - profit tax
 - n UTILITIES AND SIMILAR FEES
 - communal fee
 - fee for water treatment
 - compensation for waste water - water protection

- n RENTAL FEES / CONCESSIONS
 - rental fee to City of Biograd na Moru
 - rental fee to Hrvatske šume
- n TOURIST TAX AND CONTRIBUTIONS TO ASSOCIATIONS
 - tourist tax
 - contribution to the tourist community
 - contribution to the Croatian Chamber of Commerce.

The impact of “Park Soline” campsite on the positioning of Biograd na Moru

Biograd na Moru is an established tourist destination and nautical center of Northern Dalmatia. Biograd na Moru is the third largest city in Zadar County (after Zadar and Benkovac) and the third largest tourist destination in the County (after Zadar and Nin) in terms of accommodation capacity and realized physical tourist volume.

The attributes of Biograd na Moru that enable tourist positioning are the central geographical position on the Adriatic coast, the location in the vicinity of several national parks and nature parks, a long-standing tourist tradition, and a rich tourist, cultural, sports and catering offer.

The accommodation offer of Biograd na Moru is diverse, and includes hotels, campsites and private accommodation. Marinas are a significant part of the city's tourist offer.

The destination has a favorable position on the tourist market and a development perspective, considering the following aspects:

- n The key factor that enables the future development of the destination is a strong tourism company (Ilirija d.d.) that manages a large proportion of hotels in the destination, the best and largest campsite in the destination and a quality marina, and has ambitious development plans;
- n Biograd na Moru is the destination of the first real amusement park on the Croatian coast (Fun park Dalmaland);
- n The town is one of the entry points to Kornati National Park, which is a competitive advantage for the further development of nautical sports;
- n In the immediate hinterland of the city, there is the rural area of Ravni Kotari, where a value chain is slowly being built, typical of the hinterland of the Mediterranean coastal regions, in which Ravni Kotari, along with Central Istria, is the region that has advanced the furthest in such development in Croatia.

“Park Soline” is the largest campsite in Biograd na Moru and the only high-quality campsite categorized with 4 stars, which makes up 74% of the total camping accommodation capacity in Biograd na Moru and sets the highest standards of equipment and horticultural arrangement in the destination. The other four camps in Biograd na Moru are of smaller capacity and low category (2* or 3*), significantly worse equipped, privately run and not horticulturally arranged.

Therefore, **“Park Soline” campsite is the most valuable part of the camping offer in Biograd na Moru, which directly affects the image of this destination and its positioning on the domestic and foreign tourist markets.**

The impact of “Park Soline” campsite on employment

Campsite “Park Soline” has **a significant impact on the generation of employment**, since it has (including the restaurant) the following number of employees:

- n Direct employment: 53 permanent employees and 30 seasonal workers in the peak season (a total of 83 employees in the peak season);
- n Indirect employment is estimated at the level of approx. 135 employees, based on the indirect employment coefficient of 1.98 applied to the average number of employees in the campsite with a restaurant (68 employees). The coefficient was determined by research of the World Council for Travel and Tourism (Travel & Tourism Economic Impact Croatia 2023, WTTC).

Financial (fiscal and non-fiscal) impact of "Park Soline" campsite on the public budget

According to the results of 2022 and 2023, the "Park Soline" campsite achieved fiscal and non-fiscal socio-economic impacts in the following amounts:

- in the year 2022: 2,046,308.02 EUR;
- in the year 2023: 2,306,070.73 EUR.

The stated amounts refer to taxes and contributions, communal and similar fees, rents, and tourist tax and contributions to associations, as shown in the following table.

ILIRIJA D.D.

FISCAL AND NON-FISCAL LEVIES OF CAMPING SECTOR

Item	2022.	2023.
	Income tax and surtax	EUR
Salary contributions	80,110.75	113,294.14
Income contributions	182,116.21	227,397.04
Tax - Work contracts	150,245.82	187,654.73
Contribution to health care - Work contracts	7,309.19	7,433.17
Contribution for the pension fund - Work contracts	2,131.63	2,752.35
Income taxes and contributions - salaries	2,842.17	3,799.93
Value added tax	424,755.77	542,331.36
Consumption tax	787,514.76	914,571.47
Profit tax (camping only)	6,328.51	6,981.73
VAT and consumption tax	306,934.58	256,762.77
Utility charges	1,100,777.85	1,178,315.97
Compensation for water regulation	28,158.77	64,292.40
Fee for waste water - water protection	8,342.31	9,386.13
Utility and similar fees	7,760.81	0.00
Rent to the City of Biograd	44,261.89	73,678.53
Rent to Croatian forests	36,772.71	40,538.37
Rent / concession	131,715.33	144,132.54
Tourist tax	168,488.04	184,670.91
Contribution to the tourist organization	295,143.68	312,069.77
Contribution of Chamber of commerce	9,151.64	10,938.05
Contribution to the general useful function of forests	1,961.59	1,961.60
Tourist tax and contributions to associations	1,767.56	2,104.54
GRAND TOTAL	308,024.47	327,073.96
SVEUKUPNO	2,046,308.02	2,306,070.73

Source: ILIRIJA d.d., 02.02.2024



4 FUTURE ECONOMIC EFFECTS OF OPERATION AND DEVELOPMENT OF THE CAMPSITE

4.1 Development program of the campsite in the context of development of ILIRIJA and the destination

Goals of the development strategy of "Park Soline" campsite

Development and investment strategy of ILIRIJA d.d. in the "Park Soline" campsite, which has already been implemented in the past mid-term period, and will continue in the future period, is aimed at **strengthening the competitive position of the "Park Soline" campsite** by raising the category of the campsite from the existing 4**** to a 5***** as a leading camping facility in the destination Biograd na Moru and in the region.

In the past medium-term period, the investment cycle of increasing the accommodation capacity and improving the offer of the "Park Soline" campsite was completed, through:

- n increase in accommodation capacity;
- n improvement and expansion of the offer, through the arrangement of 287 plots;
- n the arrangement of the campsite, including the entire infrastructural equipment and horticultural arrangement, with the simultaneous arrangement of the main roads, additional equipment and arrangement of children's facilities, and investments in changing the structure by segments of service provision with the aim of raising the overall quality and contents of the campsite.

In the future, the intention is to continue to raise the quality of the Park Soline campsite and categorize the campsite to 5 stars. As part of this general vision, the intention is to build a swimming pool at a new location after the conclusion of the long-term lease agreement with the Republic of Croatia and in accordance with the Law on Tourist Land.

Conditional campsite investment plan

The investment plan for the "Park Soline" campsite in the next five-year period includes the improvement of the camp's facilities in accordance with the planned recategorization of the campsite to the 5-star category, including the construction of a swimming pool complex with recreational and catering facilities. **Investments are conditioned by the previous positive decision of the Request for the conclusion of a long-term lease agreement, with the previous entry of the Republic of Croatia as the owner in the land register.**

The total roughly estimated investment value of the intended investments is EUR 5 million, which will be conditionally realized in the next three to five years, with the condition of prior conclusion of the long-term lease of state land owned by the Republic of Croatia in favor of ILIRIJA d.d.

For the Park Soline campsite, ILIRIJA d.d. has a Certificate of compliance of the geodetic study with the statement of real estate, which was issued on April 1, 2022. issued by the Republic of Croatia - Center for restructuring and sales (class: 943-01/21-02/251, Reg. number: 360-04-03/07-2022-10).

ILIRIJA d.d. expects a timely resolution of the Request for the conclusion of a long-term lease agreement, with prior registration of the Republic of Croatia as the owner in the land register, and implementation of the procedure based on the Act on Unassessed Construction Land and the Act on Tourist and Other Construction Land Unassessed in the Process of Conversion and Privatization.

4.2 Implementation of the Regulation on the arrangement of leases on parts of the campsite owned by the Republic of Croatia

On the basis of Article 22, Paragraph 2 of the Act on Unassessed Building Land ("Official Gazette", No. 50/20), the Government of the Republic of Croatia, at the session held on February 8, 2024 adopted the REGULATION ON THE ARRANGEMENT OF THE LEASE ON PARTS OF THE CAMPSITES OWNED BY THE REPUBLIC OF CROATIA (further: Regulation). This Decree prescribes the initial amount of the unit rent price for the parts

of the campsite owned by the Republic of Croatia, the method and terms of payment, other orientation criteria for determining and calculating the rent, and the mandatory content of the lease agreement.

The relevant articles of the Regulation, which refer to the calculation of the amount of rent for tourist land in the camp, are as follows:

Article 6

- (1) *The rent for a period of one calendar year is calculated by multiplying the area of the subject of the lease in square meters by the amount of the unit rent price per square meter per year.*
- (2) *The initial amount of the unit rent price is EUR 2.00 per square meter of land per year.*
- (3) *The unit rent amount is adjusted every three years with the annual inflation rates published by the State Bureau of Statistics.*
- (4) *If the campsite category changes during the calendar year, the reduction from Article 22, paragraph 4 of the Act is calculated from the following calendar year.*

Article 7

- (1) *The maximum annual rent may not exceed 4% of the camp's turnover in the previous year.*
- (2) *If the amount of rent calculated at the unit price per square meter of land exceeds 4% of the turnover in the previous year, the rent is calculated in the amount of 4% of the turnover that the campsite achieved in the previous year.*

The Law on unassessed construction land stipulates the following provisions regarding the determination of compensation for tourist land in the camp:

Article 22

- (1) *The trading company referred to in Article 21 of this Act is obliged to pay rent for parts of the campsite owned by the Republic of Croatia.*
- (2) *The initial amount of the unit rental price for real estate from paragraph 1 of this article, the method and terms of payment, and other orientation criteria for determining and calculating the rent shall be prescribed by the Government by decree.*
- (3) *The initial amount of the unit rent price from paragraph 2 of this article is corrected by the coefficient of economic profitability per county, namely:*
 - *for the campsite in Istria and Primorje-Gorski Kotar counties with a coefficient of 1*
 - *for the campsite in Zadar and Šibenik-Knin counties with a coefficient of 0.9*
 - *for the campsite in the Split-Dalmatia and Dubrovnik-Neretva counties with a coefficient of 0.8*
 - *for campsite in Lika-Senj County, continental counties and islands with a coefficient of 0.7.*
- (4) *For campsites that are categorized with four stars based on the decision of the competent authority, the amount of the unit rental price from paragraph 3 of this article is reduced by 5%, and for campsites that are categorized with five stars, it is reduced by 10%.*

Based on the aforementioned provisions of the Regulation and the Law on unassessed construction land, the calculation of rent on parts of the campsite owned by the Republic of Croatia in the Park Soline campsite is calculated as follows:

CALCULATION OF RENTAL FEE FOR TOURIST LAND IN PARK SOLINE CAMPSITE, ACCORDING TO THE REGULATION OF LEASES ON PARTS OF THE CAMPS OWNED BY THE REPUBLIC OF CROATIA

Total area of Park Soline campsite (sq.m.)	207,731
The area of the evaluated parts of the Park Soline campsite	970
Part of Park Soline campsite owned by the Republic of Croatia (sq.m.)	206,761
The initial amount of the rental fee per sq.m.(EUR)	€ 2,00
Coefficient of economic feasibility for Zadar county	0.9

RENT CALCULATION FOR THE CAMPSITE CATEGORY 4 STARS	
Reduction of the rental price for a 4-star campsite	5%
RENTAL FEE FOR PARK SOLINE CAMPSITE (4 STARS), calculated based on the Regulation's provisions	€ 353,561.31
Projected operating revenue of the Park Soline campsite in 2025	€ 8,630,428.01
The share of rental fee in the revenue of Park Soline campsite (4*) in 2025, calculated based on the provisions of the Regulation	4.1%
RENTAL FEE FOR PARK SOLINE CAMPSITE (4 STARS) IN 2025, calculated as 4% of the campsite's revenue in the previous year	€ 338,448.16
RENT CALCULATION FOR THE CAMPSITE CATEGORY 5 STARS	
Reduction of the rental price for a 5-star campsite	10%
RENTAL FEE FOR PARK SOLINE CAMPSITE (5 STARS), calculated based on the Regulation's provisions	€ 334,952.82
Projected operating revenue of the Park Soline campsite in 2026	€ 8,803,036.57
RENTAL FEE FOR PARK SOLINE CAMPSITE (5 STARS) IN 2026, calculated as 4% of the campsite's revenue in the previous year	3.8%

The duration of the Park Soline Campsite Lease Agreement with the City of Biograd na Moru is in the period 20.8.2004-20.8.2024, and the Lease Agreement with Croatian Forests in the period 16.12.1999-16.12.2024. Given that both contracts expire in 2024, it is assumed that the rent for the Park Soline campsite is paid according to the terms of the mentioned contracts until they expire, and after that in accordance with the provisions of the Regulation.

It was assumed that with the recategorization planned for 2025, the Park Soline campsite will be categorized with five stars, and that from 2026, the rent calculation will be applied with a 10% reduction in the unit rent price for the 5-star campsite, in accordance with the provisions of the Regulation.

Since the rent calculated based on the provisions of the Regulation in 2025 amounts to 4.1% of the projected revenue of the campsite in the same year, and is higher than the 4% of the revenue of the Park Soline campsite from the previous year, based on Article 7 of the Regulation, the financial projections include the rent in 2025 calculated as a maximum amount of 4% of the camp's revenue from the previous year 2024. In the other years of the analyzed period, from 2026 onwards, the rent calculation was applied according to the provisions of the Regulation, in the manner shown on the previous page.

The calculation of rent for parts of the campsite owned by the Republic of Croatia, according to the previously explained assumptions, is as follows:

RENTAL FEE PROJECTION FOR THE PARK SOLINE CAMPSITE TOURIST LAND

in EUR	2023	2024	2025	2026	2027	2028
Campsite operating revenue	€ 7,485,682	€ 8,461,204	€ 8,630,428	€ 8,803,037	€ 8,979,097	€ 9,158,679
Campsite operating profit	€ 3,925,194	€ 4,758,216	€ 4,679,045	€ 4,716,425	€ 4,755,636	€ 4,818,814
Campsite net profit	€ 1,148,592	€ 1,678,740	€ 1,262,922	€ 1,261,511	€ 1,290,025	€ 1,368,097
Rent - City of Biograd na Moru	€ 40,538	€ 47,127				
Rent - Hrvatske šume	€ 144,133	€ 160,372				
RENT FOR TOURIST LAND (calculation according to the Regulation)	€ 0	€ 29,463	€ 353,561	€ 334,953	€ 343,327	€ 343,327
TOTAL RENT EXPENSES	€ 184,671	€ 236,963	€ 353,561	€ 334,953	€ 343,327	€ 343,327
Share of rent expense in campsite operating revenue	2.5%	2.8%	4.1%	3.8%	3.8%	3.7%
Share of rent expense in campsite operating profit	4.7%	5.0%	7.6%	7.1%	7.2%	7.1%
Share of rent expense in campsite net profit	16.1%	14.1%	28.0%	26.6%	26.6%	25.1%

PROJEKCIJA ZAKUPNINE ZA TURISTIČKO ZEMLJIŠTE KAMPA PARK SOLINE

in EUR	2029	2030	2031	2032	2033
Campsite operating revenue	9.341.853 €	9.528.690 €	9.719.264 €	9.913.649 €	10.111.922 €
Campsite operating profit	4.864.710 €	4.928.054 €	4.973.169 €	5.036.541 €	5.080.684 €
Campsite net profit	1.429.607 €	1.504.334 €	1.563.021 €	1.604.400 €	1.629.905 €
Rent - City of Biograd na Moru					
Rent - Hrvatske Šume					
RENT FOR TOURIST LAND (calculation according to the Regulation)	360.708 €	360.708 €	378.968 €	378.968 €	398.154 €
TOTAL RENT EXPENSES	360.708 €	360.708 €	378.968 €	378.968 €	398.154 €
Share of rent expense in campsite operating revenue	3,9%	3,8%	3,9%	3,8%	3,9%
Share of rent expense in campsite operating profit	7,4%	7,3%	7,6%	7,5%	7,8%
Share of rent expense in campsite net profit	25,2%	24,0%	24,2%	23,6%	24,4%

4.3 Market and economic projections of the camp's future operations for the next 10 years

Market projections of "Park Soline" campsite operations in 2024-2033 period

The market projections of the "Park Soline" campsite operation are based on the investment plan oriented to further improvement of the quality and attractiveness of camping products and take into account the market position of the campsite as well as the repositioning of the Park Soline campsite in the 5***** category.

Accordingly, market projections for the next ten-year period show a sustainable and gradual increase in physical indicators (number of overnight stays and capacity occupancy), as well as a gradual increase in the average realized prices of accommodation units, which is harmonized with the price class of 5**** campsites.

The projections of the market indicators of the Park Soline campsite include the sales plan of the "Park Soline" campsite for the year 2024, while the market projections for the next period from 2025 onwards are based on the assumptions of an average annual growth in the number of overnight stays of 0.5%, and an average annual growth price of 1.5%.

PROJECTION OF MARKET KPI'S OF PARK SOLINE CAMPSITE

	2023	2024	2025	2026	2027
Accommodation capacities:					
No. of camp units	1,130	1,130	1,130	1,130	1,130
No. of persons	3,390	3,390	3,390	3,390	3,390
Physical turnover:					
No. of overnight stays	329,010	338,066	339,756	341,455	343,162
No. of sold camp units	135,941	139,621	140,381	141,083	141,789
Annual occupancy of camp units (%)	32.96%	33.85%	34.04%	34.21%	34.38%
Zauzetost kamp jedinica na bazi dana otvorenosti (%)	60.76%	62.40%	62.74%	63.06%	63.37%
Financial results:					
Total operating revenue of campsite	€ 6,725,212	€ 7,647,164	€ 7,800,107	€ 7,956,109	€ 8,115,232

Fixed lease:					
Fixed lease revenue	€ 547,257	€ 490,910	€ 500,728	€ 510,743	€ 520,957
Average revenue per plot	€ 3,723	€ 3,896	€ 3,974	€ 4,054	€ 4,135
Share in total campsite operating revenue	8.1%	6.4%	6.4%	6.4%	6.4%
No. of plots	147	126	126	126	126
Flat rate:					
Flat rate revenue	€ 1,508,250	€ 1,728,084	€ 1,762,646	€ 1,797,898	€ 1,833,856
Average revenue per plot	€ 5,011	€ 5,367	€ 5,474	€ 5,584	€ 5,695
Share in total campsite operating revenue	22.4%	22.6%	22.6%	22.6%	22.6%
No. of plots	301	322	322	322	322
Individuals:					
Revenue from individuals	€ 1,203,766	€ 1,328,490	€ 1,355,060	€ 1,382,161	€ 1,409,804
Average revenue per plot	€ 2,922	€ 3,224	€ 3,289	€ 3,355	€ 3,422
Share in total campsite operating revenue	17.9%	17.4%	17.4%	17.4%	17.4%
No. of plots	412	412	412	412	412
Mobile homes:					
Mobile homes revenue	€ 3,171,844	€ 3,784,579	€ 3,860,271	€ 3,937,476	€ 4,016,226
Average revenue per mobile home	€ 11,748	€ 14,017	€ 14,297	€ 14,583	€ 14,875
Share in total campsite operating revenue	47.2%	49.5%	49.5%	49.5%	49.5%
No. of mobile homes	270	270	270	270	270
Other services:					
Other services revenue	€ 294,095	€ 315,101	€ 321,403	€ 327,831	€ 334,388
Average revenue per plot	€ 260.26	€ 279	€ 284	€ 290	€ 296
Share in total campsite operating revenue	4.4%	4.1%	4.1%	4.1%	4.1%
No. of plots	1,130	1,130	1,130	1,130	1,130
Average realized price of camp unit (ADR)	€ 49.47	€ 54.77	€ 55.56	€ 56.39	€ 57.23
Accommodation revenue per camp unit (RevPAR) based on 365 days	€ 16.31	€ 18.54	€ 18.91	€ 19.29	€ 19.68
Accommodation revenue per camp unit (RevPAR) based on operating days	€ 30.06	€ 34.18	€ 34.86	€ 35.56	€ 36.27
Overnight stays annual growth rate		2.8%	0.5%	0.5%	0.5%
ADR annual growth rate		10.7%	1.4%	1.5%	1.5%
TRevPAR annual growth rate		13.7%	2.0%	2.0%	2.0%
RevPAR annual growth rate		13.7%	2.0%	2.0%	2.0%

MARKET INDICATORS PROJECTION OF THE PARK SOLINE CAMPSITE

	2028	2029	2030	2031	2032	2033
Accommodation capacities:						
No. of camp units	1,130	1,130	1,130	1,130	1,130	1,130
No. of persons	3,390	3,390	3,390	3,390	3,390	3,390

Physical turnover:						
No. of overnight stays	344,878	346,603	348,336	350,077	351,828	353,587
No. of sold camp units	142,497	143,210	143,926	144,646	145,369	146,096
Annual occupancy of camp units (%)	34.55%	34.72%	34.90%	35.07%	35.25%	35.42%
Zauzetost kamp jedinica na bazi dana otvorenosti (%)	63.69%	64.01%	64.33%	64.65%	64.97%	65.30%
Financial results:						
Total operating revenue of campsite	€ 8,277,536	€ 8,443,087	€ 8,611,949	€ 8,784,188	€ 8,959,871	€ 9,139,069
Fixed lease:						
Fixed lease revenue	€ 531,377	€ 542,004	€ 552,844	€ 563,901	€ 575,179	€ 586,683
Average revenue per plot	€ 4,217	€ 4,302	€ 4,388	€ 4,475	€ 4,565	€ 4,656
Share in total campsite operating revenue	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%
No. of plots	126	126	126	126	126	126
Flat rate:						
Flat rate revenue	€ 1,870,534	€ 1,907,944	€ 1,946,103	€ 1,985,025	€ 2,024,726	€ 2,065,220
Average revenue per plot	€ 5,809	€ 5,925	€ 6,044	€ 6,165	€ 6,288	€ 6,414
Share in total campsite operating revenue	22.6%	22.6%	22.6%	22.6%	22.6%	22.6%
No. of plots	322	322	322	322	322	322
Individuals:						
Revenue from individuals	€ 1,438,000	€ 1,466,760	€ 1,496,095	€ 1,526,017	€ 1,556,538	€ 1,587,668
Average revenue per plot	€ 3,490	€ 3,560	€ 3,631	€ 3,704	€ 3,778	€ 3,854
Share in total campsite operating revenue	17.4%	17.4%	17.4%	17.4%	17.4%	17.4%
No. of plots	412	412	412	412	412	412
Mobile homes:						
Mobile homes revenue	€ 4,096,550	€ 4,178,481	€ 4,262,051	€ 4,347,292	€ 4,434,238	€ 4,522,922
Average revenue per mobile home	€ 15,172	€ 15,476	€ 15,785	€ 16,101	€ 16,423	€ 16,752
Share in total campsite operating revenue	49.5%	49.5%	49.5%	49.5%	49.5%	49.5%
No. of mobile homes	270	270	270	270	270	270
Other services:						
Other services revenue	€ 341,076	€ 347,897	€ 354,855	€ 361,952	€ 369,191	€ 376,575
Average revenue per plot	€ 302	€ 308	€ 314	€ 320	€ 327	€ 333
Share in total campsite operating revenue	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%
No. of plots	1,130	1,130	1,130	1,130	1,130	1,130
Average realized price of camp unit (ADR)	€ 58.09	€ 58.96	€ 59.84	€ 60.73	€ 61.64	€ 62.56
Accommodation revenue per camp unit (RevPAR) based on 365 days	€ 20.07	€ 20.47	€ 20.88	€ 21.30	€ 21.72	€ 22.16
Accommodation revenue per camp unit (RevPAR) based on operating days	€ 37.00	€ 37.74	€ 38.49	€ 39.26	€ 40.05	€ 40.85
Overnight stays annual growth rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
ADR annual growth rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
TRevPAR annual growth rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
RevPAR annual growth rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Financial projections of "Park Soline" campsite operations in 2024-2033 period

The financial projections of the profit and loss account of the "Park Soline" campsite for the period 2024 to 2033 are based on the sales plan and financial budget of the "Park Soline" campsite for the year 2024, as well as the market and financial operating projections for the next period (2025 to 2033), and include a gradual increase in revenue and maintaining the level of business profitability, as shown in the following table.

Financial projections are based on the following average annual growth rates of income and expenses for the period 2025 to 2033:

- Revenue of the Park Soline campsite and the revenue of the restaurant in the campsite: 2% average annual growth rate,
- Operating costs (cost of raw materials, materials and energy, costs of external services and other costs): 3% average annual growth rate,
- Payroll expenses: annual growth rate of 6% in 2025, 5% in 2026, 4% in 2027, and 3% in 2028 and subsequent years,
- Allocated expenses of central services: 1% average per year.

PROJECTION OF PROFIT AND LOSS ACCOUNT - PARK SOLINE CAMPSITE

in EUR	2023	2024	2025	2026	2027
OPERATING REVENUE					
Park Soline campsite revenue	€ 6,741,340	€ 7,647,164	€ 7,800,107	€ 7,956,109	€ 8,115,232
Restaurant Park Soline revenue	€ 744,342	€ 814,040	€ 830,321	€ 846,927	€ 863,866
TOTAL CAMPING OPERATING REVENUE	€ 7,485,682	€ 8,461,204	€ 8,630,428	€ 8,803,037	€ 8,979,097
EXPENDITURES					
Used raw materials and materials	€ 385,902	€ 411,060	€ 423,392	€ 436,093	€ 449,176
Cost of energy and fuel	€ 172,768	€ 177,903	€ 183,240	€ 188,737	€ 194,399
The cost of writing off small inventory	€ 95,986	€ 95,986	€ 98,866	€ 101,832	€ 104,887
COST OF RAW MATERIALS, MATERIALS AND ENERGY	€ 654,656	€ 684,949	€ 705,497	€ 726,662	€ 748,462
Transportation, telephone and mail services	€ 52,312	€ 52,312	€ 53,881	€ 55,497	€ 57,162
Maintenance services	€ 139,081	€ 139,081	€ 143,253	€ 147,551	€ 151,977
Costs of trade fairs	€ 7,679	€ 7,679	€ 7,910	€ 8,147	€ 8,391
Rent costs - City of Biograd na Moru and Hrvatske šume	€ 215,162	€ 207,499			
Rent of tourist land		€ 29,463	€ 338,448	€ 334,953	€ 343,327
Advertising and promotion expenses	€ 185,007	€ 167,546	€ 172,572	€ 177,749	€ 183,082
Utilities and other services	€ 313,434	€ 313,434	€ 322,837	€ 332,522	€ 342,498
COSTS OF EXTERNAL SERVICES	€ 912,675	€ 917,014	€ 1,038,901	€ 1,056,419	€ 1,086,437
Employee benefits expenses	€ 172,329	€ 172,329	€ 177,499	€ 182,824	€ 188,309
Non-production services	€ 373,568	€ 375,439	€ 386,702	€ 398,303	€ 410,252
Entertainment expenses	€ 10,510	€ 10,510	€ 10,825	€ 11,150	€ 11,484
Insurance premiums	€ 22,878	€ 22,878	€ 23,565	€ 24,272	€ 25,000
Other expenditures	€ 33,210	€ 33,210	€ 34,206	€ 35,232	€ 36,289
Taxes that do not depend on business results	€ 16,972	€ 16,972	€ 17,481	€ 18,005	€ 18,545
Contributions to associations	€ 17,957	€ 17,957	€ 18,496	€ 19,051	€ 19,622
Bank services	€ 13,512	€ 13,512	€ 13,917	€ 14,335	€ 14,765
Expenses of other employee rights	€ 5,638	€ 5,638	€ 5,807	€ 5,981	€ 6,161
Other expenses	€ 1,626	€ 1,626	€ 1,675	€ 1,725	€ 1,777
OTHER EXPENSES	€ 668,200	€ 670,071	€ 690,173	€ 710,878	€ 732,204

Gross salaries	€ 1,137,303	€ 1,228,287	€ 1,301,984	€ 1,367,083	€ 1,421,767
Contributions on gross salaries	€ 187,655	€ 202,667	€ 214,827	€ 225,568	€ 234,591
TOTAL PAYROLL	€ 1,324,958	€ 1,430,954	€ 1,516,811	€ 1,592,652	€ 1,656,358
TOTAL COSTS AND EXPENSES	€ 3,560,488	€ 3,702,988	€ 3,951,383	€ 4,086,612	€ 4,223,462
OPERATIONAL PROFIT	€ 3,925,194	€ 4,758,216	€ 4,679,045	€ 4,716,425	€ 4,755,636
Amortization and depreciation	€ 1,254,585	€ 1,380,044	€ 1,696,844	€ 1,736,444	€ 1,776,044
Existing amortization	€ 1,254,585		€ 1,380,044	€ 1,380,044	€ 1,380,044
New amortization			€ 316,800	€ 356,400	€ 396,000
Existing leasing - interests	€ 65,746	€ 126,788	€ 33,371	€ 20,710	€ 11,764
New loan - interests			€ 192,500	€ 192,500	€ 154,000
Allocated expenses of central services	€ 1,204,140	€ 1,204,141	€ 1,216,182	€ 1,228,344	€ 1,240,627
TOTAL EXPENDITURES	€ 6,084,960	€ 6,413,960	€ 7,090,279	€ 7,264,609	€ 7,405,896
EBITDA	€ 2,721,054	€ 3,554,075	€ 3,462,863	€ 3,488,081	€ 3,515,008
EBIT	€ 1,466,469	€ 2,174,032	€ 1,766,020	€ 1,751,637	€ 1,738,965
PROFIT BEFORE TAXES	€ 1,400,722	€ 2,047,244	€ 1,540,149	€ 1,538,428	€ 1,573,201
Profit tax	€ 252,130	€ 368,504	€ 277,227	€ 276,917	€ 283,176
NET PROFIT	€ 1,148,592	€ 1,678,740	€ 1,262,922	€ 1,261,511	€ 1,290,025
<i>Share of operating profit in operating revenue</i>	52.4%	56.2%	54.2%	53.6%	53.0%
<i>Share of EBITDA in operating revenue</i>	36.4%	42.0%	40.1%	39.6%	39.1%
<i>Share of EBIT in operating revenue</i>	19.6%	25.7%	20.5%	19.9%	19.4%
<i>Share of profit before taxes in operating revenue</i>	18.7%	24.2%	17.8%	17.5%	17.5%
<i>Share of net profit in operating revenue</i>	15.3%	19.8%	14.6%	14.3%	14.4%

PROJECTION OF PROFIT AND LOSS ACCOUNT - PARK SOLINE CAMPSITE

in EUR	2028	2029	2030	2031	2032	2033
OPERATING REVENUE						
Park Soline campsite revenue	€ 8,277,536	€ 8,443,087	€ 8,611,949	€ 8,784,188	€ 8,959,871	€ 9,139,069
Restaurant Park Soline revenue	€ 881,143	€ 898,766	€ 916,741	€ 935,076	€ 953,778	€ 972,853
TOTAL CAMPING OPERATING REVENUE	€ 9,158,679	€ 9,341,853	€ 9,528,690	€ 9,719,264	€ 9,913,649	€ 10,111,922
EXPENDITURES						
Used raw materials and materials	€ 462,651	€ 476,531	€ 490,827	€ 505,552	€ 520,718	€ 536,340
Cost of energy and fuel	€ 200,231	€ 206,238	€ 212,425	€ 218,798	€ 225,362	€ 232,123
The cost of writing off small inventory	€ 108,033	€ 111,274	€ 114,612	€ 118,051	€ 121,592	€ 125,240
COST OF RAW MATERIALS, MATERIALS AND ENERGY	€ 770,916	€ 794,043	€ 817,865	€ 842,401	€ 867,673	€ 893,703
Transportation, telephone and mail services	€ 58,877	€ 60,644	€ 62,463	€ 64,337	€ 66,267	€ 68,255
Maintenance services	€ 156,537	€ 161,233	€ 166,070	€ 171,052	€ 176,183	€ 181,469
Costs of trade fairs	€ 8,643	€ 8,902	€ 9,170	€ 9,445	€ 9,728	€ 10,020
Rent costs - City of Biograd na Moru and Hrvatske šume						

Rent of tourist land	€ 343,327	€ 360,708	€ 360,708	€ 378,968	€ 378,968	€ 398,154
Advertising and promotion expenses	€ 188,574	€ 194,231	€ 200,058	€ 206,060	€ 212,242	€ 218,609
Utilities and other services	€ 352,772	€ 363,356	€ 374,256	€ 385,484	€ 397,049	€ 408,960
COSTS OF EXTERNAL SERVICES	€ 1,108,730	€ 1,149,073	€ 1,172,724	€ 1,215,346	€ 1,240,437	€ 1,285,466
Employee benefits expenses	€ 193,958	€ 199,777	€ 205,770	€ 211,943	€ 218,301	€ 224,850
Non-production services	€ 422,560	€ 435,237	€ 448,294	€ 461,743	€ 475,595	€ 489,863
Entertainment expenses	€ 11,829	€ 12,184	€ 12,549	€ 12,926	€ 13,314	€ 13,713
Insurance premiums	€ 25,750	€ 26,522	€ 27,318	€ 28,137	€ 28,981	€ 29,851
Other expenditures	€ 37,378	€ 38,499	€ 39,654	€ 40,844	€ 42,069	€ 43,331
Taxes that do not depend on business results	€ 19,102	€ 19,675	€ 20,265	€ 20,873	€ 21,499	€ 22,144
Contributions to associations	€ 20,211	€ 20,817	€ 21,442	€ 22,085	€ 22,748	€ 23,430
Bank services	€ 15,208	€ 15,664	€ 16,134	€ 16,618	€ 17,116	€ 17,630
Expenses of other employee rights	€ 6,345	€ 6,536	€ 6,732	€ 6,934	€ 7,142	€ 7,356
Other expenses	€ 1,830	€ 1,885	€ 1,942	€ 2,000	€ 2,060	€ 2,122
OTHER EXPENSES	€ 754,171	€ 776,796	€ 800,100	€ 824,103	€ 848,826	€ 874,290
Gross salaries	€ 1,464,420	€ 1,508,352	€ 1,553,603	€ 1,600,211	€ 1,648,217	€ 1,697,664
Contributions on gross salaries	€ 241,629	€ 248,878	€ 256,344	€ 264,034	€ 271,956	€ 280,114
TOTAL PAYROLL	€ 1,706,049	€ 1,757,230	€ 1,809,947	€ 1,864,246	€ 1,920,173	€ 1,977,778
TOTAL COSTS AND EXPENSES	€ 4,339,866	€ 4,477,143	€ 4,600,636	€ 4,746,094	€ 4,877,108	€ 5,031,238
OPERATIONAL PROFIT	€ 4,818,814	€ 4,864,710	€ 4,928,054	€ 4,973,169	€ 5,036,541	€ 5,080,684
Amortization and depreciation	€ 1,776,044	€ 1,776,044	€ 1,776,044	€ 1,776,044	€ 1,776,044	€ 1,776,044
Existing amortization	€ 1,380,044	€ 1,380,044	€ 1,380,044	€ 1,380,044	€ 1,380,044	€ 1,380,044
New amortization	€ 396,000	€ 396,000	€ 396,000	€ 396,000	€ 396,000	€ 396,000
Existing leasing - interests	€ 5,825	€ 2,679	€ 737			
New loan - interests	€ 115,500	€ 77,000	€ 38,500	€ 0		
Allocated expenses of central services	€ 1,253,034	€ 1,265,564	€ 1,278,220	€ 1,291,002	€ 1,303,912	€ 1,316,951
TOTAL EXPENDITURES	€ 7,490,268	€ 7,598,429	€ 7,694,136	€ 7,813,140	€ 7,957,064	€ 8,124,232
EBITDA	€ 3,565,780	€ 3,599,146	€ 3,649,834	€ 3,682,167	€ 3,732,629	€ 3,763,733
EBIT	€ 1,789,736	€ 1,823,102	€ 1,873,791	€ 1,906,124	€ 1,956,585	€ 1,987,689
PROFIT BEFORE TAXES	€ 1,668,411	€ 1,743,424	€ 1,834,554	€ 1,906,124	€ 1,956,585	€ 1,987,689
Profit tax	€ 300,314	€ 313,816	€ 330,220	€ 343,102	€ 352,185	€ 357,784
NET PROFIT	€ 1,368,097	€ 1,429,607	€ 1,504,334	€ 1,563,021	€ 1,604,400	€ 1,629,905
<i>Share of operating profit in operating revenue</i>	52.6%	52.1%	51.7%	51.2%	50.8%	50.2%
<i>Share of EBITDA in operating revenue</i>	38.9%	38.5%	38.3%	37.9%	37.7%	37.2%
<i>Share of EBIT in operating revenue</i>	19.5%	19.5%	19.7%	19.6%	19.7%	19.7%
<i>Share of profit before taxes in operating revenue</i>	18.2%	18.7%	19.3%	19.6%	19.7%	19.7%
<i>Share of net profit in operating revenue</i>	14.9%	15.3%	15.8%	16.1%	16.2%	16.1%

4.4 Projections of the future socio-economic impacts of campsite operations for the period of the next 10 years

In the period from 2024 to 2033, the "Park Soline" campsite will achieve significant fiscal and non-fiscal socio-economic impacts in the total predictable amount of EUR 29.55 million, i.e. in the average annual amount of EUR 2.96 million.

The stated amount refers to taxes and contributions, communal and similar fees, rents, and residence tax and contributions to associations, as shown in the elaboration in the following table.

ILIRIJA D.D.

FISCAL AND PARAFISCAL IMPACTS OF CAMPING

Item	in EUR	2023	2024	2025	2026	2027	2028
Income tax and surtax		113,294.14	122,357.67	129,699.13	136,184.09	141,631.45	145,880.39
Salary contributions		227,397.04	245,588.80	260,324.13	273,340.34	284,273.95	292,802.17
Income contributions		187,654.73	202,667.11	214,827.13	225,568.49	234,591.23	241,628.97
Tax - Work contracts		7,433.17	7,433.17	7,433.17	7,433.17	7,433.17	7,433.17
Contribution to health care - Work contracts		2,752.35	2,752.35	2,834.92	2,919.97	3,007.57	3,097.79
Contribution for the pension fund - Work contracts		3,799.93	3,799.93	3,913.93	4,031.35	4,152.29	4,276.85
Income taxes and contributions - salaries		542,331.36	584,599.03	619,032.42	649,477.40	675,089.66	695,119.35
Value added tax		914,571.47	1,033,756.94	1,054,432.08	1,075,520.72	1,097,031.13	1,118,971.76
Consumption tax		6,981.73	7,891.58	8,049.41	8,210.40	8,374.61	8,542.10
Profit tax (camping only)		256,762.77	392,374.10	292,287.80	294,854.52	301,519.18	319,767.09
VAT and consumption tax		1,178,315.97	1,434,022.62	1,354,769.29	1,378,585.64	1,406,924.92	1,447,280.94
Utility charges		64,292.40	64,935.32	65,584.68	66,240.52	66,902.93	67,571.96
Compensation for water regulation		9,386.13	9,479.99	9,574.79	9,670.54	9,767.24	9,864.92
Utility and similar fees		73,678.53	74,415.32	75,159.47	75,911.06	76,670.17	77,436.88
Rent to the City of Biograd		40,538.37	47,126.99				
Rent to Croatian forests		144,132.54	160,372.23				
Rent - tourist land			29,463.44	338,448.16	334,952.82	343,326.64	343,326.64
Rental fees		184,670.91	236,962.67	338,448.16	334,952.82	343,326.64	343,326.64
Tourist tax		312,069.77	320,659.49	322,262.79	323,874.10	325,493.47	327,120.94
Contribution to the tourist organization		10,938.05	12,363.48	12,610.75	12,862.96	13,120.22	13,382.63
Contribution of Chamber of commerce		1,961.60	2,217.23	2,261.58	2,306.81	2,352.94	2,400.00
Contribution to the general useful function of forests		2,104.54	2,378.80	2,426.38	2,474.90	2,524.40	2,574.89
Tourist tax and contributions to associations		327,073.96	337,619.00	339,561.49	341,518.78	343,491.04	345,478.46
GRAND TOTAL		2,306,070.73	2,667,618.63	2,726,970.82	2,780,445.70	2,845,502.43	2,908,642.27

ILIRIJA D.D.

FISCAL AND PARAFISCAL IMPACTS OF CAMPING

Item	in EUR	2029	2030	2031	2032	2033	Total 2024-2033
Income tax and surtax		150,256.81	154,764.51	159,407.45	164,189.67	169,115.36	1,473,486.53
Salary contributions		301,586.23	310,633.82	319,952.84	329,551.42	339,437.96	2,957,491.67

Income contributions	248,877.84	256,344.17	264,034.50	271,955.53	280,114.20	2,440,609.17
Tax - Work contracts	7,433.17	7,433.17	7,433.17	7,433.17	7,433.17	74,331.70
Contribution to health care - Work contracts	3,190.73	3,286.45	3,385.04	3,486.59	3,591.19	31,552.61
Contribution for the pension fund - Work contracts	4,405.16	4,537.32	4,673.43	4,813.64	4,958.05	43,561.94
Income taxes and contributions - salaries	715,749.94	736,999.44	758,886.43	781,430.03	804,649.93	7,021,033.62
Value added tax	1,141,351.19	1,164,178.22	1,187,461.78	1,211,211.02	1,235,435.24	11,319,350.07
Consumption tax	8,712.94	8,887.20	9,064.94	9,246.24	9,431.17	86,410.57
Profit tax (camping only)	334,143.97	351,609.99	365,327.02	374,998.45	380,959.91	3,407,842.02
VAT and consumption tax	1,484,208.10	1,524,675.40	1,561,853.74	1,595,455.71	1,625,826.31	14,813,602.67
Utility charges	68,247.68	68,930.15	69,619.46	70,315.65	71,018.81	679,367.16
Compensation for water regulation	9,963.57	10,063.20	10,163.83	10,265.47	10,368.13	99,181.68
Utility and similar fees	78,211.24	78,993.36	79,783.29	80,581.12	81,386.93	778,548.84
Rent to the City of Biograd						47,126.99
Rent to Croatian forests						160,372.23
Rent - tourist land	360,707.55	360,707.55	378,968.37	378,968.37	398,153.65	3,267,023.19
Rental fees	360,707.55	360,707.55	378,968.37	378,968.37	398,153.65	3,474,522.42
Tourist tax	328,756.54	330,400.33	332,052.33	333,712.59	335,381.15	3,279,713.73
Contribution to the tourist organization	13,650.28	13,923.29	14,201.75	14,485.79	14,775.50	135,376.64
Contribution of Chamber of commerce	2,448.00	2,496.96	2,546.90	2,597.84	2,649.80	24,278.08
Contribution to the general useful function of forests	2,626.39	2,678.92	2,732.49	2,787.14	2,842.89	26,047.20
Tourist tax and contributions to associations	347,481.22	349,499.49	351,533.48	353,583.36	355,649.34	3,465,415.65
GRAND TOTAL	2,986,358.05	3,050,875.24	3,131,025.31	3,190,018.59	3,265,666.16	29,553,123.20

4.5 Dynamic assessment of the economic value of the campsite

A dynamic assessment of the economic value of the campsite was made based on financial operating projections and the investment plan for the Park Soline campsite, with the use of the discounted cash flow method.

The discounted cash flow method is a valuation approach that allows determining not only the total market business value of a certain property (ie the value of its business operations), but also the market value of its capital (equity).

The business value of a property is equal to the discounted value of its expected future free cash flow. Free cash flow is equal to the taxed operating profit, increased for depreciation and other possible non-monetary expenses, and reduced for investments in working capital and investments in long-term assets (buildings, machines, equipment and other assets). Free cash flow does not include any cash flows related to financing (eg interest or dividends). The discount rate at which the expected future free cash flow is discounted to today's value reflects the opportunity cost to all contributors of capital, weighted on the basis of their relative share in the total capital of the project. Such a discount rate represents the weighted average cost of capital (WACC). To determine the value of the project at the end of the analyzed period, the standard "perpetuity" formula is used to determine the amount of the remaining value of the project. By summing up the discounted values in the considered period, the business value of the property is arrived at.

The discount rate at which the expected future free cash flow is discounted to today's value should reflect the opportunity cost of all capital contributors, weighted on the basis of their relative share in the total capital. Such a discount rate represents the WACC (or weighted average cost of capital).

The formula for determining the WACC is as follows:

$$\text{WACC} = \alpha * K_d + (1 - \alpha) * K_e$$

where

- n α = the debt/(debt + equity) ratio from the company's balance sheet
- n $(1 - \alpha)$ = the equity/(debt + equity) ratio from the company's balance sheet
- n K_d = cost of debt
- n K_e = cost of equity
- n t = profit tax rate

Finally, due to the fact that we have made financial projections for Park Soline campsite for the period of ten years of operation, in order to assess the expected financial performance of the campsite beyond 10-year period, we have used the simple "continuing value" (CV) perpetuity formula:

$$\text{CV} = \text{FCFF in tenth year of operation} / \text{WACC}$$

To determine the correct discount rate (WACC) for discounting future free cash flows, we used the following inputs:

- n Alpha was estimated based on the indebtedness of Ilirija d.d. on 31.12.2022 (indebtedness level of 19.29%, which shows the relationship between long-term liabilities and total assets);
- n The interest rate represents the average interest rate in Croatia for long-term loans given to entrepreneurs in 2023 (5.28%);
- n Long-term interest rate LTIR in 2023, yields on bonds of the Republic of Croatia (3.80%);
- n Total risk premium for Croatia in the amount of 2.78% (according to NYU Stern Damodaran's database from January 2024);
- n Since the stock market in Croatia does not show too high a degree of correlation with world stock exchanges, we approximated the beta coefficient as 1.

WACC calculation	
WACC = $\alpha \times K_d + (1 - \alpha) \times K_e$	
$\alpha = \text{debt} / (\text{debt} + \text{equity})$	
$1 - \alpha = \text{equity} / (\text{debt} + \text{equity})$	
$K_d = \text{interest rate} \times (1 - \text{profit tax rate})$	
$K_e = \text{risk free rate} + (\text{HR market premium} * \text{beta})$	
alpha =	19.29%
1-alpha =	80.71%
interest rate =	5.28%
risk free rate =	3.80%
profit tax rate =	18.0%
Kd =	4.33%
market premium =	2.78%
beta(sector) =	1.00%
Ke =	6.58%
WACC	6.15%

According to the previously explained methodology, the calculation shows the following values:

Net present business value of Park Soline campsite	€ 53,098,272.01
Equity value of Park Soline campsite	€ 51,202,822.38

NET PRESENT VALUE PARK SOLINE CAMPSITE

<i>Thous. EUR</i>	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
EBITDA minus profit tax	3,186	3,186	3,211	3,232	3,265	3,285	3,320	3,339	3,380	3,406
- Investment	-500	-3,500	-500	-500	0	0	0	0	0	0
NET CASH FLOW	2,686	-314	2,711	2,732	3,265	3,285	3,320	3,339	3,380	3,406
- Continuing value										55,418
TOTAL	2,686	-314	2,711	2,732	3,265	3,285	3,320	3,339	3,380	58,824
Discount rate	1.000	0.942	0.888	0.836	0.788	0.742	0.699	0.659	0.621	0.585
	2,686	-296	2,406	2,284	2,572	2,438	2,321	2,199	2,098	34,390
NET PRESENT VALUE	53,098									
Debt at 31/12/2023 (thous. EUR)	1,895									
EQUITY VALUE (thous. EUR)	51,203									

The expert assessment of the value of the investments made in the "Park Soline" campsite, which was carried out in December 2023 by the permanent court expert in the construction profession and real estate appraiser Mirko Čačić, B.Sc. Civil Engineering, totals EUR 45.77 million and shows a high level of correlation with dynamic assessment of the economic value of the campsite, which was presented previously in this chapter.

The recapitulation of the assessment of the value of the investment in the "Park Soline" campsite, carried out by an expert in the construction profession and a real estate appraiser, is as follows:

RECAPITULATION OF THE INVESTMENT IN PARK SOLINE CAMPSITE

	Amount in EUR
Camp reception	€ 220,974.80
Sanitary facility no. 1	€ 545,350.90
Arranged grounds for recreation and a barbecue area	€ 427,808.52
Sanitary facility no. 2	€ 269,794.40
Disabled and chemical toilet	€ 371,606.00
Sanitary facility no. 3	€ 143,885.00
Restaurant with terraces and amphitheater	€ 921,441.71
Sanitary facility no. 4	€ 191,285.16
Sanitary facility no. 5	€ 324,795.98
Sanitary facility no. 6	€ 329,007.30
Plots and mobile homes - Ilirija	€ 19,980,000.00
Other plots in the campsite	€ 15,480,000.00
Arrangement of the plot for self-service	€ 31,000.00
Co-financing of substations	€ 350,000.00
Assessment of the value of roads and parking lots, paths, walls, etc.	€ 6,177,666.00
TOTAL INVESTMENTS IN PARK SOLINE CAMPSITE	€ 45,764,615.77

Source: Assessment of the value of the investment in the Park Soline campsite, Mirko Čačić, B.Sc. Civil Engineering, resident court expert in the construction profession and real estate appraiser, December 2023





III ILIRIJA D.D. ECONOMIC AND SOCIAL
ASPECTS OF BUSINESS
THE DRIVING FORCE OF THE ECONOMY
AND THE LOCAL COMMUNITY
1999-2023



Biograd na Moru, March 2024

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MESSAGE FROM THE PRESIDENT OF THE MANAGEMENT BOARD

Responsible operation leads to the creation of added value even in times of uncertainty.



Excerpt from the speech of Mr. **Goran Ražnjević**, President of the Assembly of the Croatian Business Council for Sustainable Development (HR PSOR), on the occasion of the 25th anniversary of the Croatian Business Council for Sustainable Development:

"The global goals of sustainable development are universal, indivisible and indispensable. They must be dominant and applicable in the future in all countries, in all communities and by all people."

In 2024, we celebrate 67 years of uninterrupted and continuous tourist activities and the operation of ILIRIJA d.d.

During the mentioned period, it grew from an entire hotel company into a modern tourist company with all key segments of the Mediterranean and Adriatic tourist offer; the hotel industry, nautical, camping and destination management additionally strengthened through the acquisition of the shopping centre City Galleria.

Today, ILIRIJA is one of Croatia's twenty leading tourism companies, the seventh in Dalmatia, and one of the three leading tourism companies in Zadar County. At the same time, it is a transparent corporate company listed on the Zagreb Stock Exchange.

The long-standing successful presence and recognition in the global tourist market results from the company's development to create a high-quality, sustainable and innovative tourist product that represents the value of ILIRIJA and Croatian tourism. This position results from the breadth and diversity of our portfolio of activities, our continuous concern for creating an integrated and complementary tourist product, and the improvement of standards and quality of services. The strategic goal of successful development of year-round business in all tourism sectors of the company is more and more fully achieved year after year.

In the period of uncertainty caused by the pandemic and during the market recovery, by adapting the business model, we preserved stability, proved sustainable, and achieved unique business results for the company.

Taking into account the constant modernization of sales practices and the capital and financial strengthening of the company, based on the achieved financial operating results, ILIRIJA d.d. today occupies a leading position in the tourist sector of Croatia. We are aware that business success is not only measured by the achievement of financial results but also includes activities in the segment of social responsibility and contribution to sustainable development. For us, being socially responsible means that by creating value for the company or its shareholders, we simultaneously create value for the broader community through employment of local residents, engagement of our suppliers, contribution to the community through care for the environment or the system of corporate philanthropy. Therefore, we are one of the first and most prominent tourist companies in the application of socially responsible business practices in Croatia.

As a public company on the Official Market of the Zagreb Stock Exchange, we operate by the principles and practice of good corporate governance with high transparency and responsibility towards all our stakeholders. Also, we maintain continuity of commitment to integrating economic and social aspects into the decision-making process. It is how we nurture and preserve

“Sustainability is built at every moment of every business day. It is created through a relationship with employees who are guaranteed the right to work and continuous development through compliance with the legal framework and understanding the economic environment.

Sustainability includes constant awareness of the need for environmental protection, which is the cornerstone of responsible business in tourism, community care, and groups with special needs. It is also a key driver for the customer to always be at the forefront. Balancing these aspects with a responsible relationship with shareholders and investors is crucial to the success and sustainable development of the company.”

our core values, our identity and our vision of responsibility - to be an economically successful company leader which takes care of people as the key to success, providing exceptional experiences to its guests and creating added value for its shareholders, while at the same time taking care of the environment and to the local community, including other institutions, associations and individuals of the civil sector whom we regularly help.

ILIRIJA d.d. is dedicated to long-term sustainable development and the preservation and growth of the company's value, which creates prominent social and economic effects on the economy of the region and Croatia as a whole.



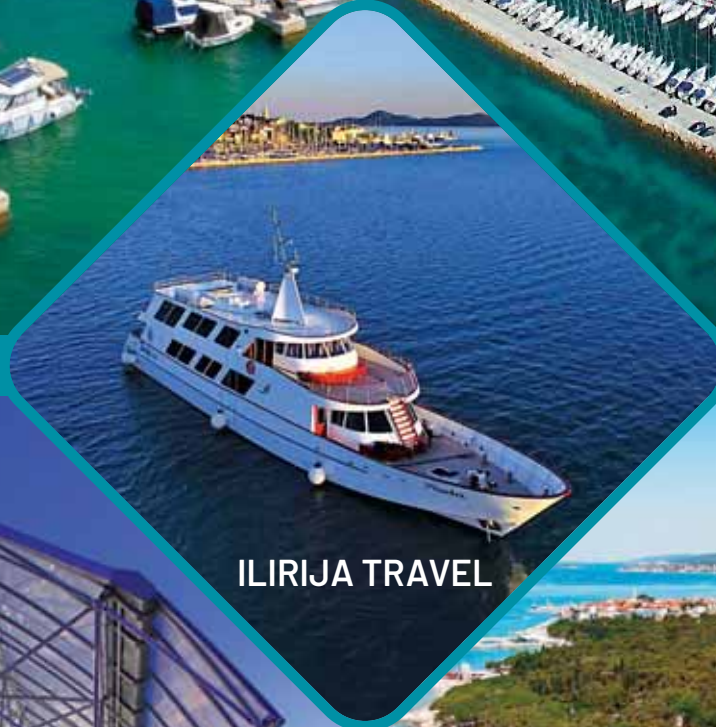
GORAN RAŽNJEVIĆ
President of the
Management Board
Ilirija d.d.



HOTELS



NAUTICAL



ILIRIJA TRAVEL



REAL ESTATE



CAMPING

BASIC DETAILS ON THE COMPANY

By developing a complementary and integrated product, we are focused on year-round business and creating added value.

ILIRIJA dioničko društvo za ugostiteljstvo i turizam / joint stock company for hospitality and tourism

Tina Ujevića 7, Biograd na Moru

www.ilirijabiograd.com

Share capital: 30,420,000.00 EUR

Management Board: Goran Ražnjević, President

Supervisory Board: Goran Medić, President



PORTFOLIO:

HOTELS – 4 hotels, 435 rooms, 910 beds



NAUTICAL – 805 berths, 2,000 persons



CAMPING – 1,130 pitches, 3,390 persons



DESTINATION MANAGEMENT COMPANY / DMC ILIRIJA

TRAVEL – Complementary and integrated product which allows year-round operation; in 2023, 234 special events organized on annually for 30.6 thousand guests



REAL-ESTATE – Commercial and shopping centre City Galleria in Zadar, one of the two largest shopping centres in the Zadar region with the total gross area of over 28,500 sq.m.

DESTINATIONS:

- Biograd na Moru
- Zadar
- Sv. Filip i Jakov
- Polača



Over 7,000 guests stay daily in the properties of ILIRIJA d.d. in high season

EMPLOYMENT:

305 employees on a permanent basis

470 employees in high season

Over **1,000** persons employed based on business cooperation

ILIRIJA d.d. bases its business on developing differentiated products, with a simultaneous orientation towards business stability and excellence.



From the establishment of the company:



No labour dispute



The account has never been blocked



Timely settlement of taxes and contributions to the state



ILIRIJA d.d. holds the Platinum Certificate of creditworthiness excellence (Dun & Brandstreet)

What makes ILIRIJA d.d. special



ILIRIJA d.d. - Pioneer of nautical tourism development in Croatia, construction of the first port of nautical tourism in Croatia and acquisition of the first charter fleet in Croatia (1976) with the construction and occupancy permit



Organization of the nautical fair BIOGRAD BOAT SHOW, which is among the 36 most significant nautical fairs in the world and one of the leading in Europe



ARSENAL Zadar - Revitalization of the 16th-century first-class cultural monument into a contemporary cultural and entertainment event venue.



RAŽNJEVIĆA DVORI A.D. 1307 - The first diffuse hotel in Croatia, a modern tourist product created by the revitalization of a property with 7-century tradition.



EVENT SHIP NADA - A unique product designed to organize events and excursions with a capacity of up to 180 persons

The diverse tourism and real-estate portfolio of ILIRIJA d.d. is based on the region's resources and continuous investment in developing quality products.



DEVELOPMENT OF THE COMPANY

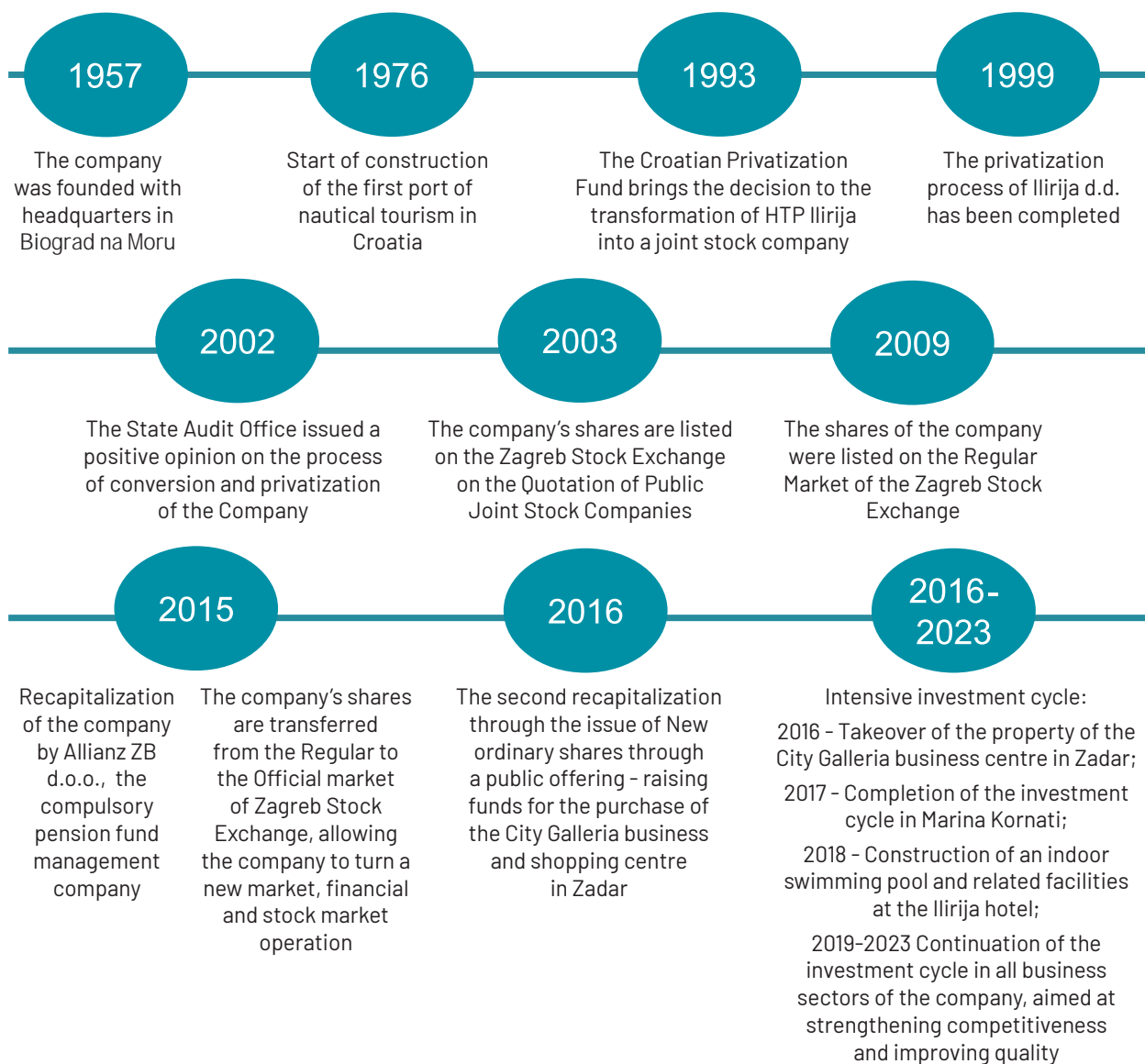
Cumulative 67-year experience enables us to maximize all human, market, economic and financial potentials and the sustainability of growth and development.



"We demonstrate our responsibility towards shareholders and other stakeholders through the sustainable growth and development of the company from its foundation until today."

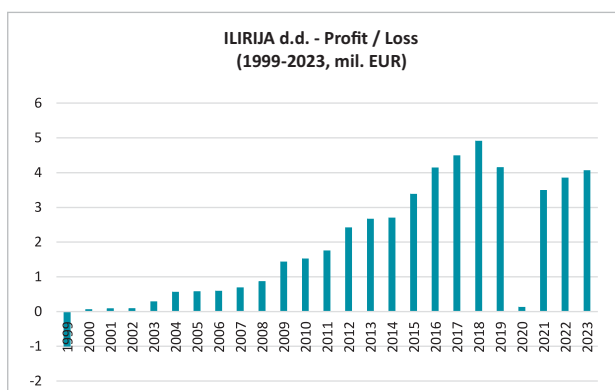
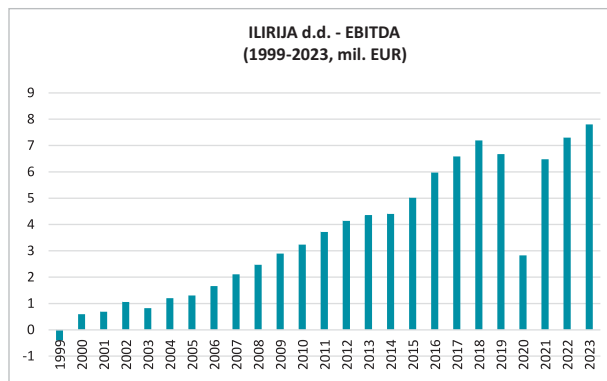
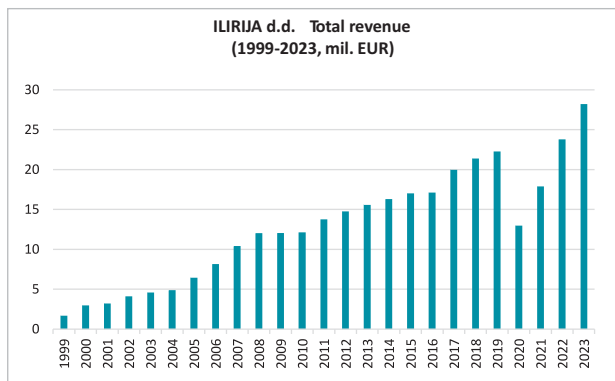


GORAN RAŽNJEVIĆ
President of the Management Board Ilirija d.d.



ILIRIJA d.d. IN FIGURES

Our business results indicate a stable and sustainable revenue and operational profitability growth since the company's establishment.

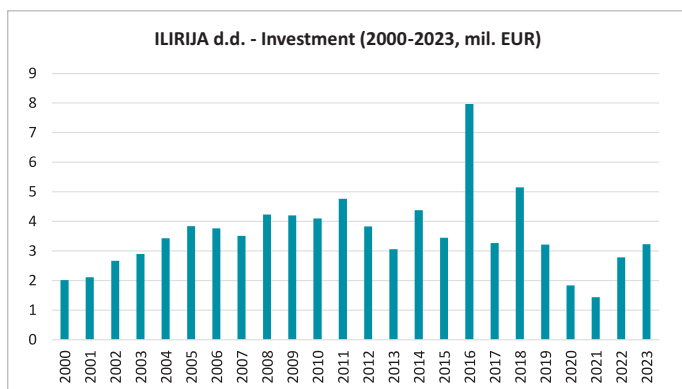


190.3 million EUR
total added value during
the period of 23 years

Continuous investment in the development and upgrading of products is the basis of the business and development policy of ILIRIJA d.d.

In the construction, reconstruction, expansion, extension, renovation and adaptation of the company's accommodation facilities and facilities to raise the quality, improve the overall service and standards in all its sectors, develop new products, improve and increase the categorization of accommodation facilities and nautical facilities, expanding catering facilities to create a high-quality, recognizable and competitive tourist product, as well as increase the quality of the offer of the destination itself and the purchase of the City Galleria Business and Shopping Center, **until 31/12/2023** the company invested **EUR 91,169,307.79**, which resulted in the growth of total revenues and added value in the mentioned period in the amount of **EUR 165,984,644.34**.

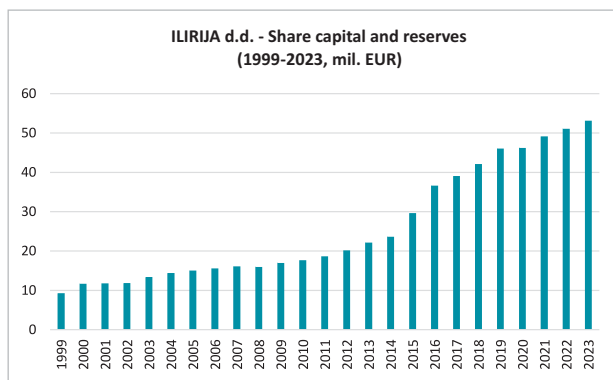
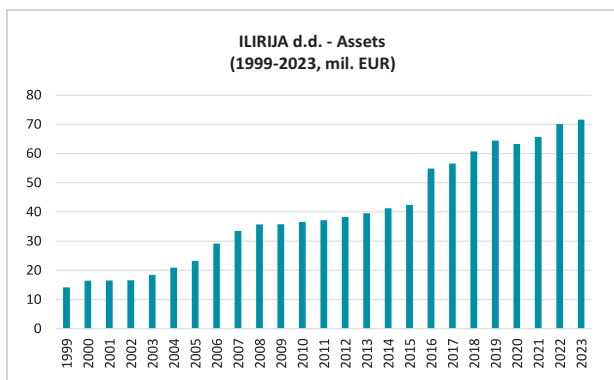
Four-year investment plan of ILIRIJA d.d. for the period 2025-2028 amounts to 24.5 million EUR.



Total investment
91.2 mil. EUR
during the period of 24 years

24.5 mil. EUR
investment plan for
next 4 years

Continuous investment in the development and upgrading of products is the basis of the increase in the value of the company's assets and capital.



In 2023, ILIRIJA d.d. achieved further continuous growth of key operating indicators, which was reflected in the business results.

<p>28.3M</p> <p>TOTAL REVENUE (EUR)</p> <p>+18.96%</p>	<p>4.1M</p> <p>PROFIT BEFORE TAXES (EUR)</p> <p>+5.47%</p>	<p>3.3M</p> <p>NET PROFIT (EUR)</p> <p>+5.19%</p>
<p>7.8M</p> <p>EBITDA (EUR)</p> <p>+7.12%</p>	<p>71.6M</p> <p>ASSET VALUE (EUR)</p> <p>+2.06%</p>	<p>53.1M</p> <p>CAPITAL (EUR)</p> <p>+4.01%</p>
<p>18.4M</p> <p>TOTAL LIABILITIES (EUR)</p> <p>-3.16%</p>	<p>3.2M</p> <p>NET DEBT (EUR)</p> <p>-42.69%</p>	<p>62.3M</p> <p>MARKET CAPITALIZATION (EUR)</p> <p>+2.30%</p>

ILIRIJA d.d. has continuously achieved growth of its business results and asset performance indicators over the long term period.

CUMULATIVE COMPARATIVE OVERVIEW

of key indicators on the state of assets, capital, liabilities and business results of ILIRIJA d.d. on the 31/12/2023 and for the period 2013 – 2022 (in EUR)

Year	Total liabilities	Capital	Value of assets	Net debit	Revenues	Operating profit	EBITDA	Profit before tax	Net profit	Annual dividend
31/12/2023	18,445,923.49	53,114,266.63	71,560,190.12	3,195,369.06	28,286,740.07	7,556,885.16	7,795,816.56	4,070,417.58	3,279,530.22	1,323,708.10
31/12/2022	19,048,576.06	51,066,316.12	70,114,892.18	5,575,375.89	23,778,484.20	7,230,778.62	7,277,922.67	3,859,197.39	3,117,753.76	1,117,498.51
31/12/2021	16,544,966.56	49,139,955.35	65,684,921.91	7,934,616.50	17,895,165.96	6,427,688.79	6,475,518.77	3,498,505.01	2,942,793.29	0.00
31/12/2020	17,067,825.35	46,197,162.06	63,264,987.41	12,150,023.98	12,972,030.50	2,813,417.71	2,826,319.08	135,626.72	135,626.72	0.00
31/12/2019	18,381,407.73	46,026,063.36	64,407,471.09	13,447,107.96	22,270,562.99	6,665,952.18	6,677,318.23	4,158,725.02	4,158,725.02	1,117,255.56
31/12/2018	18,317,937.20	43,052,015.80	61,369,953.01	14,714,843.61	21,374,859.65	6,988,849.85	7,195,733.52	4,915,411.40	4,915,411.40	958,423.25
31/12/2017	17,498,318.16	39,049,198.30	56,547,516.46	14,887,261.26	19,971,687.23	6,455,124.95	6,582,689.11	4,497,416.49	3,683,772.56	798,532.09
31/12/2016	18,249,686.18	36,589,542.50	54,839,228.69	15,164,970.71	17,123,764.99	5,786,616.54	5,976,127.08	4,146,366.29	4,071,411.04	655,272.15
31/12/2015	12,835,159.60	29,245,909.73	42,081,069.34	8,397,336.65	17,007,961.86	4,948,296.21	5,012,569.79	3,385,830.45	2,857,969.41	496,488.15
31/12/2014	17,659,249.67	23,605,908.24	41,265,157.91	13,575,242.08	16,308,149.46	4,373,925.04	4,407,875.41	2,705,569.73	2,454,469.98	496,488.15
31/12/2013	17,412,577.18	22,146,312.86	39,558,890.04	14,832,637.08	15,571,093.86	4,732,486.40	4,359,638.89	2,671,601.82	2,429,135.30	496,488.15

Operating results in 2023 prove the stable market and financial position of ILIRIJA d.d. through sustainable growth of success indicators of all sectors.

ILIRIJA d.d. - NAUTICAL SECTOR	2023	2022	2023/2022
Physical results:			
Vessels on berth contract	747	726	2.9%
Number of overnights (vessels on transit berths)	8,127	9,208	-11.7%
Number of executed service operations	3,817	3,666	4.1%
Financial results:			
Total operating revenue of nautical sector	€ 8,383,127.00	€ 7,301,505.00	14.8%
GOP per berth	€ 5,821.50	€ 5,050.01	15.3%
Capital investments	€ 409,021.46	€ 221,034.00	85.0%

REAL-ESTATE SECTOR:	2023	2022	2023/2022
Operating results:			
Business premises - number of current contracts	35	37	-5.4%
Common expenses - number of current contracts	33	35	-5.7%
Common areas - number of current contracts	26	27	-3.7%
Advertising spaces - number of current contracts	8	8	0.0%
Garage - number of parking spaces	410	410	0.0%
Garage - vehicules traffic	729.225	703,511	3.7%

Financial results:			
Average realized monthly rental fee per sq.m. of business premises (AMR)	€ 10.72	€ 9.66	11.0%
Average realized rental fee per sq.m. of business premises for the period	€ 128.64	€ 115.89	11.0%
Average garage revenue per parking place for the period	€ 434.74	€ 357.23	21.7%
Total operating revenue	€ 2,056,050.86	€ 1,830,354.47	12.3%
GOP margin	50.20%	47.32%	6.1%
Capital investments	€ 62,956.42	€ 51,395.80	22.5%

Operating results in 2023 prove the stable market and financial position of ILIRIJA d.d. through sustainable growth of success indicators of all sectors.

ILIRIJA d.d. - HOTEL SECTOR	2023	2022	2023/2022
Physical results:			
Accommodation units occupancy based on operating period	56.30%	55.43%	1.6%
Financial results:			
Total operating revenue of hotel sector	€ 9,021,921.78	€ 6,978,065.58	29.3%
Average Daily Rate (ADR)	€ 126.50	€ 115.79	9.2%
Total Revenue per Available Room (TRevPAR)	€ 20,740.05	€ 16,041.53	29.3%
GOP per accommodation unit (GOPPAR)	€ 4,881.69	€ 3,755.97	30.0%
Capital investments	€ 855,035.16	€ 568,727.00	50.3%

ILIRIJA d.d. - CAMPING SECTOR	2023	2022	2023/2022
Physical results:			
Camp units occupancy based on operating period	60.76%	53.86%	12.8%
Financial results:			
Total operating revenue of camping sector	€ 7,485,683.10	€ 6,656,058.48	12.5%
Average Daily Rate of camp unit (ADR)	€ 49.31	€ 46.13	6.9%
Accommodation revenue per camp unit (RevPAR) based on operating period	€ 29.96	€ 24.85	20.6%
Total annual revenue per camp unit (TRevPAR)	€ 6,624.50	€ 5,509.98	20.2%
GOP per accommodation unit	€ 3,473.62	€ 3,042.42	14.2%
Capital investments	€ 1,594,320.76	€ 1,424,799.73	11.9%



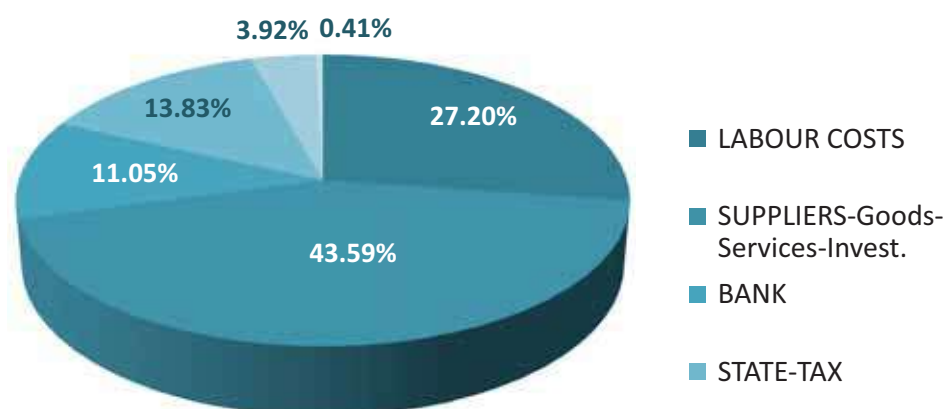
13.83% outflow from the cash flow of ILIRIJA d.d. refers to tax and contributions paid to the state.

ILIRIJA d.d. Cash Flow for the period 1/01 to 31/12/2023

INFLOW OF FUNDS	12/2022	12/2023	Structure
OPERATING ACTIVITIES	€ 28,020,600.69	€ 33,333,585.80	96.64%
BANK	€ 2,290,842.13	€ 800,000.00	2.32%
OTHER	€ 144,205.87	€ 357,527.32	1.04%
TOTAL	€ 30,455,648.69	€ 34,491,113.12	100.00%

OUTFLOW OF FUNDS	12/2022	12/2023	Structure
LABOUR COSTS	€ 7,146,454.81	€ 9,144,863.74	27.20%
SUPPLIERS-Goods-Services-Invest.	€ 11,768,095.72	€ 14,656,452.26	43.59%
BANK	€ 2,422,444.22	€ 3,714,766.76	11.05%
STATE-TAX	€ 4,162,552.28	€ 4,651,790.82	13.83%
SHAREHOLDERS	€ 1,110,979.46	€ 1,319,600.51	3.92%
OTHER	€ 175,159.35	€ 138,267.54	0.41%
TOTAL	€ 26,785,685.83	€ 33,625,741.63	100.00%

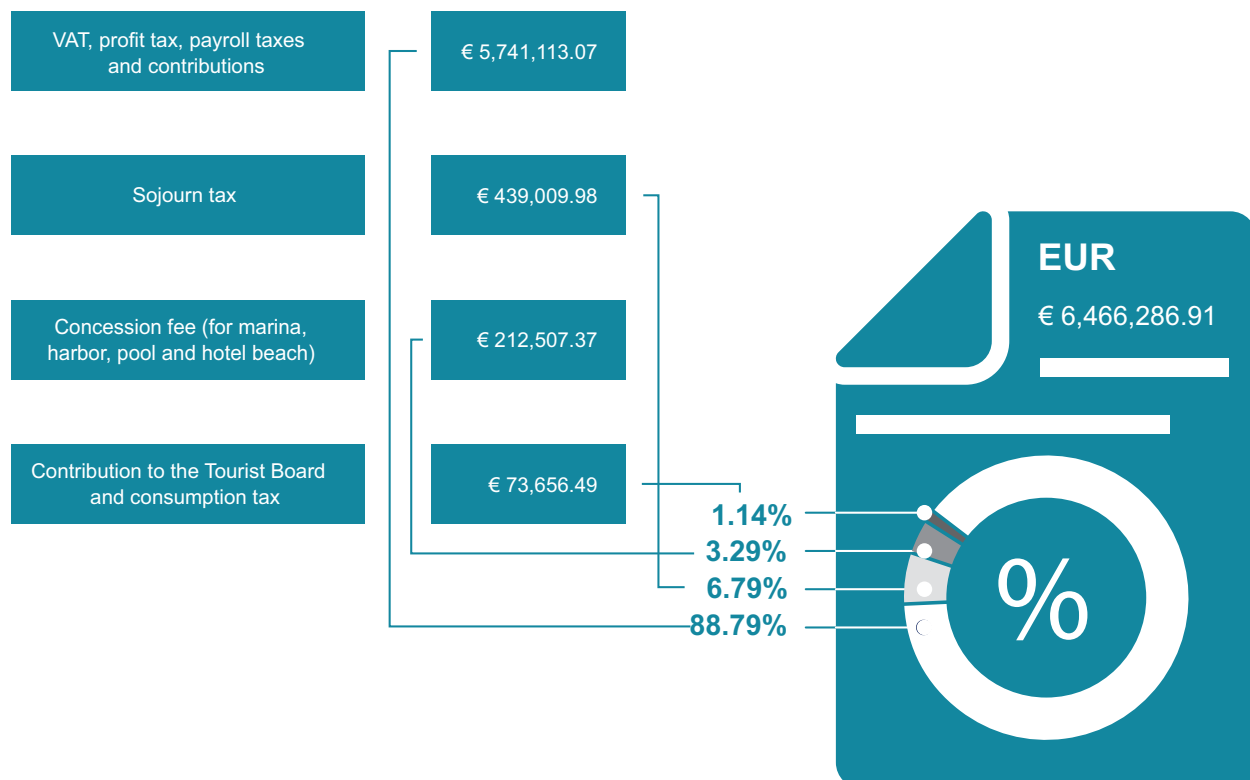
ILIRIJA d.d. - OUTFLOW OF FUNDS 2023



ILIRIJA d.d. – CONTRIBUTION TO THE STATE THROUGH TAXES AND PUBLIC CONTRIBUTIONS

Based on the economically successful business, ILIRIJA d.d. contributes significantly to the state through taxes and contributions.

In the period from 01/01 to 31/12/2023, ILIRIJA d.d. has paid total **taxes and contributions** in the amount of **EUR 6,466,286.91**.



ILIRIJA d.d. – CORE VALUES

Integrating core values into everyday operations and responsible, growing and profitable operations of ILIRIJA d.d. creates the foundations for its role as an economic driver and philanthropic role in the community.

Core Values:



Respect and integrity - Equality of treatment and relations towards all our stakeholders are the core values of our company's business.



Quality - A top-notch product, professional service and individual approach to clients are the basis of the customer relationship, which is at the heart of the company's service.



Innovation - To be the initiator and creator of the innovation of tourist products and services that contribute to the satisfaction of end consumers and consequently to better results for the company, the destination and Croatian tourism.



Sustainability and responsibility - In business, investment, relationship with employees, business partners, clients (guests), local and regional community, shareholders and daily operations through the integration of economic, social and environmental aspects in the company's decision-making processes and corporate strategy. Balancing these aspects is the basis of the company's success and sustainable development.



Transparency - In business operations, communication with all company stakeholders while respecting the principle of timely and truthful information is a prerequisite for strengthening the company's market position and further growth.

Corporate social responsibility and sustainable development - Application of the principles of socially responsible business and sustainable development, taking into account the responsibilities towards key groups of stakeholders (guests, employees, shareholders, the state, the local community, financial institutions and suppliers), where through achieved business results we create added value for all stakeholder groups.

ILIRIJA d.d. – ACTIVE ROLE IN BUSINESS ASSOCIATIONS AND INSTITUTIONS

With an active approach to the environment, we contribute to developing the profession, the tourism sector, and Croatia's economy. We also undertake lively communication with the state and local community.



Member of 15 business and industry associations



Active promotion of the interests and development of the tourism industry through active contribution to regulations of special importance and interest for tourism



Promoting socially responsible business activities



4 codes / charters / initiatives

Business associations:

- Croatian Chamber of Commerce (HGK)
Croatian Marina Association
Community for Corporate Social Responsibility
Community for Environmental Protection
Chamber of Commerce of the Croatian Chamber of Commerce of Zadar County
- Croatian employers association (HUP)
- Croatian Business Council for Sustainable Development (HR PSOR)

Industry associations:

- Croatian Tourism Association (HUT)
- Association of Employers in Croatian Hospitality (UPUHH)
- Croatian Camping Association (KUH)
- Top Camping Pool
- Croatian Association of Travel Agents (UHPA)
- Croatian Association of Independent Travel Agents (UNHPA)
- Croatian Association of Congress Tourism Professionals
- Tourist boards at regional and local level
- International Federation of Boat Show Organisers (IFSB0)
- Association Lijepa naša
- LAG LAURA

The President of the Management Board of Ilirija d.d. in the person of Mr. Goran Ražnjević is a member of the following bodies of business and industry associations:

- Assembly of the Croatian Chamber of Commerce
- Tourist Council of the Tourist Board of the Zadar County

Charters, codes, and initiatives applied by the Company:

- Corporate governance code of the Croatian Financial Services Supervisory Agency and Zagreb Stock Exchange
- Code of Ethics in the business of the Croatian Chamber of Commerce
- Diversity Charter Croatia
- Alliance for Gender Equality

Mr. Goran Ražnjević, President of the Management Board of Ilirija d.d., is one of 5 Ambassadors of Diversity Charter in the Republic of Croatia.

QUALITY - ACHIEVED STANDARDS AND CERTIFICATES

High quality and standard of service, their continuous upgrading and improvement, care for the safety and health of guests and employees, meeting the needs and expectations of customers, competitiveness and sustainability of products, constant improvement of operational processes and continuous education of employees, as well as environmental protection and preservation of biodiversity are fundamental commitments of ILIRIJA d.d.. They are achieved by implementing domestic and international standards in its operations.



An integral quality and environmental management system has been implemented through the standards ISO 9001:2015 (quality management) and ISO 14001:2015 (environmental management).



ILIRIJA d.d. has a certified HACCP system that guarantees a high level of control during the production and distribution of food products, and enables the identification and assessment of all possible hazards, their prevention and control, and ensures the implementation of measures for an effective way of working.



ILIRIJA d.d. uses "green" electricity and is a user of the ZelEn certificate, which guarantees that the electricity we use comes from renewable sources.



The Green Key is a certification program for accommodation facilities that reduces negative effects on the environment through optimization of energy consumption, waste management, and education of guests and employees about the most important aspects of sustainable development and environmental protection. Camp "Park Soline" has been a certificate holder since 2013.



The Blue Flag is an international ecological program for the protection of the environment, the sea and the coast, which aims at sustainable management and management of the sea and the coastal zone. Marina Kornati has been a holder of the Blue Flag since 2004.



By becoming a member of the Ecocamping network, which consists of over 240 campsites from seven European countries, the company is committed to further promoting ecology, sustainable development and socially responsible business with a special emphasis on efficient energy management (water, electricity), waste sorting and recycling, nature conservation and biological diversity, etc. The "Ecocamping" international certificate was awarded to the "Park Soline" camp in 2015.



Camp "Park Soline" joined the "CAMPING IN PARKS" project, which connects national parks and nature parks with camps in their immediate vicinity.



The "Healthy Friendly Company" certificate was awarded to Ilirija in 2018 by the Croatian Institute of Public Health for promoting health in the workplace and working environment, enabling employees to adopt healthy lifestyle habits and showing concern for the health of employees.

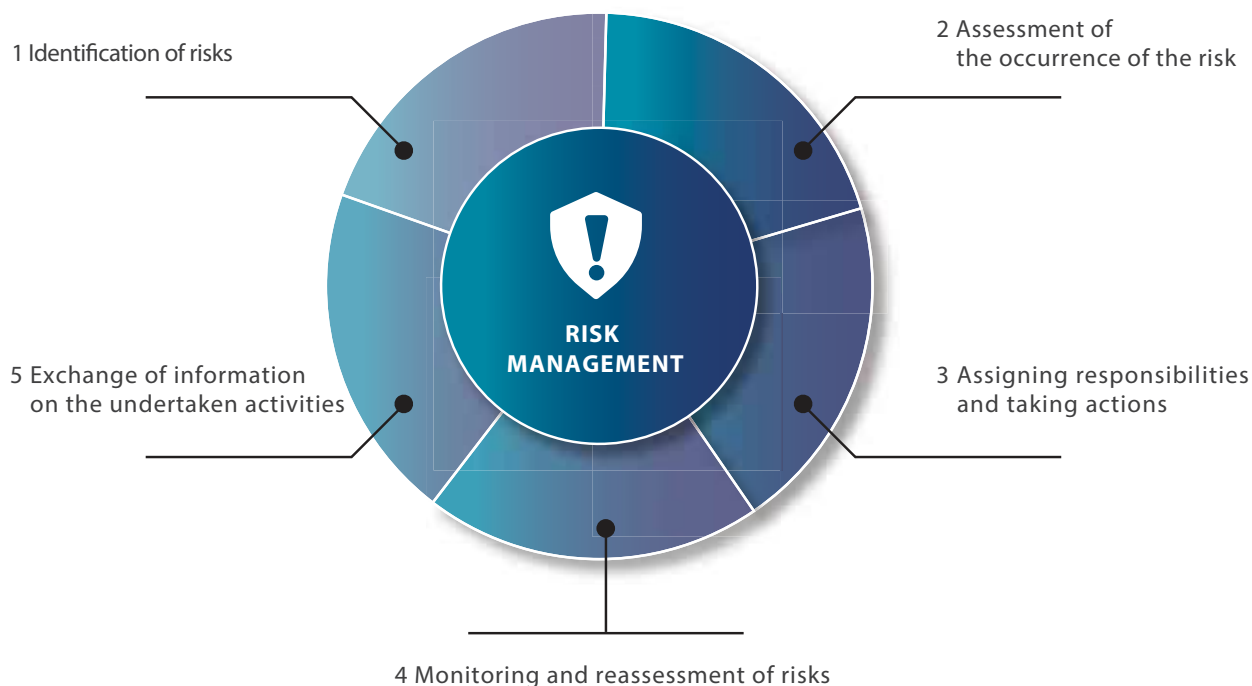
RISKS AND RISK MANAGEMENT

The company assesses risks at the macro and micro levels for each business sector, evaluating them according to the probability of risk occurrence and the consequences, i.e., the impact of each risk on its business processes and system.

Types of risk



The risk management process includes the following essential steps:



LOCAL EXISTENCE AND ACTIVITY OF ILIRIJA d.d. AND ITS CONTRIBUTION TO COMMUNITY

ILIRIJA d.d., as an integrative part of the Croatian economy and a prominent business entity in tourism, creates the foundations of its business and development through its contribution to employment and the economy, primarily at the local, regional and national levels.



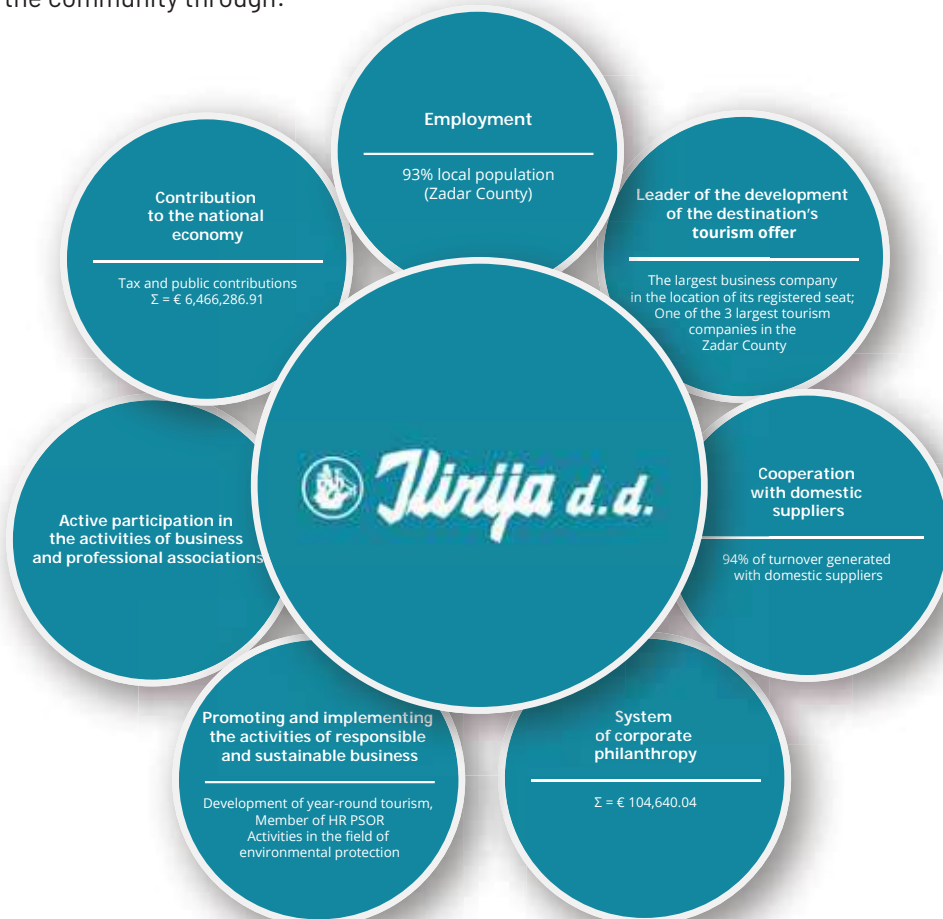
During 67 years of operation, ILIRIJA d.d. grew into a leading economic entity at the local level. It is one of the three leading tourism companies in Zadar County and among the 20 leading tourism companies and the 200 best companies in the Republic of Croatia.

The company's most significant indirect economic impact on the region is reflected in the employment of the local population. Of the total number of employees, 35% are from the city of Biograd na Moru. As many as 93% of our employees are from the regional community of Zadar County.

Also, in terms of procurement, 94% of our suppliers are from Croatia, thus stimulating the national economy.

As the leading tourist economic system in Biograd na Moru, we encourage the development of the overall tourist offer of the city and its surroundings.

In 67 years of its operation, ILIRIJA d.d. has developed into a leading economic entity that continuously creates value for the community through:



EMPLOYEES OF ILIRIJA d.d. – THE KEY TO SUCCESS

Understanding that people are the key to success in tourism, we provide all our employees with the right to personal and professional development, thereby improving the quality of service and the satisfaction of our guests.

We know that employees create the quality of service in tourism and guest satisfaction. They are the best promoters of our values, destinations and services, thus contributing to our market competitiveness, recognition and business success.



Starting from the fact that employees are the bearers of the entire business process, we take care of maintaining the optimal number of employees through an active human resources policy, improving the material position and rights of employees, improving their competencies through continuous education, and hiring young, highly educated and professional employees.



305
permanent
employees



470
employees in
the high season

1,000
people employed
based on business
cooperation

Due to the attention focused on the development of human resources, **since the privatisation process, i.e. since 2000, ILIRIJA d.d. has not been involved in a single labour dispute.**

As a responsible business system, we nurture a diversity policy as one of the fundamental values of our company, and we have devoted exceptional attention to improving the financial position of our employees, health and safety at the workplace, employee training and creating a stimulating work environment.

The company's diversity policy is based on the following values:



Equal opportunities in the workplace for all employees



Zero tolerance for any form of discrimination



Motivating and stimulating business environment



Diversity of knowledge and experience



Equal pay for the same job

As a public company and a responsible business system, ILIRIJA d.d. bases its corporate values on a policy of diversity by hiring employees of different nationalities, races, religions, genders, educations, ages, knowledge, experiences, etc., who together form the key to the company's success. Equality in all rights, diversity of knowledge and experience, protection of personal and business integrity and dignity in the workplace are the values on which Ilirija d.d. has been basing its business for decades.

As a signatory to the Charter of Diversity, ILIRIJA d.d. is recognized as a company that promotes diversity as one of its core values, and the company's CEO, Mr. Goran Ražnjević, was named one of the Diversity Ambassadors in Croatia. In 2020, ILIRIJA d.d. also joined the Alliance for Gender Equality, which further strengthened the direction of developing the company's corporate values based on the principles of diversity and inclusiveness and created what ILIRIJA d.d. is today. This modern and responsible corporate company values each individual exclusively through work and commitment, with full respect for all fundamental values and zero tolerance for any form of discrimination.

RESPONSIBLE AND SUSTAINABLE OPERATION - FUNDAMENTAL DETERMINATION OF ILIRIJA D.D.

We are balancing the long-term sustainability of the rights, obligations and interests of all participants in the business process with the simultaneous sustainability of business growth and development of the company in creating ILIRIJA d.d. as material, humanistic and socially acceptable socio-economic entity.



- 1 BUYERS - value for money - market
- 2 EMPLOYEES - business processes, knowledge society
- 3 SHAREHOLDERS - owners of capital
- 4 STATE - tax and legislative framework
- 5 SUPPLIERS - goods and services
- 6 LOCAL COMMUNITY - development of the community in which we operate
- 7 BANK - additional sources of financing
- 8 PROTECTION - protection and preservation of nature, environment, health and human life

The sustainable business strategy of ILIRIJA d.d. consists of four main areas:



Responsible and sustainable business operation



Social community



Responsible and ethical management



Environmental protection

ILIRIJA d.d. AND THE KEY STAKEHOLDERS

Through socially responsible business and transparent and interactive communication with stakeholders and the environment, we create the foundations for sustainable development and growth of the company's value.

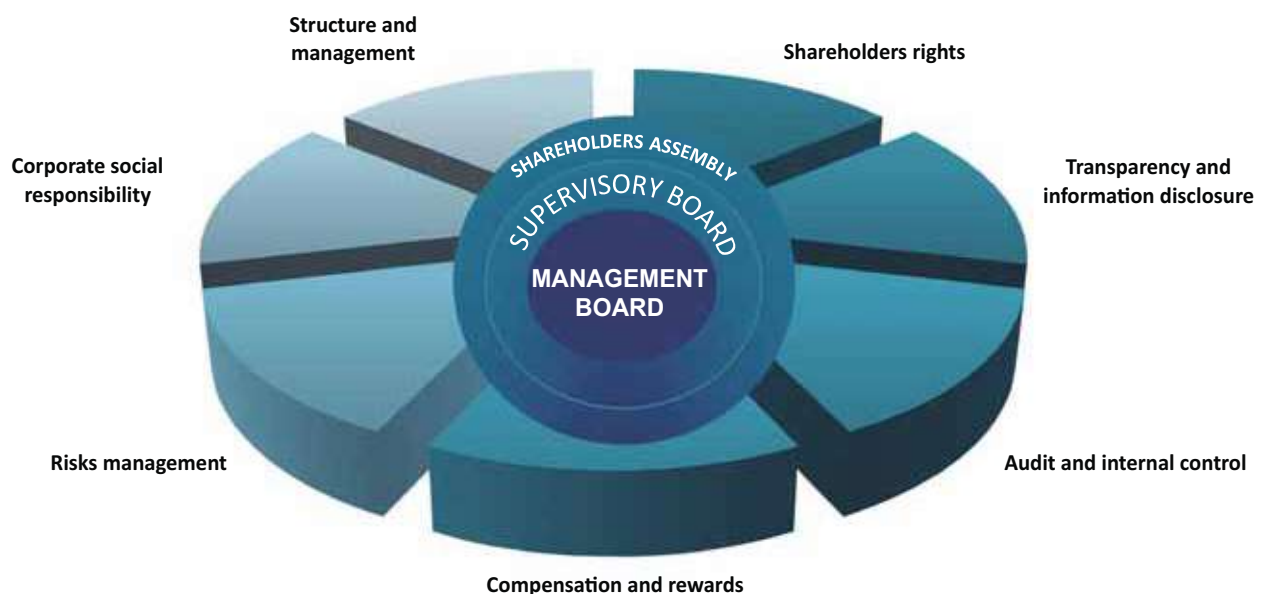


A sustainable, continuous and balanced investment that guarantees permanent growth and development of the company, as well as long-term business stability and market competitiveness, is one of the fundamental principles of the business philosophy of ILIRIJA d.d.

We have incorporated responsible and sustainable business principles into our core values, which we communicate daily with all stakeholders internally in the company and externally in the environment.

In this way, we ensure the future for generations to come.

SEVEN PILLARS OF CORPORATE GOVERNANCE

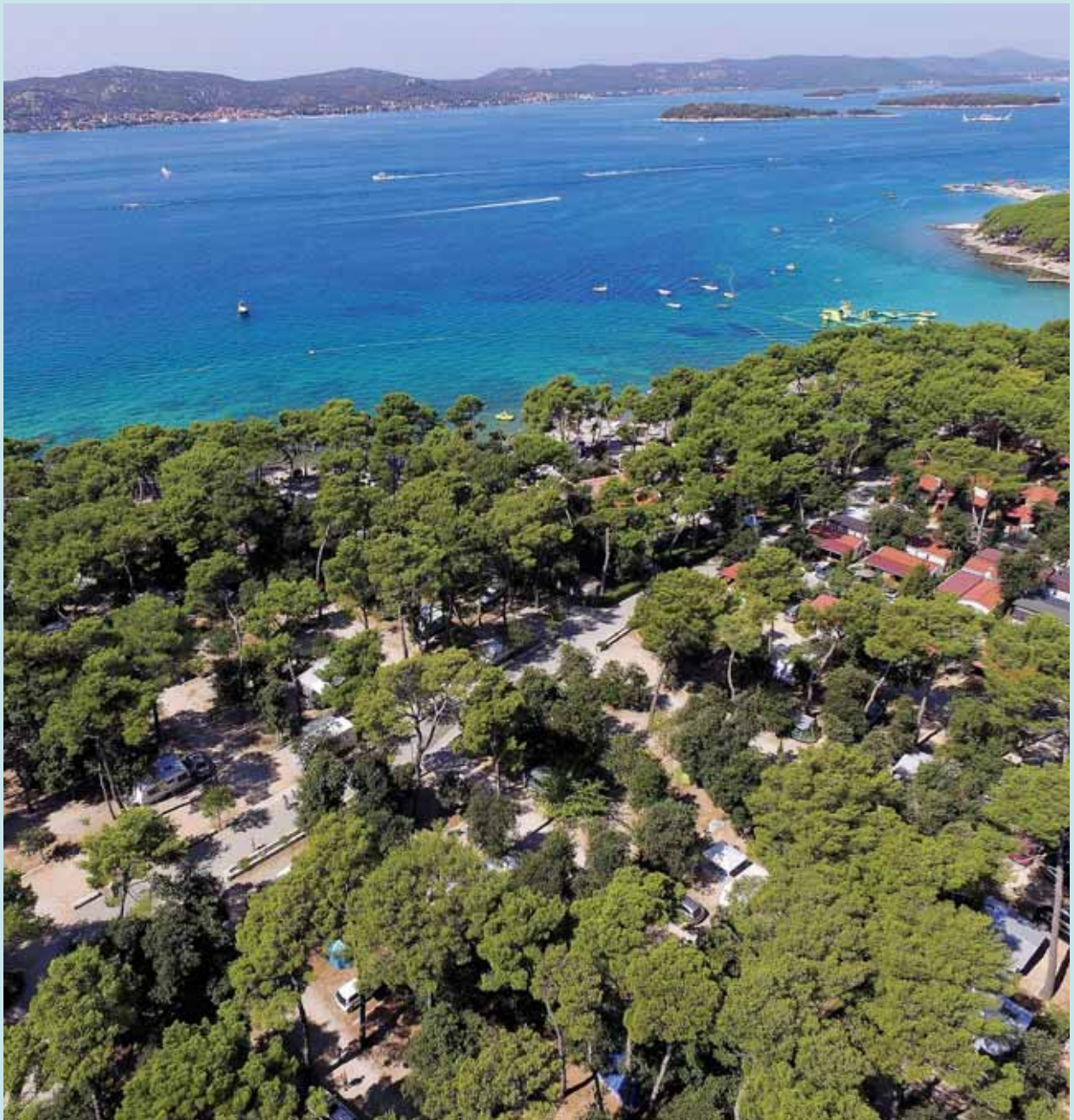


ILIRIJA D.D. AND ITS CONTRIBUTION TO THE GLOBAL SUSTAINABLE DEVELOPMENT GOALS





IV 4.1. EXPERT DESIGN
FOR THE DRAFT PROPOSAL OF THE URBAN
DEVELOPMENT PLAN FOR THE HOSPITALITY AND
TOURISM ZONE (T3) SOLINE CAMPSITE 2023



urbanistički studio rijeka d.o.o.

physical and urban planning, design and environmental protection

Rijeka, Strossmayerova 3/2 | phone 051 374 007 | e-mail info@urb-studio.eu

STUDY: **EXPERT DESIGN**
**FOR THE DRAFT PROPOSAL OF THE URBAN DEVELOPMENT PLAN FOR
THE HOSPITALITY AND TOURISM ZONE (T3) - SOLINE CAMPSITE**

STUDY No.: 12/50-3

CONTRACTING AUTHORITY: ILIRIJA d.d. BIOGRAD NA MORU

CONTRACTING AUTHORITY
COORDINATOR: GORAN RAŽNJEVIĆ, MSc Econ

DRAFTER: **URBANISTIČKI STUDIO RIJEKA d.o.o.**

ACCOUNTABLE MANAGER: TATJANA RAKOVAC, MSc Arch.

EXPERT TEAM: TATJANA RAKOVAC, MSc Arch.
SRĐAN ŠKUNCA, PhD, MSc Arch. & Civil Eng.
MARA KUČAN, MSc Arch.
ANA BRUSIĆ BATISTIĆ, MSc Arch.
MARINO URODA, MSc Civil Eng.
LEON RUS, MSc Arch. Urb.

DATE: December 2023

RESPONSIBLE PERSON
OF THE DRAFTER: TATJANA RAKOVAC, MSc Arch.


County	ZADAR COUNTY	
Town	TOWN OF BIOGRAD NA MORU	
Spatial plan name:	EXPERT DESIGN FOR THE DRAFT PROPOSAL OF THE URBAN DEVELOPMENT PLAN FOR THE HOSPITALITY AND TOURISM ZONE (T3)- SOLINE CAMPSITE	
Contracting authority:	ILIRIJA d.d. Biograd na Moru	
Representative body decision on the drafting of the plan (official journal):	Representative body decision on the adoption of the plan (official journal):	
Public consultation (publication date):	Public review held on: from: to:	
Stamp of the body responsible for conducting the public consultation:	Person responsible for conducting the public consultation: _____ (name, surname, signature)	
Approval for the plan in accordance with Article 108 of the Physical Planning Act (Official Gazette, Nos 153/13, 65/17, 114/18, 39/19, 98/19, 67/23),		
Approval class number:	date:	year:
Legal person / entity that drafted the Expert Design:		
 urbanistički studio rijeka d.o.o. physical and urban planning, design and environmental protection Rijeka Strossmayerova 3/II phone 051 374 007 e-mail info@urb-studio.eu		
Stamp of the legal person / entity that drafted the plan:	Responsible person: Tatjana Rakovac, MSc Arch. _____ (name, surname, signature)	
Accountable manager of the Expert Design development:	Tatjana Rakovac, MSc Arch.	
Expert team that drafted the plan:		
1. Tatjana Rakovac, MSc Arch. 2. Srđan Škunca, PhD, MSc Arch. & Civil Eng 3. Mara Kučan, MSc Arch. 4. Ana Brusić Batistić, MSc Arch. 5. Marino Uroda, MSc Civil Eng. 6. Leon Rus, Msc Arch. Urb.		
Stamp of the representative body:	President of the Municipal Council: _____ (name, surname, signature)	
The spatial plan is attested as true copy of the original by: _____ (name, surname, signature)	Stamp of the competent body:	

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EXTRACT FROM THE COURT REGISTER

SUBJECT OF ENTRY

Company Registration No:
040102522

Tax No:
23401758099

EUID:
HRSR.040102522

COMPANY:

- 2 URBANISTIČKI STUDIO RIJEKA prostorno i urbanističko planiranje, projektiranje i zaštita okoliša, d. o. o.
- 1 URBANISTIČKI STUDIO RIJEKA d. o. o.

REGISTERED OFFICE / ADDRESS:

- 5 Rijeka (City of Rijeka)
Strossmayerova 3

E-MAIL ADDRESS:

- 13 urb-studio-ri@ri.t-com.hr

LEGAL FORM:

- 1 limited liability company

BUSINESS OBJECTS:

- 1 22.25 - Other printing services
- 1 70 - Real estate transactions
- 1 * - architecture consulting and activities; preparation of drawings (design) of facilities, supervision of construction; preparation of physical planning documents and expert bases for the issuance of location permits
- 2 * - engineering, project management and technical activities
- 3 * - commercial brokering
- 4 * - professional environmental protection activities

COMPANY FOUNDERS/MEMBERS:

- 9 Tatjana Rakovac, PIN (OIB): 75795815307
Rijeka, Šet. I.G. Kovačića 18
- 9 - member of the Company
- 12 ŽELJKA MRŠIĆ, PIN (OIB): 24785336889
Kosi, Kosi 52
- 9 - member of the Company

AUTHORISED REPRESENTATIVES:

Created on: 05/04/2023 11:20:15
Information as of: 05/04/2023

D004
Page: 1 of 3

EXTRACT FROM THE COURT REGISTER

SUBJECT OF ENTRY

- 15 Tatjana Rakovac, PIN (OIB): 75795815307
Rijeka, Šet. I.G. Kovačića 18
- 15 - Director
- 15 - represents the Company independently and individually,
based on the Decision of 2 July 2021

SHARE CAPITAL:

- 1 HRK 20,000.00 / EUR 2,654.46 (fixed conversion rate 7.53450)

Note:

The amount of the share capital is expressed in euros and does not affect the rights and obligations of the Company or its members. Companies are obligated to consolidate their share capital in accordance with the Act on the Amendments to the Companies Act (Official Gazette, No 114/22).

LEGAL RELATIONS:

Instrument of Incorporation:

- 1 The Articles of Association were adopted on 14 November 1997.
- 2 The Decision of the members of the Company of 15 November 1999 amended Article 2 (Legal name) and Article 4 (Business Objects) of the Articles of Association.
- 3 Pursuant to the Agreement on the Transfer of Business Shares and the Decision of the Assembly of the Company of 1 June 2001, the provisions of the Articles of Association were amended, in particular the Company members, business shares and the basic shares of the members and the provisions on the Management Board, and the consolidated text was submitted to the collection of documents.
- 4 The Decision of the Assembly of the Company of 15 May 2004 amended the provisions of the Articles of Association in Articles 12 and 13 - number and appointment of members of the Management Board. The consolidated text of the Agreement has been submitted to the collection of documents.
- 5 The Decision of the Assembly of 2 May 2005 amended the provisions of the Articles of Association in Article 3 relating to the registered office. The consolidated text of the Agreement has been submitted to the collection of documents.
- 7 The Decision of the members of the Company of 17 May 2007 amended the provisions of the Articles of Association in Article 14 (establishment of subsidiaries). The consolidated text of the Agreement has been submitted to the collection of documents.
- 8 The Decision of the members of the Company of 24 March 2010 amended the provisions of the Articles of Association in Articles 12 and 13 (number of members of the Management Board). The consolidated text of the Agreement has been submitted to the collection of documents.

OTHER INFORMATION:

- 1 Pursuant to Article 7 of the Articles of Association, the Company members undertake to pay the share capital difference in the amount of HRK 10,000.00 by 31 December 1997.

FINANCIAL STATEMENTS:

Submitted on	Year	For the period	Report type
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Created on: 05/04/2023 11:20:15

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Information as of: 05/04/2023

Page: 2 of 3

EXTRACT FROM THE COURT REGISTER

SUBJECT OF ENTRY

FINANCIAL STATEMENTS:

eu 27/04/2022 2021 01/01/2021-31/12/2021 GFI-POD report

Entries into the main register carried out by:

RBU	Tt	Date	Court name
0001	Tt-97/2613-2	01/12/1997	Commercial Court in Rijeka
0002	Tt-99/2998-4	14/12/1999	Commercial Court in Rijeka
0003	Tt-01/2179-5	18/07/2001	Commercial Court in Rijeka
0004	Tt-04/1792-3	28/05/2004	Commercial Court in Rijeka
0005	Tt-05/1646-2	13/05/2005	Commercial Court in Rijeka
0006	Tt-07/1282-2	27/06/2007	Commercial Court in Rijeka
0007	Tt-07/1281-2	27/06/2007	Commercial Court in Rijeka
0008	Tt-10/678-5	09/04/2010	Commercial Court in Rijeka
0009	Tt-10/3055-2	12/11/2010	Commercial Court in Rijeka
0010	Tt-10/4590-2	15/11/2010	Commercial Court in Rijeka
0011	Tt-17/1266-5	01/03/2017	Commercial Court in Rijeka
0012	Tt-20/10476-1	14/10/2020	Commercial Court in Rijeka
0013	Tt-20/7178-2	06/11/2020	Commercial Court in Rijeka
0014	Tt-21/3873-2	07/07/2021	Commercial Court in Rijeka
0015	Tt-21/4011-2	12/07/2021	Commercial Court in Rijeka
eu	/	30/06/2009	electronic entry
eu	/	30/06/2010	electronic entry
eu	/	28/06/2011	electronic entry
eu	/	27/06/2012	electronic entry
eu	/	28/06/2013	electronic entry
eu	/	27/06/2014	electronic entry
eu	/	29/06/2015	electronic entry
eu	/	28/06/2016	electronic entry
eu	/	30/06/2017	electronic entry
eu	/	27/06/2018	electronic entry
eu	/	27/06/2019	electronic entry
eu	/	28/08/2020	electronic entry
eu	/	17/06/2021	electronic entry
eu	/	27/04/2022	electronic entry



REPUBLIC OF CROATIA

MINISTRY OF CONSTRUCTION
AND PHYSICAL PLANNING

10000 Zagreb, Ulica Republike Austrije 20
Phone: 01/3782 444 Fax: 01/3772 822

**Directorate for Physical Planning,
Legal Affairs and
European Union Programmes**

Class: UP/I-350-02/17-07/44
File No.: 531-05-17-2
Zagreb, 19 September 2017

Based on the request of the company URBANISTIČKI STUDIO RIJEKA d.o.o. from Rijeka, Strossmayerova 3, represented by the director Tatjana Rakovac, BSc, Eng Arch, for issuing of consent for performing professional physical planning activities pursuant to Article 9 of the Act on Physical Planning and Building Tasks and Activities (Official Gazette 78/15), the Ministry of Construction and Physical Planning hereby issues the following:

DECISION

I **URBANISTIČKI STUDIO RIJEKA d.o.o. from Rijeka, Strossmayerova 3, is hereby granted consent for performing professional activities of development of draft proposals of all spatial plans and draft reports on spatial situation of all levels** and performing activities in connection with preparation and adoption of all spatial plans and reports on spatial situation of all levels referred to in Article 2 paragraph 1 item 1 of the Ordinance on Granting Consent for the Performance of Professional Physical Planning Activities (Official Gazette 136/15).

II The legal person referred to in item I of the dispositive part hereof shall deliver to the Ministry once a year in the month in which the consent was issued, documentation proving that the legal person has not ceased to fulfil the conditions for performing professional physical planning activities.

III the Ministry shall revoke the consent referred to in item I of this decision if the legal person ceases to fulfil the prescribed conditions for issuing consent, conditions that must be fulfilled during the development of spatial plans, or if it performs professional physical planning activities in contravention of the Act on Physical Planning and Building Tasks and Activities, regulations adopted on the basis of this Act or in contravention to regulations governing the field of physical planning.

Rationale

URBANISTIČKI STUDIO RIJEKA d.o.o. from Rijeka, Strossmayerova 3, submitted to this Ministry a request for issuing consent for performing all professional physical planning activities.

Requesting party enclosed with the request all proofs prescribed by the provision of Article 4 of the Ordinance on Granting Consent for the Performance of Professional Physical Planning Activities:

1. copy of the decision on entry into court register as evidence that the company URBANISTIČKI STUDIO RIJEKA d.o.o. from Rijeka, is registered for performance of professional physical planning activities and
2. proofs that the company employs certified architect urban planners:
Tatjana Rakovac, BSc, Eng Arch, certified architect urban planner,
authorisation number A-U 468,
and Mara Kučan Smešny, BSc, Eng Arch, certified architect urban planner,
authorisation number A-U 541.

For each of the above-mentioned architects urban planners, the following documents are attached:

- a) decision on registration in the register of certified architects urban planners and
- b) original of the certificate on data kept in the central register of the Croatian Pension Insurance Institute, not older than 30 days.

After inspecting the said documentation, it was established that the requesting party fulfils all conditions for issuing the requested consent.

On those grounds, and pursuant to the provision of Article 96 paragraph 1 of the General Administrative Procedure Act (Official Gazette 47/09), it was decided as stated in item I of the dispositive part of this decision.

Pursuant to the provision of Article 10 paragraph 2 of the Act on Physical Planning and Building Tasks and Activities, it was decided as stated under item II of the dispositive part of this decision.

Pursuant to the provision of Article 10 paragraph 1 of the same Act, it was decided as stated under item III of the dispositive part of this decision.

An administrative fee in the amount of HRK 35.00 pursuant to the Tariff No. 1 and 2 of the Tariff of Administrative Fees of the Administrative Fees Regulation (Official Gazette 8/17), was paid to the account of the state budget.

INSTRUCTION ON LEGAL REMEDY:

This decision is enforceable in the administrative procedure and an appeal may not be lodged against it; however, an administrative dispute procedure may be initiated before the Administrative Court in Rijeka. The administrative dispute is initiated by submitting a statement of claim, which shall be submitted within 30 days from delivery hereof. The statement of claim shall be submitted to the above-mentioned administrative court directly in writing, in oral form through a transcript of a verbal statement, by post or in electronic format.



ASSISTANT MINISTER
MSc. Danijel Žamboki

To be delivered to:

1. URBANISTIČKI STUDIO RIJEKA d.o.o., 51 000 Rijeka, Strossmayerova 3
attn. Tatjana Rakovac, Director
2. Register of consents, here
3. Record, here



urbanistički studio rijeka d.o.o.

physical and urban planning, design and environmental protection
Rijeka, Strossmayerova 3/2 Phone 051 374007 Phone 327 232 E-mail info@urb-studio.eu

Pursuant to Article 82 of the Physical Planning Act (Official Gazette, No 153/13, 65/17, 114/18, 39/19, 98/19), legal person:

URBANISTIČKI STUDIO RIJEKA d.o.o.

prostorno i urbanističko planiranje, projektiranje i zaštita okoliša
51000 Rijeka, Strossmayerova 3,

developing the expert design of the physical planning document for:

**DRAFT PROPOSAL OF THE URBAN DEVELOPMENT PLAN
FOR THE HOSPITALITY AND TOURISM ZONE – SOLINE CAMPSITE (T3)**

STUDY NO: 12/50-3

CREATION DATE: 2023

appoints as the responsible manager of the preparation of the expert design of the physical planning document:

TATJANA RAKOVAC, MSc Arch.

Chartered Architect and Urban Planner

AUTHORISATION NO: 468

The applicant was awarded the professional title "CHARTERED ARCHITECT AND URBAN PLANNER" in accordance with the Decision, Class: UP/I-034-02/16-02/511, File No: 505-04-16-09 of 25 April 2016, issued by the Croatian Chamber of Architects.

The manager in charge is responsible for each part of the draft proposal of the physical planning document, as well as ensuring that the prescribed parts, i.e. the content of that document, were prepared by experts of the relevant professions. For each part of the draft proposal of the physical planning document, the responsible manager must confirm by their signature that it was prepared in accordance with the Physical Planning Act (Official Gazette, Nos 153/13, 65/17, 114/18, 39/19, 98/19) and regulations adopted on the basis of that Act.

Rijeka, November 2023



On behalf of Urbanistički studio Rijeka d.o.o.

Director:

Tatjana Rakovac, MSc Arch.



REPUBLIC OF CROATIA
CROATIAN CHAMBER OF ARCHITECTS

Class: UP/I-034-02/16-02/511
File No.: 505-04-16-09
Zagreb, 25 April 2016

Deciding on the request of TATJANA RAKOVAC, MSc Arch. PIN: 75795815307 from RIJEKA, ŠETALIŠTE I. G. KOVAČIĆA 18, within the matter of registration into the register of certified architects urban planners pursuant to Article 26 of the Act on the Chamber of Architects and Chambers of Engineers in Construction and Physical Planning (Official Gazette number 78/15) and Article 37 of the Statute of the Croatian Chamber of Architects (Official Gazette number 140/15), pursuant to the party's request, the Croatian Chamber of Architects issues the following:

DECISION

1. **TATJANA RAKOVAC**, MSc Arch. from RIJEKA, ŠETALIŠTE I. G. KOVAČIĆA 18, is registered into the **register of certified architects urban planners** under the ordinal number **468**, with the date of registration falling on **25 April 2016**.
2. By virtue of registration into the **register of certified architects urban planners**, **TATJANA RAKOVAC**, MSc Arch. acquires the right to use the professional title of **certified architect urban planner** and the right to perform professional activities pursuant to Article 47 of the Act on Physical Planning and Building Tasks and Activities and Article 48 of the Statute of the Croatian Chamber of Architects, as well as the right to the seal and card of a certified architect urban planner.
3. Based on registration into the register of certified architects urban planners, the Chamber issues to TATJANA RAKOVAC, MSc Arch. the seal and a card of a certified architect urban planner
4. The registration fee in the amount of HRK 1,000.00 was paid to the account of the Croatian Chamber of Architects.
5. An appeal against this decision shall not defer its enforcement.

Rationale

On 25 April 2016, TATJANA RAKOVAC, MSc Arch. from RIJEKA, ŠETALIŠTE I. G. KOVAČIĆA 18, submitted to this public body a request for registration into the register of certified architects urban planners of the Croatian Chamber of Architects.

The Croatian Chamber of Architects conducted an examination procedure with regard to the delivered request of the requesting party in line with Article 64 paragraph 2 of the Act on the Chamber of Architects and Chambers of Engineers in Construction and Physical Planning and Article 4 of the Ordinance on Registration into Registers, Directories and Records of the Croatian Chamber of Architects and it was established as follows regarding TATJANA RAKOVAC:

- that she is registered into the register of certified architects – area of expertise certified architect based on the decision Class: UP/I-350-07/91-01/454, File No.:314-01-99-1, of 19 July 1999,

- that she passed professional exam on 14 October 1982,
- that she completed the relevant studies and acquired the academic title of graduate architectural engineer
- that she gained the relevant professional experience,
- that her permanent place of residence is on the territory of the Republic of Croatia,
- that she paid the registration fee in line with the Decision on the Amount of Registration and Membership Fee of the Croatian Chamber of Architects.

Pursuant to the provisions of the Act on the Chamber of Architects and Chambers of Engineers in Construction and Physical Planning, TATJANA RAKOVAC, MSc Arch. was registered into the register of certified architects – area of expertise certified architect and on the basis thereof performed activities of a certified architect.

Pursuant to the provision of Art. 64 para. 2 of the Act on the Chamber of Architects and Chambers of Engineers in Construction and Physical Planning, she was appointed based on acquired rights and registered into the register of certified architects urban planners.

In view of the thus established state of facts, conditions provided for in Art. 27 of the Act on the Chamber of Architects and Chambers of Engineers in Construction and Physical Planning and Article 6 of the Ordinance on Registration into Registers, Directories and Records of the Croatian Chamber of Architects, are duly fulfilled.

By virtue of registration into the register of certified architects urban planners of the Croatian chamber of Architects on 25 April 2016, as of 25 April 2016 TATJANA RAKOVAC acquires the right to use the professional title of certified architect urban planner, the right to a seal and card as well as all other rights and obligations pursuant to the Act on the Chamber of Architects and Chambers of Engineers in Construction and Physical Planning, Act on Physical Planning and Building Tasks and Activities and the Statute of the Croatian Chamber of Architects.

In view of the thus established state of facts, it was necessary to act in line with the request in accordance with the provisions of the Act on the Chamber of Architects and Chambers of Engineers in Construction and Physical Planning, Act on Physical Planning and Building Tasks and Activities and the Statute of the Croatian Chamber of Architects and it was decided as stated in the dispositive part.

Instruction on legal remedy: an appeal may be lodged against this decision to the ministry of Construction and Physical Planning within 15 days from the date of delivery hereof.

Administrative fee pursuant to the tariff numbers 1 and 2 of the Administrative Fee Tariff pursuant to the Administrative Fees Act (OG No. 8/96, 77/96, 131/97, 68/98, 66/99, 145/99, 30/00, 116/00, 163/03, 17/04, 110/04, 141/04, 150/05, 153/05, 129/06, 117/07, 25/08, 60/08, 20/10, 69/10, 126/11, 112/12, 19/13, 80/13, 40/14, 69/14, 87/14 and 94/14) was paid and cancelled on the submission.

President of the Croatian Chamber of Architects

– Željka Jurković, MSc Arch.

jurkovic

(round stamp
with the following text
REPUBLIC OF CROATIA,
CROATIAN CHAMBER
OF ARCHITECTS,
ZAGREB, 1)

To be delivered to:

1. TATJANA RAKOVAC, RIJEKA, ŠETALIŠTE I. G. KOVAČIĆA 18
2. Record of Chamber's documents



A) TEXT SECTION

I BASIC PROVISIONS

Article 1

(1) The survey “Expert Design for the Draft Proposal of the Urban Development Plan for the Hospitality and Tourism Zone – Soline Campsite (T3)”, hereinafter: Expert Design, is comprised of:

- A. TEXT SECTION OF THE PLAN
- B. GRAPHIC SECTION OF THE PLAN and
- C. ANNEX TO THE PLAN.

(2) The Expert Design covers a part of a separate building zone outside the settlement for hospitality and tourism purposes, within the boundaries of the Soline campsite as a purpose-built and developed area for the reception of campers.

(3) The Expert Design was developed as an expert basis, whereas its structure and content are identical to those of an urban development plan.

II) IMPLEMENTATION PROVISIONS

1) CONDITIONS FOR DETERMINATION AND DELIMITATION OF AREAS USED FOR PUBLIC AND OTHER PURPOSES

Article 2

(1) Areas for development within the scope of the Plan are planned as:

- hospitality and tourism purpose – campsite (T3),
- public areas:
- infrastructure / substation (IS) / (TS),
- protective vegetation (Z),
- combined vehicular and pedestrian access, and
- pedestrian access.

(2) Determination and delimitation of areas for public and other purposes is carried out in accordance with cartographic presentation No 1 “Area Use and Purpose” at a scale of 1:2000.

1.1 Hospitality and tourism purpose – campsite (T3)

Article 3

(1) The hospitality and tourism area - campsite (T3) is intended for campers and the provision of all hospitality and tourism services required in this tourism segment, which is why the development of the following functional units is planned within the campsite:

- **camping areas** – accommodation units: camping pitches and parcelled camping pitches, access roads to camping areas, green areas between camping areas and towards the main road, as well as ancillary amenity and camping equipment areas: refrigerator blocks, meal preparation area and outdoor grill, children’s playground, waste disposal area, etc.,
- **areas intended for the construction of central and auxiliary campsite facilities** include: campsite centre and reception, recreational and entertainment centre, service centre, individual central campsite facilities, sanitary facilities, etc., and associated traffic, pedestrian and green areas,
- **landscaped green areas** with mostly preserved existing terrain and vegetation, supplemented by new plantings of predominantly indigenous species, including undeveloped and greenery-covered areas within all other facilities,
- **sports and recreational areas** that include: sports and recreational centre, pool complex (aquatic centre) with ancillary building, individual recreational areas and children’s playgrounds,

- **campsite traffic areas** are intended for the maintenance and construction of the traffic network and include: internal combined vehicular and pedestrian roads that provide the basic access to the zones for camping and the accompanying facilities, internal combined vehicular and pedestrian road that is also a public footpath (Dražica Promenade), and parking lots: waiting area, parking lots for passenger cars and a bus parking lot,
- **areas of infrastructure facilities and devices** needed in the campsite,
- **green areas**, including protective green areas, park and greenery within other areas, are mostly preserved with the existing terrain and vegetation, and are supplemented by new planting of predominantly indigenous species.

(2) Internal infrastructure of water supply, drainage, power supply, gas supply and electronic communications systems necessary for the provision of utilities within the campsite may be built on all areas within the building plot of the campsite.

1.2 Areas of infrastructure systems (IS) – substation (TS)

Article 4

(1) Infrastructure areas marked (IS)/(TS) provide for the existing substations that were built for the purpose of power supply of the Park Soline campsite and a contact area for the maintenance/reconstruction of the existing substations.

(2) Facilities and devices of municipal (sanitary and rainwater drainage system, water supply system and power supply system, gas supply system) and electronic communication infrastructure may also be constructed for other purposes within the scope of the plan, generally underground, avoiding landscaped green areas.

1.3 Protective vegetation (Z)

(1) Protective vegetation areas are planned for area landscaping, the spaces between different-purpose facilities and for environmental protection purposes.

(2) The protective vegetation area enables the planning of necessary and appropriate utility, transport and infrastructure facilities.

1.4 Combined vehicular and pedestrian and solely pedestrian access

(1) The combined vehicular and pedestrian access is intended for pedestrian traffic and exceptional traffic of service, emergency and delivery vehicles, as well as bicycle traffic according to the Town's special regulation and decision.

(2) The pedestrian access is intended for pedestrian traffic, and exceptionally for bicycle traffic according to the Town's special regulation and decision.

2) CONDITIONS FOR POSITIONING OF BUILDINGS INTENDED FOR HOSPITALITY AND TOURISM ACTIVITIES

Article 5

The area covered by the plan (separate building zone) is planned with appropriate evaluation of the existing vegetation and landscape values, so that:

- the level of construction in the zone does not exceed 10%,
- at least 40% of the zone is developed as a park and natural vegetation,
- accommodation units and ancillary facilities are at least 25 m away from the shoreline,
- accommodation units are not firmly fixed to the ground.

Article 6

(1) The hospitality and tourism facility is constructed as a complex facility (an assembly of several functionally and/or technologically connected facilities) in the zone intended for campsite development (T3), and the location of its parts is designated according to the conditions referred to in point 2 of these provisions and cartographic presentation No 4 "Method and Conditions of Construction" at a scale of 1:2000.

(2) Certain buildings forming a building complex are built in such a way that their area, size, location and provision of unobstructed road access and connections to the utility infrastructure enable rational organisation and performance of planned activities without adverse effects on the environment, i.e. in such a way that they do not impair the living and working conditions in the zone.

(3) Accommodation areas, as well as buildings for the provision of all types of services, must be arranged, constructed and equipped in accordance with the conditions that allow comfort, functionality and safety of a minimum of a category 4* campsite.

Shape and size of the building plot

Article 7

(1) The building plot intended for hospitality and tourism – campsite buildings is formed in accordance with the shape and size of the area marked T3. Within the building plot of the campsite, only one campsite can be formed as a single spatial, functional and economic unit.

(2) A building plot is essentially a cadastral parcel formed by land subdivision processes of dividing and combining land in accordance with cartographic presentation No 1 “Area Purpose”.

(3) Until the final decision on the property status of the tourist land within the campsite, as a prerequisite for the formation of a single plot, the existing cadastral or land registry status is allowed, as well as the harmonisation of the land culture, and the boundaries of the plots may be changed by splitting and merging, but only within the campsite area.

(4) The maximum allowed area of the building plot corresponds to the total area T3, determined by cartographic presentation No 1 “Area Purpose”.

(5) The area of the campsite may be constructed and developed in phases, in order to adjust the investment dynamics to the financial capacities of the investors. It is possible to form plots adequate for the execution of a particular phase in such a way that the individual phase represents a complete spatial and functional unit.

(6) The shape and size of the building plot need to ensure the organisation of any required amenities: camping pitches and camping plots at the planned capacity, road and pedestrian access, ancillary amenities, municipal infrastructure building, green areas, fencing and other necessary amenities.

Purpose of facilities

Article 8

(1) The building plot for hospitality and tourism purposes – campsite (T3) is intended for the development of several functional units, i.e. areas of different purposes, and the construction of buildings therein as follows: camping areas – accommodation units, marked SJ, central areas marked C1, C2 and C3, areas for ancillary facilities marked CP1, CP2 and CP3, sanitary facilities marked SČ, areas of sports and recreational facilities marked R2-1, R2-2 and R2-3.

(2) Within the functional units/areas referred to in paragraph 1 of this Article, a sanitary facility (SČ) may be constructed as an independent building or ancillary facility.

(3) The distribution of units/areas referred to in paragraph 1 of this Article within the campsite is shown in cartographic presentation No 4 “Method and Conditions of Construction”. The delimitation of these areas is shown in general lines, while the placement of permitted facilities within each individual area is determined by the project.

Article 9

(1) Within the camping areas marked SJ, the following accommodation units are planned: camping plots and camping pitches, the latter containing mobile homes and glamping houses, and accommodation units intended for camping with own and other mobile equipment.

(2) In addition to arranging accommodation units for campers, the camping area is also intended for setting up and arranging ancillary facilities, arranging access routes to accommodation units, landscaping green areas between them and developing internal roadways, children’s playgrounds, waste disposal areas and other necessary elements, as well as landscaping areas adjacent to ancillary facilities.

(3) Ancillary amenities within the camping area marked SJ include refrigerator blocks, area for preparing meals and other ancillary and auxiliary amenities according to the requirements for performing hospitality and tourism activities, infrastructure, servicing and technical and other similar buildings and devices.

(4) The locations for refrigerator blocks and the number of refrigerators are determined in accordance with the applicable regulations and the rating of the campsite.

(5) The locations for waste disposal areas and the container capacity are determined in accordance with the applicable regulations and the rating of the campsite.

Article 10

(1) The sanitary facility areas marked SČ are intended for the construction and use of facilities for the purposes of the guests' personal hygiene, laundering and dishwashing.

(2) Each sanitary facility shall include a section for men, a section for women and a washing area, and the type and number of sanitary units shall be in compliance with the applicable rules and the rating of the campsite.

(3) Apart from personal hygiene, the areas marked SČ may be used for refrigerator blocks, meal preparation areas, waste disposal, and as a service and technical area.

(4) The reconstruction of existing areas or buildings of sanitary facilities marked SČ is allowed in order to raise the standards for the prescribed campsite category, as well as to comply with the total sanitary capacities of each camping area (SJ).

(5) Considering the planned partial equipment of certain camping units with water and drainage connections, as well as the self-sufficiency of equipped caravans, campervans, mobile homes and glamping houses, the programme may be adjusted by reducing the number of sanitary units.

Article 11

(1) Areas of central and ancillary facilities may be used to construct buildings with associated zones for the following purposes:

C 1 – campsite centre and reception – intended for the organisation of the main entrance to the campsite with entrance control and guest reception, with the possibility of catering, shopping and service facilities, a common lounge area, etc. Parking lot P1 next to the centre of the campsite (about 20 spaces) functions as the departure point for guests' vehicles and overnight parking for guests, when no driving is allowed within the campsite.

C 2 – recreational and entertainment centre – intended to accommodate catering facilities with covered and open terraces (restaurant, etc.), recreational and entertainment amenities. If necessary, this area may accommodate smaller zones for shops, services, ancillary recreational facilities, etc.

C 3 – service centre – intended for campsite guest services (car washing, emptying of chemical toilets, storing vessels in the off season and trailers during high season, etc.), campsite maintenance amenities (storage of equipment, spare parts, construction materials, repair and maintenance workshops, etc.), auxiliary, service and technical areas, areas for separate waste collection, etc.

CP – individual central and ancillary campsite amenities – intended for quiet and clean activities, including hospitality, commercial and other different ancillary amenities necessary for a campsite, in line with the prescribed requirements and applicable regulations. Their construction is usually planned at the locations of existing ancillary and auxiliary structures,

SČ – sanitary facilities – intended for the construction and use of facilities for the guests' personal hygiene, laundry washing and ironing and dishwashing. Each sanitary facility includes a section for men, a section for women and a washing area, and the type and number of sanitary units must be in compliance with the applicable rules and campsite category. Apart from personal hygiene, the areas marked SČ may be used for refrigerator blocks, meal preparation areas, waste disposal, and as a servicing and technical area.

(2) The areas where central facilities are developed may be increased by using the areas of non-functioning accommodation units.

(3) Relating to the basic hospitality and tourism activities, the lofts of the central buildings within the area of the campsite's central amenities C1 and C3 may be used as apartments and/or living spaces for accommodation of the staff at a capacity of up to 30 beds. The category applicable to tourism accommodation does not apply to staff accommodation.

Article 12

(1) On sports and recreational areas, the construction and development of the following sports buildings and areas with ancillary facilities is allowed:

R2-1 – sports and recreational centre is intended for the construction and arrangement of recreational and sports facilities in the coastal zone; this can be performed with a filled or solid surface and the area may be fenced using a metal or wire fence.

R2-2 – recreational areas are intended for the construction and arrangement of individual recreational facilities that are carefully located between the existing tall vegetation that is fully preserved. Development and equipment interventions are adapted as much as possible to the existing slope of the terrain, fencing is not allowed, and the structure of the content is not determined.

R2-3 – sports and recreation centre – pool complex, intended for the construction and arrangement of a pool complex containing water attractions (aquapark), swimming and bathing pools with sunbathing areas and a catering facility with terraces, as well as other ancillary and technical amenities. Developed areas are generally constructed using a solid base or paving material. No fencing is planned on the border with other campsite areas.

(2) The areas where sports and recreational facilities are developed may be increased by using the areas of non-functioning accommodation units.

(3) The layout and structure of individual sports-recreational and ancillary facilities has been generally determined; however, this shall be more accurately determined in the project documentation.

Position of the building

Article 13

(1) The buildings shall be positioned within the area of the building plot intended for the construction of buildings.

(2) The distance of buildings from the regulation line is at least 5 m. The regulation line is determined by the edge of the traffic surface bordering the building plot.

(3) The distance of the buildings from the public traffic area, and from the traffic area intended for public use shall amount to at least half the height of the building (half of the maximum height or of the height, depending on the orientation of the building).

(4) The distance of the buildings from internal roads as the emergency and evacuation paths shall amount to at least half the height of the building (half of the maximum height or of the height, depending on the orientation of the building).

(5) In the event of reconstruction of the existing buildings and the construction of new buildings in pre-constructed parts of the campsite, shorter distances are also allowed, if so permitted by the local and specific requirements laid down by competent authorities, provided that the reconstruction is performed at the prescribed distance.

(6) Outside the building part of the plot, a canopy over the entrance may be built, up to 1.5 m deep outside the building part, as well as pergolas and similar structures functioning as access to the building and user protection, retaining walls, combined vehicular and pedestrian areas, parking lots, infrastructure, etc. and solar energy collector structures at a distance of at least 3.0 m from the internal road or the plot boundary.

(7) Accommodation units and ancillary facilities must be at least 25 m away from the shoreline. In the zone of 25 m from the shoreline, the only construction allowed is the reconstruction of existing buildings within the existing dimensions.

(8) Certain buildings and developed areas within the campsite shall be allocated to spatial units according to the criteria defined under cartographic presentation No 4 “Method and Conditions of Construction” and 3 “Conditions of Use, Development and Protection of Areas”.

Article 14

(1) The area intended for the development of accommodation units and ancillary amenities is determined in terms of the distance from the internal combined vehicular and pedestrian roads amounting to at least 1.5 m and the distance from the rest of the areas which amounts to at least 1 m.

(2) The current arrangement of the camping units may be retained. New units shall generally be positioned on both sides, vertically to the access roads, with green areas of an approximate width of 1.0-2.5 m put between the unit rows

(3) The ancillary buildings: refrigerator blocks, area for preparing meals, outdoor grill and children's playground must be at a minimum 2.0 m distance from the combined vehicular and pedestrian road.

(4) The waste disposal area and similar areas must be at a minimum 3.0 m distance from the camping units and the camping area as well as from the refrigerator blocks, meal preparation area, outdoor grill and the children's playground.

Article 15

The sanitary facilities are reconstructed or constructed as free-standing buildings or as a building complex.

Article 16

The central buildings are reconstructed or constructed as free-standing buildings or as a building complex.

Article 17

The sports grounds located within the sports and recreational areas are positioned at a distance of at least 2.0 m from the area's borders.

Size and construction (gross) area of the building with the number of functional units

Article 18

The development level of the campsite as a whole, or of the construction area used for hospitality and tourism purposes may not exceed 10%.

Article 19

(1) The level of construction of campsite building plot must not exceed 30% of the plot, and the usability coefficient must not exceed 0.8; by way of exception thereto, the reconstruction of existing hospitality and tourism buildings is planned in such a way that the existing building density, the level of construction of the building plot and the usability coefficient do not increase, if these values are higher than the ones indicated.

(2) The total capacity of the facility, expressed in the number of accommodation units, is intended for the accommodation of guests – campers in basic accommodation units, i.e. camping pitches.

(3) Accommodation units in buildings are not planned.

(4) Mobile homes or glamping houses can be installed in up to 40% of basic accommodation units.

(5) A total number of up to 1,208 accommodation units organised into two types of accommodation is planned: of which at least 60% or 725 units must be camping pitches for tents, caravans, motorhomes, and a maximum of 40% or 483 units may be camping pitches for mobile homes or glamping houses.

(6) The budget number of persons amounts to 3 guests per accommodation unit, thus fixing a maximum capacity of the campsite of 3,624 guests.

(7) The plan for the structure is used only as guideline and can be performed in stages, as well as adjusted according to the applicable regulations and campsite category, provided that the maximum permitted capacity of the campsite is not exceeded.

Article 20

An individual building with ancillary amenities within the accommodation unit areas may have a maximum floor area of 50 m² and a maximum height of 3.0 m.

Article 21

(1) The individual surface area of the sanitary facility is 150 to 400 m², and the existing area of the building is retained at the pre-constructed locations if it meets the requirements of the associated camping area (SJ).

(2) The plan allows the reconstruction of existing buildings of sanitary facilities in order to raise the standards for the prescribed campsite category, as well as to comply with the total sanitary capacities of each camping area (SJ).

(3) Considering the planned partial equipment of certain camping units with water and drainage connections, as well as the self-sufficiency of equipped caravans, campervans, mobile homes and glamping houses, the programme may be adjusted by reducing the number of sanitary units.

(4) The maximum permitted number of storeys for the sanitary facilities is 1 aboveground storey.

(5) The maximum permitted height of a sanitary facility is 4.0 m, and the maximum permitted total building height is 6.5 m.

Article 22

(1) The maximum permitted number of storeys for central and ancillary amenities equals two aboveground storeys, one being a loft, and one an underground storey – a basement.

(2) The maximum permitted height of the central buildings is 5.0 m, and the maximum permitted total building height is 7.5 m.

(3) The values exceeding those planned may be kept with regards to the existing buildings, provided that the values are not increased through reconstruction.

Article 23

(1) The maximum permitted number of storeys for the sports and recreational ancillary amenities equals 1 aboveground storey.

(2) The maximum permitted height of a building used for sports and recreational ancillary amenities equals 4.0 m, whereas the maximum permitted total building height equals 6.0 m.

(3) On the areas of the R2-3 pool complex, there are no conditions regarding the largest floor area and the height of the ancillary buildings, and a maximum of two above-ground floors and a basement are allowed.

(4) On the R2-2 recreational areas, the largest floor area of the ancillary buildings is 60.0 m², and the total height is a maximum of 5.0 m.

Building design conditions

Article 24

(1) Design of the total area of the campsite must be balanced and consistent. The buildings of central, auxiliary and ancillary facilities are shaped by applying equivalent design principles, and the same should be applied to the choice of the shape of mobile homes, since they remain in the area for a longer period of time.

(2) The design process of certain buildings must take into account the buildings' relationship to the rest of the campsite, and the relationship between the campsite and the surrounding area. The design of the buildings may be modern, although not excluding the use of traditional elements or design relying mostly on traditional construction and building techniques.

(3) High-quality material must be used in all of the projects, taking into account the proximity of the sea, and the effects of the salt sediment and winds (recommended use of durable materials and avoiding materials prone to corrosion).

(4) Roofs can be pitched at a maximum angle of 23°. Use of deck-mounted skylights is also possible, and part of the roof can be constructed as a walkable terrace for the purpose of housing.

(5) Solar collectors and photovoltaic cells may be installed on the roofs of central, ancillary and auxiliary facilities, as well as mobile homes.

Article 25

The sports courts are designed so as to follow the slope of the terrain, with the differences in height resolved by means of walls or filling the interspace with greenery.

Conditions for the development of the building plot

Article 26

(1) The building plot of the campsite must be enclosed by a protective fence, in accordance with the regulations, with the exception of the part of the coastal zone that is in public use, where the part of the area containing accommodation units is to be enclosed.

(2) A fence that meets the space design requirements must ensure protection and control of the entrance and the manner in which the space of the campsite is used. The fence may be natural (hedge) or built/installed, in which case it should contain vegetation as well (climbing plants, hedges, etc.).

(3) The fence to be installed along the roadway should be a standard, high-quality, simply shaped, metal safety fence supported by metal or concrete pillars built into the foundation. If a hedge or a climbing plant is planted next to the fence, a simple wire protective fence may be installed.

(4) The fence that is installed along the coastal road and the Dražica Promenade may be a hedge and/or a stone wall up to 1.0 m high.

(5) In the remaining part, a simple wire safety fence may be installed.

(6) Amenities within the campsite are generally not enclosed; however, walls with stone finishes or hedges, up to a height of 1.0 m, may be installed in exceptional cases.

(7) The waste disposal areas and sanitary facilities may be fenced in relation to the accommodation units, refrigerator blocks, meal preparation areas, outdoor grill, the children's playground, etc. Separation of surfaces and fencing is carried out by planting greenery, and in exceptional cases by raising stone walls or installing a stone finish, up to a maximum height of 1.5 m.

(8) If the content of the building requires special protection conditions, the construction of a fence of a maximum height of 2.2 m is allowed.

Article 27

(1) Camping spaces within the areas intended for accommodation of caravans, tents and vehicles must be cleared of rocks and roots, as well as levelled and positioned approximately at the level of the access road in order to ensure quick rainwater run-off, and the green areas between the units must be landscaped.

(2) The camping spaces must be shaded from the sun. This shall be ensured by opting for tall vegetation to provide shade, and building climbing plant trellises.

(3) Each camping unit must be numbered. Signs must be of a uniform design.

(4) Accommodation units are separated from each other by greenery (hedges).

(5) It is not allowed to put fencing, permanent paving and similar, in basic accommodation units.

(6) Green areas shall accommodate small playgrounds for children, refrigerator blocks, outdoor grills, seating groups, spots with fountains and taps, areas for waste disposal containers, etc.

(7) The ancillary amenities: refrigerator blocks, meal preparation area, outdoor grill and the children's playground must be separated by hedging, etc. from the collector road.

(8) The waste disposal area and similar areas must be separated from the camping units and the camping area as well as from the refrigerator blocks, area for food preparation, outdoor grill and the children's playground, by a wall, by greenery or in some other way.

(9) The sports courts are designed so as to follow the slope of the terrain, with the differences in height resolved by means of walls or filling the interspace with greenery.

(10) A part of the area towards the internal roads, where allowed for by the functional organisation, must be horticulturally developed using native plant species and plant species used in parks.

Article 28

(1) At least 40% of the surface of the construction area must be developed as a park and natural greenery.

(2) The existing high-quality tall vegetation, consisting mostly of pine forest, and the natural terrain must be preserved as much as possible and introduced to the new landscape layout, and native plant species must be used for replanting.

(3) Green areas are, for the most part, preserved in their original state with the existing terrain and vegetation, and restored and complemented by planting new seedlings.

(4) When carrying out the planned projects of development and construction of traffic and municipal infrastructure as well as other projects, it is necessary to preserve the existing configuration of the terrain as well as the native greenery with the intention of ensuring design and protection of the area.

(5) Along with the forestry project of forest renewal and restoration, another planned activity is planting new seedlings along ancillary buildings of the campsite, between campsite units and along the fence surrounding the campsite (untrimmed or partially trimmed hedge).

(6) Development of green areas generally encompasses maintenance of the existing greenery and its complementation through planting new seedlings of predominantly high greenery of indigenous species that are present in the wider environment, species that are already present on the location as well as – to a certain extent – of decorative park species suitable for the local climate and soil.

(7) Within the green areas, development of pedestrian trails, small children’s playgrounds and recreational facilities, etc. is planned, as well as the strictly necessary construction and development of infrastructural facilities and installations.

(8) Construction of a retaining wall of up to 1.5 m in height in a single plane is allowed, as well as of ancillary and infrastructure facilities up to 2.5 m high and of a maximum surface area of 10 m², including installation of park furniture, outdoor lighting, watering equipment, exercise equipment, etc.

Article 29

(1) In order to ensure that the campsite’s intended use is planned, installation of standard equipment, marking and notification elements as well as of visual artistic elements is envisaged. Visual communication equipment and elements to be installed must be unified, functional, well-designed and adapted to the surrounding environment in terms of form, colour and material.

(2) There is a possibility of realising different visual arts interventions based on an original creative idea within the campsite.

Article 30

(1) Within the building plot of the campsite, a network of internal areas for the movement of vehicles and pedestrians is established, consisting of: combined vehicular and pedestrian roads, (combined vehicular and pedestrian) access to accommodation units and pedestrian paths/trails, as shown in Diagram Map No 2 “Basics of the Technical Design for Traffic” at a scale of 1:2000.

(2) Combined vehicular and pedestrian roads are the main traffic areas within the campsite, and when reconstructing existing and constructing new ones, the application of physical measures to limit the speed and increase the safety of traffic (protrusions, depressions, bumps, constrictions, etc.) is allowed.

(3) Combined vehicular and pedestrian roadways provide direct access to the central and ancillary buildings of the campsite, through existing and planned combined vehicular and pedestrian access to the campsite accommodation units.

(4) The width of the combined vehicular and pedestrian road is 3.0–6.0 m. The road level usually follows the terrain.

(5) The flooring of paths and squares must be defined with no breaks, at a single level with a crossfall of 1.0–3.0% towards the vegetation. Longitudinal gradients of boom barriers amount to up to 7.5%.

(6) Access roads within camping areas are generally one-way roads 3.0–3.5 m wide, and the width of the carriageway is at least 2.5 m.

(7) The route of the combined vehicular and pedestrian access is laid in such a way that it follows the terrain and bypasses the high greenery, and the final treatment may be a rolled gravel covering or just a flattening, with the possibility of finishing with concrete and in combination with natural material (stone, brick, pebble, etc.).

(8) In all traffic areas, the layers of the superstructure are executed on a previously prepared subgrade and a mechanically compacted load-bearing layer made with a compactness module in accordance with the design solution.

(9) The main roads within the campsite are also used as fire department access roads (they must comply with the slope and width requirements for fire access roads).

(10) Drainage of run-off rainwater from the carriageway of vehicular and pedestrian roads is solved using transverse and longitudinal gradients. Rainwater is discharged into catch basins or is purged using side ditches / canals and is discharged in a controlled way in infiltration facilities and is, if necessary, treated in an oil and grease separator.

Article 31

(1) Pedestrian paths are used to interconnect the accommodation areas of the campsite, connect them to the areas of central and ancillary facilities and to the coastal area, and are arranged within all areas of the campsite and within the areas of protective vegetation, primarily using existing paths.

(2) The pedestrian paths are designed and arranged in accordance with the needs of landscaping the accommodation unit areas and areas of central and ancillary facilities. The minimum width of pedestrian paths is 1.2 m and can be applied only in extremely unfavourable route conditions, while the preferred width is 2.0 m.

(3) The coastal pedestrian path, although outside the scope of this Plan, represents a coastal walking route to which a part of the network of pedestrian paths within the campsite is directly connected, and thus the entire campsite area is connected with the coast and adjacent areas and facilities.

(4) Pedestrian paths and surfaces are equipped with environmentally-friendly public lighting and street furniture.

(5) Pedestrian surfaces shall be developed by constructing the parterre basically using macadam, stone, pebbles, concrete and other suitable material, and by installing unified and well-designed street furniture and visual arts equipment.

Article 32

(1) A surface for parking personal and commercial vehicles is planned to be constructed within the framework of the campsite area and is intended for use by guests and employees.

(2) Along the roadway leading to the main entrance, in front of the reception, a P1 parking lot is planned, the purpose of which shall be a waiting zone for arriving guests.

(3) Parking for guests' vehicles in camping areas is generally planned specifically for a certain accommodation unit. In exceptional cases, plans include a possibility of organising common parking for more than one camping plots, where possible, alongside roads.

(4) For organised arrivals of guests by bus, there is a special parking lot marked P3, designed for buses.

(5) Employee vehicle parking is also provided for in parking lots marked P2, arranged for passenger vehicle parking and in the central building areas. Staff, delivery services, etc. may park within the areas of central and sports and recreational facilities.

(6) Commercial vehicles are parked in the campsite service centre area.

(7) The dimensions of parking spaces must be 5.0 x 2.5 m at a minimum. In accordance with the applicable regulations, the required number of parking spaces for vehicles belonging to persons with disabilities must be provided within parking lots, and the places closest to the pedestrian area or access to the contact content must be selected.

(8) The minimum size of the parking lot is determined according to the norm of 35 m² per passenger cars, and 120 m² per bus.

(9) Vegetation should be added to the parking lot areas by planting at least 1 tree to 4 parking spaces.

Article 33

(1) It is not allowed to put fencing, permanent paving and similar, in basic accommodation units.

(2) The ancillary amenities: refrigerator blocks, meal preparation area, outdoor grill and the children's playground must be separated by hedging, etc. from the collector road.

(3) The waste disposal area and similar areas shall be separated from the camping units and the camping area as well as from the refrigerator blocks, area for preparing meals, outdoor grill and the children's playground, by a wall, by greenery or in some other way.

(4) Undeveloped areas shall be developed on one level or several levels, and adapted to fit the surrounding terrain as much as possible. Depending on the on-site terrain configuration, level baselines of developed areas are determined according to the level of the connection to the internal traffic area and the existing terrain.

Article 34

(1) Elevation levels of the existing terrain are usually retained within the area of the campsite or alignment with the existing terrain is performed to the maximum extent.

(2) In terrain levelling, the maximum height of retaining walls, i.e. trenches and embankments, equals a maximum of 1.5 m at a single level. Necessary levelling interventions with a greater difference in height shall be performed by the means of a terrace structure and planting of vegetation on the terraces. The minimum width of the terrace equals 1.5 m, with a minimum of 1 m of width, and 1 m of depth of the soil must be ensured for planting greenery.

(3) Finely worked stone or structured concrete shall be used for the visible sides of the retaining walls.

Article 35

(1) The terrain design must not affect the conditions of use of neighbouring and public areas.

(2) Pedestrian areas and terraces shall be constructed by using a layer of macadam, grassed concrete or stone elements (regular or irregular), or in another equivalent way.

Article 36

(1) Amenities within the campsite are generally not enclosed; however, walls with stone finishes or hedges, up to a height of 1.0 m, may be installed in exceptional cases. If special protection conditions concern a certain type of building, it is permitted to construct a fence of a height meeting those conditions (around 2.2 m).

(2) Sports grounds can be constructed using either a filled or solid base, as well as grass. They may be enclosed with a metal or wire fence. They are developed at the level of the terrain in the coastal zone (+/- 60 cm).

Manner and conditions of connection to the traffic area, municipal and other infrastructure

Article 37

(1) The building plot must be connected to the traffic area, the water supply, drainage and power supply. The building plot may be connected to the telecommunications and gas supply network.

(2) Connecting the plot to the traffic area ensures the connection to the public road network directly or via a traffic surface owned by the building plot owner or the owner of the area over which easement was granted.

(3) A single building plot may have multiple connections.

(4) The connection level must be adjusted to the level line of the access road and the level of the existing terrain. The connection must be put in place in a way that does not affect the traffic taking place on the road.

(5) Connections to the traffic area and municipal infrastructure, marked on cartographic presentation No 4 “Method and Conditions of Construction”, are generally determined for the entire area of the campsite, in accordance with the height elements of roads and can be determined at another appropriate position along the regulation line, but also along other lines of the building plot (most commonly the wastewater drainage connection).

Article 38

(1) In the event that there is no canal network, it is required to dispose of wastewater by using a wastewater treatment plant in an environmentally acceptable manner and in accordance with special conditions, in which case a building with a size of up to 10 PE is planned to potentially be connected to a prescribed septic tank.

(2) Clean and treated rainwater shall be released into the natural recipient.

(3) The technical documentation related to the construction of the pool has to determine a solution for the pool drainage by using hydraulic calculation of the wastewater amount and planning the operation and cleaning of the pool, as well as the disposal of the filter rinsing water. The pool may be occasionally emptied through the drainage well into the terrain, provided that the use of the buried parts of neighbouring buildings is not affected.

Article 39

(1) The connection capacities are determined in accordance with the following parameters:

- water supply
 - minimum amount of water per campervan equals 120 L/day,
 - permanent connection to the water supply and sewage system is planned for all mobile homes, and at least for 20% of all camping pitches,

- drainage
 - permanent connection to the water supply is planned solely on the condition that there is a permanent connection to the sewage system,
 - tanks for emptying portable chemical toilets (devices for emptying built-in chemical toilets) are planned in relation to servicing,
- power supply
 - connection to the power supply must be ensured for 55% of the accommodation units, i.e. for all camping pitches,
- outdoor lighting
 - mandatory at the entrance to the campsite, along the main roads and at the accesses to sanitary facilities,
 - it is planned for the parking lots and around ancillary buildings.

(2) Internal infrastructure lines shall be laid underground, generally in the common canals. The aboveground sections shall be discreetly covered by vegetation, outside the internal road corridors.

(3) All camping spots connected to the water supply must be connected to the drainage system, and the minimum number of common water outlets connected to the drainage network must be planned in accordance with the applicable regulations and the rating of the campsite.

Conditions for unimpeded access, movement, stay and work of persons with reduced mobility

Article 40

(1) The project must ensure accessibility of facilities and functionalities for people with disabilities and reduced mobility, at least to the extent and in the manner specified in the applicable regulations.

(2) In order to guarantee accessibility for persons with disabilities and reduced mobility, at least the following accessible facilities shall be provided: entrance area, communications, toilet, bathroom or shower, kitchen and billboard.

3) CONDITIONS FOR THE DEVELOPMENT, OR CONSTRUCTION, RECONSTRUCTION AND EQUIPMENT OF THE TRANSPORT, ELECTRONIC COMMUNICATIONS AND MUNICIPAL NETWORK WITH ITS FACILITIES AND AREAS

Article 41

(1) The construction of the transport, electronic communications and municipal infrastructure, installations, facilities and devices, shall be carried out in accordance with the technical conditions set out in this plan, cartographic presentations No 2.1 "Transport Infrastructure", 2.2 "Municipal Infrastructure", and the requirements laid down by competent authorities.

- (2) The plan provides areas and envisages basic directions for infrastructure systems, mainly the following:
- traffic areas;
 - electronic communications;
 - water supply;
 - drainage system;
 - power supply and gas supply.

(3) The infrastructure network lines are recommended to be laid along traffic areas when possible. The project relating to roads within the scope of the plan is recommended to also include projects relating to construction of municipal infrastructure and electronic communications network.

(4) Horizontal and vertical distances and crossings of certain installations shall be carried out in accordance with the applicable technical regulations. In circumstances where it is not possible to comply with the required distances, it shall be possible to lay the route with other installations at a shorter distance, on condition of an agreement reached with the other owners and the use of special installation channels and protective tubes, and arranged vertically, as determined based on a special project. At crossings with the sewage network water supply piping is generally laid above the collector.

(5) When designing and constructing installations, facilities and devices relating to transport, electronic communications and municipal infrastructure, a degree of deviations is allowed if it complies with the conditions of use of traffic surfaces and building plots intended for hospitality and tourism purposes.

3.1 Conditions for construction of a traffic network

Article 42

(1) The traffic design of the area covered by the Plan includes a traffic network intended for combined vehicular and pedestrian and solely pedestrian traffic and a traffic area intended for stationary traffic, for the basic hospitality and tourism purposes of the covered area.

(2) Traffic buildings, planimetric elements of routes and other technical elements related to the traffic network are determined according to cartographic presentation No 2.1 “Transport Infrastructure”.

(3) The covered area is connected to the existing public roads passing around the campsite at the existing main entrance and at several auxiliary entrances. The public roads to which the covered area is connected are not covered by the plan.

(4) Since the existing roads along the perimeter of the campsite are categorised as unclassified roads, the connection to the road must be made in accordance with the Decision on Unclassified Roads (Official Gazette of the Town of Biograd na Moru, Nos 6/13 and 11/13), while in terms of the main entrance to the campsite it is recommended that it is designed and constructed in accordance with the Act on Public Roads and the Ordinance on the Conditions for the Design and Construction of Access Roads and Roadway Connections to Public Roads.

(5) Combined vehicular and pedestrian access outside the hospitality and tourism area (T3), designed to follow the terrain, is planned to be used as a traffic area that is functional only occasionally and in exceptional circumstances, for delivery, service and intervention purposes.

(6) If the combined vehicular and pedestrian access is reconstructed, it is planned to have a width of 3 m and a macadam finish.

(7) Pedestrian access outside the hospitality and tourism area (T3), designed to follow the terrain, is planned as a pedestrian shortcut and needs to be adopted through the landscape design of the protective vegetation zone.

(8) If the pedestrian access is reconstructed, it is planned to have a width of 2.5–3 m and a macadam finish.

(9) The internal transport network within the hospitality and tourism area (T3) is built and reconstructed in accordance with Diagram Map No 2 “Basics of the Technical Design for Traffic”.

(10) The internal transport network consists of existing and planned combined vehicular and pedestrian area, solely pedestrian area, and parking lots. For the basic internal traffic areas, the provisional area and the corridor within which the construction of the area is planned have been established.

(11) The traffic solution is determined in such a way as to take into consideration the current state as much as possible, and to ensure aligned management of pedestrian and road traffic, and that pedestrian traffic has a priority over road traffic.

3.2 Conditions for construction of an electronic communications network

(1) Construction of a subscriber telecommunication network is planned, which in the first place implies construction of distribution telecommunication ducting of adequate capacity.

(2) The planned TC ducting must be connected to the existing distribution ducting and the existing main telecommunication ducting.

(3) Construction of electronic communication infrastructure that meets the technological requirements of new types of electronic communication services is planned. Accordingly, construction of cable ducts to be used for routing electronic communications network cables is envisaged. Cable ducts route is planned to be constructed within the scope of the traffic surface corridor and surfaces covered with greenery.

(4) In further design phases, line routes within the campsite area shall be aligned with the situation in the field, actual needs and technical conditions. In addition, the planned line routes may be aligned with a better solution of connecting the zone to the external network.

(5) Projects related to roadways and other infrastructural facilities should also cover projects relating to construction of new cable ducting. When it comes to parallel running and crossing points of cable ducts and other installations, it is necessary to comply with provisions determining minimal distance as prescribed by the Ordinance on Technical Requirements and Conditions for the Use of Telecommunication Infrastructure.

(6) When it comes to parallel running and crossing points of cable ducts and other installations, it is necessary to comply with provisions determining minimal distance as prescribed by the applicable Ordinance.

(7) In the area covered by the scope of the plan, construction and installation of mobile communication systems, including base stations and their antenna mounts, is not planned.

3.3 Conditions for construction of a municipal infrastructure network

3.3.1 Conditions for construction of a power supply network

Article 43

(1) The power supply network in the area covered by the scope of the plan must be constructed in line with these provisions and in accordance with cartographic presentation No 2.2 "Municipal Infrastructure" at a scale of 1:2000.

(2) The location of the existing 20/0.4 kV substations are indicated in the graphical part of the plan.

(3) As for the 20/0.4 kV free-standing substation, owned by HEP, a separate plot is ensured in such a way that the substation is built at least 1 m from the border of the adjacent building plot and at least 2 m from the traffic surface.

(4) As a rule, the 20/0.4 kV substation is built as a single-storey, standard, modern building, and the building plot is formed on the infrastructure area (IS) / (TS) or within the hospitality and tourism area - campsite (T3).

(5) 20 kV voltage lines are to be constructed using underground cables laid along roads and pedestrian corridors, as shown in the graphical part. Possible deviations from the route will be explained within the project documentation.

(6) For the purpose of construction and reconstruction of existing buildings and development of surfaces, protection measures, security corridors and special construction conditions as prescribed by the Ordinance on Technical Standards For Construction of Overhead Electrical Lines of Nominal Voltage 1 kV to 400 kV, should be applied.

Article 44

(1) The question of outdoor and public lighting shall be resolved in line with separate projects, which shall define power supply and management, the type of poles and their layout in space, the choice of hardware and luminaries as well as the required level of illumination.

(2) Outdoor lighting is planned to be installed along all internal traffic areas of the campsite, along central and ancillary facilities, and in sports and recreational areas.

3.3.2 Conditions for construction of a gas supply network and alternative energy sources

Article 45

(1) The gas supply network in the area covered by the scope of the plan shall be constructed in line with these provisions and in accordance with cartographic presentation No 2.2 "Municipal Infrastructure" at a scale of 1:2000.

(2) Use of gas is planned on the covered area after the construction of a local gas supply network. Until then, it is possible to use liquefied petroleum gas (LPG). LPG is stored in cylinders or tanks and is also used as an energy source within a networked system supplying a number of consumers.

(3) The minimum clear distance between the gas pipe lines and other lines of the municipal infrastructure (installations) must be 1 m. When crossing with other installations, the mutual horizontal distance must be 0.4 m and the vertical distance is 0.5 m, with the mandatory application of technical protection measures using (concrete) half-pipes on the gas pipeline. The depth of a trench for laying gas pipes must be such that an adequate sand bed may be prepared, as well as a soil layer above the pipe of at least 0.8 m. In case of a thinner soil layer, it is necessary to ensure pipe protection. Gas pipelines running under roads and similar facilities must be laid using protective tubes.

(4) In addition to fossil fuels, the design provides for the use of energy from renewable sources, primarily solar energy.

3.3.3 Conditions for construction of a water supply network

Article 46

(1) The new water supply network should be constructed and a part of the existing pipeline should be reconstructed in line with cartographic presentation No 2.2 “Municipal Infrastructure” at a scale of 1:2000 as well as in accordance with technical conditions, at the same time adhering to the principle of route design in public areas.

(2) The internal water supply network system within the campsite is built and reconstructed in accordance with Diagram Map No 3 “Basics of the Technical Design for Water Supply and Hydrant Networks”, at a scale of 1:2000.

(3) The planned routes of the water supply network and facilities may be changed during the design development in accordance with the situation on the ground and other technical conditions, as well as the requirements of the competent public law authority regarding the solution of the connection of the zone to the municipal water supply network.

(4) Routes of the water supply network and those of the separate fire fighting network are laid down in the common channel together with other installations. The horizontal distance between other infrastructure elements in the common trench is 50 cm at a minimum. Pipelines need to be placed in the channel on the sand bed at a depth ensuring overlay above the pipe crown of 80 cm at a minimum.

(5) The fire fighting water supply network requires above-ground fire hydrants Ø 80 mm at a distance of 80–100 m from each other, in accordance with the Ordinance on Hydrant Network for Fire Fighting Purposes.

(6) The water supply network within the scope of the plan must be designed and constructed in line with the applicable technical regulations and rules of the profession.

(7) The existing system for pumping groundwater, located within the campsite area, consisting of a well (borehole S-1), internal line and water reservoir, must be retained and may be reconstructed if necessary. The system is intended for watering greenery and for that purpose lines and devices may be connected to it. Water abstraction is performed in line with the capacity requirements and other conditions prescribed by the water rights permit issued by Hrvatske Vode.

3.3.4 Conditions for construction of sanitary wastewater and rainwater drainage network

Article 47

(1) Construction of a wastewater drainage system of the zone is planned in accordance with the technical conditions and cartographic presentation No 2.2 “Municipal Infrastructure” at a scale of 1:2000. In the more detailed sewage network design phase, partial relocation and movement of routes of planned pipelines (faeces and precipitation) is allowed, provided that the functional whole of an individual system is not disrupted.

(2) The wastewater drainage system is planned to be constructed using the separate drainage method, with separate systems for drainage of run-off rainwater and sanitary wastewater, in phases that follow the dynamics of area development.

(3) The construction of the drainage system is carried out in accordance with the provisions of the Water Act, the National Water Protection Plan, the Ordinance on Limit Values for Hazardous and Other Substances in Wastewater, and the requirements and conditions of the competent public law bodies. Before drafting technical documentation for construction of certain buildings on the area covered by the scope of the plan and depending on the building's purpose, the investor is obliged to obtain water rights conditions pursuant to



the Water Act. It is necessary to deliver attached to the request for issuing water rights conditions, annexes laid down in the Ordinance on Issuing Water Rights Acts.

(4) Sanitary and rainwater drainage collectors must be laid in a pre-prepared trench with a designed descent in such a way that the overburden above the canal is 80–100 cm and that the distance from other infrastructural lines is 50 cm at a minimum. Inspection and drop manholes are envisaged within the framework of both networks, whereas within the framework of the run-off rainwater system, water inlets are envisaged.

(5) The internal water supply network system within the campsite shall be built and reconstructed in accordance with Diagram Map No 4 “Basics of the Technical Design for Wastewater Drainage”, at a scale 1:2000.

Sanitary wastewater drainage

Article 48

(1) The area covered by the scope of the plan includes a gravity wastewater drainage collector (DN 560 mm), which transports wastewater from the wider area to the central wastewater treatment plant of the Biograd Riviera located at Kumenat.

(2) All buildings within the scope of the plan are connected to the said collector by a local-level gravity or pressure network.

(3) Connection of individual users to the public sewage network must be preceded by the reduction of technical and other wastewater through an internal treatment process to the permitted level of pollution with respect to other municipal waters.

Run-off rainwater drainage

Article 49

(1) Run-off rainwater drainage is executed on the surface of the building plot.

(2) For the purpose of disposing of run-off rainwater from paved roadways and parking lots, a closed-canal rainwater drainage system is planned.

(3) Run-off rainwater from parking lots with watertight surfaces of capacity exceeding 25 parking spaces must be purified using a type separator to separate oil and grease before being released into the natural recipient or to the run-off rainwater drainage system.

(4) Clean rainwater from roofs, green, sports and pedestrian areas may be released into the ground without special treatment using infiltration facilities, which may not be connected to the public drainage system.

(5) Collected rainwater must be released into a natural recipient via an infiltration facility or collected in retention basins and used for watering or similar activities.

4) CONDITIONS FOR THE LANDSCAPING OF PUBLIC GREEN AREAS

Article 50

On the protective vegetation area (Z1) consisting of a vegetation zone between the campsite fence and the northern traffic corridor (Put Kumenta), park landscaping measures may be applied by supplementing the existing pine forest with trees of indigenous species and horticultural landscaping using Mediterranean plants, landscaping of walking and cycling paths, laying installations, benches and gazebos, etc., according to a separate project of landscaping and maintenance.

5) MEASURES FOR PROTECTION OF NATURAL AS WELL AS CULTURAL AND HISTORICAL UNITS AND BUILDINGS, AND ENVIRONMENTAL VALUES

Article 51

(1) The scope of the Plan does not include protected natural areas nor those proposed for protection.

(2) The scope of the Plan does not include protected cultural and historical units nor those proposed for protection.

(3) As an environmental value within the scope, this Plan establishes the anthropogenic forest community of Aleppo, Turkish and stone pine as the predominant species in the forest cover, complementing holm oak trees and other indigenous species.

(4) The environmental values of the area as a whole are protected by the conditions of use, development and protection of areas as well as the method and conditions of construction, which apply to the area covered by the plan.

(5) The pine monoculture is preserved for its strong aesthetic role in the tourist offer. Due to the expiration of the physiological life of the Aleppo pine, it is necessary to carry out extensive interventions to protect, improve and restore the forest. New trees are being planted in the place of dried, felled or otherwise damaged Aleppo pine trees – namely holm oak and other indigenous species. The projects are aimed at creating a stable forest stand in the form of a mixed stand of Aleppo pine with groups of holm oak trees.

6) WASTE MANAGEMENT

Article 52

(1) When handling waste within the area, it is mandatory to comply with the principles of environmental and economical waste management, which are determined by statutory and other legal regulations. They stipulate that, when handling waste, it is necessary to strive for: primary reduction of waste, accumulation of less waste and reuse of packaging and recycling or separate collection at the place of origin.

(2) Waste management within the scope of the Plan must be carried out in accordance with the relevant regulation of the Town of Biograd na Moru, which regulates the manner of providing the public service of municipal waste collection.

(3) The Campsite Manager is obligated to appropriately inform the campsite users about the manner of disposal and collection of waste.

(4) The waste disposal point within the campsite must be clearly marked in terms of purpose, equipped with the required number of containers of appropriate volume and purpose, maintained and contain a prominent informative and multilingual panel which will instruct users on waste disposal.

(5) In addition to the designated disposal sites, waste collection should also be organised within the areas of central and ancillary facilities by placing bins and containers of appropriate purpose and volume.

(6) In addition to mixed and biodegradable municipal waste, the campsite management is obligated to enable campsite users to separately collect packaging waste and other categories of waste that may accumulate during the stay and use of vehicles, vessels and other services (problematic waste, electrical and electronic equipment, batteries and vehicle batteries, etc.).

(7) Waste generated during the maintenance of areas and buildings or reconstruction and construction works must be disposed of in accordance with the relevant laws and regulations of the local self-government unit.

(8) Permanent waste disposal is not allowed in the area covered by the Plan.

7) MEASURES TO PREVENT ADVERSE ENVIRONMENTAL IMPACT

Article 53

(1) Planned measures to prevent adverse environmental impact, which include a set of activities aimed at environmental protection, shall include restrictions and conditions for activities planned in this zone, construction of a wastewater drainage system, waste disposal, construction and improvement of the traffic network, preservation and care of green areas, and shall be determined in such a way that, with the application of stipulated measures, the existing quality of the environment is preserved.

(2) This Plan establishes the criteria for environmental protection, which include the protection of soil, air, sea, water, noise protection and special protection measures.

(3) Within the scope of the Plan, clean energy sources should be used, while activities involving technology that may adversely affect the environment with harmful and excessive emissions, i.e. which is not in accordance with the stipulated environmental protection measures, are not allowed. It is necessary to consistently apply the principles of sustainable development and implement energy saving, water saving, waste

separation, renewable energy sources, the use of harmless materials in construction and maintenance, etc. The capacity and other conditions of water abstraction shall be determined by the competent authority with an appropriate permit in accordance with applicable regulations.

(4) When designing and selecting individual facilities, it is necessary to ensure that the stipulated environmental protection measures are observed (protection against noise, unpleasant odours, air pollution, light pollution, water and sea pollution, etc.), and to exclude those activities that pollute the environment or for which the stipulated measures for environmental protection and quality of life and work on neighbouring building plots, i.e. in the area affected by the adverse impact, cannot be ensured. Any adverse impact on the environment should be kept to a minimum.

7.1 Soil protection

Article 54

(1) Within the scope of the Urban Development Plan, the introduction of harmful substances into the soil is not allowed, either directly or through the disposal of wastewater or waste disposal.

(2) For the purpose of soil protection, it is necessary to implement appropriate measures to protect the soil from erosion during the preparation and implementation of interventions on soil with potential erosion.

(3) The basic measure of soil protection shall be carried out by building on the terrain with favourable geotechnical characteristics, while excluding micro-locations with poor characteristics.

(4) Outside the construction zones, the soil shall be protected indirectly, by protecting green areas, preserving tall vegetation and additional planting, and by limiting felling so that the surface does not remain bare and prone to erosion.

(5) The wastewater from washing work surfaces, cars, other vehicles, etc., contaminated with detergents and other agents, must not be let into the soil.

(6) Improper waste disposal, which can cause soil and groundwater pollution, is prohibited.

7.2 Air protection

Article 55

(1) For the area covered by the plan, the obligation to preserve at least the Category I of air quality must be defined. It is necessary to continuously monitor and determine air quality, and, based on a reasonable suspicion of exceeded values of air pollution, to carry out special measurements and develop a remediation programme.

(2) The basic measure for achieving the objectives of air protection is to reduce the emission of pollutants, which is achieved by:

- maintaining and developing protective green and other zones, especially in the area along the road,
- selecting the most favourable technologies for all activities,
- promoting the use of clean energy-generating products, especially liquefied petroleum gas and renewable energy sources, especially solar energy.

(3) For air protection, the following measures must be taken from the higher level plan and stipulated:

- limit emissions and stipulate technical standards in accordance with the best available techniques (BAT) as well as with a special regulation on the limit values of pollutant emissions into the air from stationary sources;
- until the adoption of regulations the height of the chimneys for interventions for which no environmental impact assessment is stipulated should be determined in accordance with the rules of the profession (e.g. TA-LUFT standards);
- the maximum permissible increase of immission concentrations due to a new source of pollution depending on the air category must be determined by a special regulation on recommended and limit values of air quality;
- stationary sources (technological processes, devices and facilities from which pollutants are released into the air) of air pollution must be manufactured, equipped, used and maintained in such a way that they do not emit substances above the emission limit values, according to the legislation and special regulations on limit values emissions of pollutants into the air from stationary sources.

(4) Activities that could cause significant increase in air pollutant emissions must not be allowed in this zone. Prior to the construction of a building that could be a source of air pollution, protection measures should be determined by applying the best available technologies, technical solutions and measures. The maximum permissible increase in emission concentrations due to a new source of pollution shall be determined by the Regulation on limit values for air pollutants. When organising activities and developing the building plot, the spread of dust, unpleasant smells, etc., which can worsen the conditions of use of the campsite, must be prevented.

(5) Owners – users of stationary sources shall:

- report the source of air pollution as well as any reconstruction being performed to the competent body of local self-government,
- ensure regular monitoring of emissions from sources and keep a register thereof,
- regularly submit data to the cadastre of environmental pollution,
- maintain public areas by regularly cleaning the dust, organising protective green zones and preserving the existing greenery,
- create favourable conditions for natural ventilation, circulation and regeneration of air by developing green areas within the building plot and common green areas outside the building plot.
- perform regular maintenance of wastewater treatment plants.

7.3 Water protection

Article 56

(1) Water protection shall be carried out in accordance with the provisions of the Water Act, the National Water Protection Plan and other legal regulations and in accordance with the decision on wastewater drainage for the Town of Biograd na Moru as a unit of local self-government.

(2) This plan envisages water protection primarily through proper disposal of sanitary-consumable water, technological water and rainwater. Drainage of wastewater and rainwater in the area covered by the plan shall be carried out in accordance with the provisions of item 5.3.4 "Conditions for the Construction of a Sanitary Wastewater and Rainwater Drainage Network".

(3) Waters that are discharged into the public drainage system, into another receiver or into a natural receiver, must be within the limit values of indicators and permitted concentrations according to the Ordinance on Limit Values for Hazardous and Other Substances in Wastewater.

(4) Additionally polluted wastewater should be treated to the level of pollution allowed for sanitary water with the camp's own device before being discharged into the sanitary wastewater drainage network.

7.4 Sea protection

Article 57

In order to protect the sea and maintain sea quality within Category I, the Plan provides for solutions for the improvement and construction of the sanitary and run-off wastewater drainage system, waste collection and removal, as well as landscaping in order to preserve the natural appearance and flora of the landscape.

7.5 Protection against noise

Article 58

(1) Measures for the protection against noise shall be implemented in accordance with the provisions of the Act on the Protection Against Noise and implementing regulations adopted pursuant to the Act. Until the adoption of the appropriate implementing regulation, the Ordinance on the Maximum Permissible Noise Levels in the Environment in Which People Work and Live shall applied.

(2) The maximum permissible noise level is 55 dBa during the day and 40 dBa at night.

(3) Certain protective green belts shall be developed and maintained between zones of different conditions of use and permissible noise level values according to the plan.

(4) For planned buildings and activities, it is necessary to ensure the lowest possible sound emission by applying measures for the protection against noise in the design, construction and selection of technology, as follows:

- by selecting and using low-noise devices and means for work and transport,
- by performing appropriate sound insulation of buildings with sources of noise,
- by developing the planned protective green areas and green areas within the building plots,
- by moving entertainment and other facilities that are a source of noise and increased traffic outside the accommodation areas.

7.6 Special protection measures

Article 59

(1) For the area covered by the plan, the implementation of the following protection measures is planned:

- special protection measures against natural hazards which include:
 - anti-seismic protection measures,
 - measures for protection against harmful effects of water according to item 9.3. water protection,
 - protection measures against other natural causes, especially those in the category of extreme weather conditions (drought, heat wave, storm or hurricane storm and strong wind, landslides, hail, snowfall and ice) and
 - special protection measures against technical and technological hazards which include:
 - fire protection measures,
 - protection measures in commercial premises,
 - measures for the protection against epidemiological and sanitary hazards.

(2) In drafting this plan, in accordance with the Ordinance on Measures for Protection against Natural Disasters and War Hazards in Spatial Planning and Arranging the Surroundings and in accordance with the Assessment of Vulnerability of the Population, Material and Cultural Assets and the Environment from Disasters and Major Accidents for the Town of Biograd, or Requirements regarding protection and rescue in the spatial planning documents for the Town of Biograd na Moru the following elements in particular shall be provided:

- the location of the sirens for alerting and giving announcements shall be planned within the area of the campsite C1 centre,
- all combined vehicular and pedestrian roads of the campsite constitute the main routes of evacuation in emergencies and the routes of evacuation of the injured,
- cartographic presentation No 3 “Conditions of Use, Development and Protection of Areas” shall define zones at risk of collapse,
- parking lots, sports and recreational grounds and other places without above-ground buildings and high greenery must be planned as gathering places for evacuated persons,
- surfaces for storage of materials from collapse are marked on cartographic presentation No 3 “Conditions of Use, Development and Protection of Areas”.

(3) In the area covered by this plan and in the immediate contact area, possible sources of technical and technological accidents include the following:

- the road,
- campsite accommodation zones and
- kitchens and boiler rooms of the central buildings in the campsite.

(4) In danger zones next to such facilities, special attention must be paid to providing conditions for alerting and evacuation of people, and such zones must be avoided as possible zones of gathering and taking care of people.

(5) Planned measures to protect people and material goods from natural disasters and war hazards include the following:

- within the coverage area of the plan, implement measures determined by the Protection and Rescue Plan of the Town of Biograd na Moru,

- the distance between buildings may not be less than the height of the roof ridge of the larger building, but not less than $h_1/2 + h_2/2 + 5$ m where h_1 and h_2 are the height of the cornice of two neighbouring buildings, the distance between them may be smaller provided that the technical documentation demonstrated:
- that the structure of the building is resistant to demolition,
- that in the event of war destruction, the demolition of the building will not endanger human lives to a greater extent or cause damage to other buildings,
- enable access to all buildings for emergency and fire-fighting vehicles,
- in the area of the zone, fire hydrants shall be provided at the stipulated distances,
- the necessary fire protection inside the buildings should be provided in accordance with the existing regulations and the relevant necessary equipment should be provided,
- the necessary lightning protection installations should be provided on buildings.

(6) In the area of the intervention vehicular and pedestrian as well as pedestrian roads represent routes for evacuation of persons, and they are shown on cartographic presentations of the plan.

(7) The possibility of evacuation of people and access of emergency vehicles shall be ensured within this plan by determining traffic routes, and determining the distance of buildings from roads and determining the height of buildings.

(8) There are no landslides or places of strong soil erosion in the area covered by the plan.

7.6.1 Anti-seismic protection

Article 60

(1) Anti-seismic protection is carried out by anti-seismic design of buildings and construction, as well as the reconstruction of existing buildings. Engineering structures must be dimensioned in such a way that they can withstand the extreme loads caused by seismic ground motion, especially horizontal. Accordingly, it is necessary to adhere to the applicable technical norms and regulations governing the essential requirements of the building, so that the foreseeable effects of earthquakes during construction and use do not cause:

- demolition of a building or part thereof,
- deformation of an unacceptable grade,
- damage to the building assembly or equipment due to deformation of the load-bearing structure,
- disproportionately large damage in relation to the cause thereof.

(2) Anti-seismic design of buildings shall be determined according to the degree of seismic hazard of the area, and in case of significant buildings, additional research shall be performed in order to determine more accurately the seismic parameters.

(3) According to the Map of Seismic Areas of the Republic of Croatia, the coverage area is located in the area of $agR=0.105g$ for the return period of 95 years, and in the area of $agR=0.208g$ for the return period of 475 years.

(4) When reconstructing buildings that are not designed in accordance with the regulations for anti-seismic construction, it is necessary to strengthen the structural elements to the effects of earthquakes.

7.6.2 Fire protection

Article 61

(1) Fire protection shall be carried out in accordance with the Fire Protection Act. Fire protection measures shall be based on the fire risk assessment and the fire protection plan of the Town of Biograd na Moru.

(2) When designing buildings, in the presentation of fire protection measures as an integral part of the design documentation, it is necessary to apply the numerical method (TRVB or GREENER or EUROALARM) for mostly commercial buildings, institutions and other public buildings where a large number of people gather and stay.

(3) When determining the distance between buildings, the fire load of buildings, the intensity of thermal radiation through the openings of buildings, fire resistance of buildings and façade walls, meteorological conditions, etc. must be taken into consideration. If free-standing low-rise buildings are constructed, the

distance between them should be equal to the height of the higher building, i.e. a minimum of 6.0 meters. The distance between buildings may not be less than the height of the roof ridge of the higher building. The distance of the buildings from the edge of the public traffic area must be equal to half the height to the cornice of the building roof. If the minimum stipulated distance between buildings cannot be achieved, it is necessary to envisage additional, stricter fire protection measures.

(4) It is mandatory to design fire lanes that have the stipulated width, slopes, turning points, load-bearing capacity and turning radii, in accordance with the Ordinance on the Conditions for Fire Lanes.

(5) For the service of the building (buildings in group 2) it is necessary to prepare a fire protection study.

(6) During the construction and reconstruction of water supply systems, it is mandatory to plan the construction of the hydrant network in accordance with the Ordinance on the Hydrant Network for Firefighting Purposes and in accordance with the planned hydrant network shown on cartographic presentation No 2.2 “Municipal Infrastructure” at a scale of 1: 2000.

(7) It is necessary to consistently adhere to the proposals of technical and organisational measures set out in the Fire and Technological Explosion Risk Assessment for the Town of Biograd na Moru, and fire protection measures provided in the Fire and Technological Explosion Protection Plan for the Town of Biograd na Moru.

(8) It is the obligation of the investor in the process of obtaining building permits to obtain the consent of the competent authority which confirms that the main design for the construction of individual buildings provides stipulated fire protection measures required under the urban development plan.

(9) The construction of buildings and facilities for the storage and trade of flammable liquids and/or gases must be carried out in accordance with the Flammable Liquids and Gases Act and the regulations adopted pursuant to that Act. They must be built at a safe distance from other buildings and utilities, according to special regulations.

7.6.3 Protection against flood

Article 62

(1) Due to small-scale flooding that is possible due to a storm or tidal wave (high water) in rare cases, within the high water level (assumed to be max. 2.0 m) buildings must be built of solid material in such a way that part of the building remains not flooded even in case of highest waters.

(2) The max. high water elevation (sea level) is assumed at the absolute value of 2.0 m above sea level and, consequently, the area covered by the plan is outside the sea flood hazard zone.

8) PLAN IMPLEMENTATION MEASURES

Article 63

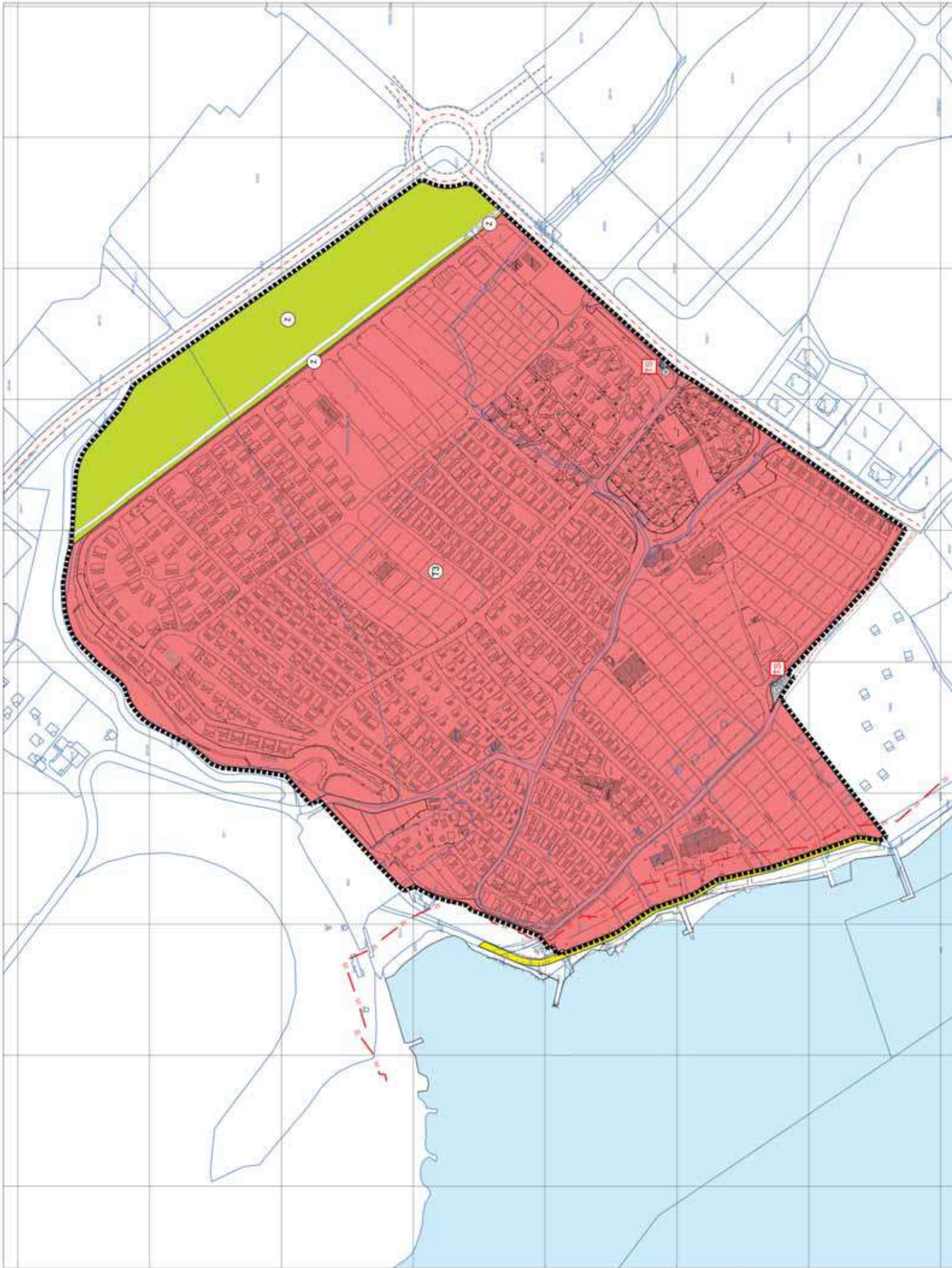
(1) The implementation of the plan, reconstruction, construction and landscaping must be carried out in accordance with these Provisions, and the cartographic part of the Plan and legal provisions.

(2) This Plan must be implemented directly, based on the Implementation Provisions with the obligatory use of the entire study (textual and graphical part) for the entire scope.

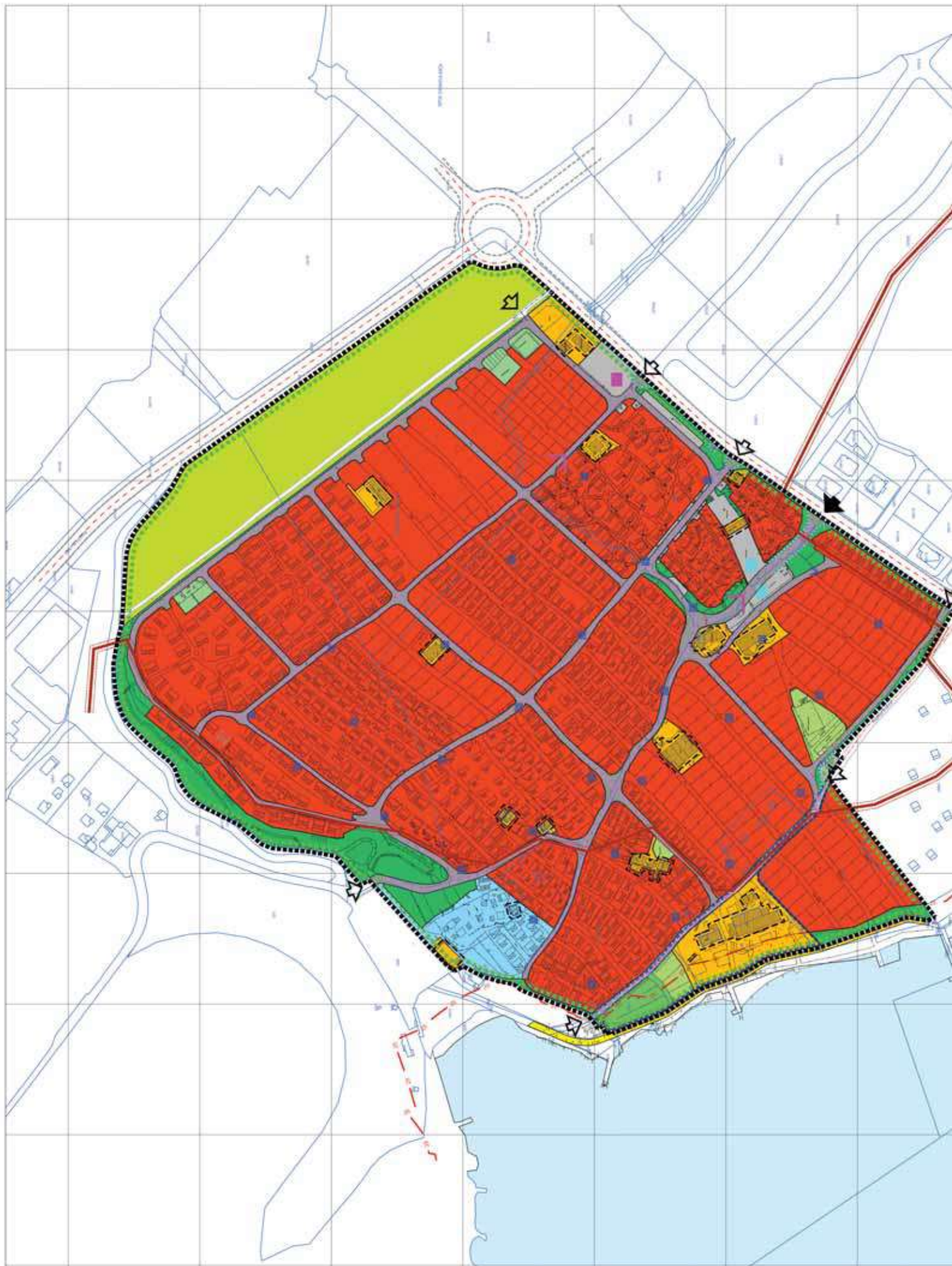
(3) In the implementation, tolerances of +/- 10% shall be planned in relation to certain limit values and sizes.

(4) In the implementation of the plan, it is recommended to establish rules for the management of the network of municipal infrastructure in the road bed. The rules should determine the place and depth of laying the lines, and the minimum distance from the lines of another network.

(5) Special construction conditions that are not listed in the Plan shall be determined by the competent administrative department of the Zadar County, i.e. legal entities with special powers when stipulated by special regulations, taking into consideration the detailed programme of construction and development of individual building plots.









- PROJECT COVERAGE
- 25 m COASTAL STRIP
- CAMPSITE FENCE

CONSTRUCTION AND LANDSCAPING OF ON-SITE AREAS

- CAMPING AREAS - ACCOMMODATION UNITS
- AREAS OF THE CENTRAL AND ANCILLARY FACILITIES
- SPORTS AND RECREATIONAL AREAS
- SPORTS AND RECREATIONAL AREAS - SWIMMING POOL COMPLEX
- CHILDREN PLAYGROUND AREA
- GREEN AREA - LANDSCAPED GREENERY
- INTERNAL ROADS AND PARKING LOTS
- CAMPSITE INTERNAL VEHICULAR AND PEDESTRIAN ROAD AND PUBLIC USE PEDESTRIAN WALKWAY
- VEHICLE ACCESS ROAD AND MAIN ENTRANCE TO THE CAMPSITE
- AUXILIARY ENTRANCE TO THE CAMPSITE (PEDESTRIAN, EMERGENCY ETC.)
- PUBLIC USE REGIME

PUBLIC USE AREAS

- GREEN AREA - PROTECTIVE GREENERY
- VEHICULAR AND PEDESTRIAN ACCESS
- PEDESTRIAN ACCESS

PUBLIC ROAD AREAS ADJACENT TO THE PLAN COVERAGE

- COASTAL PEDESTRIAN WALKWAY
- TRAFFIC ROAD
- VEHICULAR AND PEDESTRIAN ACCESS

FIRE PROTECTION

- EMERGENCY TRAFFIC
- HYDRANTS

SPECIAL PROTECTION MEASURES

- BUILDING COLLAPSE ZONE
- UNDEVELOPED EVACUATION AREA
- AREAS FOR STORING BUILDING COLLAPSE MATERIAL
- EVACUATION DIRECTION

PROTECTION OF PUBLIC INFRASTRUCTURE

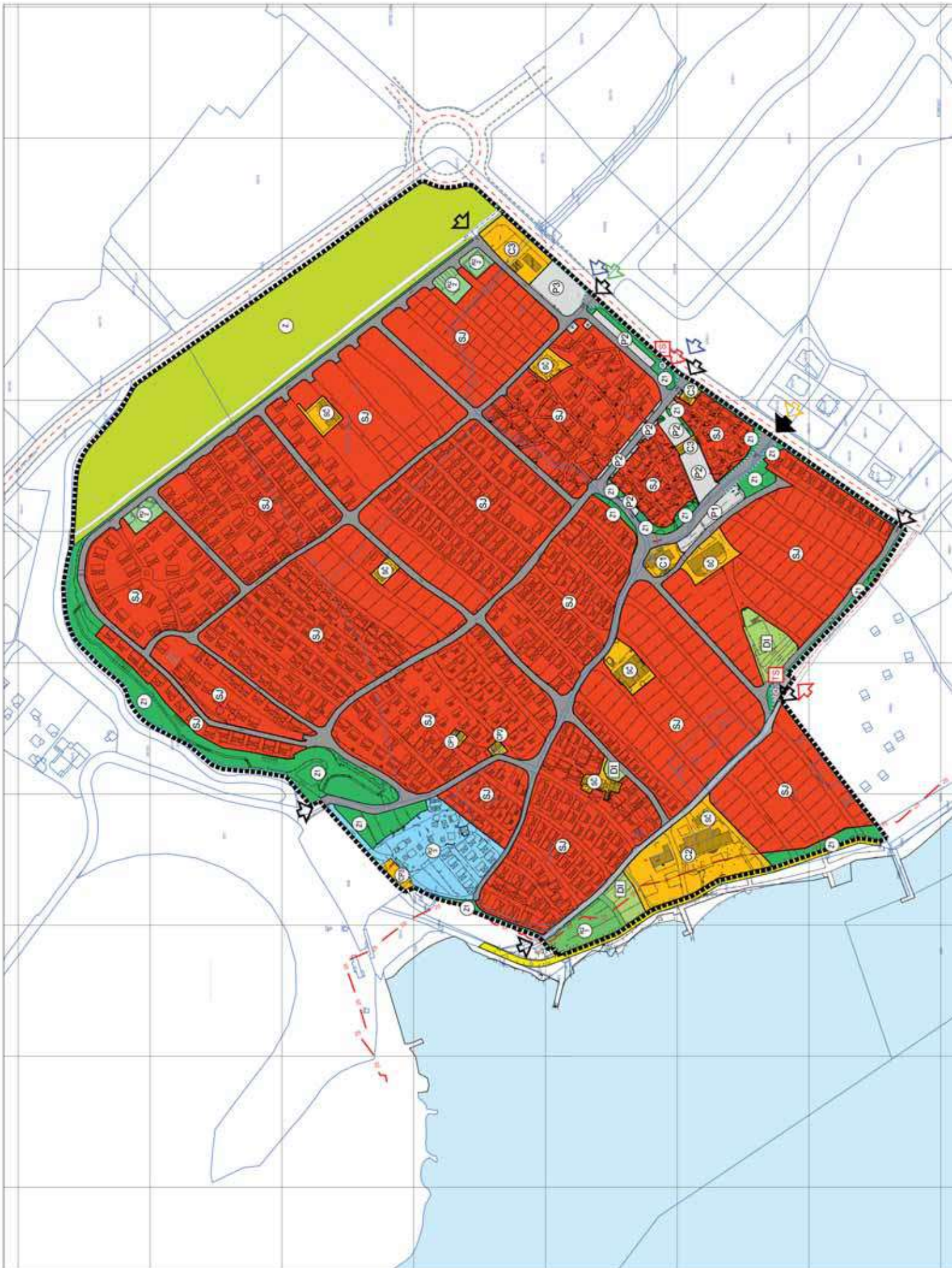
- PROTECTION OF PUBLIC INFRASTRUCTURE

MEASURES FOR THE PROTECTION OF ENVIRONMENTAL AND LANDSCAPE VALUES

- FOREST PROTECTION AND IMPROVEMENT - MEASURES TO ESTABLISH A STABLE FOREST STAND

HOSPITALITY AND TOURISM ZONE (T3)
PARK SOLINE CAMPSITE

County:		ZADAR COUNTY	
Municipality/town:		TOWN OF BIOGRAD NA MORU	
Contracting authority:		ILIRIJA d.d. Biograd na Moru	
Title of expert solution:		EXPERT SOLUTION	
FOR THE DRAFT PROPOSAL OF THE URBAN DEVELOPMENT PLAN FOR THE HOSPITALITY AND TOURISM ZONE (T3) - PARK SOLINE CAMPSITE			
Map representation: CONDITIONS OF AREA USE, DEVELOPMENT AND PROTECTION			
Map representation number:	3	Map scale:	1:2000
Representative body decision on the drafting of the plan (official journal):	Representative body decision on the adoption of the plan (official journal):		
Public consultation justification date:	Public review held from:		
Stamp of the body responsible for conducting the public consultation:	Person responsible for conducting the public consultation:		
Approval for the plan in accordance with Article 106 of the Physical Planning Act (Official Gazette: No. 15/13, 20/17, 14/18, 20/18, 98/18, 97/23)			
Date:			
Legal person / entity that drafted the expert solution:	URBANISTIČKI STUDIO RIJEKA d.o.o. <small>POSREDOVANJE U PROMETU NEKRETNIM PRAVNIM PREDMETIMA I POSREDOVANJE U PROMETU NEKRETNIM PRAVNIM PREDMETIMA</small>		
Stamp of the legal person / entity that drafted the expert solution:	Responsible person: TATJANA RAKOVAC, MSc.Arch.		
Accountable manager responsible for expert solution drafting: TATJANA RAKOVAC, MSc.Arch.			
Expert team that drafted the expert solution:	1. TATJANA RAKOVAC, MSc.Arch. 2. Dr.sc. (PHC) SRĐAN ŠKUNCA, MSc.Arch and Civil Eng. 3. MARA KUČAN, MSc.Arch. 4. ANA BRUŠIĆ BAŠIĆIĆ, MSc.Arch. 5. MARIANO URODIA, MSc.Civil Eng. 6. LEON RUS, MSc.Arch. and Urban Design		
Stamp of the representative body:	President of the representative body:		
The spatial plan is drafted as true copy of the original by:	Stamp of the competent body:		
Date, surname, signature:			





IV 4.2 EXPERT DESIGN
FOR THE DRAFT PROPOSAL OF THE URBAN
DEVELOPMENT PLAN FOR THE HOSPITALITY AND
TOURISM ZONE (T3) SOLINE CAMPSITE 2023
MANDATORY ANNEXES



STUDY: **EXPERT DESIGNÉ**
**FOR THE DRAFT PROPOSAL OF THE URBAN DEVELOPMENT PLAN
FOR THE HOSPITALITY AND TOURISM ZONE (T3) – SOLINE CAMPSITE**

STUDY No.: **12/50-3**

PART OF THE SPATIAL PLAN: **ANNEXES**

CONTRACTING AUTHORITY: **ILIRIJA d.d. BIOGRAD NA MORU**

CONTRACTING
AUTHORITY COORDINATOR: **GORAN RAŽNJEVIĆ, MSc Econ**


DRAFTER: **URBANISTIČKI STUDIO RIJEKA d.o.o.**

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LEON RUS, MSc Arch. Urb.

DATE: **December 2023**

RESPONSIBLE PERSON
OF THE DRAFTER: **TATJANA RAKOVAC, MSc Arch.**

County	ZADAR COUNTY		
Town	TOWN OF BIOGRAD NA MORU		
Spatial plan name:	EXPERT DESIGN FOR THE DRAFT PROPOSAL OF THE URBAN DEVELOPMENT PLAN FOR THE HOSPITALITY AND TOURISM ZONE (T3)- SOLINE CAMPSITE		
Part of the spatial plan:	ANNEXES		
Client:	ILIRIJA d.d. Biograd na Moru		
Representative body decision on the drafting of the plan (official journal):	Representative body decision on the adoption of the plan (official journal):		
Public consultation (publication date):	Public review held on: from: to:		
Stamp of the body responsible for conducting the public consultation:	Person responsible for conducting the public consultation: _____ (name, surname, signature)		
Approval for the plan in accordance with Article 108 of the Physical Planning Act (Official Gazette, Nos 153/13, 65/17, 114/18, 39/19, 98/19, 67/23), Approval class number: _____ date: _____ year: _____			
Legal person / entity that drafted the Expert Design:			
 urbanistički studio rijeka d.o.o. physical and urban planning, design and environmental protection Rijeka Strossmayerova 3/II phone 051 374 007 e-mail info@urb-studio.eu			
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Accountable manager of the Expert Design development:	Tatjana Rakovac, MSc Arch.		
Expert team that drafted the plan:	1. Tatjana Rakovac, MSc Arch. 2. Srđan Škunca, PhD, MSc Arch. & Civil Eng 3. Mara Kučan, MSc Arch. 4. Ana Brusić Batistić, MSc Arch. 5. Marino Uroda, MSc Civil Eng. 6. Leon Rus, Msc Arch. Urb.		
Stamp of the representative body:	President of the Municipal Council: _____ (name, surname, signature)		
The spatial plan is attested as true copy of the original by: _____ (name, surname, signature)	Stamp of the competent body:		

ANNEXES

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0) INTRODUCTION

According to the commission of the investor, the company "Ilirija" d.d., and in accordance with the applicable regulations and rules of the profession, the *Expert Design for the Draft Proposal of the Urban Development Plan for the Hospitality and Tourism Zone (T3) – Soline Campsite* was developed, hereinafter: The Expert Design.

During the development of the Expert Design, the condition of existing constructions and level of landscaping of the campsite area were evaluated, while the guidelines and conditions from the Zadar County Spatial Plan and the Spatial Development Plan of the Town of Biograd na Moru – hereinafter referred to as the SDPM of Biograd na Moru – as plans of a higher order, were not fully followed, since they did not take into account the existing situation in the field.

Consequently, the coverage of the considered area is not in accordance with the coverage determined by the Zadar County Spatial Plan or the SDP of the Town of Biograd na Moru, nor the coverage of the Urban Development Plan for the Hospitality and Tourism Zone (T3) – Soline Campsite, adopted at the end of 2013.

In order for the draft proposal of the Urban Development Plan for the Hospitality and Tourism Zone (T3) – Soline Campsite to be developed and the plan to be adopted based on this Expert Design, it will be necessary that spatial documents of the wider area are harmonised with the actual situation on the ground and that these documents are adopted.

Since this is a significant deviation, we consider it necessary to explain in more detail the reasons for the described approach to the spatial scope of the Expert Design, which arise from the observance of the statutory provisions governing the treatment of *tourism land*, including the land on which the "Soline" campsite was built and operates, whereby the campsite itself operates as part of the company "Ilirija" d.d., with its registered office in Biograd na Moru.

The beginning of the construction of the campsite is related to the Decision of the former Assembly of the Municipality of Biograd na Moru from February 1985, by which then social enterprise "Ilirija" was given the use of 200,800 m² of land for the construction of the campsite.

In 1981, the Assembly of the Municipality of Biograd na Moru adopted the Implementation Urban Development Plan of the Soline Campsite in Biograd na Moru (the Decision on the Adoption of the Implementing Urban Development Plan of the Soline Campsite was published in the Official Gazette of the Municipalities of Benkovac, Biograd na Moru, Obrovac and Zadar No 6/81, and was adopted by the Decision on the Adoption of Decisions and Other General Acts of the former Municipality of Biograd na Moru and was published in the Official Journal of the Town of Biograd na Moru, No 1/93).

Moreover, the aforementioned Implementing Urban Development Plan of the Soline Campsite was accepted as an integral part of the General Urban Development Plan of Biograd na Moru (Official Gazette of the Municipalities of Benkovac, Biograd na Moru, Obrovac and Zadar No 7/83, 7/88, and 4/90 and the Official Journal of the Town of Biograd na Moru No 1/99). Based on the cited spatial planning documents, it is evident what type of land is in question and where the Soline campsite was constructed. The established size of the Soline campsite is approximately 200,000 m² or approximately 20.00 ha.

In 1985, the Assembly of the Municipality of Biograd na Moru, by Decision No UP/I- 03-2-863/1983 of 19 February 1985, assigned to "HRO ILIRIJA" from Biograd na Moru for permanent use undeveloped building land for the purposes of constructing the Soline campsite in Biograd na Moru, Cadastre Plot No 332/26 under the former survey, which corresponds to the Plots No 3381/2, 3380, 3384, 3383, 3382, 3391, 3243 and 3242 under the new survey, of a total area of 200,800 m² or 20.08 ha in the Cadastral Municipality of Biograd na Moru, which refers to the building land covered by the previously cited Implementing Urban Development Plan of the Soline Campsite in Biograd na Moru.

After that, under the Agreement on the Permanent Use of Building Land, No 03-2-863/1983 of 22 March 1985, concluded between the Assembly of the Municipality of Biograd na Moru and "HRO ILIRIJA" of Biograd na Moru, the aforementioned undeveloped building land was given for permanent use, as determined by a detailed urban development plan of the Soline campsite.

During the conversion of the company in 1992, the assessment covered only 799 m² of the area, which was in accordance with the opinion of the Ministry of Environmental Protection, Spatial Planning and Housing and Utility Activities of 26 August 1992, according to which land in the areas of campsites should be excluded from

the assessment, except for land where legally constructed buildings of the same purpose are located, and if there are associated building plots defined by the corresponding spatial planning documentation.

However, the unvalued land for hospitality and tourism purposes, which was subsequently named "tourism land", continued to be used by companies for the same purpose and its status was partially regulated in 2010 by the adoption of the *Act on Tourism Land and Other Construction Land Unvalued in the Process of Conversion and Privatization (Official Gazette No 92/2010)*. According to the Act, the Republic of Croatia and the company that is the legal successor of the social enterprise that used the tourism land prior to the conversion became co-owners of the land in equal proportions, and the company reserves the concession right over the area where, at the time of privatisation, the same hospitality and tourism activity was performed. Until the fractions of the co-ownership interest are determined, based on the provisions of the *Regulation on the Procedure, Manner and Conditions for Obtaining a Concession on Tourism Land in Campsites Co-owned by the Republic of Croatia (Official Gazette, No 12/11, 145/12, 55/19)*, the company is obligated to pay a concession fee to the Ministry of Tourism of the Republic of Croatia for 50% of the tourism land area. On the basis thereof, the company "Ilirija" d.d. also continued to operate the campsite and was obligated to pay a fee for half of the area, i.e. 10 hectares of the campsite.

With the entry into force of the *Act on Unvalued Construction Land (Official Gazette, No 50/2020)* in May 2020, the Act on Tourism Land and Other Building Land adopted in 2010 was repealed, but the co-ownership over the tourism land was retained. Moreover, the company "Ilirija" d.d. automatically became the lessee of part of the real estate co-owned by the Republic of Croatia and obligated to pay the lease for the use thereof. This property regime is in force in 80 campsites in the Republic of Croatia that are partially or wholly owned by the Republic of Croatia and companies that (on the basis of the conversion) became their co-owners and lessees.

However, with the entry into force of the aforementioned Act on Unvalued Construction Land, the provisions of Articles 15 to 23 also determine the basis for the formal and legal treatment of tourism land as construction land, as the provisions thereof significantly affect the spatial planning and the content of spatial planning documents in relation to determining land purpose.

With regard to the tourism land within the campsite, the provision of Article 15 (1) explicitly states that "campsites that were built by the date of entry into force of the Act on the Conversion of Social Enterprises (*Official Gazette, No 19/91, 83/92, 84/92, 94/93, 2/94, 9/95, 21/96 and 118/99*) ... shall be considered as constructed on the basis of a final act implementing spatial plans and that a certificate of occupancy was issued", whereas paragraph 2 states that the entry into force of the Act also represents the act of *submitting an application "... for the purpose of implementing the process of drafting and adopting the said plan in order to retain and plan their basic purpose (i.e. of the land and campsite buildings – authors' note).*" Furthermore, paragraph 3 precisely states that the original purpose of an area must be regulated by spatial planning documents if "the land that was located within a campsite on the date of entry into force of the Act on Tourism Land and Other Construction Land Not Evaluated in the Conversion and Privatisation Process (*Official Gazette, No 92/10*)."

The cited provisions point to the conclusion that it will be necessary to harmonise, in the Zadar County Spatial Plan, but even more so and more closely in the SDPM of Biograd na Moru as well as in the *UDP for the Hospitality and Tourism Zone (T3) – Soline Campsite*, the purpose of the land pertaining to the hospitality and tourism zones where the tourism land is located, as well as more detailed solutions thereof within the original boundaries and area of the campsite existing at the time the conversion was initiated.

With regard to other elements, the Expert Design was prepared in accordance with the Physical Planning Act (*Official Gazette No 153/13, 65/17, 114/18, 39/19, 98/19 and 67/23*) (hereinafter: the Act) and in accordance with the applicable Ordinance on the Content, Criteria for Map Projections, Required Spatial Indicators and the Standards of Physical Planning Studies (*Official Gazette No 106/98, 39/04, 45/04 – corr., 163/04*) – hereinafter: the Ordinance. In accordance with the provisions of the Act, the Plan determines in more detail the spatial development of the covered area with the basic elements of spatial and functional solutions, conditions and design of individual spatial units, in particular:

- division of the area into special spatial units and areas and the concept of urban renewal,
- basis of land use and presentation of public land areas,
- distribution of activities in the area,
- basis of traffic, municipal and other infrastructure,
- measures for environmental protection, preservation of natural and cultural values,

- development of recreational areas,
- interventions in the area important for spatial planning,
- conditions for development and use of areas and buildings and
- interventions in the area related to protection against natural and other disasters.

The urban development plan must stipulate the conditions for the implementation of all interventions in the area within the scope thereof. For the purpose of stipulating these conditions, the urban development plan must, in addition to other stipulated parts, contain the following:

- detailed division of the area into separate spatial units according to their purpose
- outline of building plots intended for construction, i.e. development of public land areas and
- other detailed conditions of use and development of the area and construction of buildings.

The decision on the drafting of the plan will need to define the following objectives and programme premises:

- consolidate the scope of the plan with the existing spatial coverage of the campsite,
- fully consider the current state of development of the area of the built Soline campsite,
- plan the campsite's accommodation capacity and facilities in accordance with the applicable regulations governing this type of hospitality and tourism activity (approximately 1,200 accommodation units, i.e. 3,600 beds), provide for all the facilities stipulated by the Ordinance on the Categorisation of Campsites, for a campsite category of a minimum of four stars, in compliance with the Physical Planning Act, the provisions on protected coastal areas, etc.),
- provide for the accommodation in the form of mobile homes,
- envisage the construction of municipal infrastructure.

For the purposes of drafting the Plan, use must be made of available documentation of the area provided by the bodies and persons determined by special regulations according to their field of competence and the Conceptual designs for roads and municipal infrastructure of the campsite.

In accordance with the provisions of the Ordinance, cartographic presentations of the plan must be drafted on a topographic and cadastral basis in the scale of 1:2000, which will be provided by the Client in accordance with the regulations. A digital orthophoto map must also be used for the purposes of drafting the Plan.

1) PREMISES

1.1 LOCATION, SIGNIFICANCE AND SPECIAL FEATURES OF THE AREA IN THE WIDER SPACE OF THE TOWN

1.1.1 Basic Data on the State of the Area

The Expert Design, as an expert basis for the development of the Draft Urban Zone Development Plan for Hospitality and Tourism Purposes (T3) – Soline Campsite, for the reasons explained in the Introduction, covers several building zones of the planned SDPM of Biograd na Moru, namely: the construction area for hospitality and tourism purposes outside the settlement, provisionally named "Iznad Solina" (Above Soline), with an area of 5 ha, purpose (T1) – hotel, the building zone for hospitality and tourism purposes outside the settlement, provisionally named "Kumenat", with an area of 4.5 ha, purpose (T3) – campsite, the building zone for sports and recreational purposes (R2) – recreation, on the mainland, located in the area between Put Kumenta and the previously mentioned hospitality and tourism zones, and the building zones for sports and recreational purposes (R2) – recreation, in the coastal part, and (R3) – bathing area and the coastal sea southeast of the Soline Cove, which partly encroaches upon the built and landscaped area of the Soline campsite.

The covered hospitality and tourism zone is located in the area of the Town of Biograd na Moru, which according to the 2021 census, has 5,598 inhabitants and is the third largest in the Zadar County.

The area concerned is located near the settlement of Biograd na Moru, which is located 28 km south-east of the county centre, Zadar.

The natural conditions at the location are exceptionally favourable for tourism.

The terrain configuration of this area is characterised by a uniform gentle slope with an incline of 5% towards the sea, between the pronounced Soline Cove and a smaller cove on the border with Kumenat.

The height above sea level of this area is on Draganska glavica and amounts to 22 m.

The geological composition consists of Quaternary deposits that are distributed in the coastal zone from Filip Jakov and Biograd to Crvena Luka. Partly along the coast, diluvial sands are covered with terra rosa.

The climate of this area is influenced by the Adriatic type of Mediterranean climate. It is characterized by hot and dry summers and mild and humid winters. The average July temperature is 23.5 °C, and the average annual temperature is 19.5 °C. The absolute maximum temperature in summer is 36 °C.

On average, there are 102 warm days a year, and 29 hot days. The average number of clear days in July is 19.2, and 136.7 per year. The average annual rainfall is 899 mm, and in summer rainfall is scarce.

The most common winds in this area are bora and jugo, and in summer the mistral.

The coastline is low, sandy and with gravel or rocky, and less indented. In this section of the coast there is a process of accumulation of material, the sea is shallow, and the seabed along the coast is covered with sand and gravel.

With the necessary interventions, the coast is suitable for swimming, and especially with the use of a wider coastal zone as a recreational and sports area. The coast in contact with the Soline campsite has partially already been made into a bathing area with concrete and paved surfaces, and a large public sandy beach has been established in the Soline Cove.

In phyto-geographical terms, this area belongs to the evergreen community of oak (*Orneto-Quercetum ilicis*). Most of the area within the boundaries of the intervention is under a high pine forest, and a smaller part is under maquis (holm oaks, periwinkles, groups of conifers and deciduous trees).

During the long period of operation and development of the existing Soline campsite, the natural features of the area have been taken into account, and the development has been based on the principles of sustainability and environmental protection. Special attention is paid to the preservation and horticultural landscaping of green areas. In the area of the campsite there is a well with water abstraction, which is used for watering plants in accordance with the obtained water permit. Spring water of a temperature of 7 °C is stored and heated to 15 °C in a tank with a volume of 220 m³.

1.1.2 Spatial development features

The scope of the Expert Design, as an expert basis for the development of the Draft Proposal of the Urban Development Plan for the Hospitality and Tourism Zone (T3) – Soline campsite, includes the southeast area, at a distance of about 1 km from the town centre.

On the eastern bounds of the Town of Biograd na Moru, near the forest park, the hotels "Ilirija", "Kornati" and "Adriatic" have been built, and they form the basis of the tourism capacity of the town. In the coastal zone between the town and the campsite, there are beaches, an outdoor swimming pool, a pedestrian promenade (Dražica Promenade) and a tennis centre, which, along with the cove and the Soline beach, are the main tourism attractions of the town.

Based on the existing documentation concerning the area and the official documents, it is possible to determine the following for the existing Soline campsite:

- the campsite has been in operation at this location since 1963, with continuous planned interventions for maintenance, rehabilitation and development in order to achieve the 4* category,
- the campsite has been a part of the company "Ilirija" d.d. since 1991, and before that it was part of the company "Turistički biro" Biograd na Moru, which was merged with Ilirija d.d.,
- the built and highly landscaped area of the campsite is approximately 21 ha, and the total area covered, including the protective vegetation zone towards the road Put Kumenta and the area of substations, is about 23 ha,
- according to the Interim Decision on Categorisation of 27 April 2021, the campsite has 1,208 accommodation units, of which 483 are mobile homes, and the total accommodation capacity of the campsite is 3,624 guests,

- the campsite has a built network of access roads to all camping pitches,
- in the road bed, a network of municipal infrastructure has been constructed: water supply, power supply, tt-network, sanitary wastewater drainage, irrigation and gas supply,
- the subsidiary buildings of the campsite have been built; reception, market, service facility, shop, etc., and a restaurant was built in the coastal section before 1968,
- for the needs of campers, 8 sanitary facilities with accompanying facilities were built (one in the coastal area),
- within the campsite there are sports and recreational facilities and playgrounds,
- the campsite has a 4* category and is one of the leading camps on the Adriatic,
- during the entire period of operation of the "Park Soline" campsite, continuous, systematic and planned investments in the development and quality of products were made, where, from 2000 to the end of the business year 2023, the value of investments, excluding own works, amounted to approximately EUR 31.7 million, and thanks to these investments, the number of overnight stays increased from 4,556 in 1996 to 329,010 in 2023. The value of own works for the said period accounts for over 30% of the investments, meaning that the total value of investments in the "Park Soline" campsite for the said period amounted to approximately EUR 41.21 million.
The expert assessment of the value of the investments made in the "Park Soline" campsite, which was carried out in December 2023 by a permanent court expert in the field of construction and real estate appraiser Mirko Čačić, B.Sc. Civil Eng., amounts to a total of EUR 45.77 million,
- the campsite successfully operates and records over 329,010 overnight stays per year (in 2023.) and has approximately 83 employees, of which 53 full-time, 30 seasonal and 10 periodic or part-time (management and joint services of "Ilirija" d.d., such as horticulture experts, HACCP, etc.),
- the land on which the campsite was built, according to the current data from the cadastre or land register, is owned or co-owned by several legal entities: the Republic of Croatia, the Town of Biograd na Moru, "Ilirija" d.d., but also natural persons. Based on the legal status of the tourism land, several entries are burdened with disputes or complaints in the land registry correction procedure based on the new survey,
- "Ilirija" d.d. is the user of the campsite area and, until recently, used the land pursuant to the Agreement on Lease of Forest Land of 13.6 ha, concluded on 20 August 2004 for a period of 20 years with Hrvatske šume and the Agreement on Lease of Business Premises – "Soline" campsite area of 4,6 ha, concluded on 16 December 1999 for a period of 25 years with the Town of Biograd na Moru,
- the right of "Ilirija" d.d. to dispose of the campsite business premises is based on the Decision of the Croatian Privatisation Fund, CLASS: 943-01/96-01/1486, REG. No: 563-04-403/96-2 of 12 July 1996 by which, in the process of conversion of the socially-owned enterprise "Ilirija", the real estate was appraised in the value of the social capital, and the Resolution of the Croatian Privatisation Fund, CLASS: 943-01/96-01/1486, REG. No: 563-04-403/97-5 of 26 March 1997, and the Agreement on the Lease of Business Premises – Soline Campsite Land concluded on 16 December 1999 with the Town of Biograd na Moru for a period of 25 years, the original area of the campsite (20 ha) was increased by an additional 4.6 ha,
- in June 2016, the Ministry of Tourism of the Republic of Croatia classified the Soline campsite as a 4* category, with a capacity of 1130 accommodation units (7 camping plots and 1123 camping pitches with 339 mobile homes and 3390 guests) due to the high level of development and equipment, and in the administrative procedure of ex officio re-categorisation in the PARK SOLINE campsite in Biograd na Moru, Put Soline bb, operated by "ILIRIJA" d.d., having its registered office in Biograd na Moru, Tina Ujevića 7, it issued a Decision on Temporary Performance of Hospitality Activities, CLASS: UP/I-335-05/15-02/06, REG. No: 529-03-16-6, of 20 June 2016. In accordance with the Hospitality Act, the Decision on re-categorisation of the PARK SOLINE campsite is entered in the Register on classification and categorisation of hospitality facilities kept by the Ministry of Tourism of the Republic of Croatia.
- the same decision establishes that the campsite is an existing campsite and that the hospitality activity in the campsite is performed by "Ilirija" d.d., and "Ilirija" d.d. is granted the approval to perform this activity in the PARK SOLINE campsite until the final decision that will be adopted in accordance with the concluded agreement concerning the concession on the tourism land where the campsite is located. The decision used the rights acquired under the decisions on previous categorisations of July 2008 (CLASS: UP/I-335-05/08-01/58, REG. No: 529-03-08-7), and June 2012 (CLASS: UP/I-335-05/11-02/119, REG. No: 529-03-12-8).

- on 27 April 2021, the Ministry of Tourism and Sports of the Republic of Croatia conducted the ex officio re-categorisation of the Park Soline campsite in which the economic activity is performed by "Ilirija" d.d., whereby it was determined, on two occasions, on 23 September 2020 and on 21 April 2021, that there is a catering establishment, that it operates in the summer and consists of a reception, accommodation units, sanitary facilities and other sanitary elements for guests, catering facilities and facilities for the provision of food, beverages and other services. In the process of re-categorisation, it was determined that the Park Soline campsite is classified as a 4* category, that there are a total of 1,208 accommodation units – camping pitches, of which 483 are mobile homes, and the accommodation capacity of the campsite is 3,624 guests. Decision on the Re-Categorisation of the Camp Park Soline is entered in the Register of Hospitality Facilities to be Categorised, under registration number 7/21 K- XVI and in the Register of Hospitality Facilities to be Categorised, in the "Subsequent Entries" section, under registration number 32/19 K- XIV, kept by the Ministry of Tourism of the Republic of Croatia.
- in March 2017, the Ministry of Agriculture issued a Decision, CLASS: UP/I-321-03/16-01/75, REG. No: 525-11/1070-17-7, of 29 March 2017 whereby: 1. regular audit of the Management Programme was approved for the economic unit "Biograd" for the period from 1 January 2016 to 31 December 2025; and 2. in the economic unit "Biograd" all sections (except in the Vrana Lake Nature Park and section 46e) in the area of 1113.73 ha was declared a protective forest. According to the statement of the grounds set out in the decision, the areas that include the Soline campsite are excluded from the programme.

The existing Park Soline campsite is located in an area of exceptional natural values, has significant spatial potential, long tradition, generated established values and professional staff, which all together make a respectable development potential.

The current use of areas is shown in Diagram Map No 1 "Current state" at a scale of 1:2000.

1.1.3 Infrastructure Equipment Level

The area covered by this Plan is mostly built and has adequate infrastructure. The existing infrastructural development of the area, including the internal lines in the campsite, is shown on Diagram Maps Nos 2 to 6 of this Rationale.

1.1.3.1 Traffic

The "Soline" campsite is connected to the peripheral road, i.e. the branch of the road Put Kumenta along the eastern edge of the campsite, which is one of the most important municipal roads connecting tourism and recreational areas located eastwards with the town centre of Biograd na Moru.

The main connection was constructed at the location of the main entrance to the campsite, where the internal road of the campsite connects vertically to the road positioned south-east of the campsite fence.

Two more connections of auxiliary and emergency entrances to the campsite were constructed on the same road.

Two vehicular and pedestrian connections were constructed on the north-west side of the campsite over Dražica Promenade and additional access was constructed from the existing road on the south side. All three categories are auxiliary entrances to the campsite, intended for auxiliary and emergency vehicular and pedestrian access.

The traffic network in the campsite meets the current needs; the roads are one-way and two-way, mostly equipped with the appropriate traffic elements. Most roads are used as both vehicle and pedestrian traffic, while the coastal path and the three smaller paths connecting it with campsite sections are pedestrian.

The roads in the campsite are partly paved roads, and partly macadam roads, paved or only levelled on the ground.

1.1.3.2 Municipal Infrastructure

Water Supply

The "Soline" campsite is connected to the water supply network of the Town of Biograd na Moru from the north by a water supply system which is laid along the line of the road. The water supply is provided in two places, i.e. water meter shafts.

The existing buildings (reception, hospitality facilities, sanitary facilities), all mobile homes and most camping pitches are connected to the water supply network in the campsite.

The existing system for pumping groundwater, which is located within the campsite area, consists of a well (borehole), internal line and water reservoir and, pursuant to the obtained water permit, its intended use is watering plants. Spring water of a temperature of 7 °C is stored and heated to 15 °C in a tank with a volume of 220 m³.

Also, a functional hydrant network with 34 above-ground hydrants was built within the Soline campsite.

Wastewater Drainage

The drainage of sanitary wastewater in the Park Soline campsite has been designed as part of the sewerage network of wastewater drainage connected to the existing gravity canal, to which the existing buildings (hospitality facilities, sanitary facilities, etc.), all mobile homes and part of the campsite units are connected.

The area covered by the plan includes a gravity wastewater drainage canal (DN 560 mm) which transports wastewater from the wider area to the central wastewater treatment plant of the Biograd Riviera located at Kumenat, on the eastern bounds of the Town of Biograd na Moru.

Power Supply

The campsite is supplied with power via cable (underground) high-voltage line leading to the existing substation 20/0.4kV "Soline", in the area of the street Put Kumenta (local road L63161 Biograd (D503) – T. N. Soline).

The existing buildings (reception, hospitality facilities, sanitary facilities) and campsite units are connected to the power supply network in the campsite. 586 switch cabinets have been set up to supply the camping sites.

Public and outdoor lighting has been constructed along the existing vehicular and pedestrian roads and coastal and other pedestrian paths in the campsite.

Electronic Communication Network

There is an access telecommunication network built in the area concerned. This connection is connected to the existing telephone exchange Biograd na Moru.

Gas Supply

A gas supply network has been constructed in part of the area, but it is not operational because the gas network has not been fully implemented in the area of the Town of Biograd na Moru.

The gas network is installed in an area consisting of approximately 70% of mobile homes, however, it is not operational, since no gas source is provided, either by connection to the municipal grid or natural gas, i.e. LPG tanks.

Within the campsite, there are two LPG tanks, one for the restaurant, with a capacity of 3 m³, and the other for the new sanitary facility, with a capacity of 5 m³.

1.1.4 Protected natural and environmental values and specific features

There are no protected natural values in the area covered by the plan.

Significant environmental value lies in the existing pine and evergreen oak forest. The plan should determine forest protection measures, and direct the construction of buildings and landscaping in a way that will endanger the existing forest as little as possible.

1.1.5 Obligations under wider area plans (coverage, number of users and accommodation units, density of use and construction)

Two spatial planning documents refer to the area covered by the Urban Development Plan of the Soline campsite; the Zadar County Spatial Plan and the Spatial Plan of the Town of Biograd na Moru, which are not mutually aligned.

By the Decision on the Adoption of the Zadar County Spatial Plan (Official Gazette of the Zadar County No 2/01, 06/04, 02/05, 17/06 03/10 and 15/14, 14/15, 05/23 and 06/23 – consolidated text), the Soline campsite was planned as a separate construction area for hospitality and tourism purposes, located in a protected coastal zone, with the following designations; type: T3 (campsite), area: 15 ha, capacity: 2000 persons (Article 14, Chapter 3 "Placement Conditions of Commercial Facilities").

Cartographic presentation 1.1 "The use and purpose of the space – Spaces intended for development and landscaping" shows that the planned shape of the T3 area largely corresponds to the existing one, with the exception of the north-eastern border of the campsite, which, compared to the existing one, is more distant from the Put Kumenta road (hence the reduction of the area to 15 ha), and a part of the described area is designated for hospitality and tourism purposes, provisionally named "Iznad Solina" (Above Soline), with an area of 5 ha and for the construction of a hotel with a capacity of up to 500 beds.

Moreover, the Decision on the Spatial Development Plan of the Town of Biograd na Moru (Official Journal of the Town of Biograd na Moru No 09/05, 03/09, 07/11, 10/11 – corr., 03/16, 07/16 – corr., 08/16, 12/19, 9/22 – consolidated text), in its Article 62, established the Soline campsite as an existing zone for hospitality and tourism purposes outside the building zone (settlement) with the following spatial indicators: area: 15.00 ha, maximum capacity: 2000 persons. Also, as a hospitality and tourism unit with an area of over 5 ha, the Soline campsite was also established as a building of national importance (Article 8).

The provisions of Article 63 stipulate that the "Soline campsite zone" retains its stated purpose, but "must be converted into a 4-star campsite", while the planned zone provisionally named "Iznad Solina" of an area of 5 ha is intended for the "construction of a hotel with a minimum of 4 stars" for which detailed spatial indicators are established for the purpose of further planning, since Article 192 provides for the development of an urban development plan for each of the mentioned areas.

Although the surface area of the hospitality and tourism zone T3 – Soline campsite and T1 – above Soline ("Iznad Solina"), determined by the SDPM of Biograd na Moru corresponds to the surface areas provided for in the Zadar County SDP, Graph 4.A "Construction areas" of the SDPM Biograd na Moru shows a significant change in the shape of each of these areas. The T1 area was formed in such a way that the southern half encroaches on the already formed unit of the T3 campsite, while this area was "compensated for" by the expansion of the campsite in the coastal promenade zone, to the previously built area of holiday homes, however, those are not owned by Ilirija, d.d., but by various legal and natural persons.

Also, although it follows the purpose of the areas determined by the SDPM of Biograd na Moru, in the Urban Development Plan for the Hospitality and Tourism Zone (T3) – Soline Campsite (Decision on Adoption, Official Journal of the Town of Biograd na Moru No 9/13), the areas thereof have not been unambiguously determined. Point 1.1.1 "Basic Data on the State of the Area" of the Plan Rationale lists the plots covered by the Plan and their area sum of 150,038 m², while the analysis of the ownership structure indicates a slightly smaller area of 146,758 m², which can be explained by the up-to-dateness of the cadastral information. However, in the elaboration of the covered area, as evident in point 3.3 "The Statement of Areas and Spatial Indicators Regarding the Area Purpose, Manner of Use and Development" of the Plan Rationale, the area of the campsite, designated as "tourism purpose T3" is reduced to an area of 115,447 m², i.e. 11.5 ha, while 2.9 ha was designated separately under "recreational purpose R2". Although such a "solution" is contrary to the purpose of the areas indicated in the aforementioned Cartographic Representation 4.A "Building zones" of the SDPM Biograd na Moru, this is claimed in point 3.2.2 "The Recreational Purpose Plot" of the Plan Rationale to be "in accordance with the purpose of the areas determined by the Spatial Development Plan of the Town of Biograd na Moru."

Consequently, it is indisputable that the adopted UDP of the Soline campsite is also not harmonized with the spatial planning document pertaining to the more general area; neither the SDPM of Biograd na Moru nor the Zadar County Spatial Plan.

According to the principle of vertical integration in the spatial planning system, established under Article 13 of the Physical Planning Act, when establishing the premise and adopting spatial plans, it is necessary to take into account the objectives and interests expressed in the higher-level documents, or broader scope documents. Article 61 determines the obligation to harmonise the lower level spatial plan with the higher level spatial plan, and the spatial plan of the narrower area with the with the same level spatial plan of the broader area. It follows that the urban development plan, as a local level plan of the narrower area must be harmonised with the spatial plan of the town as the broader local level plan, and both must be harmonised with the spatial plan of the

county as the regional-level spatial plan. In addition to the laws governing the area of spatial or urban planning, as explained in the Introduction, it is necessary to take into account the provisions of the laws governing the area of tourism and hospitality, since they have a significant impact on the area as a matter of common interest.

In accordance with the Physical Planning Act and following the planning from the level of the Spatial Plan of the county to lower levels, with regard to the future development of the campsite it would be necessary to plan an area of about 23 ha with a capacity of up to 3,660 people, which needs to be established under the spatial planning objectives within the Proposal of the urban development plan of the Soline campsite.

The area of the campsite should be planned in accordance with Article 49 of the Physical Planning Act: "Planning Hospitality, Tourism and Sports Facilities", which determines the planning requirements regarding the hospitality and tourism purposes within the protected coastal area.

Also, the campsite should be developed in accordance with the Ordinance on the Classification and Categorisation of Accommodation Facilities from the Group "Campsites" (OG 54/16, 68/19, 120/19), for facilities of the type campsite (T3), 4-star category.

In doing so, it is certainly necessary to take into account that the sea front of the campsite borders the coastal area, i.e. the beach and mooring area, which is within the scope of the *Urban Development Plan for the Entire Building Zone of the Town of Biograd na Moru – the Central Area South of Jadranska Cesta (Poluotok, Jaz, Vruljine, Bošana, part of Primorje, Kožina, Centar, Tuče, Glavica, Rust, Meterize, Granda)* (Official Journal of the Town of Biograd na Moru 2/08, 3/10, 4/17, 9/22 – consolidated text).

1.1.6. Assessment of development possibilities and limitations in relation to demographic and economic data and spatial indicators

By comparing the data on the population of the Town of Biograd na Moru during the last two censuses (5,601 inhabitants in 2021, 5569 in 2011), there was an increase of 32 inhabitants in the period between the censuses. Although small, the increase is an indicator of the trend of demographic stability (5,259 inhabitants in 2001), which places Biograd na Moru ahead of other towns in the county (Benkovac, Nin, Obrovac, Pag). In the same period, the City of Zadar, as the centre of Zadar County, recorded a decline in population by about 6% (70,779 inhabitants in 2021, 75,062 in 2011), and the County registered the same depopulation rate, with 159,766 inhabitants registered in 2021, i.e. 10,251 fewer than in 2011, when there were 170,017 inhabitants.

Although we cannot go into all the reasons for the decline in the population here, one of them is certainly related to the accession of the Republic of Croatia to the European Union in 2013 and soon thereafter the open employment opportunities for Croatian citizens in the member states of the Union. Therefore, maintaining a stable population level is also an indicator of maintaining the contingent of the working-age population on which economic development projects can rely.

The economy of the Town of Biograd na Moru is based on agriculture and fishing as traditional activities along which tourism began to develop significantly in the late 1950s, soon becoming the dominant activity. Over the past two decades, the development of small and medium-sized enterprises has been particularly encouraged, and to this end, the municipal administration partially built the Industrial Zone and the "Bučina" Utility and Service Zone. Biograd is also a maritime transport centre owing to the ferry port for the island of Pašman (connection to Tkon), but also nautical capacities of almost 1000 berths distributed throughout several marinas in the area of the Town.

The largest economic entity in the Town's tourism industry is certainly the company "Ilirija", founded in Biograd na Moru in 1957. Nowadays, the company employs up to 400 workers in several income segments, namely: hotel accommodation in four hotels with 435 accommodation units, nautical services offering 805 berths in 2 marinas, camping in 1,130 accommodation units in the "Soline" campsite, hospitality services in several restaurants, sports and recreational facilities in the Tennis and Aquatic Centre, and it spread out beyond Biograd through the development of its entertainment and trade segment in Zadar. Since 1999, "Ilirija" has been organising a nautical fair, the Biograd Boat Show, which has developed into one of the most important nautical and charter trade fairs.

In terms of the relationship between the structure of activities and the structure of income, recent financial statements show that hotel and camping revenues account for up to 60% of the total income of the company, with these activities being equal both by share in revenue (each about 30%) and absolute amounts.



There is a trend of revenue growth despite the increase in operating costs, which is associated with capital investments aimed at improving the quality of services and competitiveness. In other words, in the segment of camping, the zone within the scope of the plan has been completely landscaped and adapted to its purpose representing a furnished area of the Park Soline campsite with a capacity of about 3600 guests, connected with the sea and the coast as natural values, with the pine forest within the campsite representing an environmental value.

The natural and environmental values of the area are primarily the pine forest vegetation, the existing configuration of the terrain with gentle slopes descending towards the sea and the southwest, and its coastal location.

The positive aspects are set out in item 1.1.2 Spatial development features and 1.1.3 Infrastructure equipment level.

The fundamental limitation to the development of this area is its inadequate treatment in the spatial planning documents adopted for the area of the Zadar County and the Town of Biograd na Moru, i.e. the reduction of the area and the change in the shape of the Soline campsite, although the land has been adapted to its purpose over several decades, and the reduction of this type of hospitality services would have direct negative economic effects.

For this reason, the scope of this Expert Design is not in accordance with the scope established by the SDPM of Biograd na Moru, nor the one in the Zadar County Spatial Plan, but follows the existing form and area of the campsite, as well as the existing situation regarding the zone's purpose and manner of use, since they are supported by permanent and positive economic effects for both employees and the wider social community.

- Since 1981, the Park Soline campsite has been constructed methodically, based on the following spatial planning documents: Implementation Urban Development Plan for Soline Campsite – 1981
campsite area: 21 ha campsite capacity: 3,000 guests
- General Urban Development Plan of the Town of Biograd na Moru – 1983–1998
campsite area: 21 ha
- Spatial Development Plan of the Town of Biograd na Moru – 2002
campsite area: 21 ha.

Since 2005, in drafting the spatial planning documents, neither the premises that ensure the retention of the entirety of the pre-built existing campsite in this area nor the spatial requirements for its future development have been taken into account. What is more, the planned area of the campsite was changed in the spatial planning documentation, usually to a value lower than the existing one (in the 2005 SDPM of Biograd na Moru to only 5 ha, and in the 2009 and 2011 amendments to 12.3 ha in the text, i.e. 11.3 ha in the graphics), as shown in the previous chapters.

However, the Soline campsite still needs to be planned in the manner in which it was continuously planned from 1981 to 2005, in order to ensure its further development and improvement. As it has been shown, there are no rational reasons not to keep planning the methodically constructed Soline campsite in an affirmative manner.

It is necessary to at least plan the campsite on its constructed and highly developed part, while taking into consideration and integrating all constructed buildings and infrastructure. Any other solution entails a series of negative consequences, dismantling and devastation of a highly developed area, loss of jobs, cancellation of invested capital, reduction of the tourist offer of tourist facilities of high-level categories and more.

In the coming period, it would be necessary to eliminate the following shortcomings in the campsite area, i.e. to carry out the following interventions:

- relocate the accommodation units from the coastal zone up to 25 meters wide, i.e. move them from the part of the zone west of the Dražica Promenade, and arrange the zone for recreation and other needs of users such as sunbathing areas, and allow solely the reconstruction of the existing accompanying facilities, excluding any extensions and upgrades in that limited area,
- improve the equipment level with central facilities,
- plan and build a pool complex as an additional sports and recreational facility in contact with the landscaped public beach,

- in addition to the permanent water connection, the camping units should be provided with a connection to the sanitary wastewater drainage system,
- legalize unregulated campsite interventions based on the submitted applications.

The unlandscaped area between the campsite and the access road (Put Kumenta) should be treated as a protective vegetation zone.

The opening of the coastal part of the campsite to public use, accessible to all, while ensuring the unimpeded functioning of the campsite, should be considered. Considering the traffic accessibility and the available attractive area, there are conditions for developing sports, recreational and entertainment activities both for the campsite and external visitors.

The prerequisites established for the landscaped part of the campsite, regarding traffic arrangements and utility infrastructure, are the basis for the justification for further development of the campsite. In order to achieve an optimal level of connection of existing and future camping pitches and buildings, it is necessary, to a lesser extent, to reconstruct and supplement the camp's traffic network and the appropriate municipal infrastructure.

From the environmental and ecological point of view, the existing vegetation and the pine forest area are very valuable features that contribute to the raising of the campsite quality.

2) SPATIAL PLANNING OBJECTIVES

2.1 SPATIAL PLANNING OBJECTIVES OF SIGNIFICANCE TO THE TOWN

The spatial planning objective, the scope of which is significant on a municipal level, is to, first and foremost, preserve and further improve the pre-built, integral area of the Soline campsite and enable further successful operation of the campsite in the place where it has existed for the last sixty years.

Another objective is to adopt the spatial planning documentation for the campsite area, but in accordance with the existing as-built state and in accordance with the Programme of Ilirija d.d. which plans to further develop the Park Soline campsite.

2.1.1 Demographic development

As shown in point 1.1.6, in the period between the 2011 and 2021 censuses, the Town of Biograd na Moru retained demographic stability, unlike other cities and the Zadar County, which, in 2021, recorded a decline in the population of 6% in relation to the population recorded in the 2011 census.

Although very small, a population increase of 0.6% indicates a maintained positive tendency of demographic development and the assumption of its connection with the development of economic activities, which is why it is necessary to create further development programmes that will activate the available contingent of the working population.

Population is the most important factor of economic development because it is also a consumer of produced goods and services. Given the attractiveness of the municipal area, an increase in population can also be expected to follow the new development projects (natural and especially mechanical growth).

2.1.2 Selection of spatial and economic structure

The selection of economic structure and its spatial manifestation is clearly visible in cartographic presentation No 1 "Use and Purpose of the Zones of the Spatial Development Plan of the Town of Biograd na Moru". The coastal area from (approximately) the Soline Cove to the administrative border of the Town is intended for hospitality and tourism facilities for which separate building zones are foreseen, predominantly for the construction of hotel accommodation (T1), but also tourism resorts (T2) and campsites (T3), while the construction of recreational areas is planned for the immediate hinterland, both inside and outside the construction area of the settlement. Commercial building zones (production and business, including the new bus station) are planned in the mainland of the Town along the Adriatic tourist road (Jadranska turistička cesta, the so-called Adriatic Highway), and even further north, in the area of Jankolovica, where a corridor of the new transversal road, parallel to the Adriatic Highway, is planned to pass.

A part of the planned commercial zones has already been constructed and activated. Within the Industrial Zone, out of the planned 20 ha, over 11 ha are planned for the construction of plants, and about 60% of the surface area of the zone is activated, while the "Bučina" Utility and Service Zone, with a surface area of about 13.4 ha, has been prepared for the construction of smaller craft and production plants employing clean technology.

Located at over 2 km apart and separated by valuable agricultural land, forests and recreational areas, the tourism and commercial areas can develop unhindered, and the abundance of agricultural land within the administrative area of the Town of Biograd na Moru should also be considered as a permanent source of supply of healthy food of controlled origin to the tourism industry.

However, in the light of the analysis from the Introduction and Chapter 1, in addition to the change in the shape and area of the Park Soline campsite based on the changes in ownership relations over tourism land implemented by the Amendments to the Spatial Plan of the Town of Biograd na Moru, it is necessary to revise the planning of the tourism and hospitality zone along the perimeter of the "Soline" campsite, namely the hotel construction area "Iznad Solina", the area of the coastal campsite "Kumenat", but also the recreational area R2, planned for a part of the existing area of the Soline campsite.

2.1.3 Traffic and municipal infrastructure

The establishment and development of transport and communal infrastructure should be seen as a prerequisite for raising the quality of tourism services in the existing hospitality and tourism areas and constructing new ones, but also in the light of raising the communal standard, which improves the protection of the environment, with special emphasis on the quality of the coastal ecosystem, enabling satisfactory traffic and the availability of all facilities within the area of the Town for guests, employees, users and citizens in general.

In order to maintain the achieved level of service of the Soline campsite, but also its further development, it is especially important to continue with the development of the Put Kumenta road, not only the route along the perimeter of the campsite, but also the section up to the junction with the municipal street network where it is possible to establish a pedestrian and bicycle path, which would encourage walking and the use of alternative forms of transport.

The complete reconstruction of this street and the simultaneous construction of the associated utility infrastructure is one of the priority goals of the development of transport and utility infrastructure of the Town.

2.1.4 Preservation of spatial features of the area

The protection of the area and the environment must be interspersed with developmental determinations, so that the area of the Town continues to have the characteristics of a high degree of preservation of the natural and cultivated landscape. Significant areas of agricultural land and forests that extend almost to the coast are a notable particularity of the landscape, the Town and its general area. Although not included in the administrative area of the Town, the nearby Vrana Lake, which is protected as a nature park, a drinking water reserve, but also as a groundwater regulator, is especially important in maintaining the overall ecosystem of this part of Northern Dalmatia. Therefore, in circumstances caused by climate change, these particularities should be preserved at all costs, since each of these components (fertile areas, forests, water) play a special role in mitigating the effects of climate change, thus maintaining the attractiveness of tourism facilities as one of the pillars of economic development.

With a complex approach, based on the existing construction and the sensitivity of the entire area and all its parts, it is possible to achieve quality use, improvement and protection of the area in order to increase the quality of life of the population.

2.2 OBJECTIVES OF SPATIAL PLANNING OF THE AREA

2.2.1 Reasonable use and protection of space in relation to the characteristics of the built structure, values and specific features of the landscape, natural and cultural-historical and environmental units

In developing this zone, it is necessary to ensure spatial and other preconditions for further development of planned hospitality, tourism and other economic activities, as well as accompanying and complementary facilities, and thus ensure an increase in employment and income.

In addition, the objective is to provide a better level of services for guests by organising hospitality, sports, recreational, entertainment, service, trade and other accompanying activities within the zone, as well as for visitors primarily by organising sports, recreational and entertainment activities. The target level of services is the 4* campsite category, which includes the offer of glamping accommodation and mobile homes, as well as appropriate accompanying facilities.

The planning of built structures should be carried out in such a way that the organisation and purpose of areas use the space rationally, but also to form a new built structure that, in combination with green zones, will be perceived as acceptable and non-aggressive in the area. This primarily points out the need to ensure an acceptable relationship of the zone to the landscape through the conditions of construction, use and landscaping.

The spatial organisation of the zone should enable the realisation of smaller rounded units in stages, according to the possibilities of realisation of the development of the zone. The necessary standard of utility equipment should be planned.

It is necessary to preserve the existing developed areas and integrate them into the development of the area.

The main and auxiliary entrances to the campsite, with the reception and waiting area, are retained at their existing locations.

It is reasonable that the existing area around the restaurant, due to its location next to the swimming and recreational areas, should continue to serve the purpose of hospitality, recreation and entertainment.

The goal is to achieve a higher and more diverse level of service and infrastructure of the campsite, which can be amplified by the construction of a set of pools adapted to the needs of different ages or user groups.

The accommodation area of the campsite, including the existing capacities, should be organised into several spatial units with different accommodation options (glamping houses, mobile homes, camping plots).

Sanitary facilities are planned in the camping zones – common premises for personal hygiene of guests, washing the laundry and dishes, installation of refrigerators with compartments, designated place for preparing meals, children's playground, waste disposal, etc. This ensures the required accessibility radius of max. 100 m to each camping plot.

Camping units should be conditionally defined and planned according to field conditions, with a minimum area of 60 m² for camping plots and 70 m² for camping pitches. A number of camping units need to be connected to infrastructure: water supply, drainage and power supply.

The coastal zone of the campsite is intended for public-use swimming and recreation. The coastal promenade (Dražica Promenade), which passes through the southern part of the campsite, is connected to the coastal path beyond the campsite area, which enables the town centre to be reached by a non-intense walk in just ten minutes. Apart from providing easy access to coastal facilities outside the campsite and the town centre, the coastal promenade is also important for the overall area of the campsite, as the promenade is connected to pedestrian paths that link the campsite's accommodation facilities to the coastal belt and accompanying facilities. In addition, it enables emergency road traffic through the campsite and the coastal belt.

A particularly important part of the coastal belt, on which the functioning of the campsite relies, is the landscaped beach. The existing, partly gravelled beach should be preserved, and it should be expanded in accordance with the Town's Spatial Development Plan by building a small dock that will prevent the gravel to be washed away and which will provide an easy spot for renting vessels: kayaks, paddleboats, etc., as well as a summer berth enabling brief mooring for disembarkation or embarkation of users of all coastal facilities.

Recreational facilities should be amplified with a pool complex with a variety of dimensions, depths and additional equipment (nozzles, waterfalls, etc.) and surfaces to attract users of different ages and needs. The pool complex requires an area of 4–5,000 m² and should be placed in the campsite periphery where the quality of the living space is lower, since this will be compensated by the attractiveness of the pools.

The existing greenery in the campsite area should be preserved, maintained and supplemented with additional planting of tall vegetation in stages. Due to the specific microclimate of the location for planting in the narrow coastal zone, salt-tolerant halophyte species should be selected.

2.2.2 Improving the development level of the area and municipal infrastructure

By further developing the area, it is necessary to ensure spatial, traffic, infrastructural, ecological and other conditions for the harmonised development and organisation of all planned functions and activities. Since the area is well equipped and developed nowadays, only minor development and equipping of land is necessary, as well as the alignment of traffic and municipal infrastructure.

Before the construction and putting to use certain areas – building plots in the campsite, in addition to partial reorganisation and reconstruction of the traffic network, it is necessary to provide for reconstruction and/or construction of necessary facilities and devices of municipal infrastructure for which it is necessary to use primarily traffic area corridors.

In order to improve the development level of the area and municipal infrastructure, the planning should provide the following:

- envisage the necessary reconstruction and supplementation of the existing traffic and infrastructure network
- envisage the supplementation of the wastewater drainage system, and the supplementation of the water supply and power supply system as well as the electronic communications network,
- plan the development of public pedestrian areas,
- plan the development of parking areas that will be sufficient for newly planned and existing facilities,

These interventions will provide conditions for further development and improvement of the quality of tourism activity in the town. The development of the street "Put Kumenta", with the parallel construction of the complete municipal infrastructure, will significantly improve the level of development and utility equipment of the eastern part of the area of the Town of Biograd na Moru.

3) SPATIAL DEVELOPMENT PLAN

3.1 AREA CONSTRUCTION AND DEVELOPMENT PROGRAMME

Programme element	State according to the 2021 categorisation	User programme
location	Biograd na Moru, Put Kumenta 16	existing
area	approx. 21 ha	approx. 21 ha
category	4*	4*
capacity	3,624 persons	3,624 persons
accommodation units	1,208 accommodation units – camping pitches of which:	1,208 accommodation units – camping pitches of which:
	483 mobile homes	483 mobile homes
central, ancillary and auxiliary buildings	<ul style="list-style-type: none"> - reception - sanitary facilities (8 facilities) - restaurant - smaller shop - bakery - ancillary premises / storage - campsite service - laundry 	<ul style="list-style-type: none"> - reception – reconstruction - sanitary facilities – reconstruction (7 facilities) - restaurant – reconstruction - smaller shop – reconstruction - bakery – reconstruction/conversion - auxiliary rooms / storage – reconstruction - campsite service - laundry
roads	<ul style="list-style-type: none"> - developed to a greater extent 	<ul style="list-style-type: none"> - reconstruction to accommodate the necessary infrastructure in the road bed, and to widen the profile where necessary - parking lots

Programme element	State according to the 2021 categorisation	User programme
sports grounds	<ul style="list-style-type: none"> - volleyball court - basketball court - training ground - children's playgrounds (3) 	<ul style="list-style-type: none"> - volleyball court - basketball court - training ground - children's playgrounds (3) - new pool complex / recreational and entertainment centre, etc.
fence	<ul style="list-style-type: none"> - existing 	<ul style="list-style-type: none"> - existing
infrastructure	<ul style="list-style-type: none"> - electrical supply system - public/outdoor lighting - water supply system - hydrant fire fighting network - part of the drainage system - part of the electronic communications network system - part of the gas supply system 	<ul style="list-style-type: none"> - electrical supply system - public/outdoor lighting – supplementation in areas to be landscaped - water supply system - hydrant fire fighting network - drainage system – supplementation - electronic communications network system – supplementation - gas supply system – connection to the public grid and supplementation
alternative energy sources		<ul style="list-style-type: none"> - photovoltaic modules / photovoltaic power plant
vegetation	<ul style="list-style-type: none"> - existing, indigenous, addition in the form of park landscaping 	<ul style="list-style-type: none"> - preservation of natural vegetation, rehabilitation and restoration; afforestation and supplementation of tall vegetation and landscaping of the lawns and hedges

3.2 BASIC PURPOSE OF THE AREA

The defined purpose of the area arises from the elements of the current state, partly the items of higher level plans, and objectives and programme elements defined by this plan. It derives partly from the purpose determined by the SDPM of Biograd na Moru, but it is primarily based on the existing method of use and landscaping of the area.

The planning of the relevant area rests on the assumption that the area will be established as a separate building zone outside the settlement, for hospitality and tourism purposes (T3), within which this Plan determines the hospitality and tourism zones – campsite (T3), protective green zones (Z), infrastructure areas (IS), combined vehicular and pedestrian access, and pedestrian access.

The Expert Design, as the basis for the development of the draft proposal for the Urban Development Plan of the Soline Campsite (T3), covers a total area of 23.16 ha. This consists primarily of the hospitality and tourism zone – campsite (T3), which is 20.88 ha, a protective vegetation zone of about 2.15 ha, a combined vehicular and pedestrian road of 0.01 ha, a pedestrian path of 0.1 ha, and the area of two substations of about 0.02 ha.

The Design establishes a more detailed purpose-based division of the covered area, taking into account the characteristics of the micro-location and the size of the areas, existing and potential activities and conditions of use.

The basic division of the area:

- evaluates the current development of the campsite and enables its further improvement,
- provides for a protective vegetation zone between the campsite and the corridor of the main municipal road Put Kumenta,
- the area of the campsite along the coast, from the Dražica Promenade to the coastal road, is partly earmarked for public use: catering, sports and recreational and entertainment and other accompanying facilities that connect the coastal promenade and within which a higher frequency of users and visitors is expected.

Areas for development within the scope of the Plan are planned as:

- hospitality and tourism zones – campsite (T3), and
- public areas:
 - infrastructure / substation (IS) / (TS),
 - protective vegetation (Z),
 - combined vehicular and pedestrian access, and
 - pedestrian access.

Determination and demarcation of areas of public and other purposes is carried out in accordance with cartographic presentation No 1 "Use and purpose of areas" at a 1:2000 scale.

The area covered by the plan is directly connected to the coastal zone areas consisting of the bathing area and the coastal road, where there are plans to arrange moorings and anchorages on the surface of the coastal sea in order to moor vessels on this part of the coast, and references are indicated thereto within certain topics in which the functioning of the campsite is linked to the coastal area.

The graphic part of the plan presents the schematics of public traffic areas bordering the area covered by the plan, which are connected to the campsite through road and pedestrian access:

- coastal footpath,
- road and
- combined vehicular and pedestrian access.

3.2.1 Hospitality and tourism purpose – campsite (T3)

The hospitality and tourism zone – campsite (T3) includes accommodation and accompanying facilities for hospitality, sports, recreational, entertainment, service, trade and other related and auxiliary purposes.

It is intended for campers and the provision of all hospitality and tourism services required in this tourism segment, which is why the development of the following functional units is planned within the campsite;

- **camping areas** – for the purpose of arranging accommodation units: camping plots and pitches, construction and development of access roads, green areas and areas for auxiliary facilities and devices for the requirements of camping and campers,
- **areas of central, ancillary and auxiliary campsite facilities**, which include purpose-built areas and buildings: campsite centre and reception, recreational and entertainment centre, service centre, sanitary facilities including service facilities, individual central campsite facilities, etc., and associated traffic, pedestrian and green areas,
- **landscaped green areas** with mostly preserved existing terrain and vegetation, supplemented by new plantings of predominantly indigenous species, including undeveloped and greenery-covered areas within all other facilities,
- **sports and recreation areas** that include: sports and recreational centre, pool complex, individual recreational areas and children's playgrounds,
- **trafficked campsite areas** are intended for the maintenance and construction of the traffic network and include: internal combined vehicular and pedestrian roads that provide the basic access to the zones for camping and the accompanying facilities, internal combined vehicular and pedestrian road that is also a public footpath (Dražica Promenade), parking/waiting area, parking lots for passenger cars and a bus parking lot.

Accommodation areas, as well as buildings for the provision of all types of services, must be arranged, constructed and equipped in accordance with the conditions that allow comfort, functionality and safety of a category 4* campsite.

The planned construction of infrastructure is going to take place mostly underground, within traffic areas, but also within other areas, avoiding landscaped green areas.

3.2.2 Infrastructure areas (IS) – substation (TS)

Infrastructure areas are planned to accommodate the existing substations that were built for the electricity supply of the Park Soline campsite and the contact area.

The facilities and devices of the utility infrastructure necessary for the utility purposes in the area covered by the plan: the electricity supply system, the water supply system, the sanitary wastewater and run-off rainwater drainage system, the gas supply system and the electronic communication infrastructure may be constructed for other purposes within the scope of the plan.

3.2.3 Protective vegetation (Z)

Protective vegetation areas are planned for area landscaping, the spaces between different-purpose facilities and for environmental protection purposes.

The protective vegetation zone enables the planning of appropriate municipal, transport and infrastructure facilities.

3.2.4 Combined vehicular and pedestrian and solely pedestrian access

The combined vehicular and pedestrian access is intended for pedestrian traffic and exceptional traffic of service, emergency and delivery vehicles, as well as bicycle traffic according to the special regulation and decision of the Town.

The pedestrian access is intended for pedestrian traffic, and exceptionally for bicycle traffic according to special regulation and decision of the Town.

3.3 STATEMENT OF SPATIAL INDICATORS FOR THE PURPOSE, METHOD OF USE AND DEVELOPMENT OF AREAS

The Urban Development Plan covers a total area of 23.16 ha. Within the covered area, the following basic purpose of the areas is determined:

table 2 Basic area purpose structure

purpose designation	purpose	area (ha)
T3	HOSPITALITY AND TOURISM ZONE - CAMPSITE	20.88
	PUBLIC AREAS:	
IS / TS	INFRASTRUCTURE - SUBSTATION	0.02
Z	PROTECTIVE VEGETATION	2.15
	COMBINED VEHICULAR AND PEDESTRIAN ACCESS	0.01
	PEDESTRIAN ACCESS	0.10
	TOTAL WITHIN THE SCOPE OF THE PLAN	23.16

table 3 Method of use and development of areas and planned buildings

purpose designation	purpose designation / method of use and development		area (ha)
T3	HOSPITALITY AND TOURISM - CAMPSITE		20.88
	SJ	CAMPING AREAS - ACCOMMODATION UNITS	15.42
		AREAS OF THE CENTRAL AND ANCILLARY CAMPSITE BUILDINGS	3.10
	C1	CAMPSITE CENTRE AND RECEPTION	0.05
	C2	RECREATIONAL AND ENTERTAINMENT CENTRE	0.47

purpose designation	purpose designation / method of use and development		area (ha)
	C3	SERVICE CENTRE	0.16
	CP	INDIVIDUAL CENTRAL AND ANCILLARY CAMPSITE FACILITIES	0.05
	SČ	SANITARY FACILITIES	0.33
	Z1	LANDSCAPED GREEN AREAS	1.11
	R2-1	SPORTS AND RECREATIONAL CENTRE	0.13
	R2-2	RECREATIONAL AREAS	0.13
	R2-3	POOL COMPLEX	0.46
	DI	CHILDREN'S PLAYGROUNDS	0.21
		TRAFFICKED CAMPSITE AREAS	2.36
		INTERNAL COMBINED VEHICULAR AND PEDESTRIAN CAMPSITE ROAD	1.91
		INTERNAL COMBINED VEHICULAR AND PEDESTRIAN CAMPSITE ROAD AND PUBLIC PEDESTRIAN PATH	0.12
	P1	PARKING LOT - WAITING AREA	0.06
	P2	PASSENGER CAR PARKING LOT	0.18
	P3	BUS PARKING LOT	0.09
		PUBLIC AREAS	2.28
Z		PROTECTIVE VEGETATION	2.15
IS / TS		INFRASTRUCTURE - SUBSTATION	0.02
		COMBINED VEHICULAR AND PEDESTRIAN ACCESS	0.01
		PEDESTRIAN ACCESS	0.10
		TOTAL WITHIN THE SCOPE OF THE PLAN	23.16

3.4 TRAFFIC NETWORK

The planned traffic network and traffic solution is shown on the plan's cartographic presentation 2.1 "Transport Infrastructure".

The public roads to which the covered area is connected do not fall within the scope of the plan.

The campsite is connected to the existing roads along the campsite perimeter, at the site of the existing main campsite entrance, and at eight auxiliary campsite entrances.

Since the existing roads along the perimeter of the campsite are categorised as unclassified roads, the connection to the road must be made in accordance with the Decision on Unclassified Roads (Official Journal of the Town of Biograd na Moru, No 6/13 and 11/13), while in terms of the main entrance to the campsite it is recommended that it is designed and constructed in accordance with the Act on Public Roads and the Ordinance on the Conditions for the Design and Construction of Access Roads and Roadway Connections to Public Roads.

The transport system of the covered area consists of a network of internal roads and traffic areas of the campsite, as well as traffic elements connecting the campsite to the public transport network of Biograd na Moru.

The campsite's internal road network consists of existing and planned combined vehicular and pedestrian areas, solely pedestrian areas, and parking lots. The traffic solution is determined in such a way as to take into consideration the current state as much as possible, and to ensure aligned management of pedestrian and

road traffic, and that pedestrian traffic has a priority over road traffic. The plan provides for the area of the basic roads of the internal network, while the construction and reconstruction of roads is allowed within the undeveloped areas of the campsite.

The internal road network within the campsite is built and reconstructed in accordance with Diagram Map No 2 "Basics of the Technical Design for Traffic" at a scale of 1:2000.

3.5. MUNICIPAL INFRASTRUCTURE NETWORK

3.5.1 Water supply

The construction of the new water supply network and the reconstruction of a part of the existing pipeline should be performed in line with cartographic presentation No 2.2 "Municipal Infrastructure" at a scale of 1:2000.

The internal water supply network system within the campsite is built and reconstructed in accordance with Diagram Map No 3 "Basics of the Technical Design for Water Supply and Hydrant Networks", at a scale of 1:2000.

The planned routes of the water supply network and facilities may be changed during the design development in accordance with the situation on the ground and other technical conditions, as well as the requirements of the competent public law authority regarding the solution of the connection of the zone to the municipal water supply network.

Routes of the water supply network and those of the separate fire fighting network are laid down in the common channel together with other installations. The horizontal distance between other infrastructure elements in the common trench is 50 cm at a minimum. Pipelines need to be placed in the channel on the sand bed at a depth ensuring overlay above the pipe crown of 80 cm at a minimum.

The fire fighting water supply network requires above-ground fire hydrants Ø 80 mm at a distance of 80–100 m from each other, in accordance with the Ordinance on the Hydrant Network for Fire Fighting Purposes.

The water supply network within the scope of the plan must be designed and constructed in line with the applicable technical regulations and rules of the profession.

The existing system for pumping groundwater, located within the campsite area, consisting of a well (borehole S-1), internal line and water reservoir, must be retained and may be reconstructed if necessary. The system is intended for watering greenery and lines and devices may be connected to it for that purpose. Water abstraction is performed in line with the capacity requirements and other conditions prescribed by the water rights permit issued by Hrvatske Vode.

3.5.2 Sanitary wastewater and run-off rainwater drainage

Construction of a wastewater drainage system in the areas covered by the plan is to be performed in accordance with the provisions of this plan and cartographic presentation No 2.2 "Municipal Infrastructure" at a scale of 1:2000. The project development of the sanitary wastewater and run-off rainwater drainage network allows for the partial relocation and displacement of the planned routes, provided that the individual system as a functional whole is not disturbed.

The wastewater drainage system is planned to be constructed using the separate drainage method, with separate systems for drainage of run-off rainwater and sanitary-technical wastewater, in phases that follow the dynamics of area development.

The construction of the drainage system is carried out in accordance with the provisions of the Water Act, the National Water Protection Plan, the Ordinance on Limit Values for Hazardous and Other Substances in Wastewater, and the requirements and conditions of the competent public law bodies. Before drafting technical documentation for construction of certain buildings on the area covered by the scope of the plan and depending on the building's purpose, the investor is obliged to obtain water rights conditions pursuant to the Water Act. It is necessary to deliver attached to the request for issuing water rights conditions, annexes laid down in the Ordinance on Issuing Water Rights Acts.

Sanitary and rainwater drainage collectors must be laid in a pre-prepared trench with a designed descent in such a way that the overburden above the canal is 80–100 cm and that the distance from other infrastruc-

tural lines is 50 cm at a minimum. Inspection and drop manholes are envisaged within the framework of both networks, whereas within the framework of the run-off rainwater system, water inlets are envisaged.

The internal water supply network system within the campsite shall be built and reconstructed in accordance with Diagram Map No 4 "*Basics of the Technical Design for Wastewater Drainage*" at a scale of 1:2000.

Sanitary wastewater drainage

The area covered by the scope of the plan includes a gravity wastewater drainage collector (DN 560 mm), which transports wastewater from the wider area to the central wastewater treatment plant of the Biograd Riviera located at Kumenat.

All buildings within the scope of the plan are connected to the said collector by a local-level gravity or pressure network.

Connection of individual users to the public sewage network must be preceded by the activity of reducing technical and other wastewater through an internal treatment process to the permitted level of pollution with respect to other municipal waters.

Run-off rainwater drainage

Run-off rainwater drainage is executed on the surface of the building plot.

For the purpose of disposing of run-off rainwater from paved roadways and parking lots, a closed-canal rainwater drainage system is planned.

Run-off rainwater from parking lots with watertight surfaces of capacity exceeding 25 parking spaces must be purified using a type separator to separate oil and grease before being released into the natural recipient or to the run-off rainwater drainage system.

Clean rainwater from roofs, green, sports and pedestrian areas may be released into the ground without special treatment, using infiltration facilities, which may not be connected to the public drainage system.

Collected rainwater must be released into a natural recipient via an infiltration facility or be collected in retention basins and used for watering or similar activities.

3.5.3. Power supply

The power supply network in the area covered by the plan is to be constructed in line with the provisions of the Plan and with cartographic presentation No 2.2 "*Municipal Infrastructure*" at a scale of 1:2000.

The internal power supply network system within the campsite is to be built and reconstructed in accordance with Diagram Map No 5 "*Basics of the Technical Design for Power Supply*" at a scale of 1:2000.

The locations of the existing 20/0.4 kV substations are indicated in the graphic part of the plan.

As for the 20/0.4 kV free-standing substation, owned by HEP, a separate plot is ensured in such a way that the substation is built at least 1 m from the border of the adjacent building plot and from the traffic area.

The 20/0,4 kV substation is usually built as a standard building on a building plot formed on the location intended for infrastructure (IS) / (TS) or within the hospitality and tourism zone – campsite (T3).

20 kV voltage lines are to be constructed using underground cables laid along roads and pedestrian corridors, as shown in the graphic part. Possible deviations from the route will be explained within the project documentation.

For the purpose of construction and reconstruction of existing buildings and development of surfaces, protection measures, security corridors and special construction conditions as prescribed by the Ordinance on Technical Standards For Construction of Overhead Electrical Lines of Nominal Voltage 1 kV to 400 kV, should be applied.

The question of outdoor and public lighting shall be resolved in line with separate projects, which shall define power supply and management, the type of poles and their layout in space, the choice of hardware and luminaries as well as the required level of illumination.

Outdoor lighting is planned to be installed along all internal traffic areas of the campsite, along central and ancillary facilities, and in sports and recreational areas.

3.5.4. Electronic communication network

The electronic communication network in the area covered by the plan is to be constructed in line with the provisions of the Plan and with cartographic presentation No 2.2 "Municipal Infrastructure" at a scale of 1:2000.

The internal Internet connection network system within the campsite is built and reconstructed in accordance with Diagram Map No 4 "Basics of the Technical Design for Power Supply" at a scale of 1:2000.

Construction of a subscriber telecommunications network is planned, which primarily implies the construction of distribution telecommunication ducting of adequate capacity.

The planned ducting should be connected to the existing distribution ducting and the existing main telecommunication ducting.

Construction of electronic communication infrastructure that meets the technological requirements of new types of electronic communication services is planned. Accordingly, construction of cable ducts to be used for routing electronic communication network cables is envisaged. The cable ducts route is planned to be constructed within the scope of the traffic surface corridor.

In further design phases, line routes within the area of the campsite shall be aligned with the situation in the field, actual needs and technical conditions. In addition, the planned line routes may be aligned with a better solution of connecting the zone to the external network.

Projects related to roadways and other infrastructural facilities should also cover projects relating to construction of new cable ducting. When it comes to parallel running and crossing points of cable ducts and other installations, it is necessary to comply with provisions determining minimal distance within the Ordinance on Technical Requirements and Conditions for the Use of Telecommunications Infrastructure.

In the area covered by the plan, construction and installation of mobile communications systems, including base stations and their antenna mounts, is not planned.

3.5.5. Gas supply and alternative energy sources

Use of gas is planned in the covered area after the construction of a local gas supply network. Until then, it is possible to use liquefied petroleum gas (LPG). LPG is stored in cylinders or tanks and is also used as an energy source within a networked system supplying a number of consumers.

The minimum clear distance between the gas pipe lines and other lines of the municipal infrastructure (installations) must be 1 m. When crossing with other installations, the mutual horizontal distance must be 0.4 m and the vertical distance is 0.5 m, with the mandatory application of technical protection measures using (concrete) half-pipes on the gas pipeline.

The depth of a trench for laying gas pipes must be such that an adequate sand bed may be prepared, as well as a soil layer above the pipe of at least 0.8 m. In case of a thinner soil layer, it is necessary to ensure pipe protection. Gas pipelines running under roads and similar facilities must be laid using protective tubes.

In addition to fossil fuels, the design provides for the use of energy from renewable sources, primarily solar energy.

3.6. CONDITIONS OF USE, DEVELOPMENT AND PROTECTION OF AREAS

Use, development and protection of areas within the scope of the tourism zone must be in line with this Plan as well as the applicable legal provisions. This is to be determined in line with the provisions relating to implementation of the Plan and according to cartographic presentation No 3 "Conditions of Use, Development and Protection of Areas" at a scale of 1: 2000.

The area covered by the scope of this plan is located within the protected coastal maritime area (ZOP), which is subject to the obligation of protection and achievement of goals of a sustainable, purposive and economically efficient development. In accordance therewith, the implementation of this Plan includes the following obligations:

- to preserve and restore endangered areas rich in natural values of both a coastal and hinterland landscape and encourage natural and artificial regeneration of native vegetation,
- to introduce environmental protection measures on land and at sea,
- to make infrastructure development conditional upon protection and preservation of the landscape value.

Considering its position, when planning a separate building zone for hospitality and tourism purposes, it is necessary to take into account the following requirements of the finalised area quality:

- accommodation buildings and ancillary facilities (sports, recreational, hospitality, catering, entertainment, etc.) should comply with the requirements of a higher category, at the same time ensuring implementation of measures aimed at municipal infrastructure improvement and environmental protection; furthermore, their position, size and height in particular should be in line with the characteristics of the natural environment,
- the type and capacity of ancillary facilities and public surfaces is to be determined in proportion to each phase of construction of accommodation facilities,
- the level of construction on an individual building plot must not exceed 30% of the plot, and the performance coefficient must not exceed 0.8; by way of exception thereto, the reconstruction of existing hospitality and tourism buildings is planned in such a way that the existing building density, the level of construction of the building plot and usability coefficient do not increase, if these values are higher than the ones indicated,
- at least 40% of each building plot must be landscaped as a park and natural vegetation;
- collected wastewater must be discharged through a closed sewage system using purification mechanisms.

In a separate building zone outside the settlement, the campsite must be planned within a hospitality and tourism zone, with appropriate evaluation of the existing vegetation and landscape values, so that:

- the level of construction in that building zone does not exceed 10%,
- at least 40% of the surface of the building zone is landscaped as a park and/or natural vegetation,
- accommodation units and ancillary facilities are at least 25 away from the shoreline,
- accommodation units are not firmly fixed to the ground.

CONDITIONS OF USE, DEVELOPMENT AND PROTECTION OF HOSPITALITY AND TOURISM ZONES – CAMPSITE (T3)

Further development of the area is planned depending on the existing level of development, wherein two forms of spatial use are defined: area development within the framework of completed and partially constructed part of the campsite and area development in the zone earmarked for new construction projects.

Most of the campsite is completely developed and the campsite is classified as a 4* category campsite based on the existing level of development.

New development is planned in an area less than 25 m away from the shoreline, including the development of green and recreational areas and children's playgrounds.

The largest new construction and development project is planned in the form of a new recreational centre with a swimming pool complex and water-based attractions.

Conditions of use and development are defined for a 4* campsite with a capacity of approximately 3,624 campers/guests at approximately 1,208 accommodation units.

The hospitality and tourism facility – campsite (T3) is constructed as a complex facility (an assembly of several functionally and/or technologically connected facilities) in the zone intended for campsite development (T3), and the location of these parts is designated according to the conditions referred to in point 3.6.1. "Conditions and Method of Construction" and according to cartographic presentation No 4 "Method and Conditions of Construction" at a scale of 1:2000.

Certain buildings forming a building complex are constructed in such a way that their surface area, size, location and provision of unobstructed road access and connections to the municipal infrastructure allow for a rational organisation and performance of the planned activities without adversely affecting the environment, i.e. the living and working conditions in the zone.

Accommodation areas, as well as buildings for the provision of all types of services, must be arranged, constructed and equipped in accordance with the conditions that allow comfort, functionality and safety of a minimum of a category 4* campsite.

Accommodation unit areas

Camping areas – accommodation units are determined according to cartographic presentation No 4 “*Methods and Conditions of Construction*” at a scale of 1:2000.

The area of the campsite is functionally organised into several smaller camping areas containing accommodation units, access roads to the camping area and greenery.

Accommodation units are intended for housing mobile camping equipment: mobile homes, glamping houses and other equipment (tents, caravans, motorhomes, glamping equipment, etc.).

The development is planned as specified in point 3.6.1 “Conditions and Methods of Construction”.

Central amenities – ancillary facilities of the campsite

Within the areas of central amenities, the construction and development of central and ancillary campsite buildings is planned as specified in point 3.6.1 “Conditions and Methods of Construction”.

Z1 – landscaped green areas, as the most important component of this area, are planned within the integral areas of landscaped greenery and on undeveloped parts within all other campsite areas. The greenery should consist primarily of the existing tall vegetation that needs to be preserved. When choosing plants, it is necessary to predominantly use indigenous plant species with deeper roots and resistant to wind, except for species that can adversely affect human health in certain seasons. By arranging the vegetation in the area covered by the plan, it is necessary to achieve vertical and horizontal integrity of plantations and treetops; the species and forms do not need to be diverse; it is enough that the several types of greenery are neat and that they serve as an adequate lining of the traffic and pedestrian corridors. Cormophytes should be planted at a distance greater than 2 m from underground infrastructure and installations, and from structural building elements (foundations, retaining walls, etc.). Park equipment is installed at suitable locations and the planned construction of footpaths will incorporate a crushed-stone covering with a stabilising water-permeable structure (such as Nidagravel).

R2 – sports and recreational areas

Within sports and recreational areas construction and development of sports-recreational and ancillary facilities is planned. The layout and structure of individual sports-recreational and ancillary facilities has been generally determined; however, this shall be more accurately determined in the project documentation. The construction and development of sports and recreational buildings is planned as specified in point 3.6.1 “Conditions and Methods of Construction”.

DI – children's playgrounds, are arranged by installing age-appropriate playground equipment according to the following conditions:

- equipment made of wood and other natural materials is recommended,
- a children's playground for ages up to 6 years should be fenced using a fence at least 1.0 m high or a hedge,
- the area of the children's playground designated for ball play should be fenced using a transparent fence 3.0 m high,
- flooring under the playground equipment must be made of elastic materials,
- part of the playground should be a green zone, with no plants containing toxic substances (leaves, fruits) or thorny species.

Campsite traffic areas

Within the campsite, a network of internal traffic areas is planned, mainly consisting of pre-built trafficked campsite areas intended for moving and stationary traffic, and the areas are structured as follows:

- internal combined vehicular and pedestrian campsite roads,
- internal combined vehicular and pedestrian campsite road and public walkway,
- combined vehicular and pedestrian accesses to accommodation units,
- footpaths,
- P1 parking lot – waiting area,
- P2 passenger car parking lot,
- P3 bus parking lot.

The traffic solution, including internal roadways, is shown in Diagram Map No 2 "Basics of the Technical Design for Traffic" at a scale of 1:2000.

On all traffic areas, floor layers must be constructed on top of a developed, flattened and roller-compacted base, on which a necessary module of the level of compaction must be achieved.

The flooring of paths and squares is defined at a single level with a crossfall of 1.0–3.0% towards the vegetation. Longitudinal gradients of boom barriers amount to a maximum of 7.5%.

Combined vehicular and pedestrian roadways are planned to be 3.0–6.0 m wide. When maintaining or reconstructing them, physical measures may be applied to limit the speed by protrusions, depressions, bumps, constrictions and similar interventions.

The level line of the roadways generally follows the terrain; when constructing or reconstructing roadways or municipal infrastructure level baselines are aligned with the height and route of the sewage collector.

Drainage of run-off rainwater from the carriageway of vehicular and pedestrian roads is solved using transverse and longitudinal gradients. Rainwater is discharged into catch basins or is purged using side ditches / canals and is discharged in a controlled way in infiltration facilities and is, if necessary, treated in an oil and grease separator.

- internal combined vehicular and pedestrian roadways

The main traffic within the campsite takes place on existing combined vehicular and pedestrian roadways. They also provide access to the central and ancillary buildings of the campsite, through a network of access and pedestrian paths and camping areas or accommodation units.

Combined vehicular and pedestrian roadways are the main traffic areas within the campsite. When reconstructing existing and constructing new ones, the application of physical measures to limit the speed and increase the safety of traffic (protrusions, depressions, bumps, constrictions, etc.) is allowed.

Combined vehicular and pedestrian roadways are planned to be 3.0–6.0 m wide. The level line of the roadways generally follows the terrain; when constructing or reconstructing roadways or municipal infrastructure, level baselines are aligned with the height of the infrastructure laid in the roadbed.

The main roadways within the campsite are also used as fire department access roads and their dimension and slope must comply with requirements for fire access roads.

Combined vehicular and pedestrian roadways provide direct access to the central and ancillary buildings of the campsite, through existing and planned combined vehicular and pedestrian access to the campsite accommodation units.

In all areas, the layers of the superstructure are executed on a previously prepared subgrade and a mechanically compacted load-bearing layer made with a compressibility module in accordance with the design solution.

Drainage of run-off rainwater from the carriageway of vehicular and pedestrian roads is solved using transverse and longitudinal gradients. Rainwater is discharged into catch basins or is purged using side ditches / canals and is discharged in a controlled way in infiltration facilities and is, if necessary, treated in an oil and grease separator.

- stationary traffic

Vehicle parking within the area of the campsite building plot is provided for in the purposefully planned areas of the parking lot and in the central building areas.

Parking lots for passenger vehicles are generally provided for in areas that are developed along internal combined vehicular and pedestrian roadways.

For guests arriving at the main entrance, before the reception, a parking lot with the planning mark P1 is designated as a waiting area.

During their stay at the campsite, guests park their passenger vehicles within the area of the accommodation unit or in parking lots marked P2, arranged for passenger vehicle parking peripherally to the roadways.

For organised arrivals of guests by bus, there is a special parking lot marked P3, designed for buses.

Employee vehicle parking is also provided for in parking lots arranged for passenger vehicle parking and in the central building areas.

Staff, delivery services, etc. may park within the areas of central and sports and recreational facilities.

Commercial vehicles are parked in the campsite service centre area.

The dimensions of parking spaces must be 5.0 x 2.5 m at a minimum. In accordance with the applicable regulations, the required number of parking spaces for vehicles of persons with reduced mobility must be provided within public parking lots at spots closest to the pedestrian area or access to the adjacent amenities.

The minimum size of a parking lot is determined according to the standard size of 35 m² of traffic area per passenger cars, and 120 m² of traffic area per bus.

- combined vehicular and pedestrian access within the accommodation unit areas and pedestrian walkways and areas

An equally important segment of internal campsite traffic are traffic areas planned within the areas of accommodation units and other areas of the campsite:

- combined vehicular and pedestrian access leading to accommodation units,
- pedestrian walkways and areas, which connect the accommodation units with the central and ancillary facilities and the coast.

Existing combined vehicular and pedestrian access to accommodation units, as well as new access routes carried out within the campsite accommodation zones, are connected to the main combined vehicular and pedestrian roads. They are performed and reconstructed so that they follow the terrain and bypass the tall vegetation.

The final design may be executed using different materials: crushed stone covering (macadam), concrete or concrete elements and in combination with natural material (stone, brick, pebble, etc.) It is recommended to level the finish by choosing several methods for the entire campsite.

Floor layers must be constructed on top of a developed, flattened and roller-compacted base, on which a necessary compaction module must be achieved. The flooring is defined at one level with a crossfall of 1.0–3.0% towards the vegetation. Longitudinal gradients of boom barriers are a maximum of 7.5%.

Combined vehicular and pedestrian access roads within camping areas are generally one-way roads 3.0–3.5 m wide, and the width of the carriageway must be at least 2.5 m.

Pedestrian paths within the campsite are used for connecting campsite accommodation zones to the coastal road and to other public use zones as well as for interconnecting certain zones within the campsite.

Pedestrian paths and trails are to be developed within accommodation unit and other campsite areas, primarily using the pre-existing paths. They are designed and arranged in accordance with the needs of landscaping the accommodation unit areas and areas of central and ancillary facilities.

The minimum width of pedestrian paths is 1.2 m and can be applied only in extremely unfavourable route conditions, while the preferred width is 2.0 m.

Pedestrian areas and terraces shall be constructed by using a layer of macadam, grassed concrete or stone elements (regular or irregular), or in another equivalent way.

Pedestrian paths and surfaces are planned to be equipped with environmentally-friendly public lighting and street furniture.

- Infrastructure network

The infrastructure network of the water supply and hydrant network, wastewater drainage, power supply and electronic communication network is mostly already established within the campsite. The gas supply was built only partially and will be upgraded after the construction of the municipal supply network and after connection thereto has been enabled.

Infrastructure supply solutions, including laid internal lines, are shown in Diagram Maps No 3 "Basics of the Technical Design for Water Supply and Hydrant Networks", 4 "Basics of the Technical Design for Wastewater Drainage", 5 "Basics of the Technical Design for Power Supply" and 6 "Basics of the Technical Design for Gas Supply", at a scale of 1:2000.

- Green areas

Green areas are, for the most part, preserved in their original state with the existing terrain and vegetation, and restored and complemented by planting new seedlings.

Similarly to contact areas outside the campsite, the existing vegetation is predominantly made up of pine forest.

When carrying out the planned projects of development and construction of traffic and municipal infrastructure as well as other projects, it is necessary to preserve the existing configuration of the terrain as well as the native greenery with the intention of ensuring design and protection of the area.

Along with the forestry project of forest renewal and restoration, another planned activity is planting new seedlings along ancillary buildings of the campsite, between campsite units (hedge) and along the fence surrounding the campsite (untrimmed or partially trimmed hedge).

Development of green areas generally encompasses maintenance of the existing greenery and its complementation through planting new seedlings of predominantly high greenery of indigenous species that are present in the wider environment, species that are already present on the location as well as – to a certain extent – of decorative park species suitable for the local climate and soil.

Within the framework of green areas, development of pedestrian trails, small children's playgrounds and recreational facilities, etc. is planned, as well as the strictly necessary construction and development of infrastructure facilities and devices. Construction of a retaining wall of up to 1.5 m in height in a single plane is allowed, as well as of ancillary and infrastructure facilities up to 2.5 m high and of a maximum surface area of 10 m², including installation of park furniture, outdoor lighting, watering equipment, exercise equipment, etc.

- Campsite equipment

In order to ensure that the campsite's intended use is planned, installation of standard equipment, marking and notification elements as well as of visual artistic elements is envisaged. Visual communication equipment and elements to be installed must be unified, functional, well-designed and adapted to the surrounding environment in terms of form, colour and material.

Installation of the following equipment and elements is envisaged:

- the name of the campsite and the name of the company responsible for management of the campsite at the entrance,
- designation of the campsite type and category in accordance with the applicable regulations,
- campsite map with inscribed roadways, facilities and numbered campsite units – mandatory at the campsite entrance, illuminated,
- designation of campsite zones,
- designation with the corresponding number on every camping plot and camping pitch,
- signposts indicating buildings and facilities within the campsite,
- outdoor lighting poles, mandatory at the entrance, next to sanitary facilities and along main roadways,
- fire extinguishers,
- groups of waste containers of a minimum volume of 4 dm³ per camping plot
- trash bins,
- mailbox,
- telephone booth – at least 2 telephone booths,
- leisure benches,
- tables and benches for dining, playing, etc.,
- fountain with drinking water,
- fire pits / barbecues,
- refrigerator blocks,
- children's playground equipment, etc.,
- exercise equipment and accessories, etc.,
- mobile equipment for occasional events.

There is a possibility of employing different visual arts interventions within the campsite based on an original creative idea.

CONDITIONS OF USE, DEVELOPMENT AND PROTECTION OF PUBLIC AREAS

Z – PROTECTIVE VEGETATION – planned in the green zone between the campsite fence and the northern traffic corridor (Put Kumenta), taking into account its planned role in the Town's transport system. It is retained as protective vegetation, but given its dimensions (width of almost 65 meters and length of over 350 meters) and the surface area, park landscaping measures may be applied on the existing pine forest (walking and cycling paths, placing equipment, benches and gazebos in suitable places, etc.). Degraded areas are supplemented by the planting of trees of indigenous species, and the planting of Mediterranean plants is also acceptable at suitable locations. In general, in order to thoroughly evaluate the protective vegetation zone, it is necessary to develop a separate project of landscape design aimed at its maintenance and landscaping.

IS / TS – INFRASTRUCTURE – SUBSTATION – there are plans for a possible reconstruction of existing substations as free-standing buildings, according to the programmes and conditions of the public law body that manages them. A building may have a maximum of one storey and should be at least 1.0 m away from a public road. The design of buildings may be modern.

COMBINED VEHICULAR AND PEDESTRIAN ACCESS – previously set route that follows the terrain and is planned to be used as a traffic area that is functional only occasionally and in exceptional circumstances, for delivery, service and emergency purposes. If reconstructed, it is planned to have a width of 3 m and a macadam finish.

PEDESTRIAN ACCESS – previously laid out in the field and is planned as a pedestrian shortcut between Kumenat and Dražica Cove, which needs to be integrated through the landscape design of the protective vegetation zone. If reconstructed, it is planned to have a width of 2.5 to 3 m and a macadam finish.

3.6.1. Conditions and methods of construction

The process of planning conditions and methods of construction within the area of the campsite must result in a high-quality design of the whole complex, opening up the possibility of rational use of the entire covered area.

The method and conditions of construction shall be planned primarily according to the existing morphology, the typology of the existing facilities, the planned manner of use and purpose of the space in line with the existing values of the area and according to the value and characteristics of the landscape and other spatial determinants of the area.

Planning of special categories and methods of construction that are aligned to the specifics of certain spatial units in the area of the zone, together with planning of conditions for design, use and development of all surfaces, will result in a high-quality design of the whole campsite as well as its specific parts.

Buildings intended for hospitality and tourism activities shall be constructed on the area planned for campsite development (T3) in accordance with this Plan and shall be positioned in line with the conditions set in item 2 hereof and cartographic presentation No 4 "Method and Conditions of Construction" at a scale of 1: 2000.

The buildings shall be built so that the surface area of the building plot, the size of the building, its positioning within the zone and an unobstructed road access and connections to the municipal infrastructure allow for a rational organisation and performance of the planned activities without adversely affecting the environment, i.e. the living and working conditions in the zone.

The minimum permitted category of accommodation for the planned buildings intended for hospitality and tourism is 4* (stars).

The existing campsite is built on more than one cadastral parcels or building plots. Similarly, projects of reconstruction of existing buildings and further development and construction of new buildings may be implemented on more than one building plot. If the campsite as a whole is considered a complex building, it would certainly be more rational to establish a single building plot for the entire campsite.

3.6.1.1. Conditions and method of construction within the hospitality and tourism zone – campsite (T3)

Shape and size of the building plot

The building plot of the hospitality and tourism zone – campsite is formed in accordance with the shape and size of the area marked T3, and only one campsite can be formed as a single spatial, functional and economic unit.

A building plot is essentially a cadastral plot formed by land subdivision processes of dividing and merging existing cadastral plots.

It is possible to build and reconstruct buildings on existing cadastral plots, which may be retained, within the campsite area until a single cadastral plot is established. Furthermore, plot boundaries may be modified through land subdivision processes of division and merging, although solely within the campsite area.

Until the final decision on the property status of the tourism land within the campsite, as a prerequisite for the formation of a single plot, the existing cadastral or land registry status is allowed, as well as the harmonisation of the land culture, and the harmonisation of the shape and area of the cadastral/land registry plots intended for areas defined by this Plan.

The maximum permitted surface area of a building plot corresponds to the total surface area of the hospitality and tourism zone marked T3. The minimum permitted surface areas of a building plot correspond to the existing surface areas of plots. The area of the campsite may be constructed and developed in phases, in accordance with the planned investment dynamics, but in such a way that each individual phase represents a complete spatial and functional unit.

The shape and size of the building plot need to ensure the organisation of all required amenities: camping pitches and camping plots at the planned capacity, vehicular and pedestrian access, ancillary amenities, municipal infrastructure buildings, green areas, fencing and other necessary amenities.

Purpose of facilities

The building plot for hospitality and tourism purposes – campsite (T3) is intended for the development and construction of buildings for the following basic purposes:

- camping areas – accommodation units, marked SJ,
- areas of central and ancillary buildings:
 - central building marked C1 – campsite centre and reception,
 - central building marked C2 – recreational and entertainment centre,
 - central building marked C3 – service centre,
 - individual central and ancillary amenities of the campsite marked CP1 to CP3,
- sanitary facilities marked SČ,
- sports and recreational areas:
 - sports and recreational centre marked R2-1,
 - recreational areas marked R2-2,
 - pool complex marked R2-3.

As part of the areas of central, ancillary and sports and recreational buildings, a sanitary facility (“SČ”) as an independent building or ancillary facility may be constructed.

The arrangement of certain units/areas within the campsite is shown on cartographic presentation No 4 “Method and Conditions of Construction”. Delimitation of the mentioned areas is shown in general lines, while the micro-location of certain facilities is determined based on a design.

- camping areas – accommodation units marked SJ,

The camping area is designated for the campsite’s accommodation amenities and basic accommodation units: camping plots and camping pitches.

Basic accommodation units may accommodate mobile camping equipment: tents, caravans, motor-homes, mobile homes, glamping houses, glamping equipment, etc.

In addition to arranging accommodation units for campers, the camping area is also intended for setting up and arranging ancillary facilities, arranging access routes to camping plots and pitches, green areas between them and internal roadways, outdoor grills, children’s playgrounds, waste disposal areas and other necessary elements, as well as landscaping areas adjacent to ancillary facilities.

Ancillary amenities for camping areas marked SJ include refrigerator blocks, meal preparation areas and other ancillary and auxiliary amenities according to the requirements for performing hospitality and tourism activities and infrastructure, servicing and technical and other similar buildings and devices.

The locations for refrigerator blocks and the number of refrigerators are determined in accordance with the applicable regulations and the rating of the campsite.

The locations for waste disposal areas and the container capacity are determined in accordance with the applicable regulations and the rating of the campsite.

- areas of central and ancillary buildings:

The areas of central and ancillary campsite facilities are intended for the construction of central campsite facilities and landscaping areas for central, recreational, entertainment and service facilities intended to be used by campers during their stay at the campsite.

Within the area of the campsite, the central and ancillary facilities are located within the areas marked C1, C2 and C3, and outside them as individual facilities in the areas marked CP.

The spatial distribution of areas for central and ancillary facilities within the campsite, as well as the type of central and ancillary facilities for which each area is intended, are determined by cartographic presentation No 4 "Method and Conditions of Construction". Unless otherwise specified in this Plan, the minimum area for central and ancillary facilities is 400 m².

Areas of central and ancillary facilities may be used to construct buildings with associated zones for the following purposes:

C 1 – campsite centre and reception – intended for the organisation of the main entrance to the campsite with entrance control and guest reception, with the possibility of catering, shopping and service facilities, a common lounge area, etc. Parking lot P1 next to the centre of the campsite (about 20 spaces) functions as the departure point for guests' vehicles and overnight parking for guests, when no driving is allowed within the campsite.

C 2 – recreational and entertainment centre – intended to accommodate catering facilities with covered and open terraces (restaurant, etc.), recreational and entertainment amenities. If necessary, this area may accommodate smaller zones for shops, services, ancillary recreational facilities, etc.

C 3 – service centre – intended for campsite guest services (car washing, emptying of chemical toilets, storing vessels in the off season and trailers during high season, etc.), campsite maintenance amenities (storage of equipment, spare parts, construction materials, repair and maintenance workshops, etc.), auxiliary, service and technical areas, areas for separate waste collection, etc.

CP – individual central and ancillary campsite amenities – intended for quiet and clean activities, including hospitality, commercial and other different ancillary amenities necessary for a campsite, in line with the prescribed requirements and applicable regulations. Their construction is usually planned at the locations of existing ancillary and auxiliary buildings,

SČ – sanitary facilities – intended for the construction and use of facilities for guests' personal hygiene, laundry washing and ironing and dishwashing. Each sanitary facility includes a section for men, a section for women and a washing area, and the type and number of sanitary units must be in compliance with the applicable rules and campsite rating. Apart from personal hygiene, the areas marked SČ may be used for refrigerator blocks, meal preparation areas, waste disposal, and as a servicing and technical area.

Relating to the basic hospitality and tourism activities, the lofts of the central buildings within the area of the campsite's central amenities C1 and C3 may be used as apartments and/or living spaces for accommodation of the staff at a capacity of up to 30 beds. The category applicable to tourism accommodation does not apply to staff accommodation.

R2 – sports and recreational areas

Sports and recreational areas are intended for the construction and development of sports, recreational and ancillary amenities. The spatial distribution of sports and recreational areas and their size are determined by cartographic presentation No 4 "Method and Conditions of Construction", and the type of sports, recreational and ancillary facilities and their exact location in each of the aforementioned areas will be determined in the project documentation.

Sports and recreational facilities are determined by cartographic presentation No 4 "Method and Conditions of Construction" at a scale of 1: 2000. The areas where sports and recreational facilities are developed may be increased by using the areas of non-functioning accommodation units.

On sports and recreational areas, the construction and development of the following sports buildings and areas with ancillary facilities is allowed:

R2-1 – sports and recreational centre is intended for the construction and arrangement of recreational and sports facilities in the coastal zone; this can be performed with a filled or solid base and the area may be enclosed with a metal or wire fence.

R2-2 – recreational areas are intended for the construction and arrangement of individual recreational facilities that are carefully located between the existing tall vegetation that is fully preserved. Development and equipment interventions are adapted as much as possible to the existing slope of the terrain, fencing is not allowed, and the structure of the content is not determined.

R2-3 – sports and recreational centre – pool complex, intended for the construction and arrangement of a pool complex containing water attractions (aquapark), swimming and bathing pools with sunbathing areas and a catering facility with terraces, as well as other ancillary and technical amenities. Developed areas are generally constructed using a solid base or paving material. No fencing is planned on the border with other campsite areas.

Position of the building

The buildings shall be positioned within the area of the building plot intended for the construction of buildings.

The regulation line is determined by the edge of the traffic surface bordering the building plot.

The distance of the buildings from the public traffic area, and from the traffic area intended for public use shall amount to at least half the height of the building (half of the maximum height or of the height, depending on the orientation of the building).

The distance of the buildings from internal roads as the emergency and evacuation paths shall amount to at least half the height of the building (half of the maximum height or of the height, depending on the orientation of the building).

In the event of reconstruction of the existing buildings and the construction of new buildings in already constructed parts of the campsite, shorter distances are also allowed, if so permitted by the local and specific requirements laid down by competent authorities, provided that the reconstruction does not include increasing of the height.

The area of the building plot not intended for the construction of buildings may be used as the location for an entrance awning, with a depth of maximum 1.5 m from the area intended for the construction of buildings, pergolas and solar collectors at a distance of at least 3.0 m from the internal road or the plot border, retaining walls, vehicular-pedestrian and pedestrian traffic areas, parking lots, infrastructure, etc.

Accommodation units and ancillary facilities shall be at least 25 m away from the shoreline. In the zone of 25 m from the shoreline, the only construction allowed is the reconstruction of existing buildings within the existing dimensions.

In addition to this condition, the building part of the areas intended for camping units is determined by the distance from internal combined vehicular and pedestrian roadways which must be at least 1.5 m and the distance from other areas of at least 1.0 m.

The current arrangement of the accommodation units may be retained. New units shall generally be positioned on both sides, vertically to the access roads, with green areas of an approximate width of 1.0–2.5 m put between the unit rows.

Ancillary buildings and areas of ancillary facilities: blocks with refrigerators, a food preparation area, an outdoor barbecue and a children's playground are placed at a distance of at least 2.0 m from the internal roadway.

The waste disposal area and similar areas are to be set at a distance of at least 3.0 m from the accommodation units and refrigerator blocks, meal preparation areas, outdoor grill and the children's playground.

Sanitary facilities must be distributed evenly, in such a way that they are sufficiently accessible from all camping plots and camping pitches where the equipment does not include sanitary facilities. The sanitary facilities are reconstructed or constructed as free-standing buildings or a building complex.

The existing sanitary facilities may be reconstructed or upgraded.

The central buildings are constructed as free-standing buildings or as a building complex.

The sports grounds located within the sports and recreational areas are positioned at a distance of at least 2.0 m from the area's borders.

Certain buildings and developed areas within the campsite shall be allocated to spatial units according to the criteria defined under cartographic presentation No 4 "Method and Conditions of Construction" and 3 "Conditions of Use, Development and Protection of Areas".

Size and construction (gross) area of the building with the number of functional units

The level of construction of a campsite building plot must not exceed 30% of the plot, and the usability coefficient must not exceed 0.8; by way of exception thereto, the reconstruction of existing hospitality and tourism buildings is planned in such a way that the existing building density, the level of construction of a building plot and the usability coefficient do not increase, if these values are higher than the ones indicated.

The total capacity of the facility, expressed in the number of accommodation units, is intended for the accommodation of guests – campers in basic accommodation units, i.e. camping pitches.

Accommodation units in buildings are not planned.

Mobile homes or glamping houses can be installed in up to 40% of basic accommodation units.

A total number of up to 1,208 accommodation units organised into two types of accommodation is planned: of which at least 60% or 725 units must be camping pitches for tents, caravans, motorhomes, and a maximum of 40% or 483 units may be camping pitches for mobile homes or glamping houses.

The budget number of persons amounts to 3 guests per accommodation unit, thus fixing a maximum capacity of the campsite of 3,624 guests.

The plan for the structure is used only as guideline and can be performed in stages, as well as adjusted according to the applicable regulations and the rating of the campsite, provided that the maximum permitted capacity of the campsite is not exceeded.

An individual building with ancillary amenities within the accommodation unit areas may have a maximum floor area of 50 m² and a maximum height of 3.0 m.

The size of the individual area of the sanitary facility is 150 to 400 m², and the existing area of the building is retained at the pre-constructed locations if it meets the requirements of the associated camping area (SJ).

The plan allows the reconstruction of existing sanitary facilities areas or buildings in order to raise the standards for the prescribed campsite category, as well as to comply with the total sanitary capacities of each camping area (SJ).

Considering the planned partial equipment of certain camping units with water and drainage connections, as well as the self-sufficiency of equipped caravans, campervans, mobile homes and glamping houses, the programme may be adjusted by reducing the number of sanitary units.

The maximum permitted number of storeys for the sanitary facilities is 1 aboveground storey.

The maximum permitted height of a sanitary facility is 4.0 m, and the maximum permitted total building height is 6.5 m.

The maximum permitted number of storeys for central amenities equals two aboveground storeys, one being a loft, and one an underground storey – a basement.

The maximum permitted height of the central amenity buildings is 5.0 m, and the maximum permitted total building height is 7.5 m.

The values exceeding those planned may be kept with regards to the existing buildings, provided that the values are not increased through reconstruction.

The maximum permitted number of storeys for the sports and recreational ancillary amenities equals 1 aboveground storey.

The maximum permitted height of a building used for sports and recreational ancillary amenities equals 4.0 m, whereas the maximum permitted total building height equals 6.0 m.

On the areas of the R2-3 pool complex, there are no conditions regarding the largest floor area and the height of the ancillary buildings, and a maximum of two above-ground floors and a basement are allowed.

Building design conditions

Design of the total area of the campsite must be balanced and consistent. The buildings of central, auxiliary and ancillary amenities are shaped by applying equivalent design principles, and the same should be applied to the choice of the shape of mobile homes, since they remain in the area for a longer period of time.

The design process of certain buildings must take into account the buildings' relationship to the rest of the campsite, and the relationship between the campsite and the surrounding area. The design of the buildings may be modern, although not excluding the use of traditional elements or design relying mostly on traditional construction and building techniques.

High-quality material must be used in all of the projects, taking into account the proximity of the sea, and the effects of the salt sediment and winds (recommended use of durable materials and avoiding materials prone to corrosion).

Roofs can be pitched at a maximum angle of 23°. Use of deck-mounted skylights is also possible, and part of the roof can be constructed as a walkable terrace for the purpose of housing.

Solar collectors and photovoltaic cells may be installed on the roofs of central, ancillary and auxiliary facilities, as well as mobile homes.

Conditions for the development of the building plot

Fence

The building plot of the campsite must be enclosed by a protective fence, in accordance with the regulations, with the exception of the part of the coastal zone that is in public use, where the part of the area containing accommodation units is to be enclosed, as shown on Map 4 "Method and Conditions of Construction".

A fence that meets the space design requirements must ensure protection and control of the entrance and the manner in which the space of the campsite is used.

The campsite fence may be natural (hedge) or built/installed, in which case it should contain vegetation as well (climbing plants, hedges, etc.).

The fence to be installed along the roadway should be a standard, high-quality, simply shaped, metal safety fence supported by metal or concrete pillars built into the foundation. If a hedge or a climbing plant is planted next to the fence, a simple wire protective fence may be installed.

The fence to be installed along the coastal road and the Dražica Promenade may be a hedge and/or a stone wall up to 1.0 m high.

In the remaining part, a simple wire safety fence may be installed.

Amenities within the campsite are generally not enclosed; however, walls with stone finishes or hedges, up to a height of 1.0 m, may be installed in exceptional cases.

The waste disposal areas and sanitary facilities may be fenced in relation to the accommodation units, refrigerator blocks, meal preparation areas, outdoor grill, the children's playground, etc. Separation of surfaces and fencing is carried out by planting greenery, and in exceptional cases by raising stone walls or installing a stone finish, up to a maximum height of 1.5 m.

If the content of the building requires special protection conditions, the construction of a fence of a maximum height of 2.2 m is allowed.

Terrain levelling

Elevation levels of the existing terrain is usually retained within the area of the campsite or alignment with the existing terrain is performed to the maximum extent.

Undeveloped areas shall be developed on one level or several levels, and shall be adapted to fit the surrounding terrain as much as possible. Depending on the on-site terrain configuration, level baselines of developed areas are determined according to the level of the connection to the internal traffic area and the existing terrain.

In terrain levelling, the maximum height of retaining walls, i.e. trenches and embankments, equals a maximum of 1.5 m at a single level. Necessary levelling projects with a greater difference in height shall be overcome by the means of terraces and planting of greenery on the terraces. The minimum width of the terrace equals 1.5 m, with a minimum of 1 m of width and 1 m of depth of the soil must be ensured for planting greenery.

Finely worked stone or structured concrete must be used for the visible sides of the retaining walls.

The terrain design must not affect the conditions of use of neighbouring and public areas.

Vegetation

At least 40% of the surface of the construction area must be landscaped as a park and natural vegetation.

The existing high-quality tall vegetation and the natural terrain must be preserved as much as possible and introduced to the new landscape layout, and native plant species must be used for replanting.

Areas for camping

Basic accommodation units are camping plots and camping pitches. They are developed two-sidedly along access roads.

Camping spaces within the areas intended for accommodation of caravans, tents and vehicles must be cleared of rocks and roots, as well as levelled and positioned approximately at the level of the access road in order to ensure quick rainwater run-off, and the green areas between the units must be landscaped.

The camping spaces must be shaded from the sun. This shall be ensured by opting for tall greenery to provide shade, and building climbing plant trellises.

Each camping unit must be numbered. Signs must be of a uniform design. Camping units may be separated from one another by greenery (hedges).

It is not allowed to put fencing, permanent paving and similar in basic accommodation units.

Access roads leading to camping plots of 2.5–3.0 m in width must be developed as a relatively regular grid and in such a way that they follow the slope of the natural terrain and bypass trees.

Green areas shall accommodate small playgrounds for children, refrigerator blocks, outdoor barbecues, seating groups, spots with fountains and taps, areas for waste disposal containers, etc.

The ancillary amenities: refrigerator blocks, area for preparing meals, outdoor barbecue and the children's playground must be separated by hedging, etc. from the collector road.

The waste disposal area and similar areas shall be separated from the camping units and the camping area as well as from the refrigerator blocks, area for food preparation, outdoor barbecue and the children's playground, by a wall, by greenery or in some other way.

The sports courts are designed so as to follow the slope of the terrain, with the differences in height resolved by means of walls or filling the interspace with greenery.

A part of the area towards the internal roads, where allowed for by the functional organisation, must be horticulturally developed using native plant species and plant species used in parks.

Campsite traffic areas

The development of the campsite traffic areas is planned as specified in point 3.6 Conditions of use, development and protection of areas.

Manner and conditions of connection to the traffic area, municipal and other infrastructure

Connections to the traffic area and municipal infrastructure, marked on cartographic presentation No 4 "Method and Conditions of Construction", as well as Diagram Maps No 2 to 6, are generally determined for the entire area of the campsite, in accordance with the height elements of roads and can be determined at another appropriate position along the regulation line, but also along other lines of the building plot (most commonly the wastewater drainage connection).

The building plot must be connected to the public traffic area, water supply, drainage and power supply and may be connected to the electronic communication network and the gas supply network.

The campsite traffic is established by connecting to the unclassified road Put Kumenta functioning as the main road and pedestrian connection to the public road network, and auxiliary connections functioning as pedestrian and emergency access are established by connecting to the Put Kumenta and to the Dražica Promenade built along the perimeter of the campsite.

The traffic connection elevation must be adapted to the level of the access road and the elevation of the existing terrain in accordance with the special conditions to be determined by the Town of Biograd na Moru.

Wastewater disposal is ensured by connecting to the public sanitary drainage collector that passes through the campsite.

Run-off rainwater drainage is executed as specified in point 3.5.2 "Sanitary Wastewater and Rainwater Drainage".

The technical documentation related to the construction of the pool needs to determine a solution for the pool drainage by using hydraulic calculation of the wastewater amount and planning the operation and cleaning of the pool, as well as the disposal of the filter rinsing water. The pool may be occasionally emptied through the drainage well into the terrain, provided that the use of the buried parts of neighbouring buildings is not affected.

The connection capacities are determined in accordance with the following parameters:

- | | |
|------------------|--|
| water supply | - minimum amount of water per campervan equals 120 l/day,
- permanent connection to the water supply and sewage system is planned for all mobile homes, and at least for 20% of all camping pitches, |
| drainage | - permanent connection of the accommodation units to the water supply is planned solely on the condition that there is a permanent connection to the water supply network,
- tanks for emptying portable chemical toilets (devices for emptying built-in chemical toilets) are planned in relation to servicing (one for every 200 accommodation units without a bathroom), |
| power supply | - connection to the power supply must be ensured for 55% of the accommodation units, i.e. for all camping pitches, |
| outdoor lighting | - mandatory at the entrance to the campsite, along the main roads and at the accesses to sanitary facilities,
- it is planned for the parking lots and around ancillary buildings. |

Internal infrastructure lines shall be laid underground, generally in the common canals. The aboveground sections shall be discreetly covered by greenery, outside the internal road corridors.

All camping spots connected to the water supply must be connected to the drainage system, and the minimum number of common water outlets connected to the drainage network must be planned in accordance with the applicable regulations and the campsite category.

Conditions for unimpeded access, movement, stay and work of persons with reduced mobility

Conditions for unimpeded access, movement, stay and work of persons with reduced mobility shall be planned in accordance with the provisions of the Ordinance on Ensuring Access to Buildings for Persons with Disabilities and Reduced Mobility.

The project must ensure accessibility of facilities and functionalities for people with disabilities and reduced mobility, at least to the extent and in the manner specified in the applicable regulations. Persons with disabilities and reduced mobility must be able to access, as a minimum: entrance areas of all campsite facilities, communications, toilet, bathroom or shower stall, kitchen and billboard.

3.6.2 Measures for the protection of natural values and specific features as well as of cultural and historical and environmental units

3.6.2.1 Measures for the protection of natural values and specific features

The scope of the Plan does not include protected natural areas nor those proposed for protection.

3.6.2.2 Measures for the protection of cultural and historical units

The scope of the Plan does not include protected cultural and historical units nor those proposed for protection.

3.6.2.3 Measures for the protection of environmental and landscape values

The environmental and landscape values of the area as a whole are protected by the conditions of use, development and protection of areas as well as the method and conditions of construction, which apply to the area covered by the plan.

The forest area of the Soline campsite is dominated by man-planted forest pine cultures: Aleppo pine, Turkish pine and stone pine.

During the 19th and 20th century, artificial afforestation took place using pine cultures as a pioneer species that can help restore indigenous vegetation, in order to mitigate the negative effect of soil stripping and the disappearance of natural forests.

The pine monoculture is a forest with a strong aesthetic role in the tourist offer, but from the aspect of maintenance it requires professional engagement of foresters and extensive forestry interventions, primarily for the purpose of protection and maintenance, but for the purpose of forest improvement and restoration as well.

The main goal of forest management in the campsite area is to create a stable forest stand in the form of a mixed stand of Aleppo pine with groups of holm oak trees grown from seeds, thus forming a quality forest of aesthetic value, which would continue to have a significant function in tourist valorisation of this area.

As the physiological life cycle of the Aleppo pine is nearing its end, the gradual implementation of the restoration has begun, and new trees are being planted in the place of dried, felled or otherwise damaged trees – namely holm oak and other indigenous species.

3.7. PREVENTION OF ADVERSE ENVIRONMENTAL IMPACT

Planned measures to prevent adverse environmental impact, which include a set of activities aimed at environmental protection, shall include restrictions and conditions for activities planned in this zone, construction of a wastewater drainage system, waste disposal, construction and improvement of the traffic network, preservation and care of green areas, and shall be determined in such a way that, with the application of stipulated measures, the existing quality of the environment is preserved. This Plan shall establish the criteria for environmental protection, which include the protection of soil, air, sea, water, noise protection and special protection measures. Environmental protection shall be carried out in accordance with the Environmental Protection Act, the Air Protection Act, the Noise Protection Act, the Water Act, the Waste Act and other legislation and implementing regulations adopted pursuant to the Act.

Within the scope of the Urban Development Plan, clean energy sources should be used, while activities involving technology that may adversely affect the environment with harmful and excessive emissions, i.e. which is not in accordance with the stipulated environmental protection measures, are not allowed. It is necessary to consistently apply the principles of sustainable development and implement energy saving, water saving, waste separation, renewable energy sources, the use of harmless materials in construction and maintenance, etc.

When designing and selecting individual facilities, it is necessary to ensure that the stipulated environmental protection measures are observed (protection against noise, unpleasant odours, air pollution, light pollution, water and sea pollution, etc.), and to exclude those activities that pollute the environment or for which the stipulated measures for environmental protection and quality of life and work on neighbouring building plots, i.e. in the area affected by the adverse impact, cannot be ensured. Any adverse impact on the environment should be kept to a minimum.

3.7.1 Soil protection

Within the scope of the Urban Development Plan, the introduction of harmful substances into the soil is not allowed, directly or through the disposal of wastewater or waste disposal.

For the purpose of soil protection, it is necessary to implement appropriate measures to protect the soil from erosion during the preparation and implementation of interventions on soil with potential erosion.

The basic measure of soil protection shall be carried out by building on the terrain with favourable geo-technical characteristics, while excluding micro-locations with poor characteristics.

Outside the construction zones, the soil shall be protected indirectly, by protecting green areas, preserving tall greenery and additional planting, and by limiting felling so that the surface does not remain bare and prone to erosion.

The wastewater from washing work surfaces, cars, other vehicles, etc., contaminated with detergents and other agents, must not be let into the soil.

Improper waste disposal, which can cause soil and groundwater pollution, is prohibited.

3.7.2 Air protection

For the area covered by the plan, the obligation to preserve at least the category I of air quality shall be defined. It is necessary to continuously monitor and determine air quality, and, based on a reasonable suspicion of exceeded values of air pollution, to carry out special measurements and develop a remediation programme.

The basic measure for achieving the objectives of air protection is to reduce the emission of pollutants, which is achieved by:

- maintaining and developing protective green and other zones, especially in the area along the road,
- selecting the most favourable technologies for all activities,
- promoting the use of clean energy-generating products, especially liquefied petroleum gas and renewable energy sources, especially solar energy.

For air protection, the following measures shall be taken from the higher level plan and stipulated:

- limit emissions and stipulate technical standards in accordance with the best available techniques (BAT) as well as with a special regulation on the limit values of pollutant emissions into the air from stationary sources;
- until the adoption of regulations the height of the chimneys for interventions for which no environmental impact assessment is stipulated should be determined in accordance with the rules of the profession (e.g. TA-LUFT standards);
- the maximum permissible increase of immission concentrations due to a new source of pollution depending on the air category is determined by a special regulation on recommended and limit values of air quality;
- stationary sources (technological processes, devices and facilities from which pollutants are released into the air) of air pollution must be manufactured, equipped, used and maintained in such a way that they do not emit substances above the emission limit values, according to the legislation and special regulations on limit values emissions of pollutants into the air from stationary sources.

Activities that could cause significant increase in air pollutant emissions are not allowed in this zone. Prior to the construction of a building that could be a source of air pollution, protection measures should be determined by applying the best available technologies, technical solutions and measures. The maximum permissible increase in emission concentrations due to a new source of pollution shall be determined by the Regulation on Limit Values for Air Pollutants. When organising activities and developing the building plot, the spread of dust, unpleasant smells, etc., which can worsen the conditions of use of the campsite, must be prevented.

Owners – users of stationary sources shall:

- report the source of air pollution as well as any reconstruction being performed to the competent body of local self-government,
- ensure regular monitoring of emissions from sources and keep a register thereof,
- regularly submit data to the cadastre of environmental pollution,
- maintain public areas by regularly cleaning the dust, organising protective green zones and preserving the existing greenery,
- create favourable conditions for natural ventilation, circulation and regeneration of air by developing green areas within the building plot and common green areas outside the building plot.
- perform regular maintenance of wastewater treatment plants.

3.7.3 Water protection

Water protection shall be carried out in accordance with the provisions of the Water Act, the National Water Protection Plan and other legal regulations and in accordance with the decision on wastewater drainage for the Town of Biograd na Moru as a unit of local self-government.

This plan envisages water protection primarily through proper disposal of sanitary-consumable water, technological water and rainwater. Drainage of wastewater and rainwater in the area covered by the plan shall

be carried out in accordance with the provisions of item 5.3.4 "Conditions for the Construction of a Sanitary Wastewater and Rainwater Drainage Network".

Waters that are discharged into the public drainage system, into another receiver or into a natural receiver, must be within the limit values of indicators and permitted concentrations according to the Ordinance on Limit Values for Hazardous and Other Substances in Wastewater.

Additionally polluted wastewater should be treated to the level of pollution allowed for sanitary water with the camp's own device before being discharged into the sanitary wastewater drainage network.

3.7.4 Sea protection

Sea protection and preservation of the quality of the sea of category I shall be planned under the following measures:

- restriction of construction in the coastal area,
- use and upgrade of the wastewater drainage system.

The following shall be performed for the purpose of sea protection:

- develop a cadastre of marine pollutants and improve the service of protection and cleaning of the sea and beaches, and continue testing the quality of the sea on sea beaches for prevention and possible protection,
- prescribe supervised servicing of boats and organise it on land as well.

3.7.5 Protection against noise

Measures for the protection against noise shall be implemented in accordance with the provisions of the Act on the Protection Against Noise and implementing regulations adopted pursuant to the Act. Until the adoption of the appropriate implementing regulation, the Ordinance on the Maximum Permissible Noise Levels in the Environment in Which People Work and Live shall apply.

The maximum permissible noise level is 55 dB during the day and 40 dB at night.

Certain protective green belts shall be developed and maintained between zones of different conditions of use and permissible noise level values according to the plan.

For planned buildings and activities, it is necessary to ensure the lowest possible sound emission by applying measures for the protection against noise in the design, construction and selection of technology, as follows:

- by selecting and using low-noise devices and means for work and transport,
- by performing appropriate sound insulation of buildings with sources of noise,
- by developing the planned protective green areas and green areas within the building plots,
- by moving entertainment and other facilities that are a source of noise and increased traffic outside the accommodation areas.

3.7.6 Waste management

When handling waste within the area, it is mandatory to comply with the principles of environmental and economical waste management, which are determined by statutory and other legal regulations. According to these principles, when dealing with waste, it is necessary to aim at:

- primary reduction of waste, accumulation of less waste and reuse of packaging,
- recycling or separate collection at the place of origin.

Waste management within the scope of the Plan must be carried out in accordance with the relevant regulation of the Town of Biograd na Moru, which regulates the manner of providing the public service of municipal waste collection.

The Campsite Manager is obligated to appropriately inform the campsite users about the manner of disposal and collection of waste.

The waste disposal point within the campsite must be clearly marked in terms of purpose, equipped with the required number of containers of appropriate volume and purpose, maintained and contain a prominent informative and multilingual panel which will instruct users on waste disposal.

In addition to the designated disposal sites, waste collection should also be organised within the areas of central and ancillary facilities by placing bins and containers of appropriate purpose and volume.

In addition to mixed and biodegradable municipal waste, the campsite management is obligated to enable campsite users to separately collect packaging waste and other categories of waste that may accumulate during the stay and use of vehicles, vessels and other services (problematic waste, electrical and electronic equipment, batteries and vehicle batteries, etc.).

Waste generated during the maintenance of areas and buildings or reconstruction and construction works must also be disposed of in accordance with the relevant laws and regulations of the local self-government unit.

Permanent waste disposal is not allowed in the area covered by the Plan.

3.7.7 Special protection measures

Special protection measures shall be determined in accordance with the Act on Civil Protection System, in accordance with the Ordinance on the Measures for Protection Against Natural Disasters and War Hazards in Spatial Planning and Development. For the area covered by the plan, the implementation of the following protection measures is planned:

- special protection measures against natural hazards which include:
 - anti-seismic protection measures,
 - measures for protection against harmful effects of water according to point 3.7.3 "Water Protection",
 - protection measures against other natural causes, especially those in the category of extreme weather conditions (drought, heat wave, storm or hurricane storm and strong wind, landslides, hail, snowfall and ice) and
- special protection measures against technical and technological hazards which include:
 - fire protection measures,
 - protection measures in commercial premises,
 - traffic protection measures for the transport of hazardous substances,
 - measures for the protection against epidemiological and sanitary hazards.

In drafting this plan, in accordance with the Ordinance on Measures for Protection against Natural Disasters and War Hazards in Spatial Planning and Arranging the Surroundings and in accordance with the Assessment of Vulnerability of the Population, Material and Cultural Assets and the Environment from Disasters and Major Accidents for the Town of Biograd, or Requirements regarding protection and rescue in the spatial planning documents for the Town of Biograd na Moru, the following elements in particular shall be provided:

- the location of the sirens for alerting and giving announcements shall be planned within the area of the campsite C1 centre,
- all combined vehicular and pedestrian roads of the campsite constitute the main routes of evacuation in emergencies and the routes of evacuation of the injured,
- cartographic presentation No 3 "Conditions of Use, Development and Protection of Areas" shall define zones at risk of collapse,
- parking lots, sports and recreational grounds and other places without above-ground buildings and high greenery must be planned as gathering places for evacuated persons,
- surfaces for storage of materials from collapse are marked on cartographic presentation No 3 "Conditions of Use, Development and Protection of Areas".

In the area covered by this plan and in the immediate contact area, possible sources of technical and technological accidents include the following:

- the road,
- campsite accommodation zones and
- kitchens and boiler rooms of the central campsite buildings.

In danger zones next to such facilities, special attention must be paid to providing conditions for alerting and evacuation of people, and such zones must be avoided as possible zones of gathering and taking care of people.

Planned measures to protect people and material goods from natural disasters and war hazards include the following:

- within the coverage area of the plan, implement measures determined by the Protection and Rescue Plan of the Town of Biograd na Moru,
- the distance between buildings may not be less than the height of the roof ridge of the larger building, but not less than $h_1/2 + h_2/2 + 5$ m where h_1 and h_2 are the height of the cornice of two neighbouring buildings, the distance between them may be smaller provided that the technical documentation demonstrated that the structure of the building is resistant to demolition, and that in the event of war destruction, the demolition of the building will not endanger human lives to a greater extent and cause damage to other buildings,
- enable access to all construction plots and buildings for emergency and fire-fighting vehicles,
- in the area of the zone, fire hydrants shall be provided at the stipulated distances,
- the necessary fire protection inside the buildings should be provided in accordance with the existing regulations and the relevant necessary equipment should be provided,
- the necessary lightning protection installations should be provided on buildings.

In the area of the intervention vehicular and pedestrian as well as pedestrian roads represent routes for evacuation of persons, and they are shown on cartographic presentations of the plan.

The possibility of evacuation of people and access of emergency vehicles shall be ensured within this plan by determining traffic routes, and determining the distance of buildings from roads and determining the height of buildings.

There are no landslides or places of strong soil erosion in the area covered by the plan.

3.7.7.1 Fire protection

Fire protection shall be carried out in accordance with the Fire Protection Act. Fire protection measures shall be based on the fire risk assessment and the fire protection plan of the Town of Biograd na Moru.

When designing buildings, in the presentation of fire protection measures as an integral part of the design documentation, it is necessary to apply the numerical method (TRVB or GREENER or EUROALARM) for mostly commercial buildings where a large number of people gather and stay.

When determining the distance between buildings, the fire load of buildings, the intensity of thermal radiation through the openings of buildings, fire resistance of buildings and façade walls, meteorological conditions, etc. must be taken into consideration. If free-standing low-rise buildings are constructed, the distance between them should be equal to the height of the higher building, i.e. a minimum of 6.0 meters. The distance between buildings may not be less than the height of the roof ridge of the higher building. The distance of the buildings from the edge of the public traffic area must be equal to half the height to the cornice of the building roof. If the minimum stipulated distance between buildings cannot be achieved, it is necessary to envisage additional, stricter fire protection measures.

It is mandatory to design fire lanes that have the stipulated width, slopes, turning points, load-bearing capacity and turning radii, all in accordance with the Ordinance on the Conditions for Fire Lanes.

It is necessary to prepare a fire protection study for more complex buildings, i.e. for interventions for which such studies are prescribed.

During the construction and reconstruction of water supply systems, it is mandatory to plan the construction of the hydrant network in accordance with the Ordinance on the Hydrant Network for Fire Fighting Purposes and with the planned hydrant network shown on the Diagram Map No 3 "Basics of the Technical Design for Water Supply and Hydrant Networks", at a scale of 1: 2000.

It is necessary to consistently adhere to the proposals of technical and organisational measures set out in the Fire and Technological Explosion Risk Assessment for the Town of Biograd na Moru, and fire protection measures provided in the Fire and Technological Explosion Protection Plan for the Town of Biograd na Moru.

It is the obligation of the investor in the process of obtaining building permits to obtain the consent of the competent authority which confirms that the main design for the construction of individual buildings provides stipulated fire protection measures required under the urban development plan.

The construction of buildings and facilities for the storage and trade of flammable liquids and/or gases must be carried out in accordance with the Flammable Liquids and Gases Act and the regulations adopted pursuant to that Act. They must be built at a safe distance from other buildings and utilities, according to special regulations.

3.7.7.2 Anti-seismic protection

Anti-seismic protection is carried out by anti-seismic design of buildings and construction, as well as the reconstruction of existing buildings. Engineering structures must be dimensioned in such a way that they can withstand the extreme loads caused by seismic ground motion, especially horizontal. Accordingly, it is necessary to adhere to the applicable technical norms and regulations governing the essential requirements of the building, so that the foreseeable effects of earthquakes during construction and use do not cause:

- demolition of a building or part thereof,
- deformation of an unacceptable grade,
- damage to the building assembly or equipment due to deformation of the load-bearing structure,
- disproportionately large damage in relation to the cause thereof.

The degree of seismic hazard of the area shall be determined according to the existing seismic maps until the creation of a new seismic map of the Zadar County is completed. Anti-seismic design of buildings shall be determined according to the degree of seismic hazard of the area, and in case of significant buildings, additional research shall be performed in order to determine more accurately the seismic parameters.

According to the Map of Seismic Areas of the Republic of Croatia, the coverage area is located in the area of $a_g R=0.105g$ for the return period of 95 years, and in the area of $a_g R=0.208g$ for the return period of 475 years.

When reconstructing buildings that are not designed in accordance with the regulations for anti-seismic construction, it is necessary to strengthen the structural elements to the effects of earthquakes.

3.7.7.3 Protection against flood

The maximum high water elevation (sea level) is assumed at the absolute value of 2.0 m above sea level. Consequently, the area covered by the plan is outside the sea flood hazard zone.





- PROJECT COVERAGE
- 25 m COASTAL STRIP

HOSPITALITY AND TOURISM PURPOSE - CAMPSITE

- CAMPSITE FENCE
- CAMPING AREAS - ACCOMMODATION UNITS

AREAS OF THE CENTRAL AND ANCILLARY FACILITIES

- CAMPSITE CENTRAL AND ANCILLARY FACILITIES
- RECEPTION DESK
- RESTAURANT
- SHOP
- CAMPSITE SERVICE
- ANCILLARY PREMISES / STORAGE
- BAKERY
- LAUNDRY
- SANITARY FACILITY AND PERTAINING FACILITIES

SPORTS AND RECREATIONAL AREAS

- RECREATIONAL FACILITIES
- CHILDREN'S PLAYGROUND

GREEN AREAS

- LANDSCAPED GREENERY

TRAFFIC AND TRAFFIC AREAS

- VEHICLE ACCESS ROAD AND MAIN ENTRANCE TO THE CAMPSITE
- AUXILIARY ENTRANCE TO THE CAMPSITE (PEDESTRIAN, EMERGENCY ETC.)
- ON-SITE PARKING - WAITING ZONE
- ON-SITE PARKING
- BUS ON-SITE PARKING
- INTERNAL VEHICULAR AND PEDESTRIAN ROADS - ASPHALT
- VEHICULAR AND PEDESTRIAN ACCESS ROADS TO CAMPSITE - MACADAM

PEDESTRIAN AREAS AND ACCESS ROADS

- CONCRETE - GREY SMALL CUBE PAVERS
- CONCRETE - RED CUBE PAVERS
- STONE

PUBLIC USE AREAS

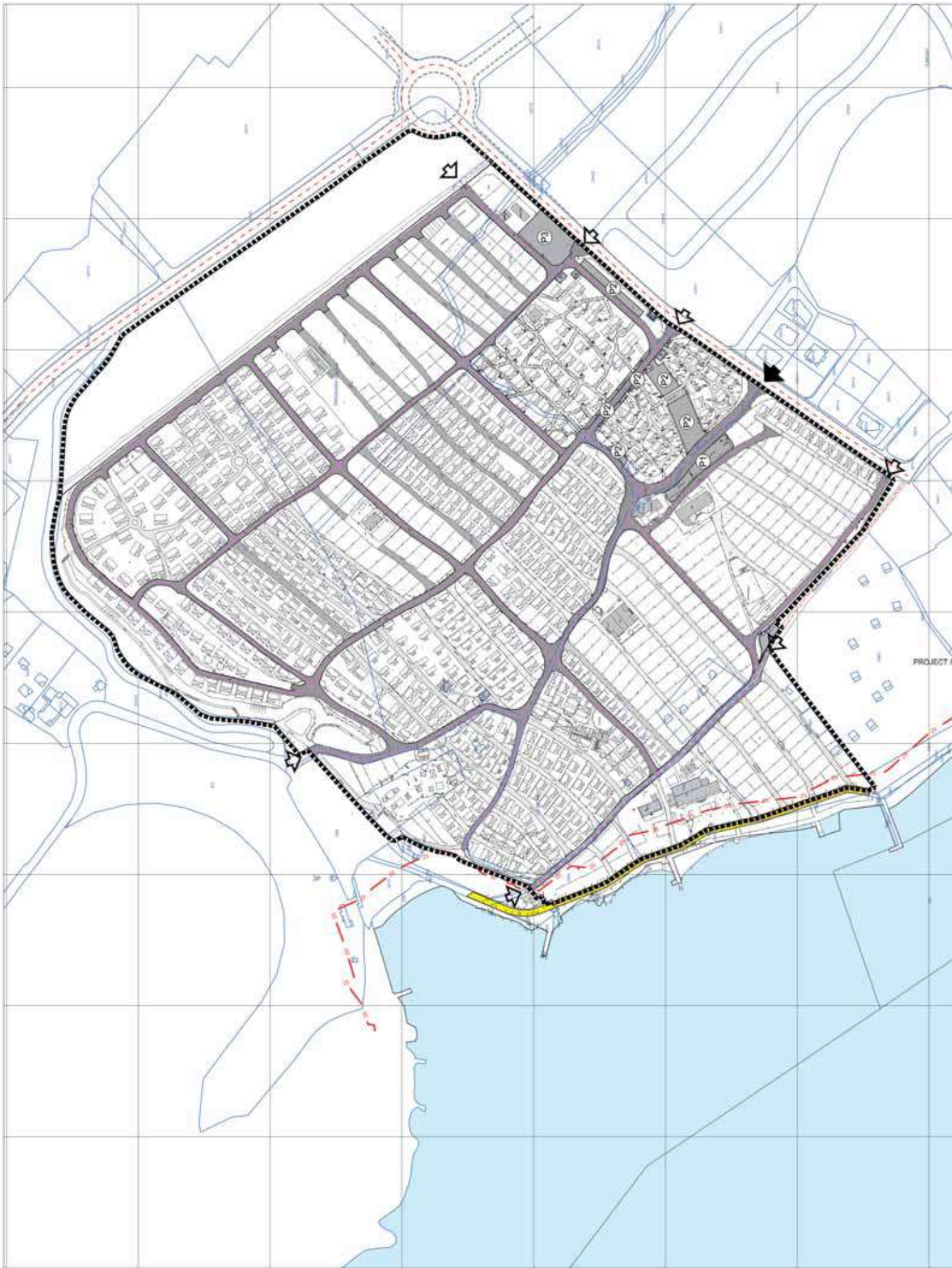
- PROTECTIVE GREENERY
- SUBSTATION
- VEHICULAR AND PEDESTRIAN ACCESS
- PEDESTRIAN ACCESS

PUBLIC ROAD AREAS ADJACENT TO THE PLAN COVERAGE

- ACCESS ROAD
- VEHICULAR AND PEDESTRIAN ACCESS
- COASTAL PEDESTRIAN WALKWAY

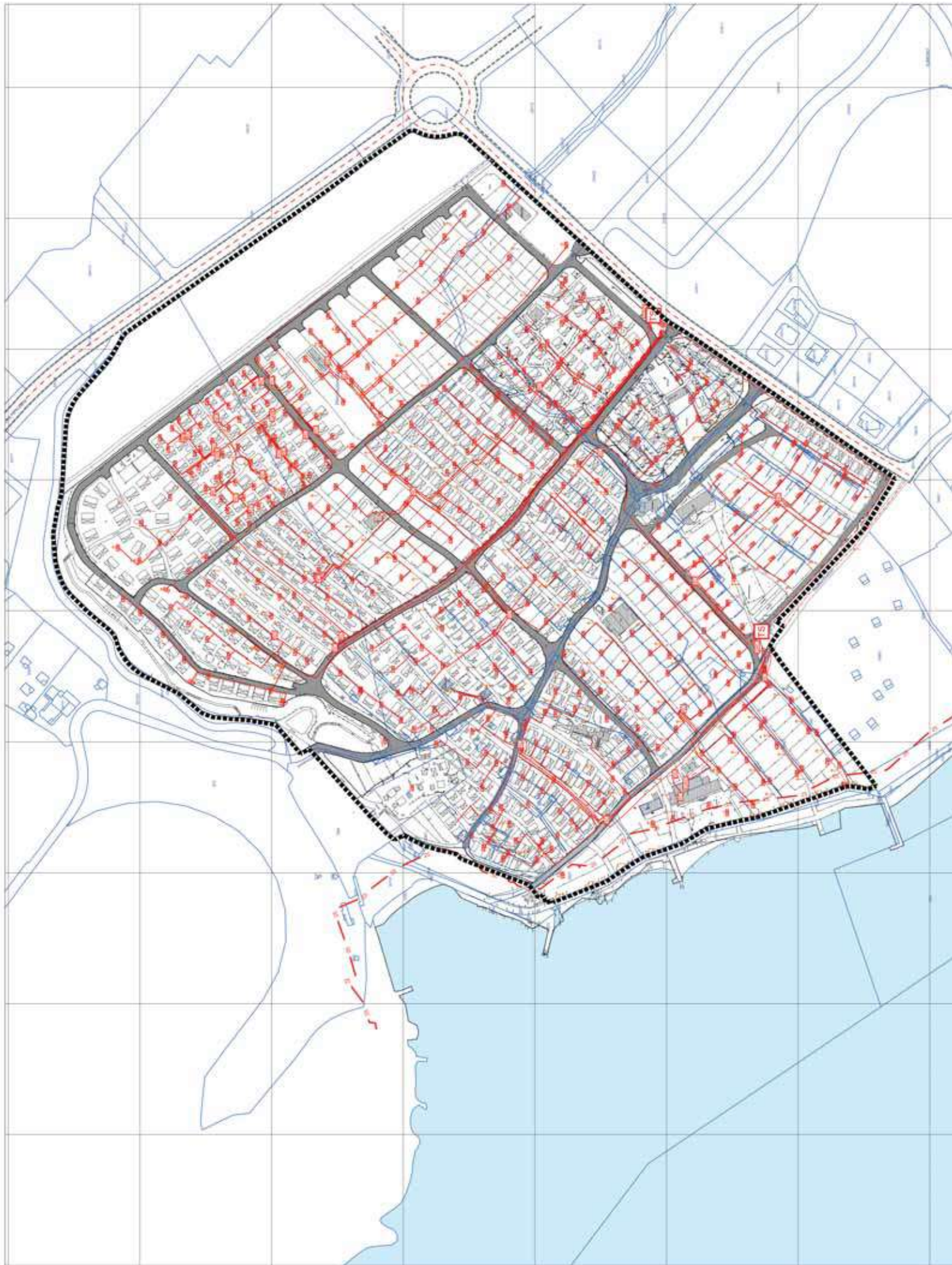
HOSPITALITY AND TOURISM ZONE (T3) PARK SOLINE CAMPSITE

County: ZADAR COUNTY	
Municipality/town: TOWN OF BIOGRAD NA MORU	
Contracting authority: ILIRIJA d.d. Biograd na Moru	
Title of expert solution: EXPERT SOLUTION	
FOR THE DRAFT PROPOSAL OF THE URBAN DEVELOPMENT PLAN FOR THE HOSPITALITY AND TOURISM ZONE (T3) - PARK SOLINE CAMPSITE	
Map representation: CURRENT STATE	
Map representation number: CARTOGRAM 1	Map scale: 1:2000
Representative body (decision on the drafting of the plan) (official journal):	Representative body (decision on) the adoption of the plan (official journal):
Public consultation (justification date):	Public review held from: to:
Stamp of the body responsible for conducting the public consultation:	Person responsible for conducting the public consultation:
Approval for the plan in accordance with Article 106 of the Physical Planning Act (Official Gazette: No. 15/13, 28/17, 14/18, 23/18, 98/18, 93/23). Approval for date: _____ Date: _____	
Legal person / entity that drafted the expert solution:	URBANISTIČKI STUDIO RIJEKA d.o.o. <small>POSREDOVANJE U PROMETU NEKRETNIM PRAVNIM PREDMETIMA I POSREDOVANJE U PROMETU NEKRETNIM PRAVNIM PREDMETIMA</small>
Stamp of the legal person / entity that drafted the expert solution:	Responsible person: TATJANA RAKOVAC, MSc.Arch.
Accountable manager responsible for expert solution drafting: TATJANA RAKOVAC, MSc.Arch.	
Expert team that drafted the expert solution:	1. TATJANA RAKOVAC, MSc.Arch. 2. Dr.sc. (PHC) SRĐAN ŠKUNCA, MSc.Arch and Civil Eng. 3. MARA KUČAN, MSc.Arch. 4. ANA BRUŠIĆ BARTIĆ, MSc.Arch. 5. MARIANO URODIA, MSc.Civil Eng. 6. LEON RUS, MSc.Arch. and Urban Design
Stamp of the representative body:	President of the representative body:
The spatial plan is drafted as true copy of the original by:	Stamp of the competent body:
(Name, surname, signature)	











- PROJECT COVERAGE
- 25 m COASTAL STRIP
- PUBLIC ROAD AREAS ADJACENT TO PLAN COVERAGE**
- COASTAL PEDESTRIAN WALKWAY
- EXISTING ROAD
- VEHICULAR AND PEDESTRIAN ACCESS
- CAMPSITE VEHICULAR AND PEDESTRIAN AREAS:**
- CAMPSITE INTERNAL VEHICULAR AND PEDESTRIAN ROAD AND PUBLIC USE PEDESTRIAN WALKWAY
- CAMPSITE INTERNAL VEHICULAR AND PEDESTRIAN ROAD
- LOW-VOLTAGE NETWORK
- SUBSTATION
- NEW LOW-VOLTAGE CABLE FROM MAIN DISTRIBUTION BOARD
- MAIN DISTRIBUTION BOARD
- DISTRIBUTION BOARD
- EXISTING CONNECTION CABINET
- PUBLIC / OUTDOOR LIGHTING**
- EXISTING PUBLIC / OUTDOOR LIGHTING POLE
- INTERNET and TV**
- INTERNET NETWORK
- PUBLIC USE AREAS**
- VEHICULAR AND PEDESTRIAN ACCESS
- PEDESTRIAN ACCESS

HOSPITALITY AND TOURISM ZONE (T3) PARK SOLINE CAMPSITE

County: ZADAR COUNTY			
Municipality/town: TOWN OF BIOGRAD NA MORU			
Contracting authority: ILIRIJA d.d. Biograd na Moru			
Title of expert solution: EXPERT SOLUTION			
FOR THE DRAFT PROPOSAL OF THE URBAN DEVELOPMENT PLAN FOR THE HOSPITALITY AND TOURISM ZONE (T3) - PARK SOLINE CAMPSITE			
Map representation: BASIC TECHNICAL SOLUTION FOR POWER SUPPLY			
Map representation number: CARTOGRAM 5	Map scale: 1:2000		
Representative body decision on the drafting of the plan (official journal):	Representative body decision on the adoption of the plan (official journal):		
Public consultation (y/zhodnina date):	Public review held from to:		
Stamp of the body responsible for conducting the public consultation:	Person responsible for conducting the public consultation:		
Approval for the plan in accordance with Article 108 of the Physical Planning Act (Official Gazette, No. 153/13, 66/17, 114/18, 30/19, 98/19, 97/23) Approval No. date: _____ Date: _____			
Legal person / entity that drafted the expert solution:	URBANISTIČKI STUDIO RIJEKA d.o.o. <small>HRVATSKA IZOBILJE I VEŠTAČENJE U OBLASTI GRAĐEVINARSTVA I PROJEKCIJE RIJEKA - BEOGRADSKA - 30. prosinac 30/34-001 tel: 051 653 1144 e-mail: usrijeka@strijeka.hr</small>		
Stamp of the legal person / entity that drafted the expert solution:	Responsible person: TATJANA RAKOVAC, MSc.Arch.		
Accountable manager responsible for expert solution drafting: TATJANA RAKOVAC, MSc.Arch.			
Expert team that drafted the expert solution:	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> <ul style="list-style-type: none"> 1. TATJANA RAKOVAC, MSc.Arch. 2. Dr.sc. (PHC) BRDAN ŽRUNICA, MSc.Arch and Civil Eng. 3. MARA KUČAN, MSc.Arch </td> <td style="width: 50%; border: none;"> <ul style="list-style-type: none"> 4. ANA BRUŠIĆ BATOŠIĆ, MSc.Arch 5. MARIANO UROČA, MSc.Civil Eng. 6. LEON RUS, MSc.Arch. and Urban Design </td> </tr> </table>	<ul style="list-style-type: none"> 1. TATJANA RAKOVAC, MSc.Arch. 2. Dr.sc. (PHC) BRDAN ŽRUNICA, MSc.Arch and Civil Eng. 3. MARA KUČAN, MSc.Arch 	<ul style="list-style-type: none"> 4. ANA BRUŠIĆ BATOŠIĆ, MSc.Arch 5. MARIANO UROČA, MSc.Civil Eng. 6. LEON RUS, MSc.Arch. and Urban Design
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Stamp of the representative body:	President of the representative body:		
The spatial plan is drafted as true copy of the original by:	Stamp of the competent body:		
Name, surname, signature: _____			





ANNEX 2 LIST OF SECTORAL DOCUMENTS AND REGULATIONS WHICH NEEDED TO BE FOLLOWED IN THE COURSE OF DEVELOPMENT OF THE PLAN

Physical Planning Act (Official Gazette, Nos 153/13, 65/17, 114/18, 39/19 and 67/23),

Construction Act (Official Gazette, Nos 153/13, 20/17, 39/19 and 125/19),

Tourism Act (Official Gazette, No 156/23)

Act on Tourist and Other Construction Land Not Evaluated in the Conversion and Privatisation Process (Official Gazette, No 92/10)

Act on Unvalued Construction Land (Official Gazette, No 50/20),

Road Act (Official Gazette, Nos 84/11, 22/13, 54/13, 148/13, 92/14, 110/19, 144/21, 114/22, 04/23 and 133/23),

Water Act (Official Gazette, Nos 66/19, 84/21 and 47/23),

Act on the Protection and Conservation of Cultural Property (Official Gazette, Nos 69/99, 151/03, 100/04, 87/09, 88/10, 61/11, 25/12, 136/12, 157/13, 152/14, 98/15, 44/17, 90/18, 32/20, 62/20, 117/21 and 114/22),

Nature Protection Act (Official Gazette, Nos 80/13, 15/18, 14/19 and 127/19),

Environmental Protection Act (Official Gazette, Nos 80/13, 153/13, 78/15, 12/18 and 118/18),

Noise Protection Act (Official Gazette, Nos 30/09, 55/13, 153/13, 41/16, 114/18 and 14/21),

Air Protection Act (Official Gazette, Nos 127/19, 57/22),

Sustainable Waste Management Act (Official Gazette, Nos 94/13, 73/17, 14/19, 98/19),

Civil Protection System Act (Official Gazette, Nos 82/15, 118/18, 31/20, 20/21, 114/22),

Fire Protection Act (Official Gazette, Nos 92/10, 114/22),

Flammable Liquids and Gases Act (Official Gazette, Nos 108/95, 56/10, 114/22),

Electronic Communications Act (Official Gazette, No 76/22).

Ordinance on the Content and Scales for Cartographic Presentations, Required Spatial Indicators and the Standards of Spatial Planning Studies (Official Gazette, Nos 106/98, 39/04, 45/04 – corrigendum, 163/04 and 9/11),

Ordinance on the Classification and Categorisation of Accommodation Facilities from the Group “Camps” (Official Gazette, Nos 54/16, 68/19, 120/19),

Ordinance on Ensuring Access to Buildings for Persons with Disabilities and Reduced Mobility (Official Gazette, No 78/13)

Ordinance on Simple and Other Buildings and Construction Works (Official Gazette, Nos 112/17, 34/18, 36/19, 98/19, 31/20, 74/22),

Ordinance on the Conditions for the Design and Construction of Access Roads and Roadway Connections to Public Roads (Official Gazette, No 95/14),

Ordinance on the Maximum Permissible Noise Levels in Terms of Noise Type, Time and Place of Origin (Official Gazette, No 143/21)

Ordinance on the Hydrant Network for Firefighting Purposes (Official Gazette, No 08/06),

Ordinance on the Conditions for Fire Lanes (Official Gazette, Nos 35/94, 55/94 and 142/03),

Ordinance on the Measures for Protection Against Natural Disasters and War Hazards in Spatial Planning and Development (Official Gazette, Nos 29/83, 36/85, 42/86 and 30/94),

Ordinance on the Limit Values of Hazardous and Other Substances in Wastewater (Official Gazette, No 94/08),

Ordinance on the Limit Values of Wastewater Emissions (Official Gazette, No 26/20),

Ordinance on the Technical Conditions for Cable Ducts (Official Gazette, No 139/23),

Regulation on the Environmental Impact Assessment (Official Gazette, Nos 61/14 and 03/17),

Regulation on Emission Limit Values for Air Pollutants from Stationary Sources (Official Gazette, No 42/21),

Regulation on Limit Values for Air Pollutants (Official Gazette, No 77/20),

Ordinance on the Waste Catalogue (Official Gazette, No 90/15),

Regulation on the Ecological Network and Competences of Public Institutions for the Management of Ecological Network Areas (Official Gazette, No 80/19),

National Water Protection Plan (Official Gazette, No 08/99),

Regulation on Criteria for Development of Electronic Communications Infrastructure and Other Associated Facilities (Official Gazette, Nos 131/12, 92/15, 10/21),

Ordinance on Manner and Conditions for Determination of Zone of Electronic Communications Infrastructure and Associated Facilities, of Protected Zone and Radio Corridor, and of Obligation of Construction Work or Building Investor (Official Gazette, No 75/13),

Ordinance on Technical Norms for Construction of Overhead Electrical Power Lines of Nominal Voltage from 1 kV to 400 kV (Official Journal, No 65/88, Official Gazette, No. 24/97).

V VALUATION OF INVESTMENTS MADE IN THE "PARK SOLINE" CAMPSITE



CLIENT: ILIRIJA d.d. BIOGRAD NA MORU
Tina Ujevića br.7.

PERMANENT EXPERT WITNESS: MIRKO ČAČIĆ, MSc Civil Eng. in construction
AND PROPERTY VALUER



MIRKO ČAČIĆ, MSc Civil Eng.

permanently appointed court expert in construction and property valuer

Franje Fanceva 49, 23 000 ZADAR | Mobile: 098 272 960 | e-mail: arhitektingzadar@gmail.com



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Republic of Croatia
County Court in Zadar
Office of the President of the Court
Zadar, Ulica plemića Borelli 9

Reference number: 4 Su-434/2020-13
Zadar, 25 January 2023

DECISION

Pursuant to Article 126(4) of the Judiciary Act ("Official Gazette" Nos 28/2013, 33/2015, 82/2015, 82/2016, 67/2018, 126/2019, 130/2020, 21/2022) and Article 12 of the Ordinance on Permanent Expert Witnesses ("Official Gazette" Nos 38/2014, 123/2015, 29/2016 and 61/2019), the President of the County Court in Zadar Željko Đerđ

has adopted the following decision

I Mirto Čačić, MSc Civil Eng., from Zadar, Franje Franceva 49, PIN: 32271789494, born on 1 March 1951 in Nadin (municipality of Benkovac) is reappointed as permanent court expert in construction and property valuer.

II The person named is reappointed as permanent court expert on 25 January 2023 for a period of 4 (four) years.

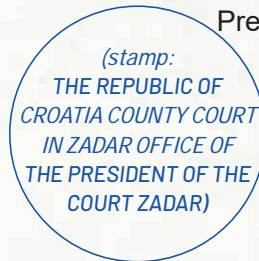
Statement of reasons

1) Mirko Čačić, MSc Civil Eng., from Zadar, filed a request for reappointment as permanent court expert in construction and property valuer on 17 December 2020. To the request he attached: a copy of the decision of the County Court in Zadar No.: 4 Su- 588/16 of 23 January 2017, an Allianz insurance policy No. 1500-175643691, an employment certificate, a list of completed expert witness testimonies and a criminal record certificate.

2) Upon review of the decision of the County Court in Zadar No.: 4 Su-588/16 of 23 January 2017, it was established that Mirko Čačić, MSc Civil Eng. from Zadar, Franje Franceva 49, was appointed as permanent court expert in construction and property valuer on 23 January 2017 for a period of four years.

3) Based on the submitted Allianz insurance policy No. 1500-175643691, it was established that the policy holder Mirko Čačić is insured against liability for performing the tasks of court expert for the period from 1 January 2023 until 1 January 2024, in the amount of HRK 200,000.00.

- 4) Based on the submitted certificate of the company Arhitekting-Zadar d.o.o., it was established that Mirko Čačić, MSc Civil Eng., is employed as a designer with the company Arhitekting-Zadar d.o.o
- 5) There are no obstacles to admission to the civil service, as was established based on the criminal record certificate.
- 6) After the procedure was conducted and the evidence collected, it was established that the person named meets the conditions prescribed under Articles 2 and 12 of the Ordinance on Permanent Expert Witnesses, so the decision was made as per the operative part.



President of the Court:
Željko Đerđ

Instruction on legal remedy:

An appeal may be lodged against this Decision with the Ministry of Justice and Public Administration of the Republic of Croatia within 15 days from the date of delivery of the decision. The appeal is submitted directly or sent by mail to the President of the County Court in Zadar in two copies with two photocopies of the decision.

To be delivered to:

- 1) Mirko Čačić, MSc Civil Eng. Franje Franceva 49, 23 000 Zadar,
- 2) Ministry of Justice and Public Administration Zagreb,
- 3) Municipal Court in Zadar
- 4) Records.

Upon the REQUEST of ILIRIJA d.d. from BIOGRAD, Tina Ujevića 7, in order to VALUATE THE INVESTMENTS IN THE SOLINE CAMPSITE in Biograd na Moru, an inspection was carried out on-site on 31 December 2023, for the purpose of inspecting the existing conditions relating to PARK SOLINE CAMPSITE and the level of construction.

The appointed expert witness in the field of construction was asked to, in his findings and opinion, VALUATE THE INVESTMENTS MADE IN PARK SOLINE CAMPSITE regarding the land development within the scope of the campsite and construction of all facilities within the campsite, as well as construction of the ancillary infrastructure (water supply, sewage system, gas supply, electrical grid – power supply, telecommunication installations, roads, paths, perimeter walls and other developed surfaces located within the campsite and used for the same purpose – tourist purposes), in line with the methods prescribed by the Regulation on the manner and procedure for assessing the value of tourism land, i.e. buildings located in campsites (OG 12/11).

FINDINGS

The PARK SOLINE CAMPSITE was inspected as a whole with all buildings, infrastructure, roads and other amenities within the function of the camp.

The land of the campsite is comprised of the following cadastral parcels in the cadastral municipality of Biograd na Moru:

- part of l.p. 3241/1,	with a surface area of	41,505 m ² ,
- part of l.p. 3241/10,	with a surface area of	38 m ² ,
- part of l.p. 3241/31,	with a surface area of	77 m ² ,
- part of l.p. 3241/41,	with a surface area of	47,195 m ² ,
- part of l.p. 3241/42,	with a surface area of	37,190 m ² ,
- part of l.p. 3241/43,	with a surface area of	488 m ² ,
- l.p. 3242,	with a surface area of	31 m ²
- l.p. 3243,	with a surface area of	51 m ²
- part of l.p. 3378/1,	with a surface area of	17,532 m ² ,
- part of l.p. 3378/12,	with a surface area of	5,981 m ² ,
- part of l.p. 3379,	with a surface area of	186 m ²
- part of l.p. 3381/1,	with a surface area of	42,794 m ² ,
- part of l.p. 3381/27,	with a surface area of	1,871 m ² ,
- part of l.p. 3381/33,	with a surface area of	54 m ² ,
- l.p. 3380,	with a surface area of	33 m ²
- l.p. 3382,	with a surface area of	28 m ²
- l.p. 3383,	with a surface area of	14 m ²
- l.p. 3384,	with a surface area of	6 m ²
- part of l.p. 3387,	with a surface area of	503 m ²
- part of l.p. 3388/1,	with a surface area of	2,968 m ² ,
- l.p. 3391,	with a surface area of	50 m ²
- part of l.p. 3766/1,	with a surface area of	1,595 m ² ,
- part of l.p. 3766/6,	with a surface area of	540 m ²
TOTAL:		200,730 m² – see survey documentation by cadastral municipality of Biograd na Moru D.L.32.

Buildings and infrastructure, landscaping, built on the land in question, and as part of Soline campsite, are the following:

- 1) Campsite reception
- 2) Sanitary facility No. 1
- 3) Maintained courts for recreational activities and outdoor barbecue area
- 4) Sanitary facility No. 2
- 5) Accessible toilet, chemical toilet
- 6) Sanitary facility No. 3
- 7) Restaurant with terraces and a amphitheater
- 8) Sanitary facility No. 4
- 9) Sanitary facility No. 5
- 10) Sanitary facility No. 6
- 11) Mobile homes
 - 11.1) Maintained pitches and homes – ILIRIJA d.d.
 - 11.2) Maintained pitches for mobile homes – rental
 - 11.3) Maintained pitches for campervans
- 12) Development of a building plot for self-service – rental
- 13) Co-financing two substations
- 14) Valuation of roads and parking lots and other

LOCATION

The property in question is located within PARK SOLINE CAMPSITE in Biograd na Moru.

The location is highly suitable for tourism purposes (T3) and camping.



GEODETTIC MAP OF THE SOLINE CAMPSITE





WMS: ServisGeodetnaBaza\A\B\BANKI\OTACI\BILINA D OVIKAMP\SOLINE ZA DRZAVNI KAMP\Baza za drzavu\plan\projevanje\reducirani\BilinaSO\ja\krajnja\Baza_2019.dwg

GEODETC BASIS

Cad. municipality Biograd
Detailed sheet 32



Scale 1:2500

List of cadastral parcels within
the camp allotted to SO Biograd
with a total area of 200730 m2
in the 2019 cadastral plan.

KEY:

Contour of the camp allotted to SO Biograd
with a total area of 200730 m2



Developed by: Domagoj Kujundžić, BEng Geodesy
In Biograd, 09/10/2019

cad. municipality	area
part 3241/1	41505 m2
part 3241/10	77 m2
part 3241/31	38 m2
part 3241/41	47195 m2
part 3241/42	37190 m2
part 3241/43	488 m2
3242	31 m2
3243	51 m2
part 3378/1	17532 m2
part 3378/12	5981 m2
part 3379	186 m2
part 3381/1	42794 m2
part 3381/27	1871 m2
part 3381/33	54 m2
3380	33 m2
3382	28 m2
3383	14 m2
3384	6 m2
part 3387	503 m2
part 3388/1	2968 m2
3391	50 m2
part 3766/1	1595 m2
part 3766/6	540 m2
TOTAL	200730 m2

ILIRIJA D.D.
Soline campsite

ABOUT THE VALUATION

Date of quality valuation: 31 DECEMBER 2023

Date of valuation: 31 DECEMBER 2023

The value of the investment in the property in question is determined as on the date of valuation performed by the valuer, based on the existing conditions.

The findings and opinion are prepared in accordance with the applicable legal instructions and standards regulating the area of valuation of property, in particular:

Building regulations:

- Physical Planning Act (OG 153/13)
- Construction Act (OG 153/13)
- Act on Proceeding with Illegally Built Buildings (OG 86/12, 143/13)

Valuation regulations:

- Property Valuation Act (OG 78/2015)
- Ordinance on property valuation methods (OG 105/2015)
- Data on the standard price of construction (OG 100/12)
- Data on average building costs of 1 m² of a standard building (OG 59/10)
- Regulation on the manner and procedure for assessing the value of tourism land, or buildings located in campsites, manner of payment in the event of partition, manner of determining the market price of the remaining construction land which was identified as being intended for regular use of the building based on a special regulation (OG 12/11)

Ownership regulations:

- Act on Ownership and Other Property Rights (OG 91/96, 68/98, 137/99, 22/00, 73/00, 129/00, 114/01, 79/06, 146/08)
- Land Registry Act (OG 91/96, 68/98, 137/99, 114/01, 100/04, 107/07, 152/08, 126/10, 55/13, 60/13)

Ordinance on energy audits of buildings and energy certification (OG 48/14)

Regulation on the Amount of Water Contribution (OG 78/10, 76/11, 18/12, 151/13)

Special regulations applied by local self-government units

CHOOSING THE VALUATION METHOD

Under the Property Valuation Act and the Ordinance on property valuation methods, the market value of property represents the estimated amount for which the property could be exchanged as on the date of the valuation, in an agreement between the willing buyer and the willing seller, in a transaction completed following appropriate advertising and in accordance with the market conditions, whereby each of the parties acted informedly, rationally and of their own volition.

This valuation of the current value of investments made in the Park SOLINE campsite is based on the existing conditions of construction, municipal infrastructure, equipment and maintenance in accordance with applicable laws and regulations of the Croatian state.

The prices of investments are calculated on the day of the valuation, with a note on the circumstances regarding significant increases in the prices of goods and services, labour shortages, inflation and general social trends both on the Croatian market and worldwide.

In this valuation of investments, prices from construction operations were used, approximated by market conditions in the area of Zadar County.

The property valuation methods currently in use are as follows:

- 1 Cost method
- 2 Income method
- 3 Comparable sales method

ESTIMATION OF MARKET VALUE BASED ON THE COST METHOD

Market value estimated using the cost method represents value as the sum of the present construction value, land value, utility and water contributions, connections and any related costs incurred as a result of obtaining the required building-related permits. This method is commonly used for valuating the property which the valuation client uses for private purposes but also alongside other valuation methods (or by applying a correction factor to calculate the replacement value of a property estimated by using the cost method to determine the market value).

The cost method is used for estimating the reproduction cost, i.e. the cost involved with identically reproducing a property. Depreciation is then subtracted from the cost, and the price of the construction land pertaining to the property added. The cost approach is generally used for valuating the property for which no data on similar transactions is available.

New construction value

New construction value represents the value of all work and materials and all construction costs assuming the construction is carried out at the time of the valuation, with the unit price calculated per construction of 1 m² of net usable area. The unit price includes all construction costs:

- construction land value – determined based on data known to the valuer regarding property transactions, and according to the currently published offer for property at the same or similar locations,
- utility contribution costs – determined according to decisions made by local self-government units and certain unit prices per m² of the constructed building,
- water contribution costs – determined pursuant to the Regulation on the Amount of Water Contribution,
- costs associated with technical documentation and costs of supervision,
- costs related to obtaining permits and any other administrative fees and charges,
- costs related to building the property, i.e. carrying out construction, artisan and installation works and operating equipment, landscaping (roads and horticulture) – determined according to data on construction costs on the territory of the Republic of Croatia, published on a quarterly basis in the newsletter "Standard calculation of prices of building construction works" by Institut IGH and other data available to the valuer,
- costs of connections to facilities and devices relating to municipal infrastructure – determined according to decisions made by local self-government units and utility companies providing utility services.

Present construction value

The value of older buildings is determined based on depreciation. Depreciation due to the age of the building is determined by taking into account the relationship between the foreseeable remainder of the sustainable service life of a building and the sustainable service life of a certain type of building, whereby the basis represents a constant rate of depreciation as the percentage of construction cost.

If appropriately maintained, the sustainable service life of a building matches the building's economic life, or the number of years of expected economically justified use of the building according to its purpose and on condition that the building is appropriately and regularly maintained.

ESTIMATION OF MARKET VALUE BASED ON THE INCOME METHOD

This method can be applied only to valuation of property that generates profit. Capitalization of profit is the process by which we use foreseeable future income, taking into account the potential risks, to estimate the single value in the present. By applying capitalization of profit to valuate the property, we determine the present value of a property based on profit expected in the future. Apart from gross profit generated by the property, it is necessary also to assess costs related to managing and maintaining the property.

The calculation of the property's market value using the method of capitalization of profit is based on entirely achievable annual income of the building, reduced by applying an interest rate to the land value. The net proceeds are capitalised based on the capitalization factor deriving from the interest rate and the remainder of the sustainable service life of a building.

The income value of developed land includes the value of the land, value of the building and value of devices, i.e. the installed functional equipment.

The general income method is applied when the building value needs to be calculated separately from the land value based on future income. In that case, land value is determined by applying the comparable sales method.

The combined land value and building value represent the income value of a developed building plot.

ESTIMATION OF MARKET VALUE BASED ON THE COMPARABLE SALES METHOD

This method is generally used for valuating undeveloped and developed land, apartments, housing units, family homes, garages, parking spaces and business premises.

With regard to developed plots, the comparable sales method is used for valuating the land when applying the cost and income method.

The comparable sales method determines the value of the property by comparing the final achieved redemption prices of comparable property in fair transactions. This requires a detailed market analysis.

The property sold or under offer on the market is analysed by applying the appropriate correction and comparing its features with the features of the property under valuation. The method of comparable transactions is based on the principle of substitution, which states that a rational buyer will not want to pay more for a property than the cost of another similar property.

The comparable sales method determines the market value by looking at the sales prices (transactions) of at least three comparable properties.

The features of used comparable prices, approximate values of land and comparable indicators of developed cadastral parcels demonstrate a sufficient match with the features of the valuated cadastral parcel if the differences in the value of the applied deductions and supplements for inter-qualitative comparison do not exceed 40% of the exit value.

Conclusion:

Given the type of property, the value of the buildings in question, the built infrastructure and other investments in the Soline campsite, the value of the investment will be determined by monitoring the financial investments of the company and based on the data submitted by the Client, all in accordance with the current state of the real estate market.

The market value of the land is not the subject of valuation.

Land purpose

The purpose of the land is defined under the Amendments to the URBAN DEVELOPMENT PLAN FOR SOLINE CAMPSITE in the town of Biograd na Moru HOSPITALITY AND TOURISM zone (T3). (Official Journal of the Town of Biograd)

Excerpt from the Urban Development Plan – Use and purpose of areas:

VALUATION OF BUILDINGS WITHIN THE CAMPSITE

The buildings within the campsite subject to the valuation process as part of these findings and opinion are the following:

- 1) Campsite reception
- 2) Sanitary facility No. 1
- 3) Maintained courts for recreational activities and outdoor barbecue area
- 4) Sanitary facility No. 2
- 5) Accessible toilet, chemical toilet
- 6) Sanitary facility No. 3
- 7) Restaurant with terraces and amphitheater

- 8) Sanitary facility No. 4
- 9) Sanitary facility No. 5
- 10) Sanitary facility No. 6
- 11) a) Construction of campervan reception pitches in the Soline campsite
- 11) b) Pitches for mobile homes – RENTAL
- 11) c) Pitches and mobile homes – ILIRIJA
- 12) Development of a building plot for self-service – rental
- 13) Co-financing two substations
- 14) Valuation of roads and parking lots, paths, perimeter walls and other

A part of the buildings within the campsite have a defined land surface for regular use of the buildings, and for those that lack it the land surface will be determined based on valid spatial planning documentation for the location in question.

Apart from the buildings within the campsite, the land also includes any infrastructure needed for the purpose of the campsite.

The following municipal infrastructure facilities are built on the land:

- paved roads within the campsite
- street lighting within the campsite
- power distribution to the camping pitches
- connection of the SOLINE camping pitches to the water supply, hydrant network, irrigation system, sewage system and gas installations
- connection to satellite TV
- connection of the camping pitches to the internet
- The campsite is neatly decorated and enclosed into a single unit for tourist purposes in the Town of Biograd.

1) CAMPSITE RECEPTION

TECHNICAL DESCRIPTION

The Soline campsite reception building is built on cadastral parcels 3381/1 and 3382 in the cadastral municipality of Biograd na Moru.

IN GENERAL

- Year of reconstruction: 2022
- Storeys: Ground floor

STRUCTURE

- Foundations: Reinforced concrete
- Supporting structure: Reinforced concrete with block brick walls
- Partition walls: Hollow brick
- Truss and roofing: Timber, gable roof, roofing tiles

FINISHING WORKS AND COATINGS

- Façade: Plastered and painted
- Floor finish: Ceramic tiles
- Wall finish: Plastered and painted or lined with ceramic tiles
- Interior woodwork: Timber, painted
- Exterior woodwork: PVC

INSTALLATIONS AND CONNECTIONS

- Water supply: Installations laid and connected to the water supply system of Soline campsite
- Sewage system: Installations laid and connected to the sewage system of Soline campsite
- Power supply: Installations laid and connected to TS1 and TS2. Soline campsite
- Telephone and Internet

CONDITION - MAINTENANCE

- In good technical condition, regular and quality maintenance.

EXTERIOR DEVELOPMENT

- Costs of exterior development are included in the total cost of the building.

INFRASTRUCTURE

- Facilities in Park Soline campsite are built in a location with municipal equipment. Traffic connections are well-developed.

SURFACE AREA OF LAND INTENDED FOR REGULAR USE OF A BUILDING

- Land intended for regular use of the campsite reception building on cadastral parcels 3381/1 and 3382 in the cadastral municipality of Biograd na Moru, with a surface area in line with the provisions on spatial planning.

PRESENTATION OF GEOMETRIC DATA OF THE BUILDING

The surface areas of rooms and their heights are taken from the Architectural as-built survey of the illegally built building, for the purpose of legalisation, in 2022.

NET USABLE AREA (NUA)

Net usable area = 105.00 m²

GROSS DEVELOPED AREA (GDA)

Gross developed area = 126.00 m²

GROSS VOLUME OF BUILDING (GV)

Gross volume of building = 600.00 m³;

VALUATION OF THE BUILDING BASED ON CONSTRUCTION COSTS

The standard value is € 1,500.00/m² - standard

No.	Type of works	Standard	Building
1	BUILDING STRUCTURE	35.57	33.65
2	Foundations	9.62	9.62
3	Walls	9.95	9.95
4	Ceilings and balconies	11.17	11.17
5	Roof structure	2.91	2.91
6	Staircase	1.92	0
7	FINISHING WORKS	41.5	42.5
8	Roof	1.93	1.93
9	Facade	3.67	3.67
10	Windows, doors, glazing and protection of external openings	13.26	13.26

11	Floors	10.41	10.41
12	Finishing of walls and ceilings	7.6	8.6
13	Various finishing works	4.63	4.63
14	INSTALLATION WORKS	22.93	22.93
15	Water supply, sewage and sanitary equipment	7.47	7.47
16	Heating and ventilation	9.86	9.86
17	Electrical installations	5.6	5.6
TOTAL %		100.00	99.08
TOTAL - €/m²		1,500.00	1,486.20

1 Campsite reception	(€/m²)	1,486.00	126.00
TOTAL NEW VALUE - €/m ²	(€)		187,236.00

LAND-USE DEVELOPMENT			
Municipal contribution	(€/m ³ ;	20.00	12,000.00
Water contribution	(€/m ³);	included in the standard	0.00
Connections	(€)	3,000.00	3,000.00
Design, supervision, consulting, ...	(€)	10.00 % NV	9,361,80.00
Other costs	(€)	0,00	0,00
LAND-USE DEVELOPMENT	(€)		24,631.00

Municipal contributions represent funds used by owners of building plots to contribute to the funding of construction of facilities and devices relating to municipal infrastructure in the area of the town of Biograd in accordance with the Decision on municipal contributions.

Water contributions represent funds used by owners of building plots to contribute to the funding of construction of facilities and devices relating to water management, calculated in accordance with the Regulation on the Amount of Water Contribution (OG 151/13). Water contributions are not calculated separately if standard value is applied, as they are included in the standard price.

DEPRECIATION OF BUILDINGS

The assessment of the foreseeable remainder of the sustainable service life (RSSL) can be carried out according to the usage factor (UF) as the degree of usability specifying the level in which the building complies with and can continue to comply with the requirements related to the current housing and working conditions, i.e. the level in which the building can continuously and economically comply with its purpose of use.

The procedure is carried out in two steps by applying the UF model (Annex 10 of the Ordinance on property valuation methods (OG 105/2015) and the related table with the foreseeable remainder of the sustainable service life (RSSL).

*... location – refers to the quality of critical (soft) location factors characteristic to the building

For the chosen usage factor, the worst-standing classification is valid, according to all criteria from the model.

This building usage factor (UF) is valid for the following buildings:

- 1) Campsite reception
- 2) Sanitary facility No. 1
- 3) Maintained courts for recreational activities and outdoor barbecue area
- 4) Sanitary facility No. 2
- 5) Accessible toilet, chemical toilet
- 6) Sanitary facility No. 3
- 7) Restaurant with terraces and a amphitheater
- 8) Sanitary facility No. 4
- 9) Sanitary facility No. 5
- 10) Sanitary facility No. 6
- 11) Mobile homes 270 pieces – Ilirija d.d.

Calculation of percentage of the depreciation of the building

Age of building Y – average	years	8
Sustainable service life SSL – Annex 9	years	80
Usage factor – chosen from the UF model	UF	1.0
Relative age (Y/SSL)	%	10
Remainder of the sustainable service life (RSSL) Annex 10 – 91 %	years	73
Replacement age (SSL – RSSL)	years	7
Straight-line depreciation (replacement age/SSL)	%/100	0.09
COST VALUE OF THE BUILDING (NV x straight-line depreciation) – €		€ 187,236.00

PROVISIONAL VALUE OF THE CAMPSITE RECEPTION

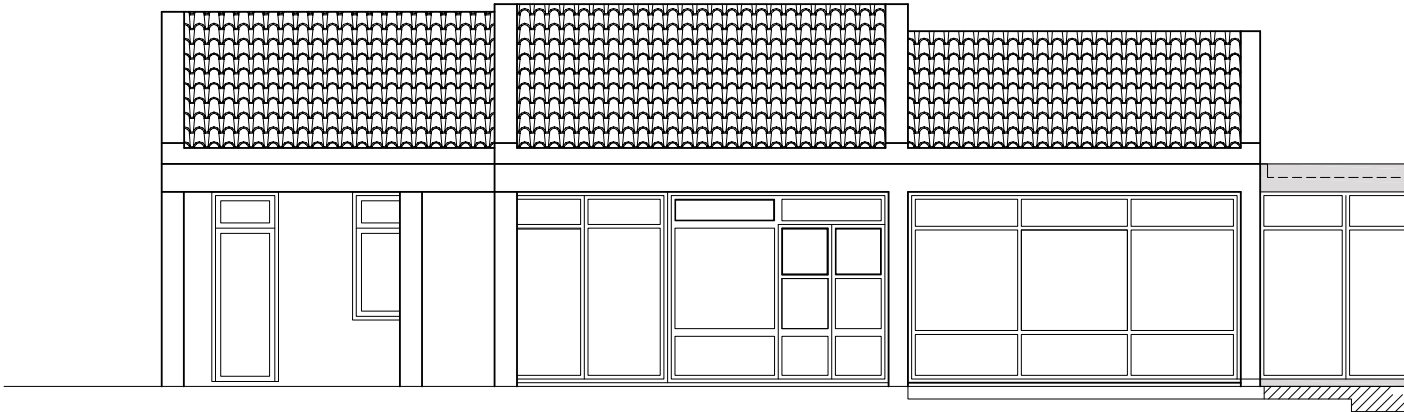
No.	Type of value	Total (€)
1	LAND-USE DEVELOPMENT	24,631.80
2	COST VALUE OF THE BUILDING	187,236.00
PROVISIONAL VALUE (€)		€ 211,867.80

ADJUSTMENT OF THE PROVISIONAL VALUE TO THE MARKET VALUE

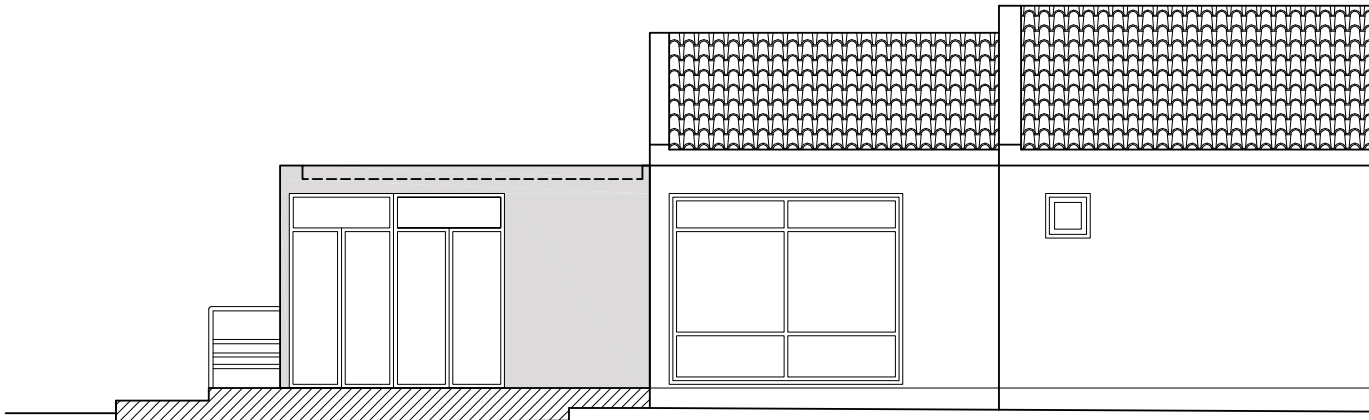
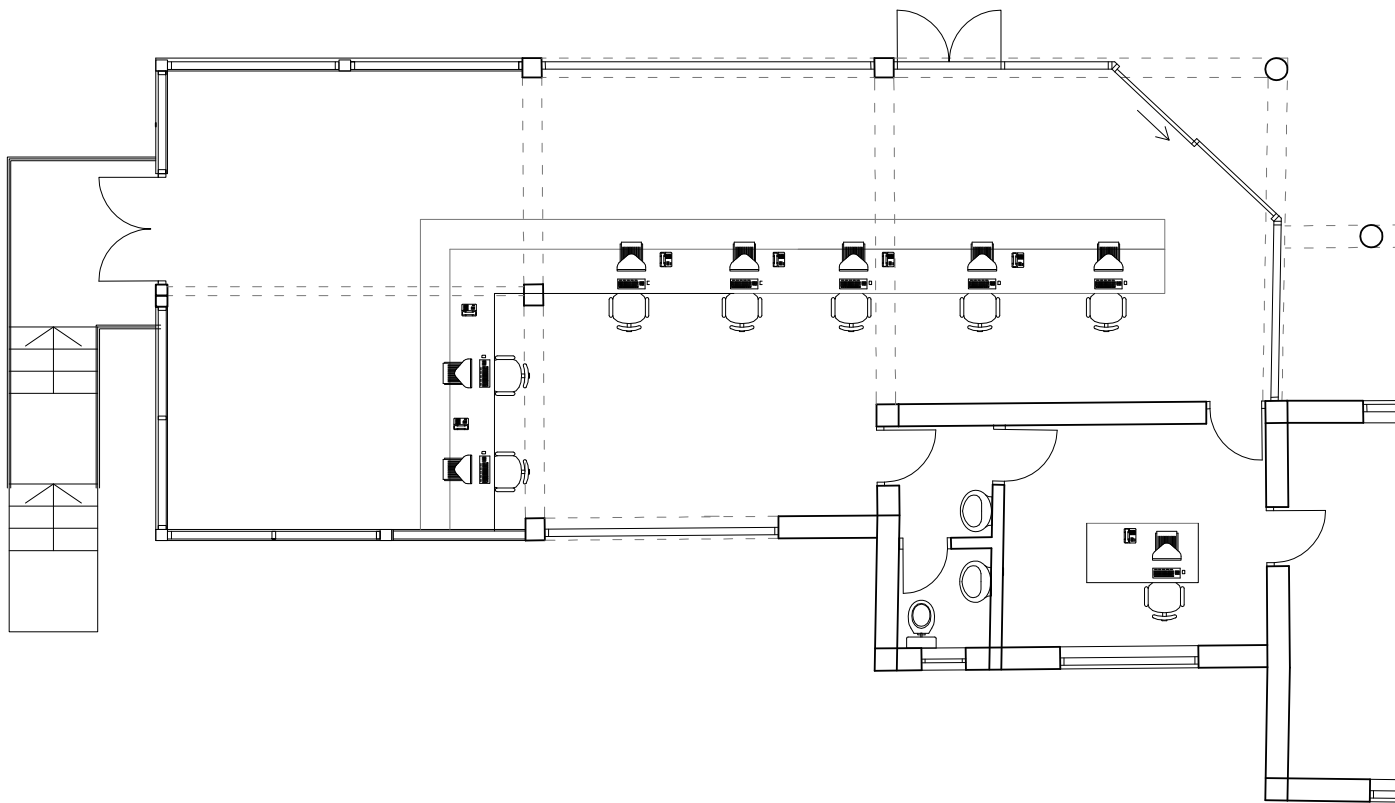
Since there is no regulated database with adjustment coefficients under the Property Valuation Act and the Ordinance on property valuation methods, empirical market indicators shall be applied during adjustment of the provisional value to the market value.

Given the location and condition of the property, as well as the supply and demand of that type of property on the market, the coefficient of adjustment of the provisional value to the market value is determined.

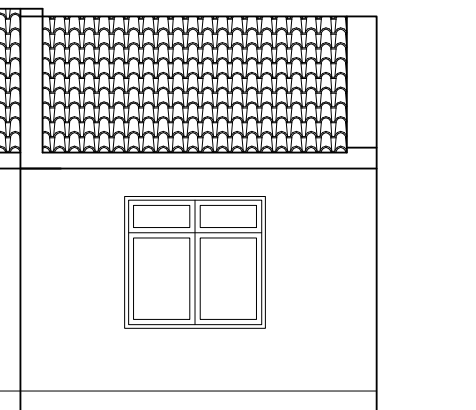
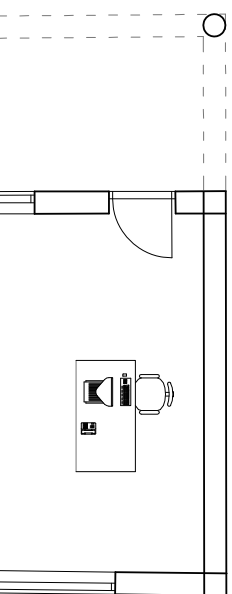
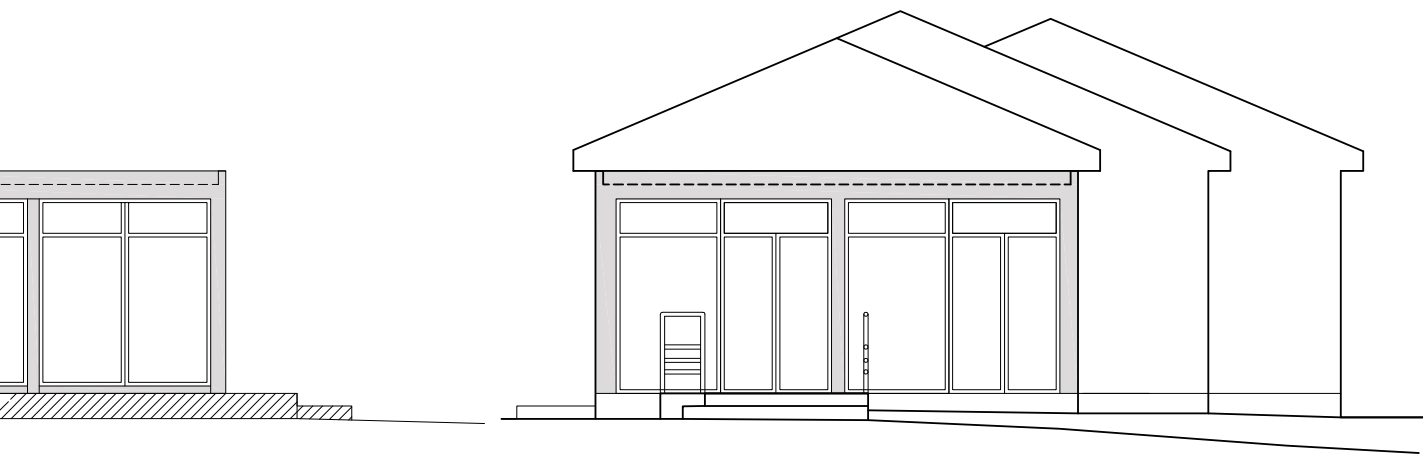
No.	Type of value		Total
1	PROVISIONAL VALUE OF THE REAL ESTATE	€	211,867.80
2	MARKET ADJUSTMENT COEFFICIENT (Kt =1.00)	€	211,867.80
3	ADDITIONS - EQUIPMENT	€	9,107.00
4	DEDUCTIONS	€	0.00
VALUE OF THE SOLINE CAMPSITE RECEPTION - €			€ 220,974.80



NORTHEAST FACADE



SOUTHWEST FACADE



ILIRIJA D.D.
Reception of the
Soline campsite





2) SANITARY FACILITY NUMBER -1

TECHNICAL DESCRIPTION

Building of the sanitary facility number -1.

Underwent full reconstruction in 2019 and 2020.

This is a completely newly furnished sanitary facility number -1

IN GENERAL

- Year of reconstruction: 2020
- Storeys: Ground floor

STRUCTURE

- Foundations: Reinforced concrete
- Supporting structure: Reinforced concrete pillars and beams with block brick walls
- Partition walls: Hollow brick
- Truss and roofing: Lexan dome – on metal profiles

FINISHING WORKS AND COATINGS

- Façade: Plastered and painted
- Floor finish: Ceramic tiles
- Wall finish: lined with ceramic tiles
- Internal doors: of compact material
- External doors: metal bars

INSTALLATIONS AND CONNECTIONS

- Water supply: Installations laid and connected to the water supply system of Soline campsite
- Sewage system: Installations laid and connected to the sewage system of Soline campsite
- Power supply: Installations laid and connected to TS1 and TS2 of the Soline campsite

CONDITION – MAINTENANCE

- In good technical condition, regular and quality maintenance.

INFRASTRUCTURE

- The building was built in a location with municipal equipment. Traffic connections are well-developed.

SURFACE AREA OF LAND INTENDED FOR REGULAR USE OF A BUILDING

- Land intended for regular use of the sanitary facility number 1 is not defined in terms of cadastral data. According to the valid spatial plans for this location, the usability coefficient for building plots amounts to 0.30, so the size of the land needed for the regular use of the sanitary facility number 1 shall be determined based on the aforementioned coefficient.

Gross developed surface area of the sanitary facility number 1 equals 531 m², the maximum usability coefficient for the building plot amounts to 0.30, and therefore the surface area of the land needed for the regular use of the building equals at least 1770 m².

On the basis of that data, the land needed for the regular use of the sanitary facility number 1 is part of cadastral parcel 3381/1 in the cadastral municipality of Biograd na Moru, with a surface area of 1,770 m².

PRESENTATION OF GEOMETRIC DATA OF THE BUILDING

The surface areas of rooms and their heights are taken from the Architectural as-built survey of the illegally built building – carried out for the purpose of legalisation.

- NET USABLE AREA (NUA) of the sanitary facility No. 1 (NUA= 265.05 m².)
- GROSS FLOOR AREA (GFA=531.00 m²)
- GROSS VOLUME OF BUILDING (GV)

Gross volume of building = 1,856.00 m³;

VALUATION OF BUILDINGS BASED ON CONSTRUCTION COSTS

Standard value - € 1,500.00/m² - standard

No.	Type of works	Standard	Building
1	BUILDING STRUCTURE	35.57	33.07
2	Foundations	9.62	9.62
3	Walls	9.95	9.95
4	Ceilings and balconies	11.17	8.50
5	Roof structure	2.91	5.00
6	Staircase	1.92	0.00
7	FINISHING WORKS	41.5	42.46
8	Roof	1.93	3.20
9	Facade	3.67	4.50
10	Windows, doors, glazing and protection of external openings	13.26	8.26
11	Floors	10.41	13.40
12	Finishing of walls and ceilings	7.6	8.60
13	Various finishing works	4.63	4.50
14	INSTALLATION WORKS	22.93	30.7
15	Water supply, sewage and sanitary equipment	7.47	15.00
16	Heating and ventilation	9.86	8.20
17	Electrical installations	5.6	7.50
TOTAL %		100	106.23
TOTAL - €/m²		1,500.00	1,593.45

COSTS		
EXTERIOR DEVELOPMENT	1,239.00 m ² x € 30,00/m ²	37,170.00

NEW VALUE (NV)			
Sanitary facility 1	(€/m ²)	1,593.45 x 265.05	422,343.90
TOTAL NEW VALUE -e	(€)		€ 459,513.90

LAND-USE DEVELOPMENT			
Municipal contribution	(€/m ³)	20.00	37,120.00
Water contribution	(€/m ³)	included in the standard	0.00
Connections	(€)	3.000,00	3.000,00

Design, supervision, consulting, ...	(€)	3,00 % NV	8.547,00
Other costs	(€)	0,00 % NV	0,00
LAND-USE DEVELOPMENT	(€)		€ 48,667.00

DEPRECIATION OF BUILDINGS

Calculation of percentage of the depreciation of the building

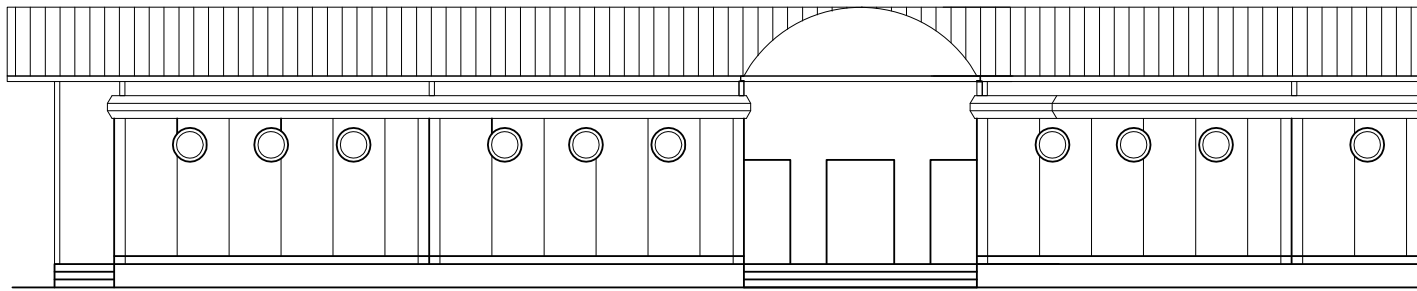
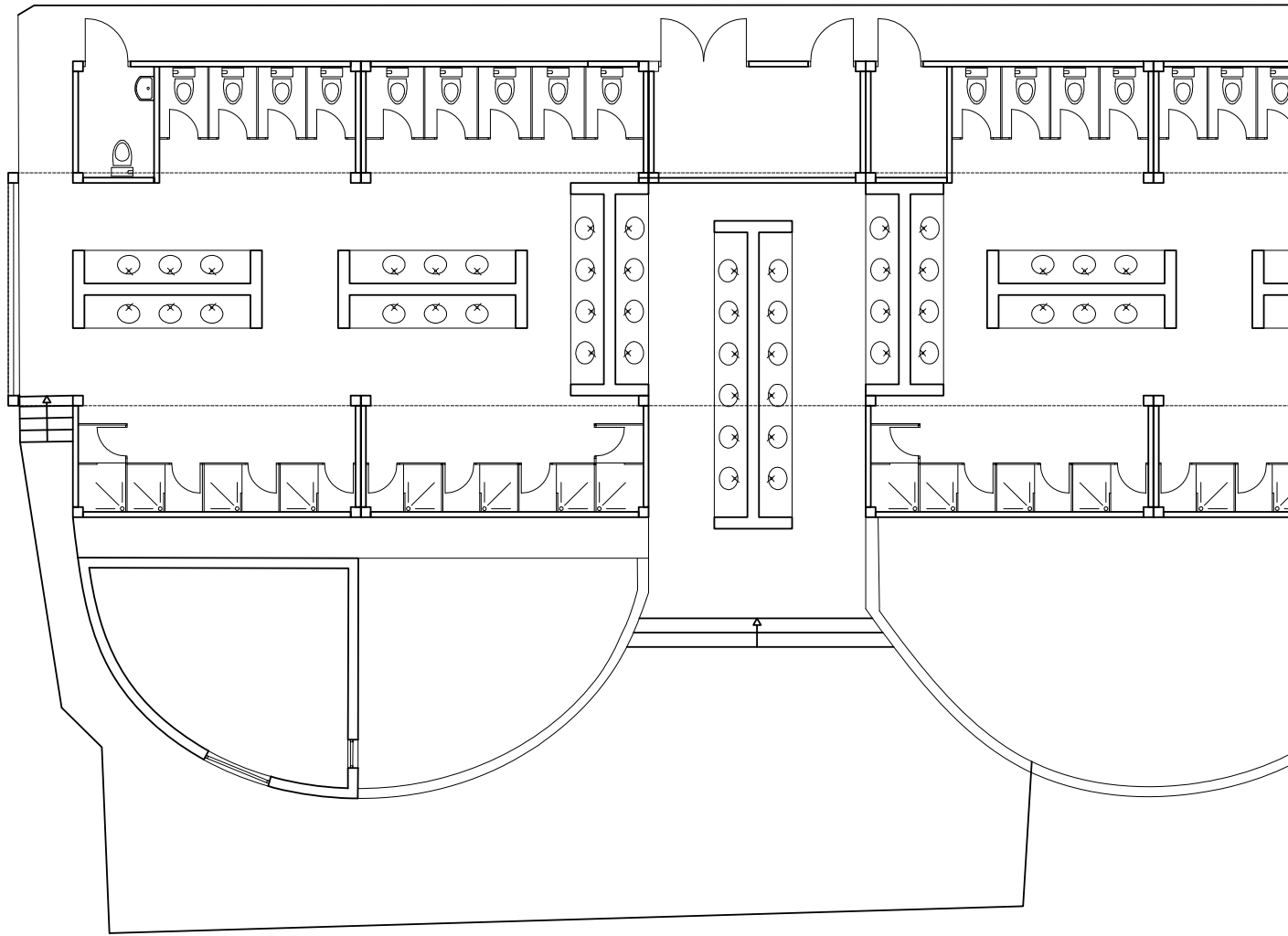
Age of building Y - average	years	0
Sustainable service life SSL - Annex 9	years	80
Usage factor - chosen from the UF model	UF	1
Relative age (Y/SSL)	%	0
Remainder of the sustainable service life (RSSL) Annex 10 - 91 %	years	80
Replacement age (SSL - RSSL)	years	0
Straight-line depreciation (replacement age/SSL)	%/100	1.0
COST VALUE OF THE BUILDING (NV x straight-line depreciation) - €		€ 459,513.90

PROVISIONAL VALUE OF THE SANITARY FACILITY - 1

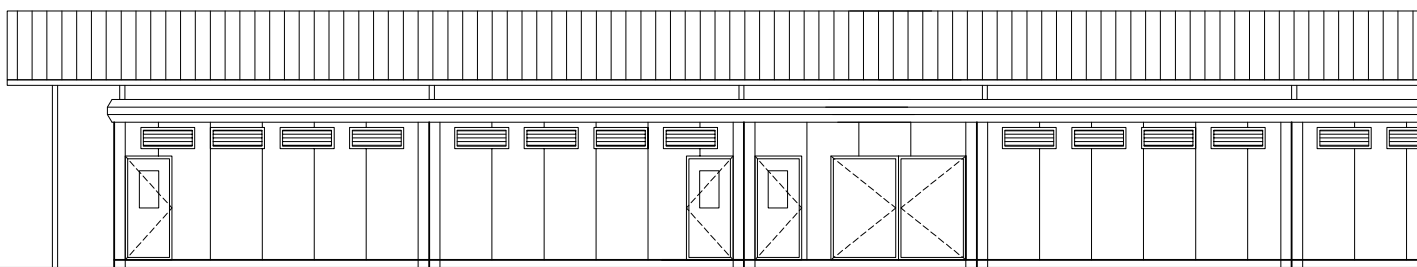
No.	Type of value	Total (€)
1	EXTERIOR DEVELOPMENT	37,170.00
2	LAND-USE DEVELOPMENT	48,667.00
3	COST VALUE OF THE BUILDING	459,513.90
PROVISIONAL VALUE (€)		€ 545,350.90

ADJUSTMENT OF THE PROVISIONAL VALUE TO THE MARKET VALUE

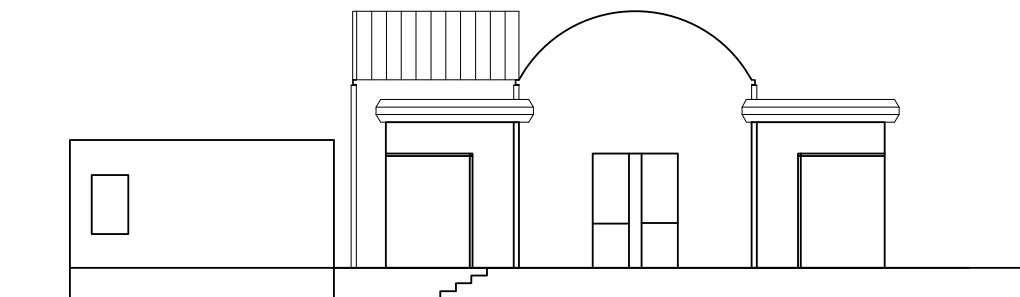
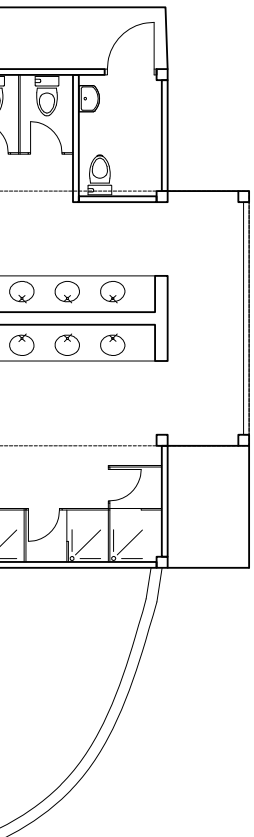
No.	Type of value		Total (€)
1	PROVISIONAL VALUE OF THE REAL ESTATE	€	545,350.90
2	MARKET ADJUSTMENT COEFFICIENT (Kt =1.0)	€	545,350.90
3	ADDITIONS - none	€	0.00
4	DEDUCTIONS	€	0.00
INVESTMENT VALUE - SANITARY FACILITY, No. 1			€ 545,350.90



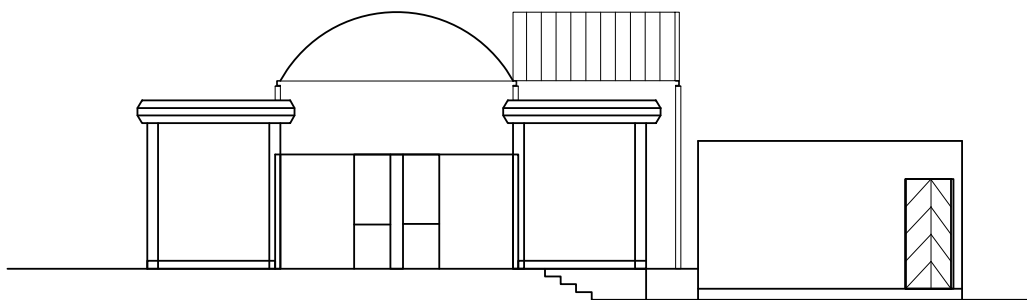
southwest facade



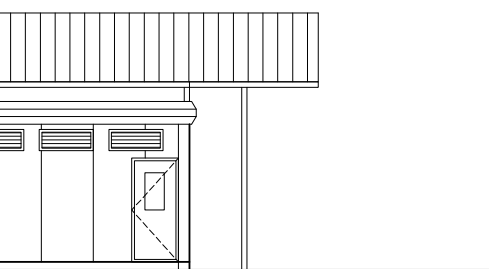
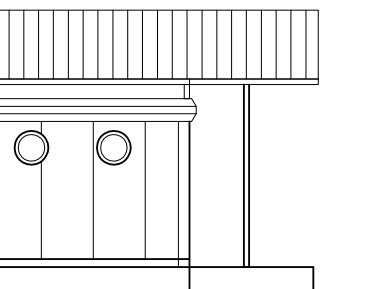
northeast facade



southeast facade



northwest facade



ILIRIJA D.D.
Soline campsite
sanitary facility No. 1



3) MAINTAINED COURTS FOR RECREATIONAL ACTIVITIES AND BARBECUE AREA

TECHNICAL DESCRIPTION

- 1 Barbecue area with a surface area of 19.91 m²
- 2 Basketball courts 130 m²
- 3 Table tennis courts 86,00 m²
- 4 Children's playground 228 m²
- 5 Maintained walkways and paths around certain amenities 466 m².

The total surface area of the land used for the aforementioned amenities equals 1,148 m².

The aforementioned amenities were built around 2020

VALUATION OF FACILITIES INTENDED FOR RECREATIONAL ACTIVITIES AND BARBECUE

No.	Type of works	Unit of measure	Quantity	Unit price in €	New price in €	Red. %	Present value
1	Barbecue area	m ²	19.91	544.59	10,842.80	0.10	9,758.50
2	Basketball courts	m ²	130	600.00	78,000.00	0.10	70,200.00
3	Table tennis courts	m ²	86.00	500.00	43,000.00	0.10	38,700.00
4	Children's playground	m ²	228.00	700.00	136,800.00	0.10	123,120.00
5	Construction and development of walkways and paths	m ²	466	350.00	163,100.00	0.10	146,790.00
6	Exterior development	m ²	218.00	200.00	43,600.00	0.10	39,240.00
TOTAL (€)					475,342.80		€ 427,808.52

4) SANITARY FACILITY NUMBER – 2

TECHNICAL DESCRIPTION

The building of the sanitary facility number 2 was constructed according to the design prepared by the company factor studio d.o.o. from Zagreb – July 2012

IN GENERAL

- Year of construction: 2020
- Storeys: Ground floor

STRUCTURE

- Foundations: Reinforced concrete – strip and spread footings
- Supporting structure: Reinforced concrete pillars and reinforced concrete walls connected with a reinforced concrete slab, block brick walls
- Partition walls: Hollow brick
- Truss and roofing: Timber, gable roof, roof

FINISHING WORKS AND COATINGS

- Façade: Plastered and painted
- Floor finish: Ceramic tiles
- Wall finish: Plastered and painted or lined with ceramic tiles
- Interior woodwork: Hot-laminated steel
- Exterior woodwork: Hot-laminated steel

INSTALLATIONS AND CONNECTIONS

- Water supply: Installations laid and connected to the water supply system of Soline campsite
- Sewage system: Installations laid and connected to the sewage system of Soline campsite
- Power supply: Installations laid and connected to the Soline campsite substation

CONDITION - MAINTENANCE

- In very good technical condition, regular and quality maintenance.

EXTERIOR DEVELOPMENT

- Costs of exterior development are included in the total cost of the building.

INFRASTRUCTURE

- The building is equipped with municipal infrastructure on-site. Traffic connections are well-developed.

SURFACE AREA OF LAND INTENDED FOR REGULAR USE OF A BUILDING

Land intended for regular use of the sanitary facility number 2 is not defined in terms of cadastral data. According to the valid spatial plans for this location, the usability coefficient for building plots amounts to 0.30, so the size of the land needed for the regular use of the sanitary facility number 2 shall be determined based on the aforementioned coefficient.

Gross developed surface area of the sanitary facility number 2 equals 227.00 m², the maximum usability coefficient for the building plot amounts to 0.30, and therefore the surface area of the land needed for the regular use of the building equals at least 756.00 m².

On the basis of that data, the land needed for the regular use of the sanitary facility number 2, part of cadastral parcel 3381/1 in the cadastral municipality of Biograd na Moru, covers a surface area of 756.00 m².

PRESENTATION OF GEOMETRIC DATA OF THE BUILDING

The surface areas of rooms and their heights are taken from the Main architectural project for a building permit (Office of licensed architect Krešimir Zmijanović - factor studio - Zagreb).

No.	Premise	Surface area in (m ²)	Coef.	NUA (m ²)
SANITARY FACILITY NUMBER 2				
1	Men's toilet	15.20	1.00	15.20
2	urinals	3.30	1.00	3.30
3	Men's showers	7.20	1.00	7.20
4	Men's part of the hallway	14.40	1.00	14.40
5	Men's part with washbasins, under the canopy	18.20	0.50	9.10
6	boiler room	14.00	1.00	14.00
7	Women's toilet	21.20	1.00	21.20
8	Women's showers	7.04	1.00	7.04
9	Women's part with washbasins, under the canopy	19.92	0.50	9.96
10	Paved plateau	132.00	0.25	33.00
TOTAL NET USABLE AREA OF SANITARY FACILITY NUMBER 2				129.92 m ²

GROSS DEVELOPED AREA (GDA)

Gross developed area = 227.00 m²

NET USABLE AREA (NUA) = 129.92 m².

GROSS VOLUME OF BUILDING (GV)

Gross volume of building = 795 m³;

VALUATION OF BUILDINGS BASED ON CONSTRUCTION COSTSThe standard value is € 1.500,00/m²

No	Type of works	Standard	Building
1	BUILDING STRUCTURE	35.57	35.52
2	Foundations	9.62	9.62
3	Walls	9.95	12.50
4	Ceilings and balconies	11.17	10.20
5	Roof structure	2.91	3.20
6	Staircase	1.92	0.00
7	FINISHING WORKS	41.5	46.27
8	Roof	1.93	4.50
9	Facade	3.67	3.80
10	Windows, doors, glazing and protection of external openings	13.26	13.26
11	Floors	10.41	12.41
12	Finishing of walls and ceilings	7.6	7.60
13	Various finishing works	4.63	4.70
14	INSTALLATION WORKS	22.93	26.21
15	Water supply, sewage and sanitary equipment	7.47	8.98
16	Heating and ventilation	9.86	11.56
17	Electrical installations	5.6	5.67
TOTAL %		100	108.00
TOTAL - €/m²		1,500.00	1,620.00

COSTS		
EXTERIOR DEVELOPMENT	529 m ² x € 30.00/m ²	15.878,00

NEW VALUE (NV)			
Sanitary facility 2	(€/m ²)	1,620.00 x 129,92	210,470.40
TOTAL NEW VALUE	(e)		226,348.40

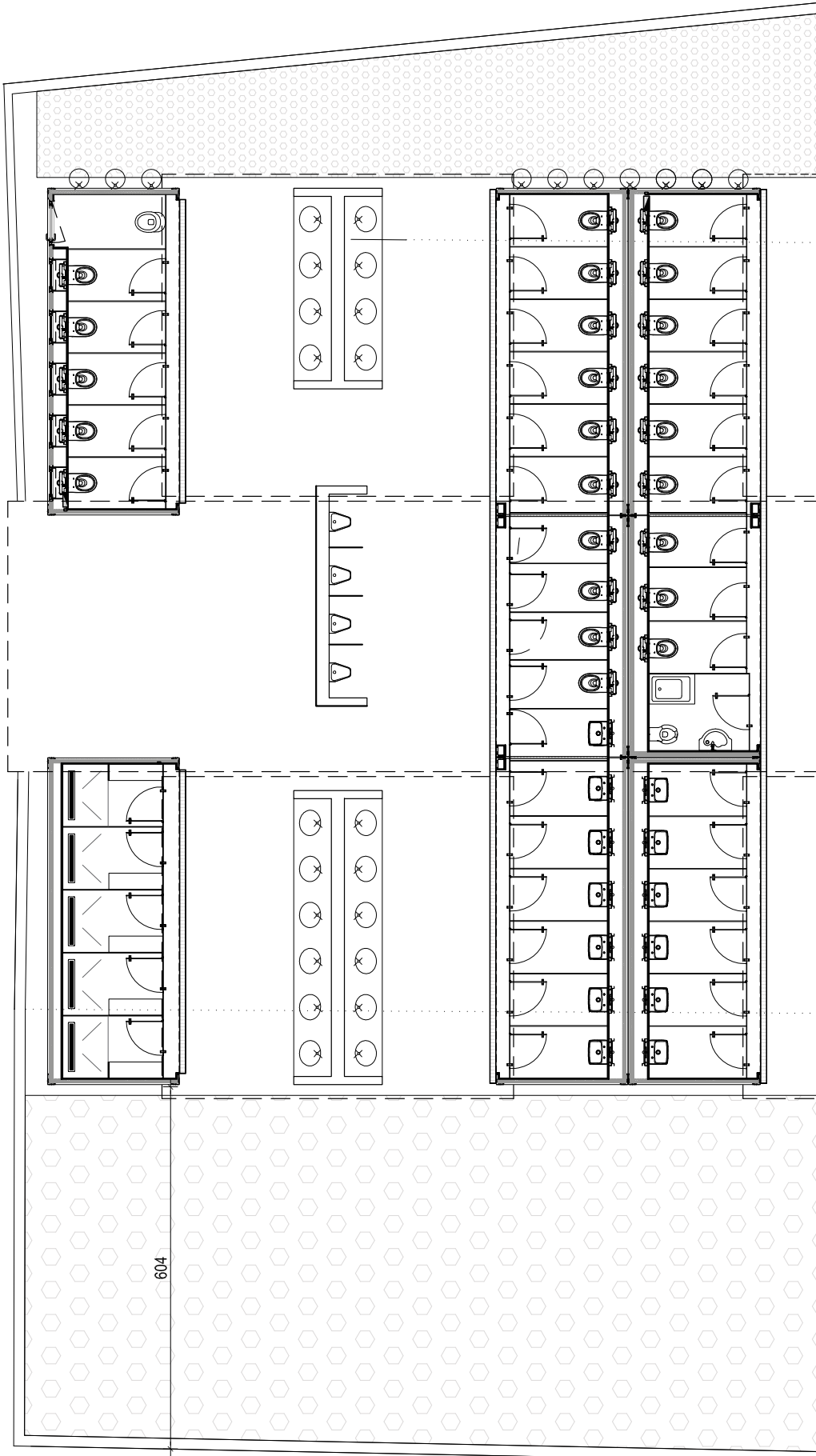
LAND-USE DEVELOPMENT			
Municipal contribution	(€/m ³)	20.00	15,900.00
Water contribution	(€/m ³)	included in the standard	0.00
Connections	(€)	30,000.00	3,000.00
Design, supervision, consulting, ...	(€)	3.00 % NV	8,668.00
Other costs	(€)	0.00 % NV	0.00
LAND-USE DEVELOPMENT	(€)		27,568.00 €

PROVISIONAL VALUE OF THE SANITARY FACILITY - 2

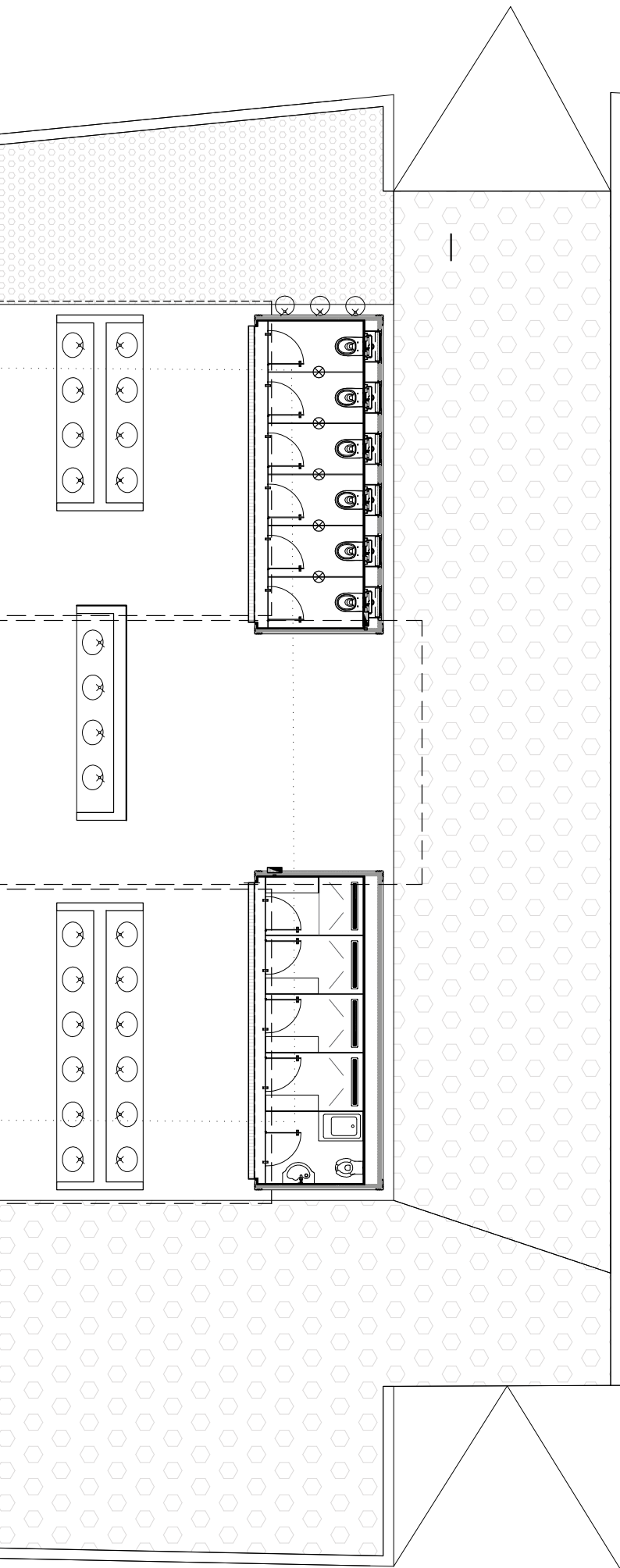
No.	Type of value	Total (€)
1	EXTERIOR DEVELOPMENT	15,878.00
2	LAND-USE DEVELOPMENT	27,568.00
3	COST VALUE OF THE BUILDING	226,348.40
PROVISIONAL VALUE (€)		€ 269,794.40

ADJUSTMENT OF THE PROVISIONAL VALUE TO THE MARKET VALUE

No.	Type of value	Total (€)	
1	PROVISIONAL VALUE OF THE REAL ESTATE	(€)	269,794.40
2	MARKET ADJUSTMENT COEFFICIENT (Kt =1.0)	(€)	269,794.40
3	ADDITIONS - none	(€)	0.00
4	DEDUCTIONS	(€)	0.00
INVESTMENT VALUE - SANITARY FACILITY No. 2			€ 269,794.40

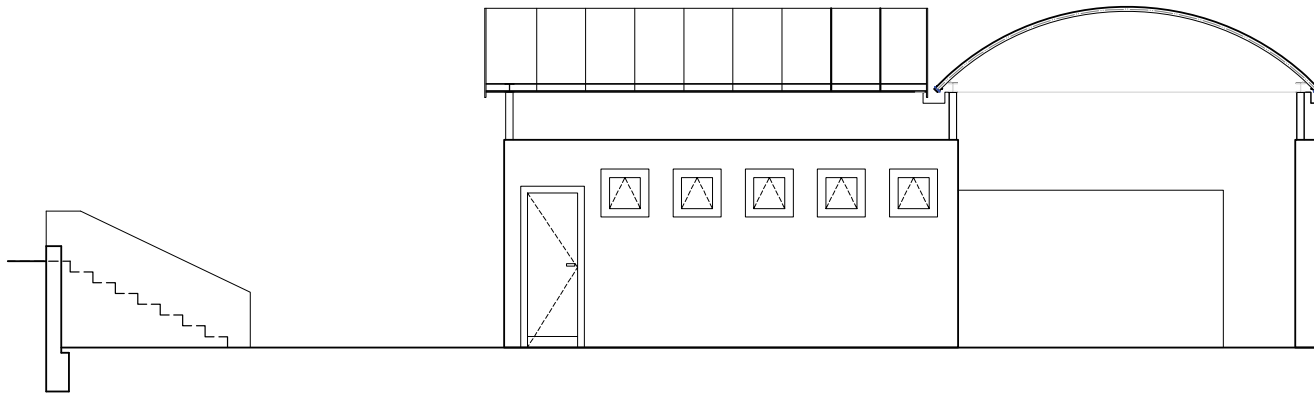
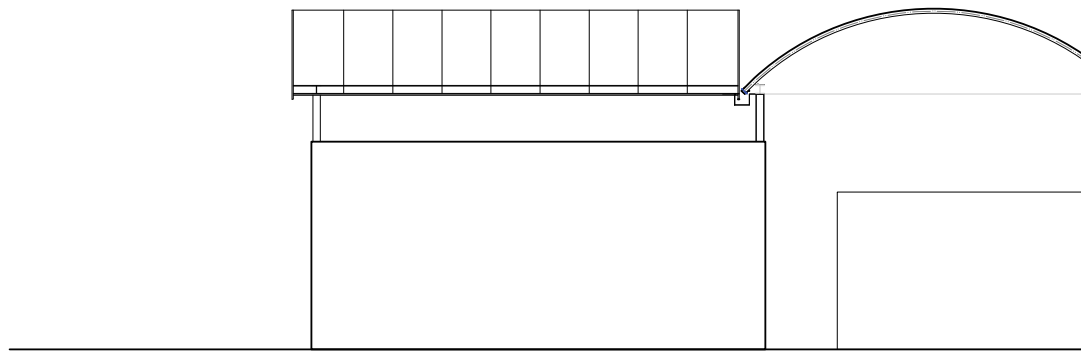
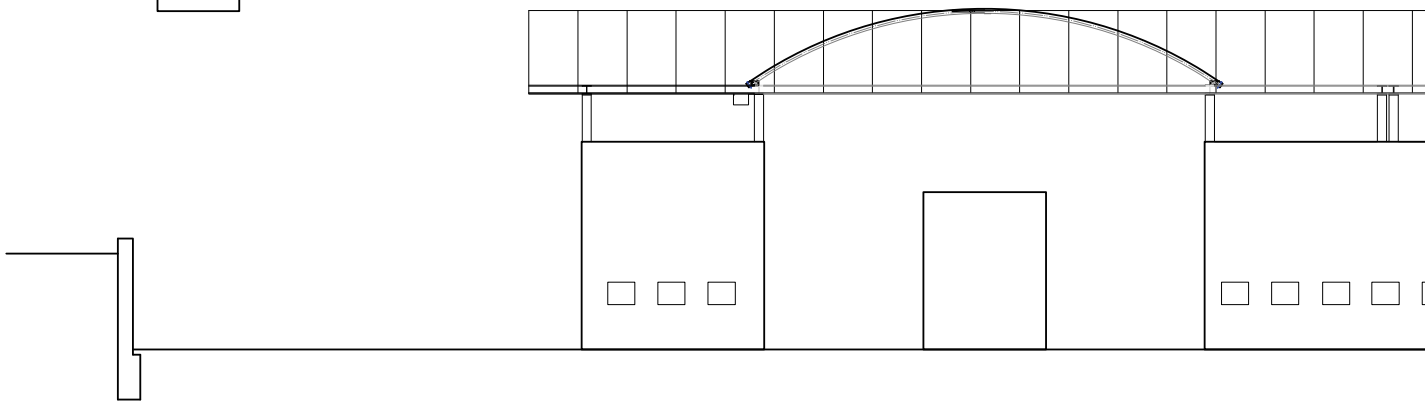
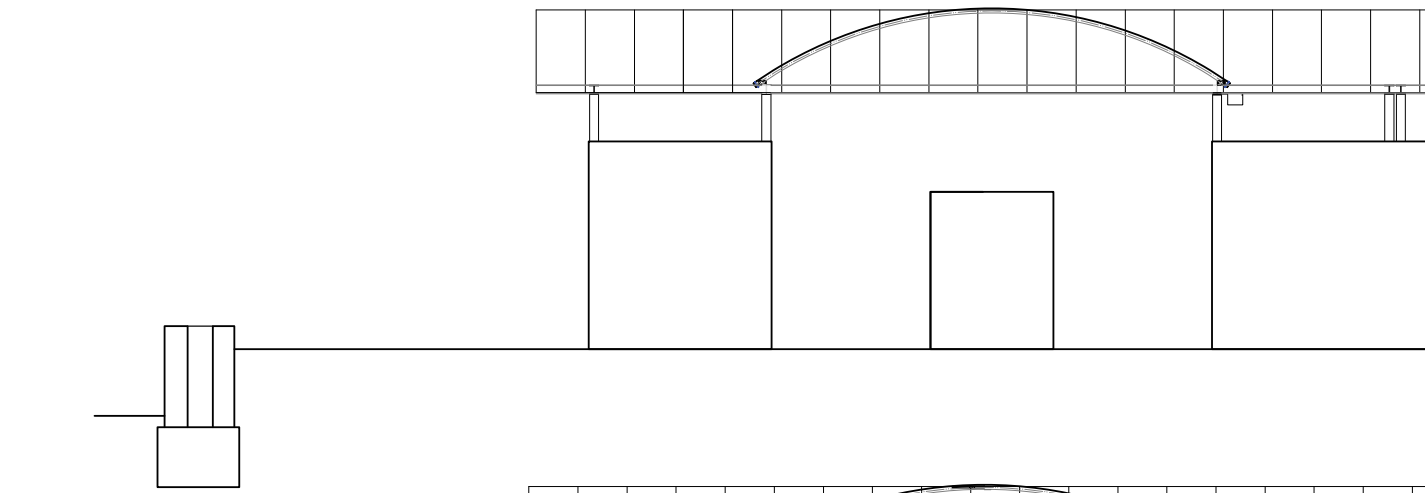


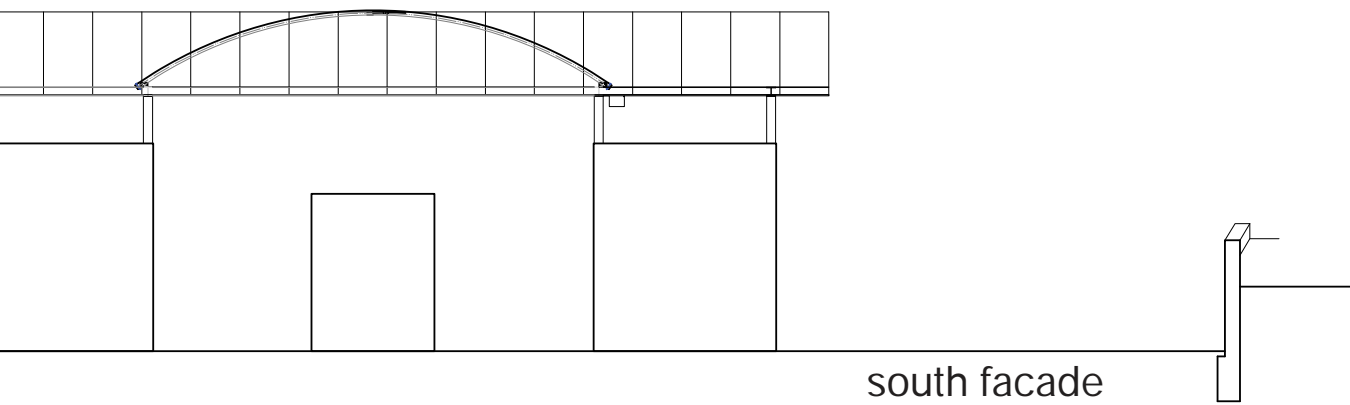
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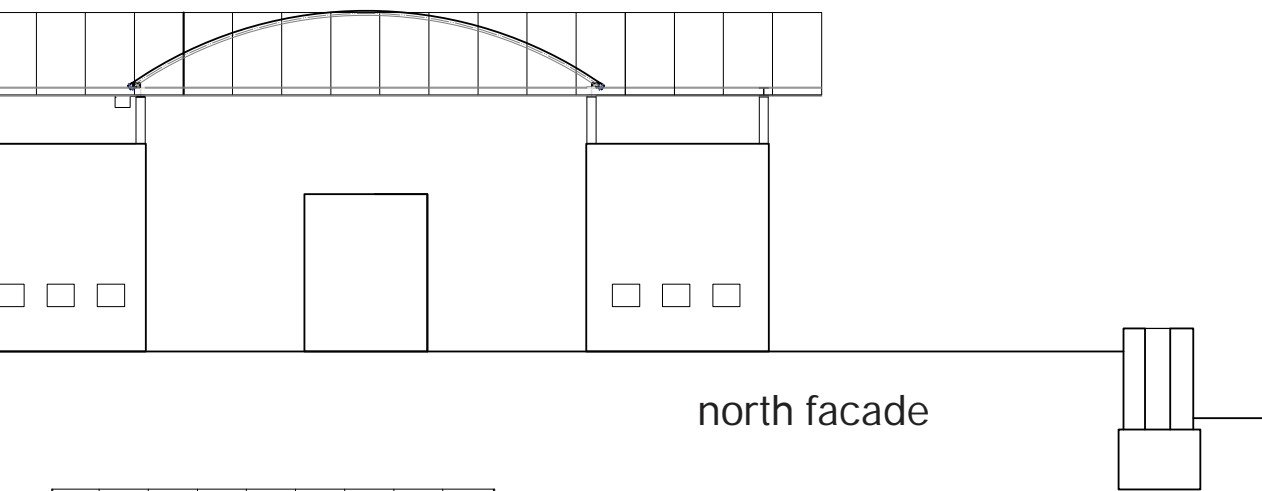
ILIRIJA D.D.
Soline campsite
sanitary facility No. 2



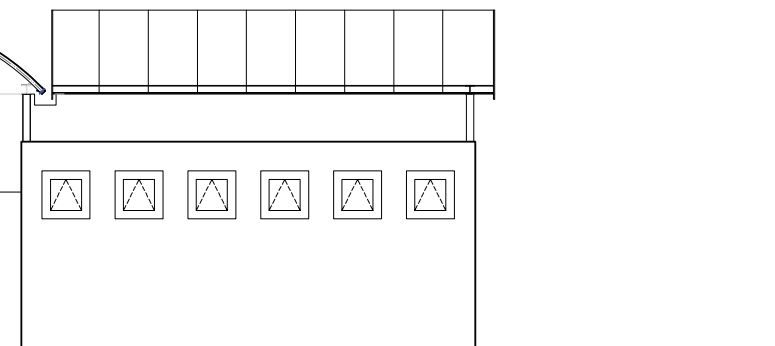




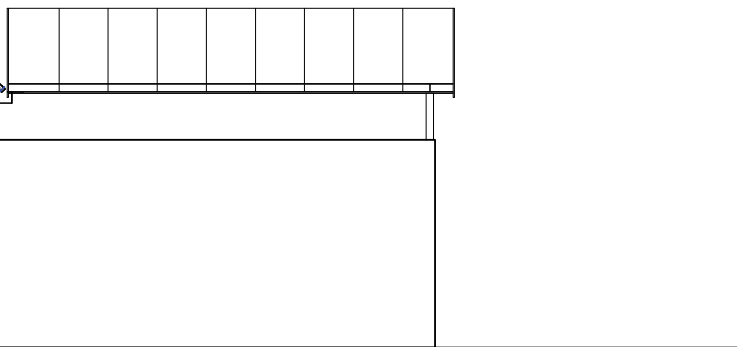
south facade



north facade



east facade



west facade

ILIRIJA D.D.
Soline campsite
sanitary facility No. 2





5) SANITARY FACILITY FOR DISABLED PERSONS AND CHEMICAL SANITARY FACILITY

TECHNICAL DESCRIPTION

The building of the chemical toilet and toilet for disabled persons was built on c.p. No. 3381/1, according to the Architectural design prepared by the company factor studio d.o.o. from Zagreb, for legalization-April 2008.

IN GENERAL

- Year of construction: 2020
- Storeys: Ground floor

STRUCTURE

- Foundations: Reinforced concrete
- Supporting structure: Reinforced concrete pillars and beams with block brick walls
- Partition walls: Hollow brick
- Truss and roofing: Timber, gable roof, roofing tiles, levelled impassable or glazed roof of aluminum profiles

FINISHING WORKS AND COATINGS

- Façade: Plastered and painted or lined with stone
- Floor finish: Ceramic tiles
- Wall finish: Plastered and painted or lined with ceramic tiles
- Interior woodwork: Of aluminum profiles and sheet
- Exterior woodwork: Of aluminum profiles and sheet

INSTALLATIONS AND CONNECTIONS

- Water supply: Installations laid and connected to the water supply system of Soline campsite
- Sewage system: Installations laid and connected to the sewage system of Soline campsite
- Power supply: Installations laid and connected to the Soline campsite substation

CONDITION - MAINTENANCE

In very good technical condition, regular and quality maintenance.

EXTERIOR DEVELOPMENT

- Costs of exterior development are included in the total cost of the building.

INFRASTRUCTURE

- The building was built in a location with municipal equipment. Traffic connections are well-developed.

SURFACE AREA OF LAND INTENDED FOR REGULAR USE OF A BUILDING

Land intended for regular use of the chemical facility and facility for the disabled is not defined in terms of cadastral data. According to the valid spatial plans for this location, the usability coefficient for building plots amounts to 0.30, so the size of the land needed for the regular use of the chemical sanitary facility number 1 shall be determined based on the aforementioned coefficient.

Gross developed area of the chemical sanitary facility equals 323 m², the maximum usability coefficient for the building plot amounts to 0.30, and therefore the surface area of the land needed for the regular use of the building equals at least 1,076 m².

On the basis of that data, the land needed for the regular use of the chemical sanitary facility on c.p. 3381/1 in the cadastral municipality of Biograd na moru, with a surface area of 1,076 m².

PRESENTATION OF GEOMETRIC DATA OF THE BUILDING

The surface areas of rooms and their heights are taken from the Architectural as-built survey of the illegally built building (factor studio d.o.o. from Zagreb - April 2008).

Gross developed area	=	323.00 m ²
Gross volume of building	=	1,130.50 m ³
Net area	=	258,40 m ²

VALUATION OF BUILDINGS BASED ON CONSTRUCTION COSTS

The standard value is € 1.200,00/m²

No.	Type of works	Standard	Building
1	BUILDING STRUCTURE	35.57	27.97
2	Foundations	9.62	7.62
3	Walls	9.95	8.95
4	Ceilings and balconies	11.17	6.50
5	Roof structure	2.91	4.90
6	Staircase	1.92	0.00
7	FINISHING WORKS	41.5	33.11
8	Roof	1.93	2.50
9	Facade	3.67	2.85
10	Windows, doors, glazing and protection of external openings	13.26	8.26
11	Floors	10.41	8.42
12	Finishing of walls and ceilings	7.6	6.60
13	Various finishing works	4.63	4.48
14	INSTALLATION WORKS	22.93	19.93
15	Water supply, sewage and sanitary equipment	7.47	7.47
16	Heating and ventilation	9.86	6.86
17	Electrical installations	5.6	5.60
TOTAL %		100	81.01
TOTAL - €/m²		1,500.00	1,215.15

COSTS		
EXTERIOR DEVELOPMENT	753.00 m ² x € 30.00/m ²	22,590.00

NEW VALUE (NV)			
Chemical sanitary facility	(€/m ²)	1,215.12 x 258.40	313,987.00
NEW VALUE	(€)		€ 313,987.00

LAND-USE DEVELOPMENT			
Municipal contribution	(€/m ³)	20.00	22,610.00
Water contribution	(€/m ³)	included in the standard	0.00
Connections	(€)	3,000.00	3,000.00
Design, supervision, consulting, ...	(€)	3.00 % NV	9,419.61
Other costs	(€)	0.00 % NV	
LAND-USE DEVELOPMENT	(€)		€ 35,029.61

DEPRECIATION OF BUILDINGS

Calculation of percentage of the depreciation of the building

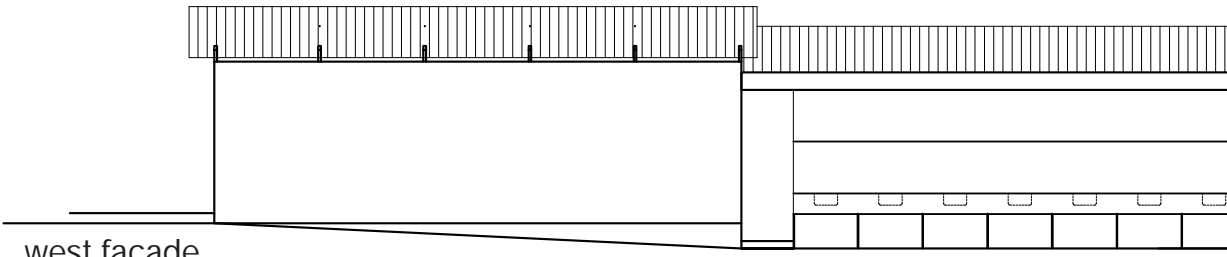
Age of building Y - average	year	11
Sustainable service life SSL - Annex 9	year	80
Usage factor - chosen from the UF model	FK	1,0
Relative age (Y/SSL)	%	11
Remainder of the sustainable service life (RSSL) Annex 10 - 91 %	year	73
Replacement age (SSL - RSSL)	year	11
Straight-line depreciation (replacement age/SSL)	%	0,09
COST VALUE OF THE BUILDING (NV x straight-line depreciation) - €		€ 285,728.17

PROVISIONAL VALUE OF THE CHEMICAL SANITARY FACILITY

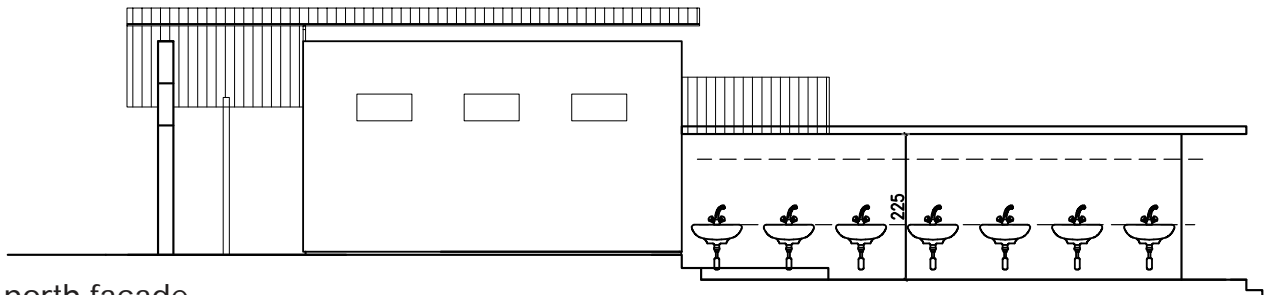
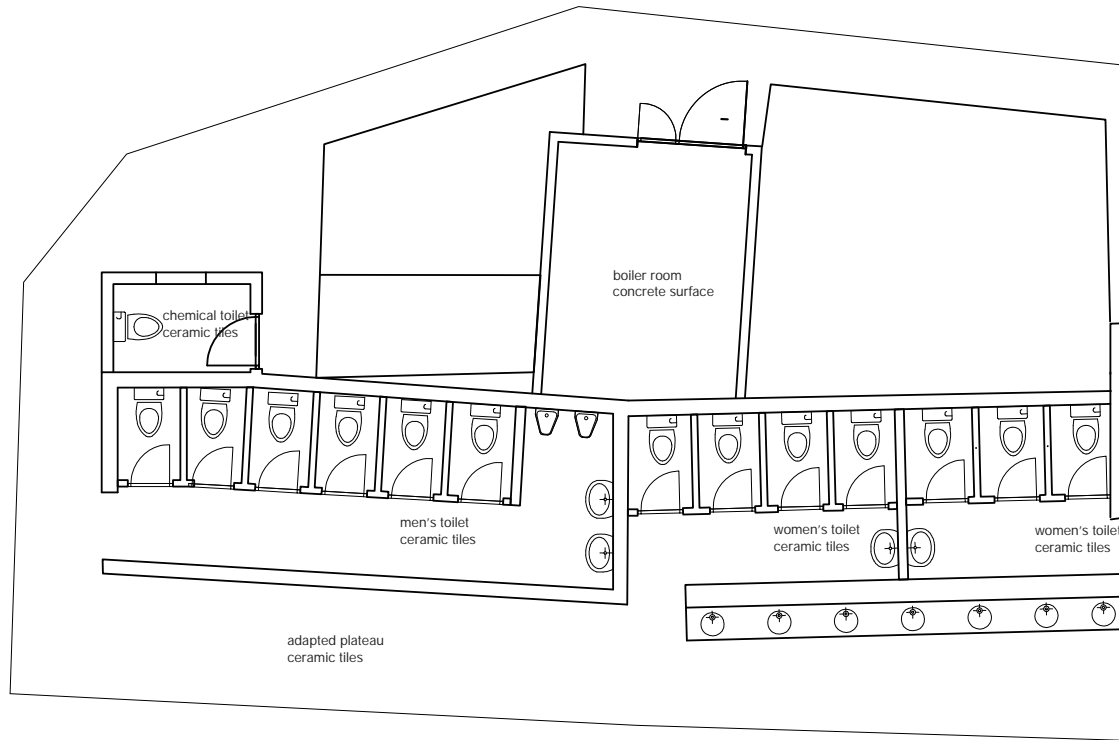
No.	Type of value	Total (€)
1.	EXTERIOR DEVELOPMENT	22,590.00
2.	LAND-USE DEVELOPMENT	35,029.00
3.	COST VALUE OF THE BUILDING	313,987.00
PROVISIONAL VALUE (€)		€ 371,606.00

ADJUSTMENT OF THE PROVISIONAL VALUE TO THE MARKET VALUE

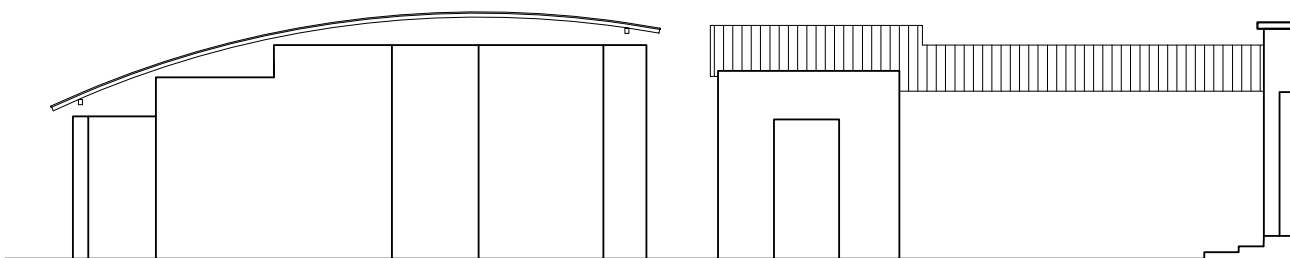
No.	Type of value		Total (€)
1.	PROVISIONAL VALUE OF THE REAL ESTATE	€	371,606.00
2.	MARKET ADJUSTMENT COEFFICIENT (Kt =1.0)	€	371,606.00
3.	ADDITIONS - none	€	0.00
4.	DEDUCTIONS	€	0.00
INVESTMENT - ACCESSIBLE AND CHEMICAL TOILET			€ 371,606.00



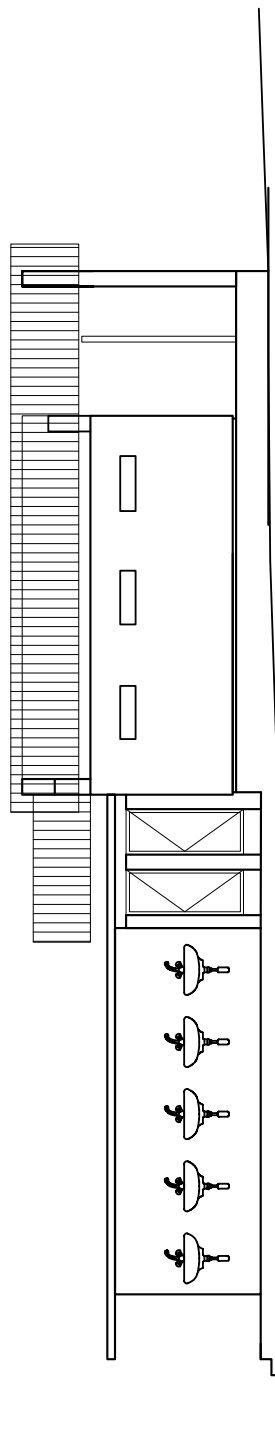
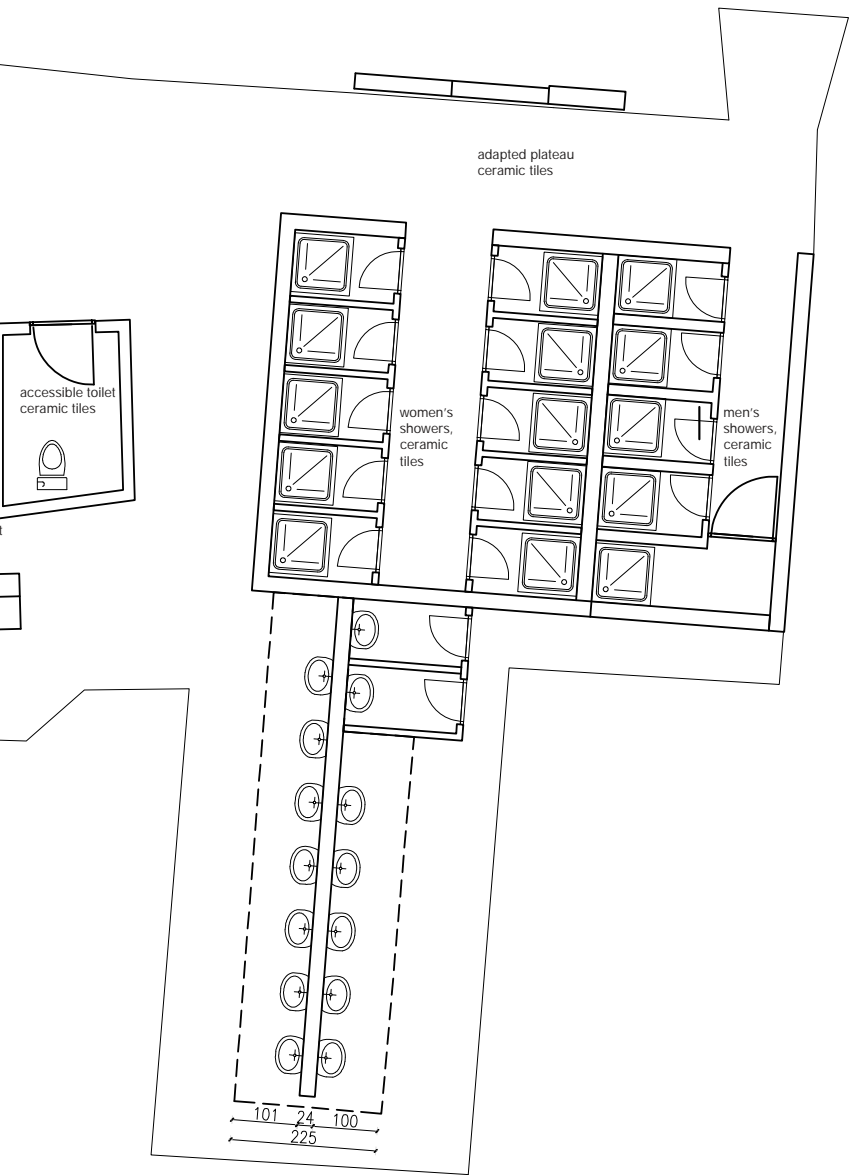
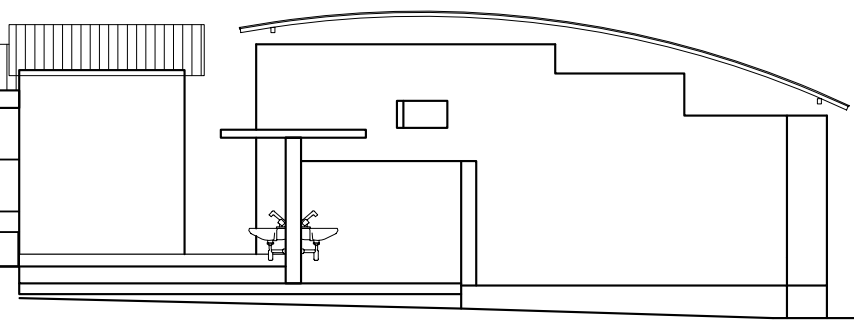
west facade



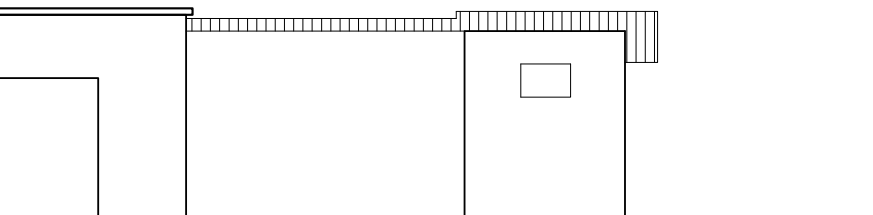
north facade



east facade



south facade



ILIRIJA D.D.
Soline campsite
ACCESSIBLE AND CHEMICAL
SANITARY FACILITY





6) SANITARY FACILITY NO. 3 (at the Restaurant)

TECHNICAL DESCRIPTION

Building of the sanitary facility number 3 It was built according to the architectural design prepared by the company faktor studio d.o.o. from Zagreb – August 2012–2020.

GENERAL

- Year of construction: 2021
- Storeys: Ground floor

STRUCTURE

- Foundations: Reinforced concrete
- Supporting structure: Reinforced concrete pillars and beams with block brick walls
- Partition walls: Hollow brick
- Truss and roofing: Timber, gable roof, roofing tiles or glazed roof of aluminum profiles

FINISHING WORKS AND COATINGS

- Façade: Plastered and painted or lined with stone
- Floor finish: Ceramic tiles
- Wall finish: Plastered and painted or lined with ceramic tiles
- Interior woodwork: Of aluminum profiles and sheet
- Exterior woodwork: Of aluminum profiles and sheet

INSTALLATIONS AND CONNECTIONS

- Water supply: Installations laid and connected to the water supply system of the campsite Soline
- Sewage system: Installations laid and connected to the sewage system of Soline campsite
- Power supply: Installations laid and connected to the Soline campsite substation

CONDITION – MAINTENANCE

- In good technical condition, regular and quality maintenance.

EXTERIOR DEVELOPMENT

- Costs of exterior development are included in the total cost of the building.

INFRASTRUCTURE

- The building was built in a location with municipal equipment. Traffic connections are well-developed.

SURFACE AREA OF LAND INTENDED FOR REGULAR USE OF A BUILDING

Land intended for regular use of the sanitary facility number 3 is not defined in terms of cadastral data.

According to the valid spatial plans for this location, the usability coefficient for building plots amounts to 0.30, so the size of the land needed for the regular use of the sanitary facility number 3 shall be determined based on the aforementioned coefficient.

Gross developed surface area of the sanitary facility number 3 equals 147.60 m², the maximum usability coefficient for the building plot amounts to 0.30, and therefore the surface area of the land needed for the regular use of the building equals at least 492.00 m².

On the basis of that data, the land needed for the regular use of the sanitary facility number 3 is part of cadastral parcel 3393, in the Cadastral Municipality of Biograd na Moru is 492 m².

PRESENTATION OF GEOMETRIC DATA OF THE BUILDING

The surface areas of rooms and their heights are taken from the Architectural as-built survey of the illegally built building (faktor studio d.o.o. from Zagreb – August 2012) for the purpose of legalisation.

NET USABLE AREA (NUA) = 58,86 m²GROSS DEVELOPED AREA (GDA) = 147,60 m²GROSS VOLUME OF BUILDING (GV) = 516.00 m³;**VALUATION OF BUILDINGS BASED ON CONSTRUCTION COSTS**The standard value is €1,500.00/m²

No.	Type of works	Standard	Building
1	BUILDING STRUCTURE	35.57	29.97
2	Foundations	9.62	9.62
3	Walls	9.95	8.95
4	Ceilings and balconies	11.17	6.50
5	Roof structure	2.91	4.90
6	Staircase	1.92	0.00
7	FINISHING WORKS	41.5	40.93
8	Roof	1.93	2.50
9	Facade	3.67	3.67
10	Windows, doors, glazing and protection of external openings	13.26	8.26
11	Floors	10.41	13.40
12	Finishing of walls and ceilings	7.6	8.60
13	Various finishing works	4.63	4.50
14	INSTALLATION WORKS	22.93	30.36
15	Water supply, sewage and sanitary equipment	7.47	15.00
16	Heating and ventilation	9.86	7.86
17	Electrical installations	5.6	7.50
TOTAL %		100	101.26
TOTAL - €/m²		1,500.00	1518.90

COSTS		
EXTERIOR DEVELOPMENT	492.00 x € 50.00/m ²	24,600.00

NEW VALUE (NV)			
Sanitary facility 3	(€/m ²)	1,518.90 x 58.86	
TOTAL NEW VALUE	(€)		89,402.45

LAND-USE DEVELOPMENT			
Municipal contribution	(€/m ³)	20.00	10,320.00
Water contribution	(€/m ³)	included in the standard	0.00
Connections	(€)	12,000.00	3,000.00
Design, supervision, consulting, ...	(€)	3.00 % NV	2,682.10
Other costs	(€)	0.00 % NV	0.00
LAND-USE DEVELOPMENT	(€)		€ 16,002.10

DEPRECIATION OF BUILDINGS

Calculation of percentage of the depreciation of the building

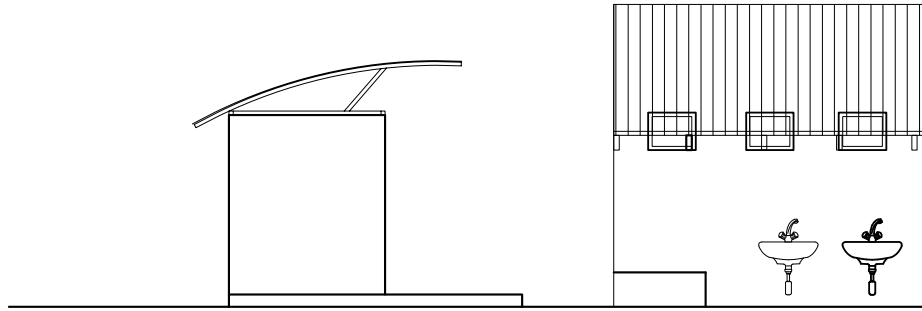
Age of building Y – average	years	0
Sustainable service life SSL – Annex 9	years	80
Usage factor – chosen from the UF model	UF	1.0
Relative age (Y/SSL)	%	10
Remainder of the sustainable service life (RSSL) Annex 10 – 91 %	years	0
Replacement age (SSL – RSSL)	years	0
Straight-line depreciation (replacement age/SSL)	%	1.00
Cost value of the building (NV x straight-line depreciation) – €		€ 89,402.45

PROVISIONAL VALUE OF THE SANITARY FACILITY 3

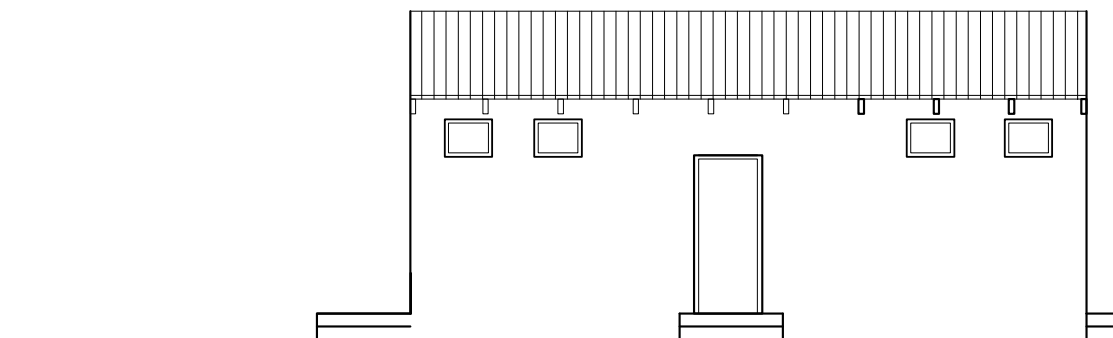
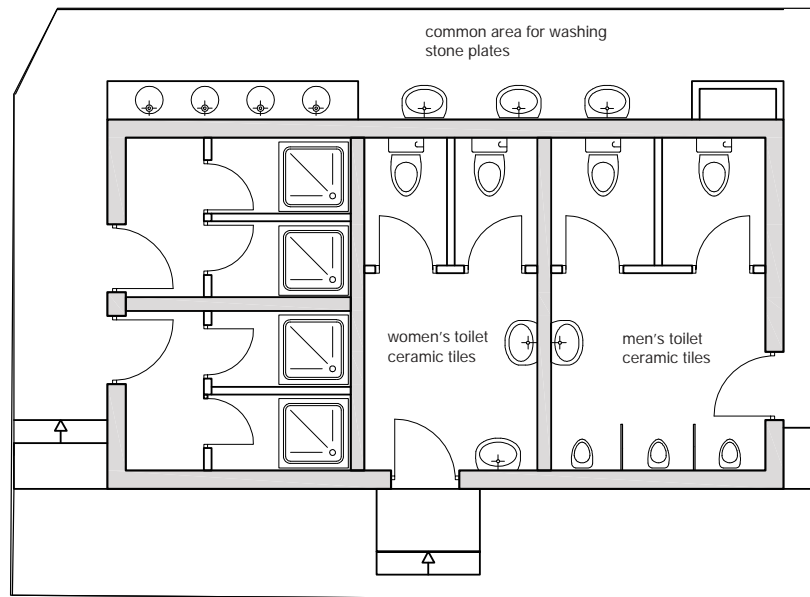
No.	Type of value	Total (€)
1	EXTERIOR DEVELOPMENT	24,600.00
2	LAND-USE DEVELOPMENT	16,002.10
3	COST VALUE OF THE BUILDING	89,402.45
PROVISIONAL VALUE (€)		€ 130,804.55

ADJUSTMENT OF THE PROVISIONAL VALUE TO THE MARKET VALUE

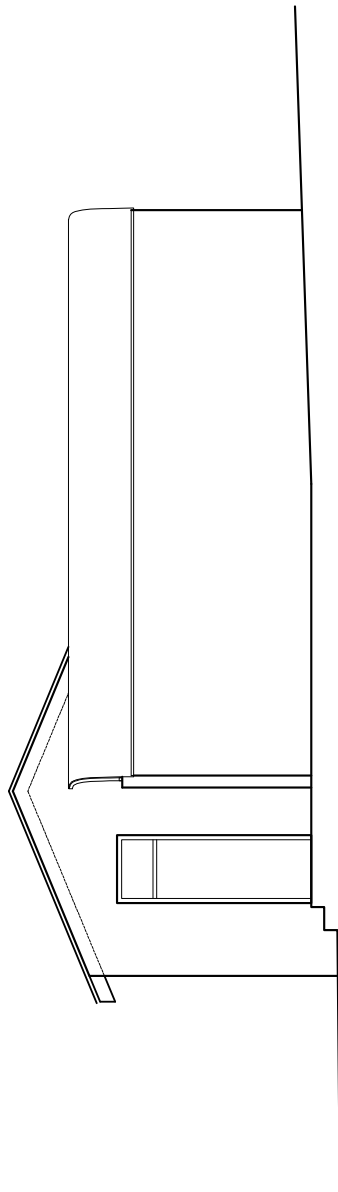
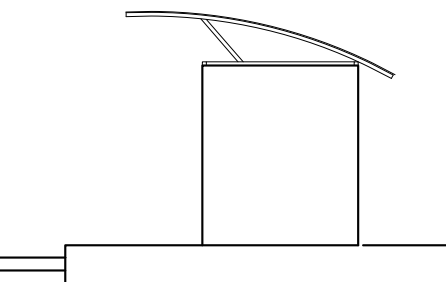
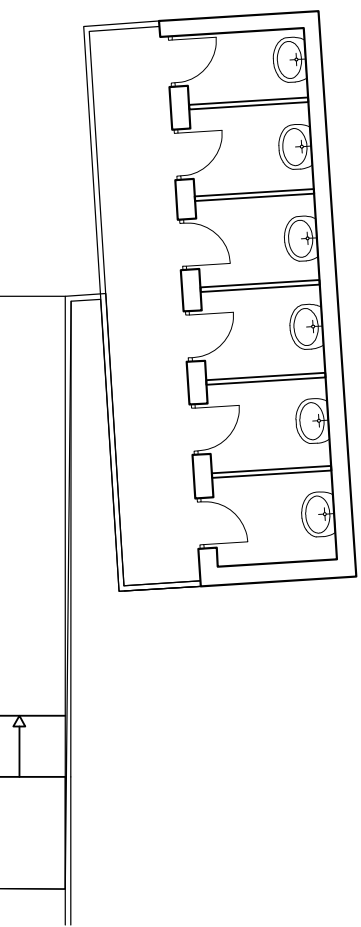
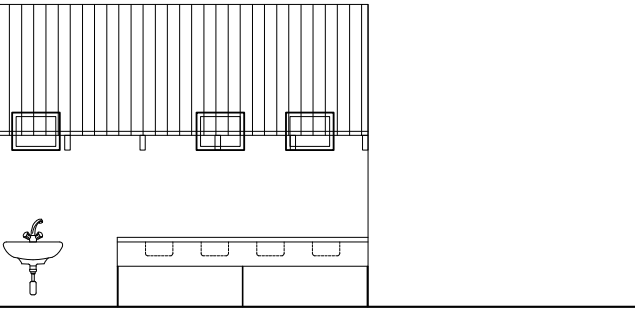
No.	Type of value		Total (€)
1	PROVISIONAL VALUE OF THE REAL ESTATE	€	130,804.55
2	MARKET ADJUSTMENT COEFFICIENT (Kt =1.10)	€	143,885.00
3	ADDITIONS – none	€	0.00
4	DEDUCTIONS	€	0.00
INVESTMENT VALUE – SANITARY FACILITY 3			€ 413,885.00



northeast facade



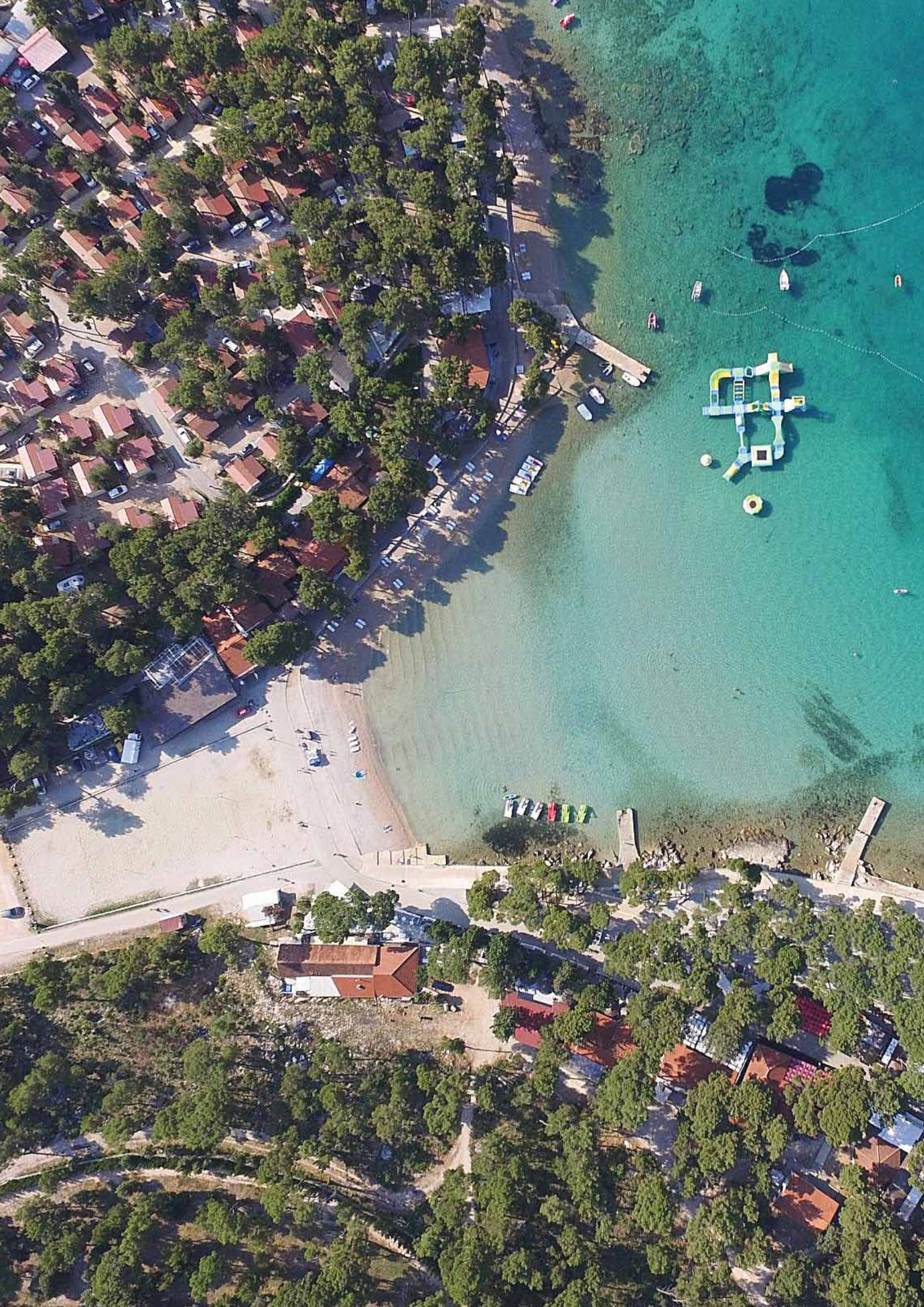
southwest facade



southeast facade

ILIRIJA D.D.
Soline campsite
sanitary facility No. 3





7) RESTAURANT WITH TERRACES AND A AMPHITHEATER

TECHNICAL DESCRIPTION

The restaurant building with terraces and a lecture hall at the Park Soline campsite was built 2016–2020 on cadastral parcels 3395 and 3393 in the cadastral municipality of Biograd na Moru.

IN GENERAL

- Year of construction: 2018
- Storeys: Ground floor

STRUCTURE

- Foundations: Reinforced concrete
- Supporting structure: Reinforced concrete skeleton structure with block brick walls
- Partition walls: Hollow brick
- Truss and roofing: RC beams connected to wooden beams, heat insulation and Mediterranean roofing tiles

FINISHING WORKS AND COATINGS

- Façade: Plastered and painted
- Floor finish: Ceramic tiles, rug
- Wall finish: Plastered and painted or lined with ceramic tiles
- Interior woodwork: Timber, painted
- Exterior woodwork: Wooden glazing and colouring

INSTALLATIONS AND CONNECTIONS

- Water supply: Installations laid and connected to the TN water supply system of the Park Soline campsite
- Sewage system: Installations laid and connected to the sewage system of the Park Soline campsite
- Power supply: Installations laid and connected to the Park Soline campsite substation

CONDITION – MAINTENANCE

- In satisfactory technical condition, regular and quality maintenance.

EXTERIOR DEVELOPMENT

- Costs of exterior development are included in the total cost of the building.

INFRASTRUCTURE

- The building was built in a location with municipal equipment. Traffic connections are well-developed.

SURFACE AREA OF LAND INTENDED FOR REGULAR USE OF A BUILDING

Land intended for regular use of the commercial and supply centre consists of the cadastral parcel **3395 in the cadastral municipality of Biograd na Moru, with a surface area of 3,795.80 m².**

PRESENTATION OF GEOMETRIC DATA OF THE BUILDING

The surface areas of the premises and their heights were taken from the design (factor studio d.o.o. from Zagreb) for legalization.

NET USABLE AREA (NUA = 484.04 m²)

GROSS FLOOR AREA (GFA = 516.34 m²)

GROSS VOLUME OF BUILDING (GV = 2,422.45 m³)

VALUATION OF BUILDINGS BASED ON CONSTRUCTION COSTS

The standard value is - € 1,500.00/m².

No.	Type of works	Standard	Building
1	BUILDING STRUCTURE	35.57	36.56
2	Foundations	9.62	9.62
3	Walls	9.95	9.95
4	Ceilings and balconies	11.17	11.17
5	Roof structure	2.91	5.82
6	Staircase	1.92	0.00
7	FINISHING WORKS	41.5	42.47
8	Roof	1.93	2.90
9	Facade	3.67	3.67
10	Windows, doors, glazing and protection of external openings	13.26	13.26
11	Floors	10.41	10.41
12	Finishing of walls and ceilings	7.60	7.60
13	Various finishing works	4.63	4.63
14	INSTALLATION WORKS	22.93	20.93
15	Water supply, sewage and sanitary equipment	7.47	5.47
16	Heating and ventilation	9.86	9.86
17	Electrical installations	5.60	5.60
TOTAL %		100	99.96
TOTAL - €/m²		1,500.00	1499.40

COSTS		
EXTERIOR DEVELOPMENT	516.34 m ² x € 50.00/m ²	25,817.00

NEW VALUE (NV)			
Restaurant	(€/m ²)	1,499.40 x 484.04	725,769.58
NEW VALUE OF THE RESTAURANT	(€)		725,769.58

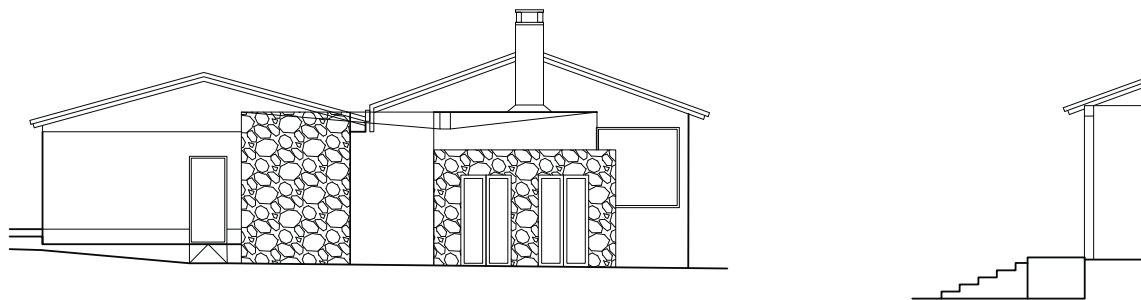
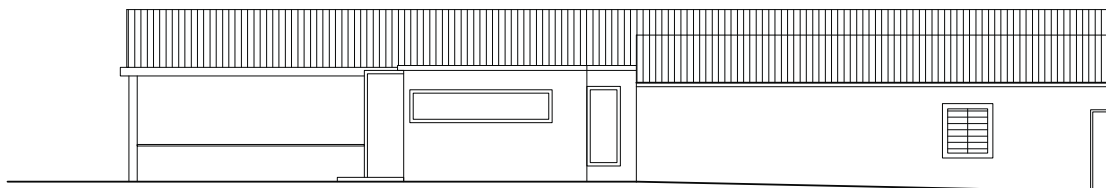
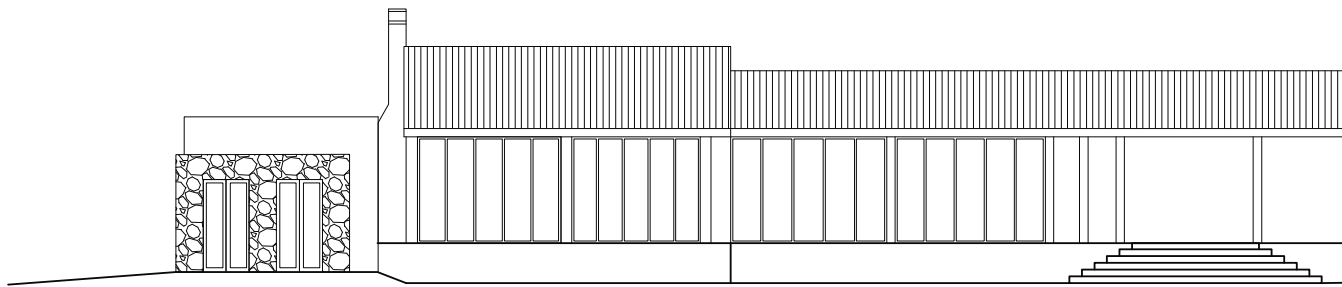
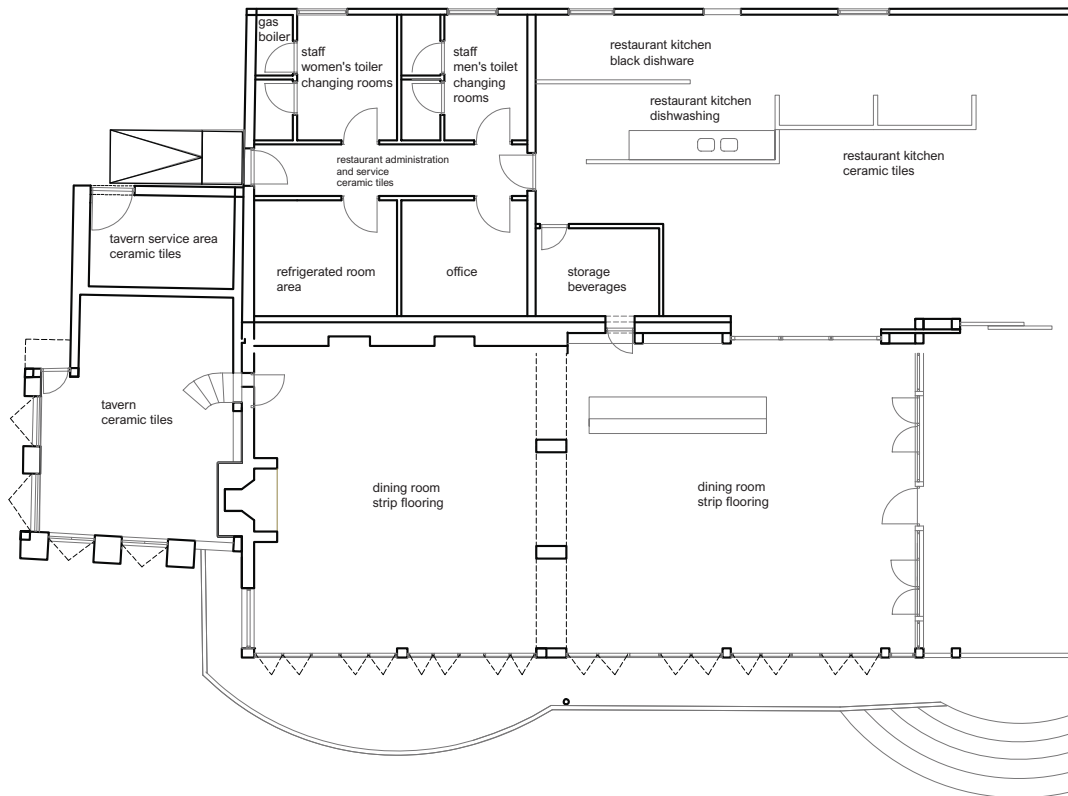
LAND-USE DEVELOPMENT			
Municipal contribution	(€/m ³)	20.00	48,449.00
Water contribution	(€/m ³)	included in the standard	0,00
Connections	(€)	5,000.00	5,000.00
Design, supervision, consulting, ...	(€)	3.00 % NV	32,638.70
Other costs	(€)	0.00 % NV	0.00
LAND-USE DEVELOPMENT	(€)		€ 86,087.70

PROVISIONAL VALUE OF THE RESTAURANT

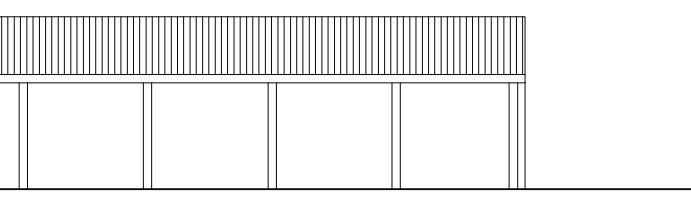
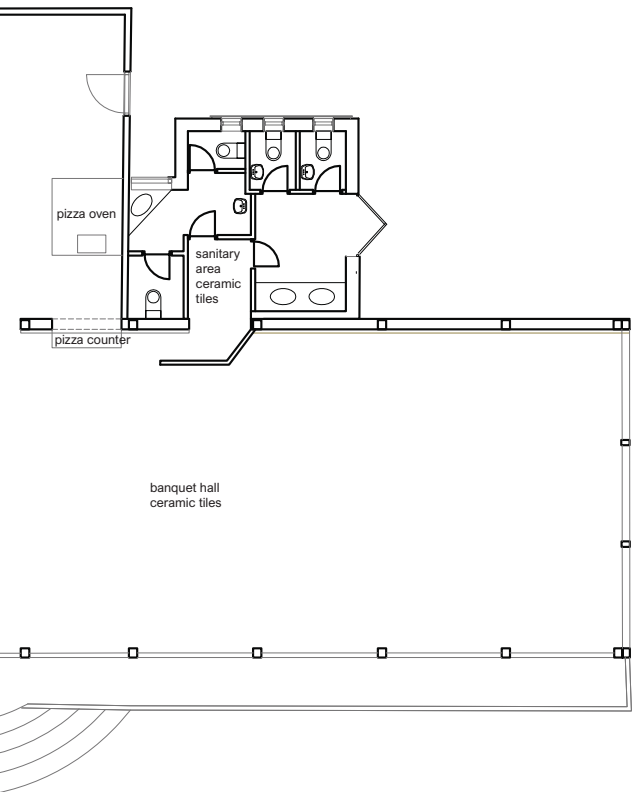
No.	Type of value	Total (€)
1	EXTERIOR DEVELOPMENT	25,817.00
2	LAND-USE DEVELOPMENT	86,087.70
3	COST VALUE OF THE BUILDING	725,769.58
PROVISIONAL VALUE (€)		€ 837,674.28

ADJUSTMENT OF THE PROVISIONAL VALUE TO THE MARKET VALUE

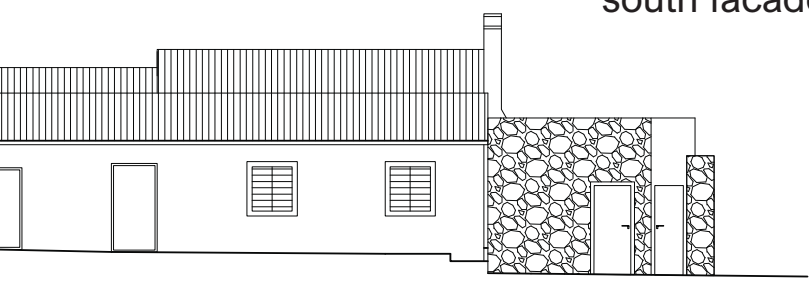
No.	Type of value		Total (€)
1	PROVISIONAL VALUE OF THE REAL ESTATE	€	837,674.28
2	MARKET ADJUSTMENT COEFFICIENT (Kt =1,10)	€	1,476,619.10
3	ADDITIONS - none	€	0.00
4	DEDUCTIONS	€	0.00
INVESTMENT VALUE – RESTAURANT			€ 921,441.71



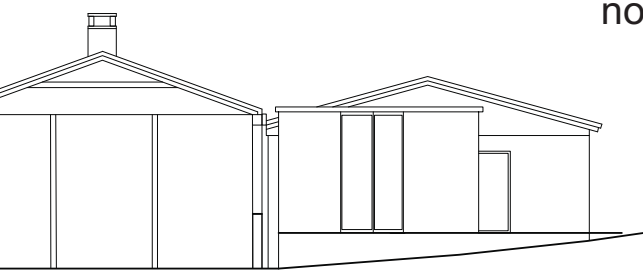
east facade



south facade



north facade



west facade

ILIRIJA D.D.
 Soline campsite
 Soline campsite
 restaurant





8) SANITARY FACILITY NUMBER 4

TECHNICAL DESCRIPTION

The building of the sanitary facility number 4 was constructed according to the Architectural as-built survey for obtaining the Decision on the as-built status according to Article 12 of the Act on Proceeding with Illegally Built Buildings - OG 86/2012.

GENERAL

- Year of construction: 2012, 2021
- Storeys: Ground floor

STRUCTURE

- Foundations: Reinforced concrete
- Supporting structure: Reinforced concrete pillars and beams with block brick walls
- Partition walls: Hollow brick
- Truss and roofing: Timber, gable roof, roofing tiles or glazed roof of aluminum profiles

FINISHING WORKS AND COATINGS

- Façade: Plastered and painted or lined with stone
- Floor finish: Ceramic tiles
- Wall finish: Plastered and painted or lined with ceramic tiles
- Interior woodwork: Of aluminum profiles and sheet
- Exterior woodwork: Of aluminum profiles and sheet

INSTALLATIONS AND CONNECTIONS

- Water supply: Installations laid and connected to the water supply system of Soline campsite
- Sewage system: Installations laid and connected to the sewage system of Soline campsite
- Power supply: Installations laid and connected to the Soline campsite substation

CONDITION - MAINTENANCE

- In good technical condition, regular and quality maintenance.

EXTERIOR DEVELOPMENT

- Costs of exterior development are included in the total cost of the building.

INFRASTRUCTURE

- The building was built in a location with municipal equipment. Traffic connections are well-developed.

SURFACE AREA OF LAND INTENDED FOR REGULAR USE OF A BUILDING

Land intended for regular use of the sanitary facility number -4 is not defined in terms of cadastral data. According to the valid spatial plans for this location, the usability coefficient for building plots amounts to 0.30, so the size of the land needed for the regular use of the sanitary facility number 4 shall be determined based on the aforementioned coefficient.

Gross developed area of the sanitary facility number 4 equals 167.00 m², the maximum usability coefficient for the building plot amounts to 0.30, and therefore the surface area of the land needed for the regular use of the building equals at least 557.00 m².

On the basis of that data, the land needed for the regular use of the sanitary facility number 4 is part of cadastral parcel 3378/1 in the cadastral municipality of Biograd with the surface area of 557 m².

PRESENTATION OF GEOMETRIC DATA OF THE BUILDING

The areas of rooms and their heights are taken from the Architectural as-built survey of the illegally built building (Arhitekting-Zadar d.o.o.) for the purpose of legalisation.

NET USABLE AREA (NUA)

Name and designation of rooms		Surface area	Coefficient	Net usable area
	Sanitary facility			
1	bathroom / women's toilet	30.60 m ²	1.00	30.60 m ²
2	bathroom / men's toilet	30.49 m ²	1.00	30.49 m ²
3	paved plateau	68.96 m ²	0.25	17.24 m ²
		18.96 m ²	0.50	9.48 m ²
			Total	87.81 m ²
TOTAL GROUND FLOOR:				87.81 m ²

GROSS FLOOR AREA (GFA)

Gross floor area = 167.00 m²Net area - NKP = 87.81 m²

GROSS VOLUME OF BUILDING (GV)

Gross volume of building = 701.0 m³;

VALUATION OF BUILDINGS BASED ON CONSTRUCTION COSTS

The standard value is €1,500.00/m²

No.	Type of works	Standard	Building
1	BUILDING STRUCTURE	35.57	29.97
2	Foundations	9.62	9.62
3	Walls	9.95	8.95
4	Ceilings and balconies	11.17	6.50
5	Roof structure	2.91	4.90
6	Staircase	1.92	0.00
7	FINISHING WORKS	41.5	40.93
8	Roof	1.93	2.50
9	Facade	3.67	3.67
10	Windows, doors, glazing and protection of external openings	13.26	8.26
11	Floors	10.41	13.40
12	Finishing of walls and ceilings	7.60	8.60
13	Various finishing works	4.63	4.50
14	INSTALLATION WORKS	22.93	30.36
15	Water supply, sewage and sanitary equipment	7.47	15.00
16	Heating and ventilation	9.86	7.86
17	Electrical installations	5.60	7.50
TOTAL %		100	101.26
TOTAL - €/m²		1,500.00	1518.90

COSTS		
EXTERIOR DEVELOPMENT	390.00 m ² x € 50.00/m ²	19,500.00

NEW VALUE (NV)			
Sanitary facility 4	(€/m)	1,518.90 x 87.81	133,374.60
TOTAL NEW VALUE	(€)		133,374.60

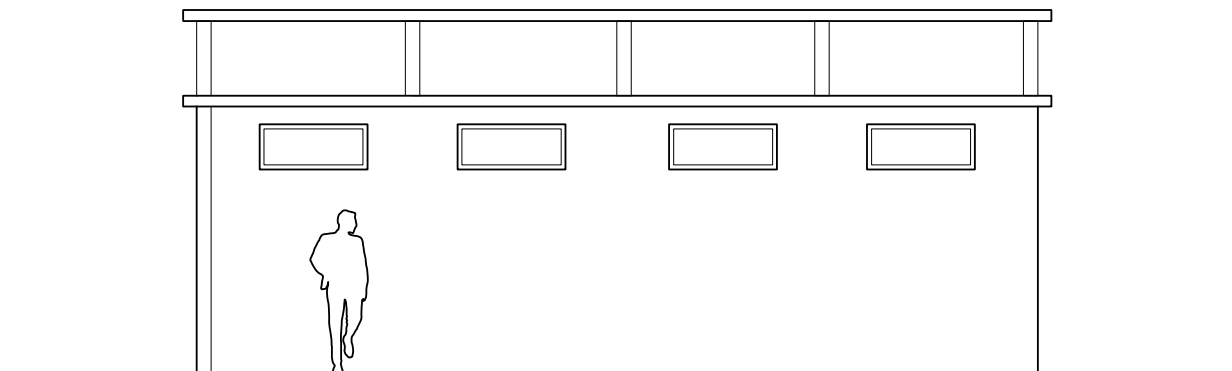
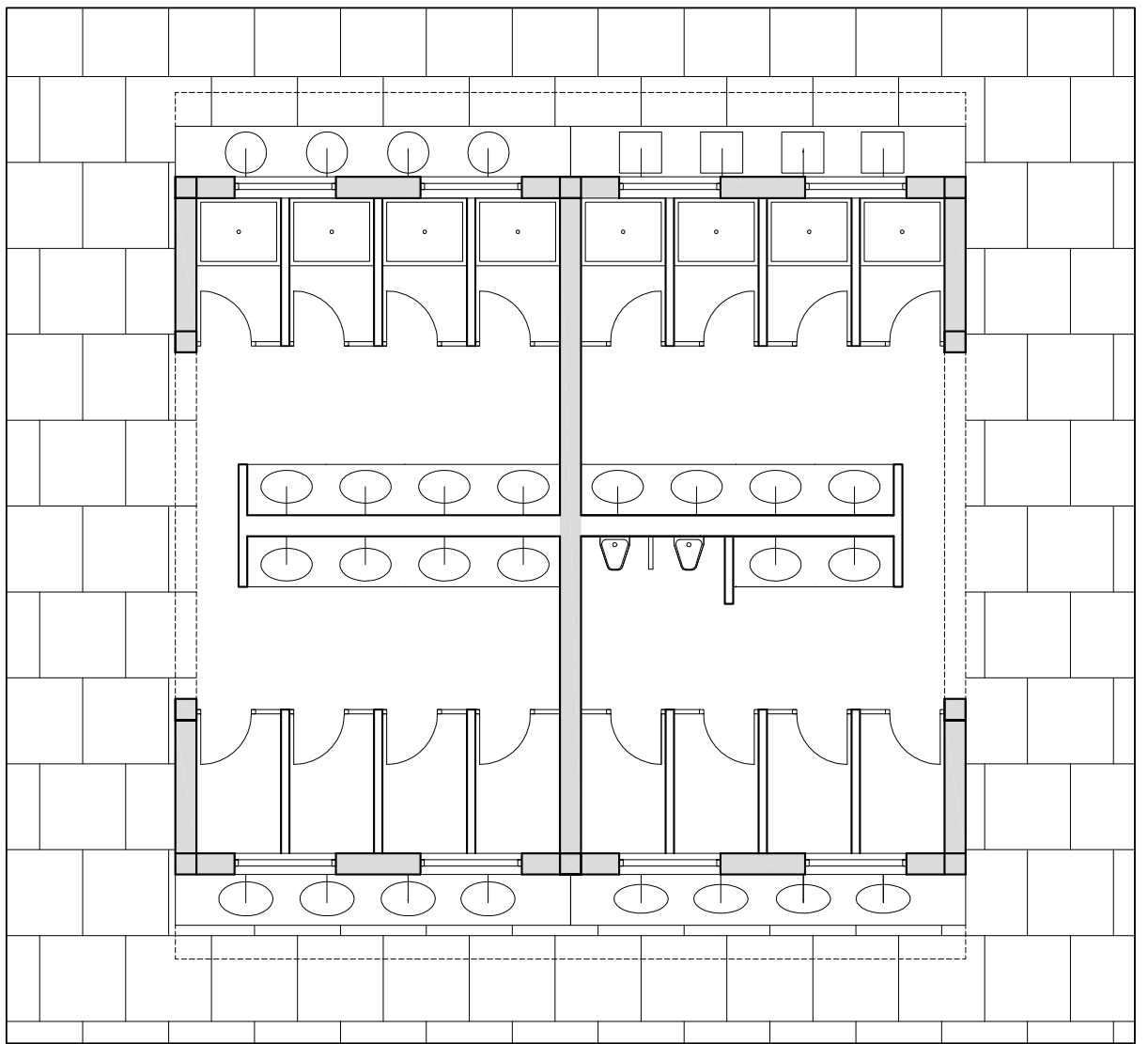
LAND-USE DEVELOPMENT			
Municipal contribution	(€/m ³)	20.00 x 701.00	14,020.00
Water contribution	(€/m ³)	included in the standard	0.00
Connections	(€)	3,000.00	3,000.00
Design, supervision, consulting, ...	(€)	3.00 % NV	4,001.20
LAND-USE DEVELOPMENT	(€)		€ 21,021.20

PROVISIONAL VALUE OF THE SANITARY FACILITY NUMBER 4

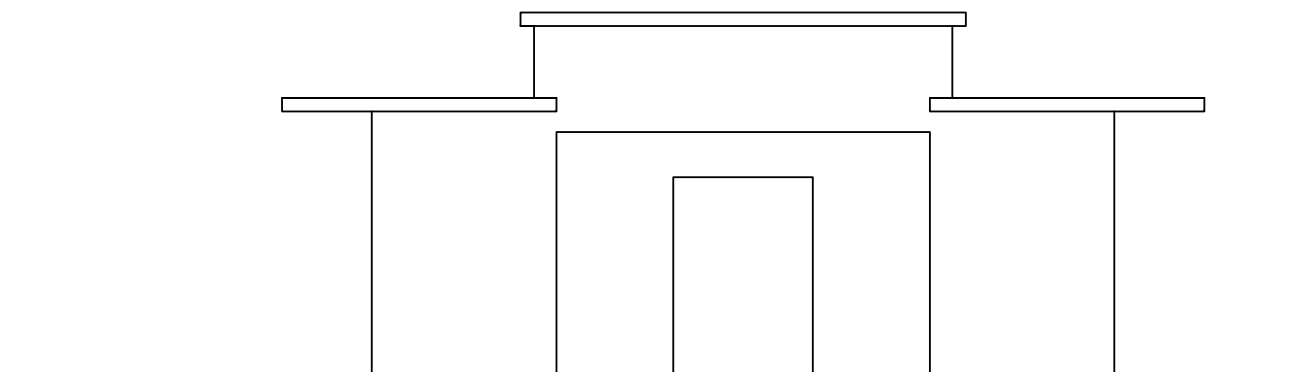
No.	Type of value	Total (€)
1	EXTERIOR DEVELOPMENT	19,500.00
2	LAND-USE DEVELOPMENT	21,021.00
3	COST VALUE OF THE BUILDING	133,374.60
PROVISIONAL VALUE (€)		€ 173,895.60

ADJUSTMENT OF THE PROVISIONAL VALUE TO THE MARKET VALUE

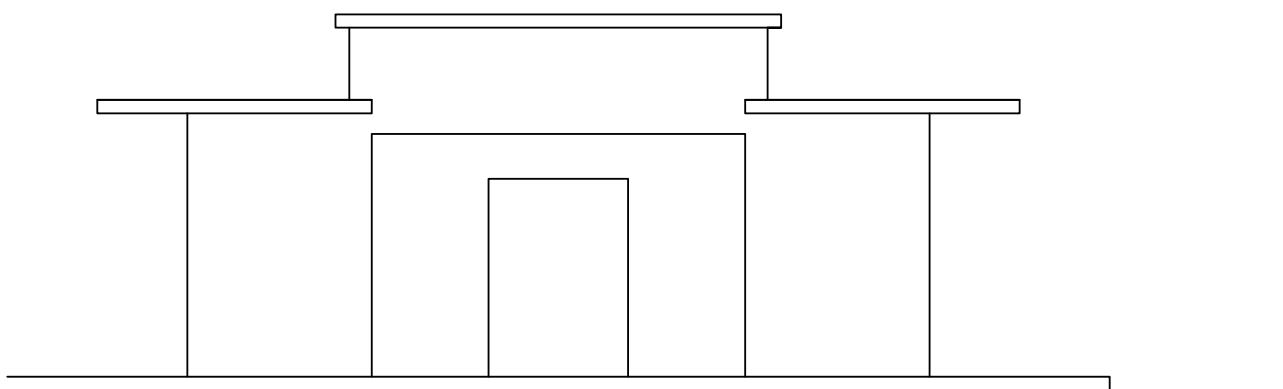
No.	Type of value		Total (€)
1	PROVISIONAL VALUE OF THE REAL ESTATE	€	173,895.60
2	MARKET ADJUSTMENT COEFFICIENT (Kt =1.10)	€	191,285.16
3	ADDITIONS - none	€	0.00
4	DEDUCTIONS	€	0.00
VALUE OF INVESTMENT IN SANITARY FACILITY NUMBER 4 - €			€ 191,285.16



NORTHEAST FACADE

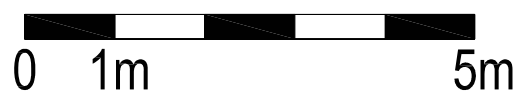


SOUTHEAST FACADE



NORTHWEST FACADE

ILIRIJA D.D.
Soline campsite
sanitary facility No. 4





9) SANITARY FACILITY NUMBER 5

TECHNICAL DESCRIPTION

Sanitary facility number 5 building was built on c.p. No. 3393 and c.p. 3395 in the cadastral municipality of Biograd na Moru, according to the Architectural as-built survey prepared by the company factor studio d.o.o. from Zagreb – April 2008.

IN GENERAL

- Year of construction: 2008-2021
- Storeys: Ground floor

STRUCTURE

- Foundations: Reinforced concrete
- Supporting structure: Reinforced concrete pillars and beams with block brick walls
- Partition walls: Hollow brick
- Truss and roofing: levelled or glazed roof of aluminum profiles

FINISHING WORKS AND COATINGS

- Façade: Plastered and painted or lined with stone
- Floor finish: Ceramic tiles
- Wall finish: Plastered and painted or lined with ceramic tiles
- Interior woodwork: Of aluminum profiles and sheet
- Exterior woodwork: Of aluminum profiles and sheet

INSTALLATIONS AND CONNECTIONS

- Water supply: Installations laid and connected to the water supply system of Soline campsite
- Sewage system: Installations laid and connected to the sewage system of Soline campsite
- Power supply: Installations laid and connected to the Soline campsite substation

CONDITION - MAINTENANCE

In very good technical condition, regular and quality maintenance.

EXTERIOR DEVELOPMENT

- Costs of exterior development are included in the total cost of the building.

INFRASTRUCTURE

- The building was built in a location with municipal equipment. Traffic connections are well-developed.

SURFACE AREA OF LAND INTENDED FOR REGULAR USE OF A BUILDING

Land intended for regular use of the sanitary facility number 5 is not defined in terms of cadastral data. According to the valid spatial plans for this location, the usability coefficient for building plots amounts to 0.30, so the size of the land needed for the regular use of the sanitary facility number 5 shall be determined based on the aforementioned coefficient.

Gross developed area of the sanitary facility number 5 equals 212.50 m², the maximum usability coefficient for the building plot amounts to 0.30, and therefore the surface area of the land needed for the regular use of the building equals at least 708.00 m².

On the basis of that data, the land needed for the regular use of the sanitary facility number 5 is part of cadastral parcels 3393 and 3385 in the cadastral municipality of Biograd na Moru, with a surface area of 708.00 m²

PRESENTATION OF GEOMETRIC DATA OF THE BUILDING

The surface areas of rooms and their heights are taken from the Architectural as-built survey of the illegally built building (factor studio d.o.o. from Zagreb – April 2008) for the purpose of legalisation.

NET USABLE AREA (NUA) of the sanitary facility number -5 is 170.00 m².

GROSS DEVELOPED AREA (GDA)

Gross developed area = 212.50 m²

GROSS VOLUME OF BUILDING (GV)

Gross volume of building = 956.25 m³;

VALUATION OF INVESTMENTS BASED ON CONSTRUCTION COSTS

The standard value is € 1,500.00/m²

No.	Type of works	Standard	Building
1	BUILDING STRUCTURE	35.57	32.77
2	Foundations	9.62	9.62
3	Walls	9.95	9.95
4	Ceilings and balconies	11.17	8.20
5	Roof structure	2.91	5.00
6	Staircase	1.92	0.00
7	FINISHING WORKS	41.5	52.56
8	Roof	1.93	4.00
9	Facade	3.67	5.50
10	Windows, doors, glazing and protection of external openings	13.26	13.26
11	Floors	10.41	15.00
12	Finishing of walls and ceilings	7.60	9.80
13	Various finishing works	4.63	5.00
14	INSTALLATION WORKS	22.93	32.36
15	Water supply, sewage and sanitary equipment	7.47	15.00
16	Heating and ventilation	9.86	9.86
17	Electrical installations	5.60	7.50
TOTAL %		100	117.69
TOTAL - €/m²		1,500.00	1765.35

COSTS		
EXTERIOR DEVELOPMENT	495.50 m ² x € 30.00/m ²	14,865.00

NEW VALUE (NV)			
Sanitary facility 5	(€/m ²)	1,765.35 x 170	
TOTAL NEW VALUE	(€)		300,109.50

LAND-USE DEVELOPMENT			
Municipal contribution	(€/m ³)	20.00 x 956.25	19,125.00
Water contribution	(€/m ³)	included in the standard	0.00
Connections	(€)	3,000.00	3,000.00
Design, supervision, consulting, ...	(€)	3.00 % NV	2,701.97
Other costs	(€)	0.00 % NV	0.00
LAND-USE DEVELOPMENT	(€)		24,826.98

DEPRECIATION OF BUILDINGS

Calculation of percentage of the depreciation of the building

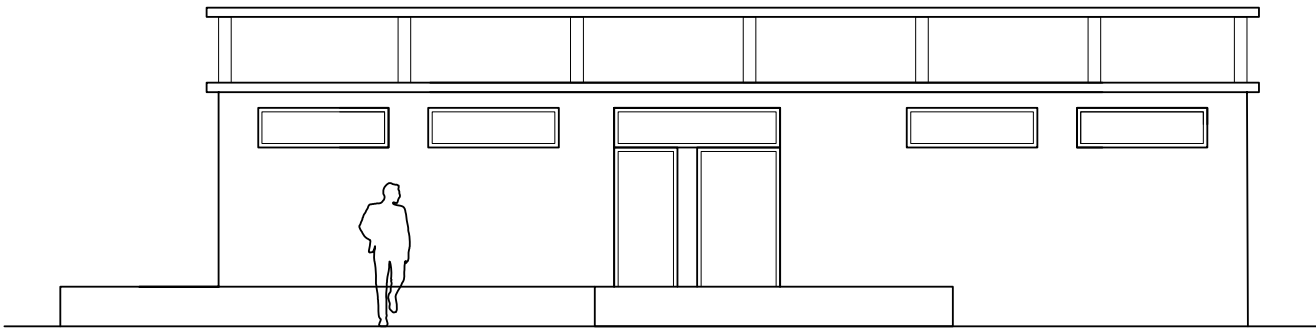
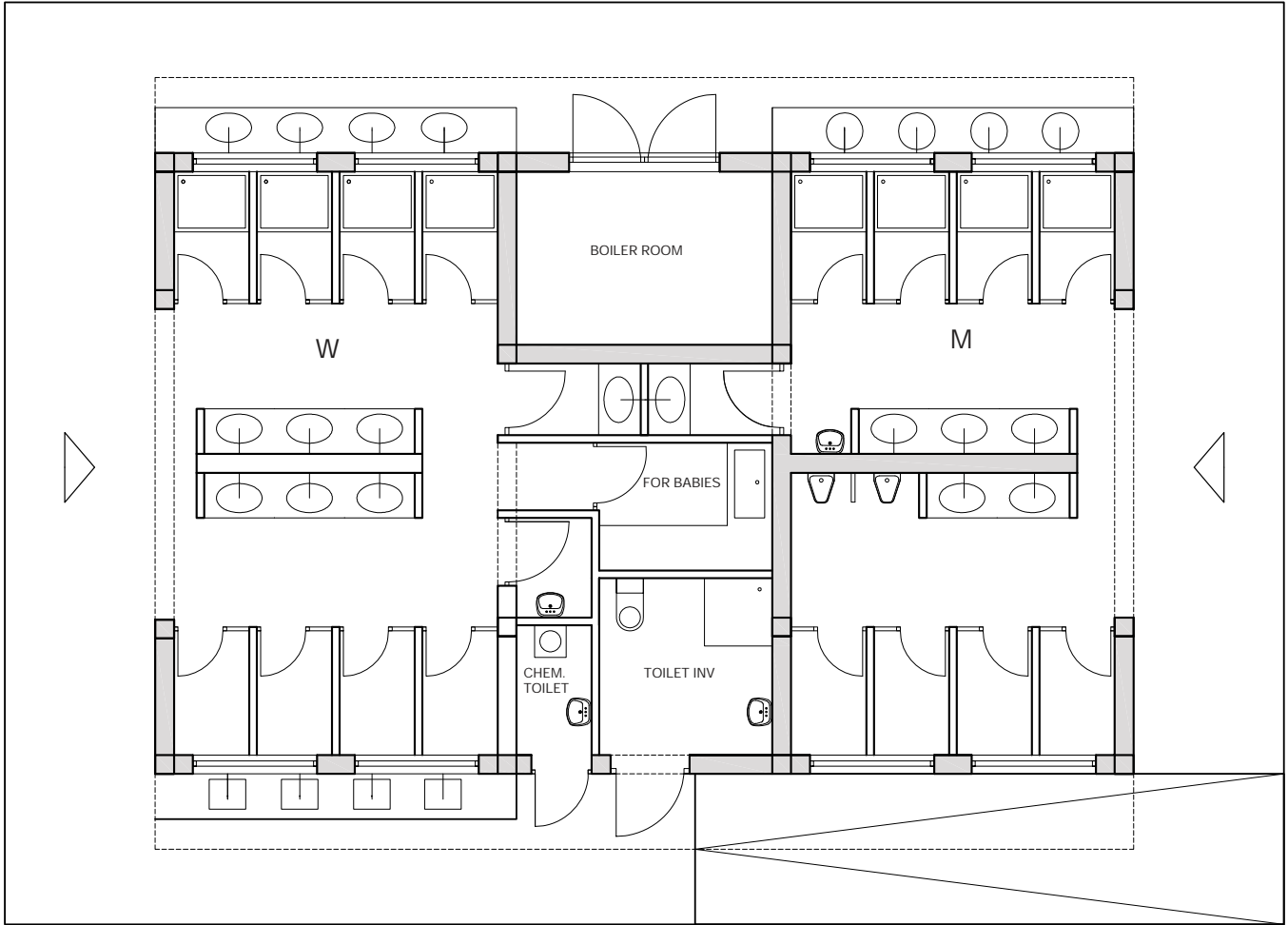
Age of building Y - average	years	6
Sustainable service life SSL - Annex 9	years	80
Usage factor - chosen from the UF model	UF	1,0
Relative age (Y/SSL)	%	7
Remainder of the sustainable service life (RSSL) Annex 10 - 95 %	years	76
Replacement age (SSL - RSSL)	years	4
Straight-line depreciation (replacement age/SSL)	%/100	0,05
COST VALUE OF THE BUILDING (NV x straight-line depreciation) €		€ 285,104.00

PROVISIONAL VALUE OF THE SANITARY FACILITY NUMBER -5

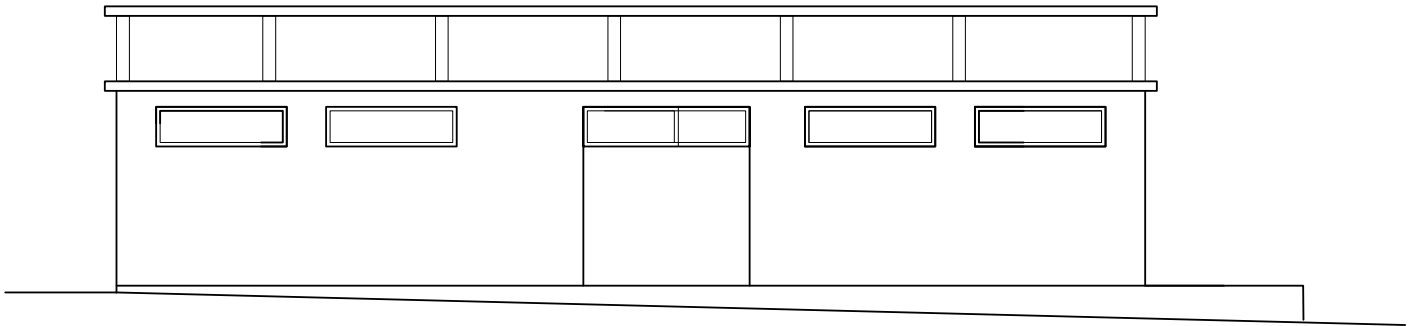
No.	Type of value	Total (€)
1	EXTERIOR DEVELOPMENT	14,865.00
2	LAND-USE DEVELOPMENT	24,826.98
3	COST VALUE OF THE BUILDING	285,104.00
PROVISIONAL VALUE (€)		€ 324,795.98

ADJUSTMENT OF THE PROVISIONAL VALUE TO THE MARKET VALUE

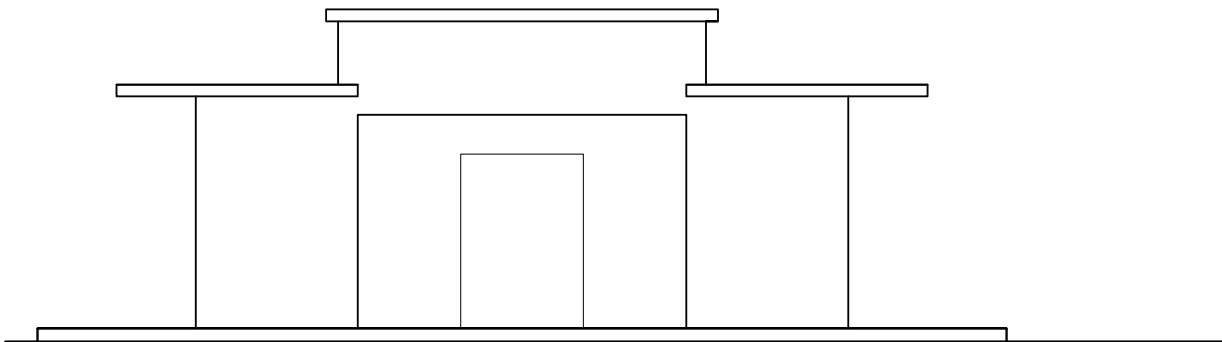
No.	Type of value		Total (€)
1	TYPE OF VALUE	€	324,795.98
2	PROVISIONAL VALUE OF THE REAL ESTATE	€	324,795.98
3	MARKET ADJUSTMENT COEFFICIENT (Kt =1.0)	€	0.00
4	ADDITIONS - none	€	0.00
VALUE OF THE INVESTMENT IN THE SANITARY FACILITY -5			DEDUCTIONS



SOUTHWEST FACADE

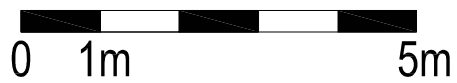


NORTHEAST FACADE



SOUTHEAST FACADE

ILIRIJA D.D.
Soline campsite
sanitary facility No. 5



10) SANITARY FACILITY NUMBER 6

TECHNICAL DESCRIPTION

The sanitary facility number 6 was built on cadastral parcels 3241/42 42 in the cadastral municipality of Biograd na Moru, according to the Architectural as-built survey prepared by the company factor studio d.o.o. from Zagreb – April 2018 – 2020.

IN GENERAL

- Year of construction: 2018
- Storeys: Ground floor

STRUCTURE

- Foundations: Reinforced concrete
- Supporting structure: Reinforced concrete pillars and beams with block brick walls
- Partition walls: Hollow brick
- Truss and roofing: levelled or glazed roof of aluminum profiles

FINISHING WORKS AND COATINGS

- Façade: Plastered and painted or lined with stone
- Floor finish: Ceramic tiles
- Wall finish: Plastered and painted or lined with ceramic tiles
- Interior woodwork: Of aluminum profiles and sheet
- Exterior woodwork: Of aluminum profiles and sheet

INSTALLATIONS AND CONNECTIONS

- Water supply: Installations laid and connected to the water supply system of Soline campsite
- Sewage system: Installations laid and connected to the sewage system of Soline campsite
- Power supply: Installations laid and connected to the Soline campsite substation

CONDITION – MAINTENANCE

- In very good technical condition, regular and quality maintenance.

EXTERIOR DEVELOPMENT

- Costs of exterior development are included in the total cost of the building.

INFRASTRUCTURE

- The building was built in a location with municipal equipment. Traffic connections are well-developed.

SURFACE AREA OF LAND INTENDED FOR REGULAR USE OF A BUILDING

Land intended for regular use of the sanitary facility number 6 is not defined in terms of cadastral data. According to the valid spatial plans for this location, the usability coefficient for building plots amounts to 0.30, so the size of the land needed for the regular use of the sanitary facility number 6 shall be determined based on the aforementioned coefficient.

Gross developed area of the sanitary facility number 6 equals 220.00 m², the maximum usability coefficient for the building plot amounts to 0.30, and therefore the surface area of the land needed for the regular use of the building equals at least 733.00 m².

On the basis of that data, the land needed for the regular use of the sanitary facility number 6 is part of cadastral parcel 3241/42 in the cadastral municipality of Biograd na Moru, with a surface area of 733.00 m².

PRESENTATION OF GEOMETRIC DATA OF THE BUILDING

The surface areas of rooms and their heights are taken from the Architectural as-built survey of the illegally built building (factor studio d.o.o. from Zagreb – April 2018) for the purpose of legalisation.

NET USABLE AREA (NUA) of the sanitary facility number -6 is 170.00 m².

GROSS DEVELOPED AREA (GDA)

Gross developed area = 220.00 m²

GROSS VOLUME OF BUILDING (GV)

Gross volume of building = 770.00 m³;

VALUATION OF BUILDINGS BASED ON CONSTRUCTION COSTS

The standard value is €1,500.00/m²

No.	Type of works	Standard	Building
1	BUILDING STRUCTURE	35.57	32.77
2	Foundations	9.62	9.62
3	Walls	9.95	9.95
4	Ceilings and balconies	11.17	8.20
5	Roof structure	2.91	5.00
6	Staircase	1.92	0.00
7	FINISHING WORKS	41.5	52.56
8	Roof	1.93	4.00
9	Facade	3.67	5.50
10	Windows, doors, glazing and protection of external openings	13.26	13.26
11	Floors	10.41	15.00
12	Finishing of walls and ceilings	7.60	9.80
13	Various finishing works	4.63	5.00
14	INSTALLATION WORKS	22.93	32.36
15	Water supply, sewage and sanitary equipment	7.47	15.00
16	Heating and ventilation	9.86	9.86
17	Electrical installations	5.60	7.50
TOTAL %		100	117.69
TOTAL – €/m²		1,500.00	1765.35

COSTS		
EXTERIOR DEVELOPMENT	550 x € 30.00/m ²	16,500.00

NEW VALUE (NV)			
Sanitary facility number 6	(€/m ²)		1,765.35
TOTAL NEW VALUE	(€)		300,109.50

LAND-USE DEVELOPMENT			
Municipal contribution	(€/m ³ ;))	20 x 770.00	15,400.00
Water contribution	(€/m ³)	included in the standard	0.00
Connections	€	3.000,00	3,000.00
Design, supervision, consulting, ...	€	3.00 % NV	9,003.30
Other costs	€	0.00 % NV	0.00
LAND-USE DEVELOPMENT	€		€ 27,403.30

DEPRECIATION OF BUILDINGS

Calculation of percentage of the depreciation of the building

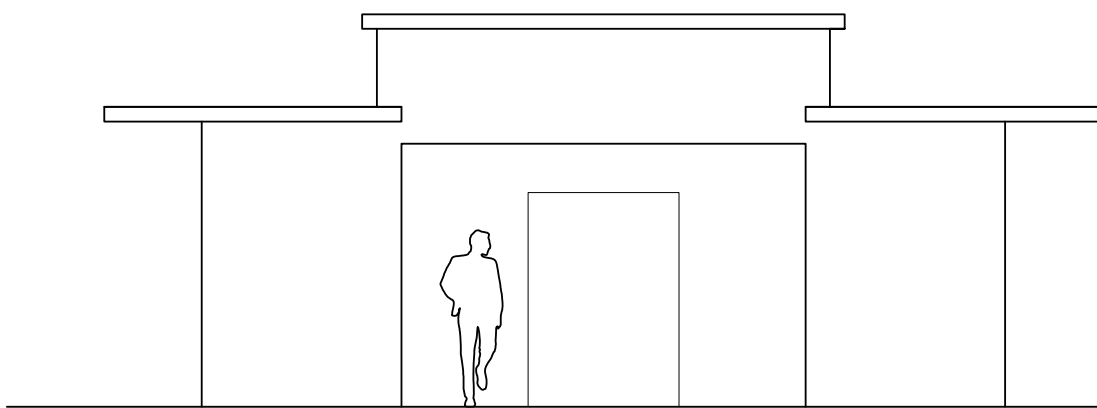
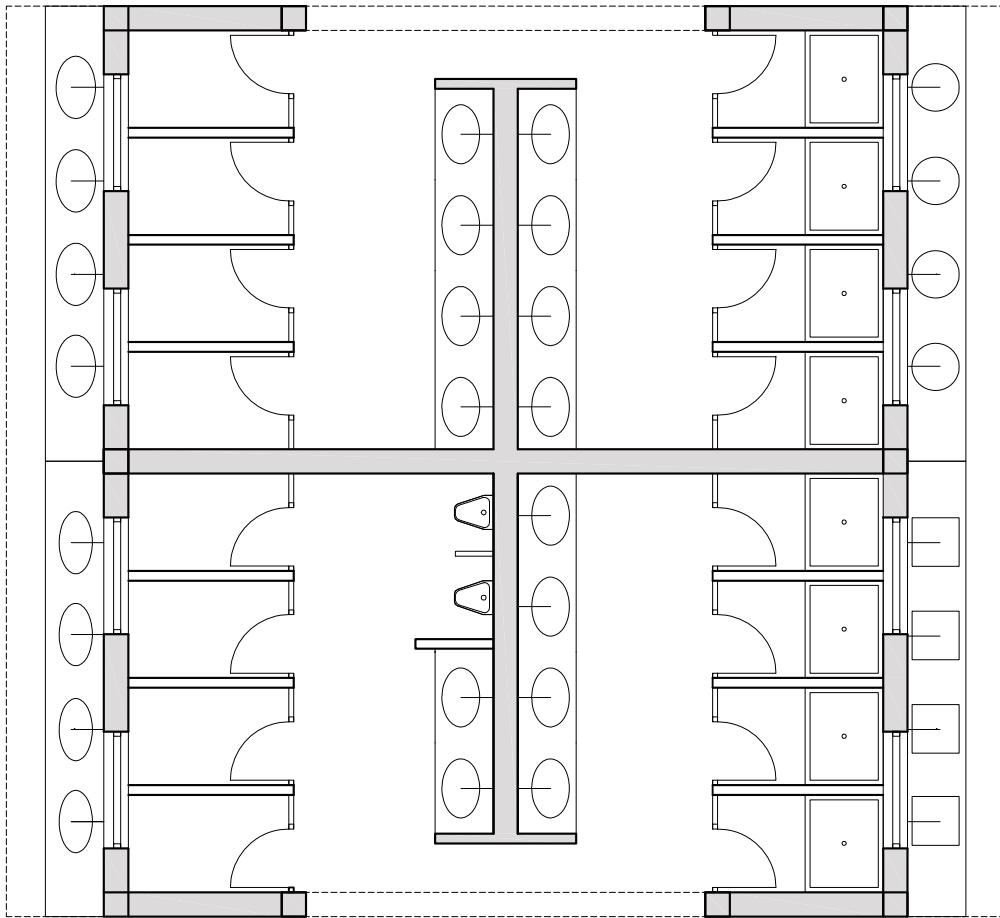
Age of building Y - average	years	1
Sustainable service life SSL - Annex 9	years	80
Usage factor - chosen from the UF model	UF	1,0
Relative age (Y/SSL)	%	7
Remainder of the sustainable service life (RSSL) Annex 10 - 95 %	years	76
Replacement age (SSL - RSSL)	years	4
Straight-line depreciation (replacement age/SSL)	%/100	0,05
COST VALUE OF THE BUILDING (NV x straight-line depreciation) - €		€ 285,104.00

PROVISIONAL VALUE OF THE SANITARY FACILITY NUMBER - 6

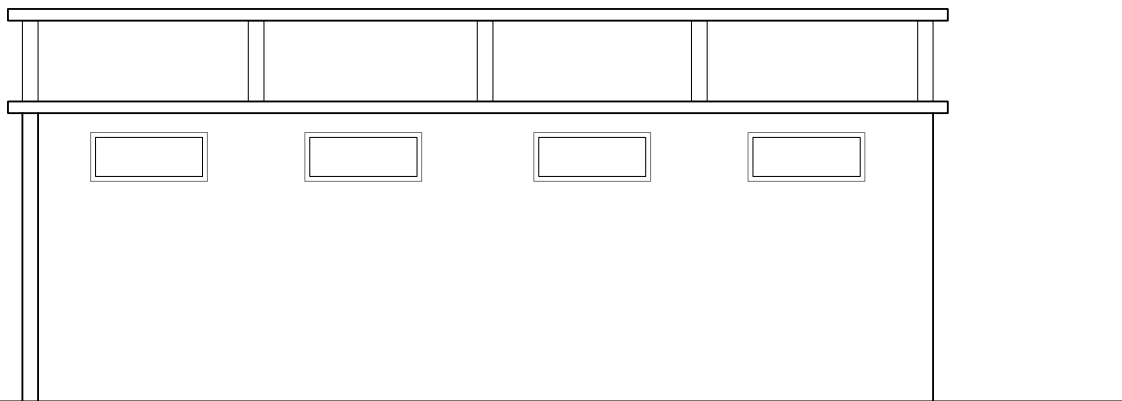
No.	Type of value	Total (€)
1	EXTERIOR DEVELOPMENT	16,500.00
2	LAND-USE DEVELOPMENT	27,403.30
3	COST VALUE OF THE BUILDING	285,104.00
PROVISIONAL VALUE (€)		€ 329,007.30

ADJUSTMENT OF THE PROVISIONAL VALUE TO THE MARKET VALUE

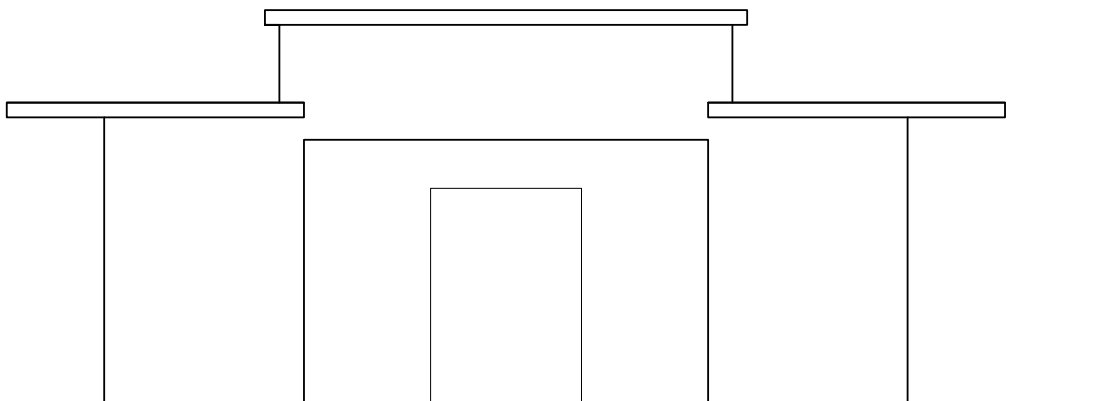
No.	Type of value		Total (€)
1	PROVISIONAL VALUE OF THE REAL ESTATE	€	335,007.00
2	MARKET ADJUSTMENT COEFFICIENT (Kt =1.00)	€	329,007.30
3	ADDITIONS - none	€	0.00
4	DEDUCTIONS	€	0.00
VALUE OF INVESTMENT -SANITARY FACILITY -6 -€			329,007.30



NORTHWEST FACADE

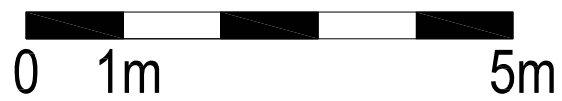


NORTHEAST FACADE



SOUTHEAST FACADE

ILIRIJA D.D.
Soline campsite
sanitary facility No. 6





11) PITCHES FOR MOBILE HOMES WITHIN THE AREA OF SOLINE CAMPSITE

Soline campsite, with a land surface area of 200,730 m², has a total of 1,130 camping pitches, with or without mobile homes.

Of which (according to the data of Ilirija d.d. from Biograd) it owns 270 fully adapted pitches with mobile homes.

Other pitches, i.e. 860 of them (out of 1130), include adapted pitches with all necessary infrastructure (access roads, paved paths, water, sewage, power, horticulture, irrigation, telephone, Internet) intended for receipt of CAMPSITE guests.

11.1 VALUATION OF THE ADAPTATION OF PITCHES – 270, WITH MOBILE HOMES, WITHIN THE AREA OF THE SOLINE CAMPSITE – ILIRIJA d.d. Biograd na Moru – Tina Ujevića 7 Street

Through the valuation of the adaptation of pitches with mobile homes (270), owned by Ilirija d.d. from Biograd na Moru, with all necessary infrastructure and municipal amenities, the following is estimated:

No.	Type of works	unit mon.	Quantity	Unit price €	New price in €	Red. %	Present value
1.	Supply and assembly of mobile homes with terraces	pc.	270	60,000.0	16,200,000.00	0.10	14,580,000.00
2.	New complete infrastructure and landscaping of the pitches – description under the item	pc.	270	20,000.0	5,400,000.00	1.00	5,400,000.00
TOTAL (€)							€ 19,980,000.00

Pitches for mobile homes have their own infrastructure – access roads, paved paths between the houses, parking lot, connections and network: water supply, sewage, power and lighting distribution, satellite antennas, internet connection, irrigation network for horticulture that was also renovated – adaptation in the sense of configuring the surrounding area (construction of stone walls to even the terrain etc.).

11.2 VALUATION OF THE ADAPTATION OF THE REMAINING 860 PITCHES WITHIN THE PARK SOLINE CAMPSITE

Through the valuation of the adaptation of the other pitches (860), with all municipal infrastructure, within the Park Soline campsite, the following is estimated:

No.	Type of works	unit mon.	Quantity	Unit price €	New value in €	Red. %	Present value
1.	Other adapted pitches – 860 at the campsite with their respective infrastructure	pc.	860	20,000.0	17,200,000.00	0.10	15,480,000.00
TOTAL (€) Pitches for campervans – €							€ 15,480,000.00

These pitches have their own infrastructure – connections to the network: water supply, sewage, power and lighting distribution, internet connection, irrigation network – adaptation in the sense of configuring the surrounding area (construction of stone walls, paved paths, developed parking lots and access roads).

"SOLINE" CAMPSITE MAP







12) CONSTRUCTION OF INFRASTRUCTURE AND DEVELOPMENT OF A BUILDING PLOT FOR SELF-SERVICE IN THE SOLINE CAMPSITE

IN GENERAL

- Year of construction: 2020
- Storeys: Ground floor

INSTALLATIONS AND CONNECTIONS

- Power supply: Installations laid and connected to the TS1 of the Park Soline campsite

CONDITION - MAINTENANCE

- In satisfactory technical condition, regular and quality maintenance.

EXTERIOR DEVELOPMENT

- Costs of exterior development are included in the total cost of the building.

INFRASTRUCTURE

- The infrastructure was entirely built in accordance with the rules of the technical profession, forming a functional unit. Traffic connections are well-developed.

The value of the building itself is not the subject of valuation.

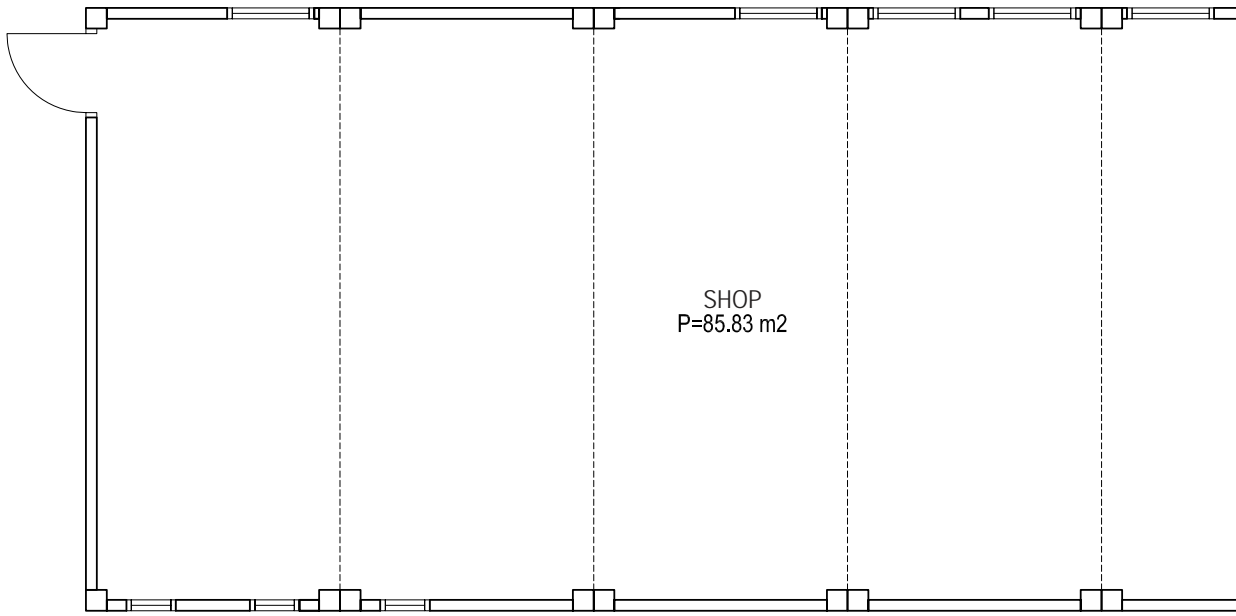
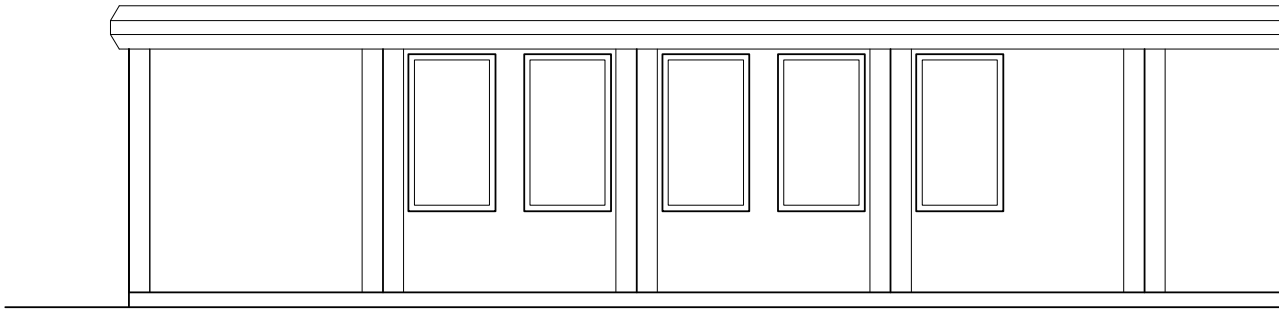
SURFACE AREA OF LAND INTENDED FOR REGULAR USE OF A BUILDING

Land intended for regular use of the self-service building is not defined in terms of cadastral data. According to the valid spatial plans for this location, the usability coefficient for building plots amounts to 0.30, so the size of the land needed for the regular use of the self-service building shall be determined based on the aforementioned coefficient.

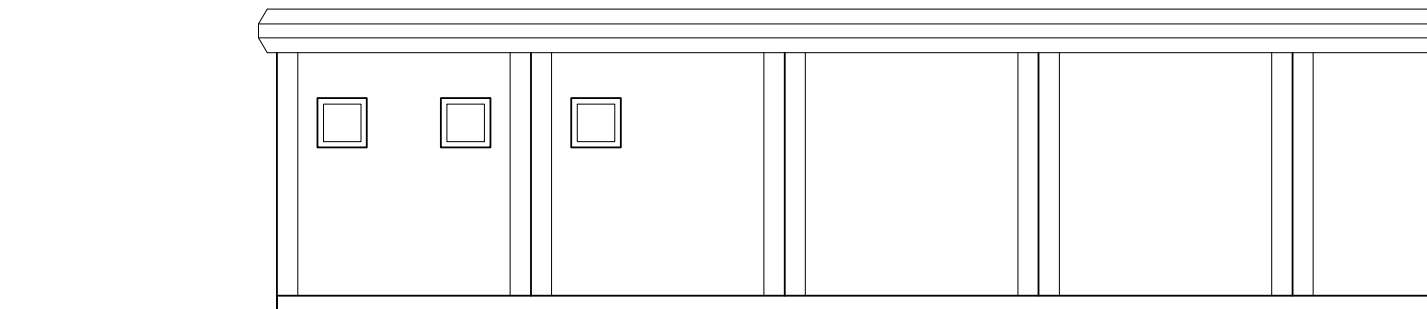
Gross floor surface area of the self-service building equals 94.08 m², the maximum usability coefficient for the building plot amounts to 0.30, and therefore the surface area of the land needed for the regular use of the self-service building equals at least 314 m².

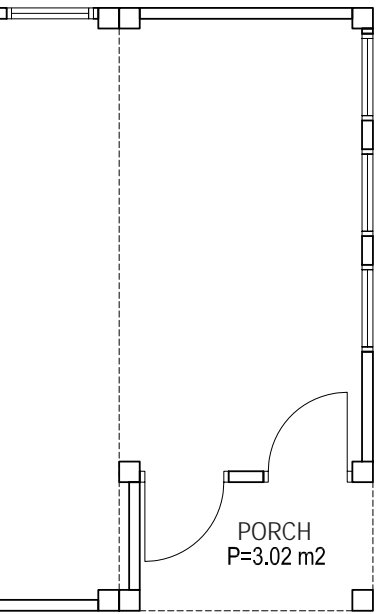
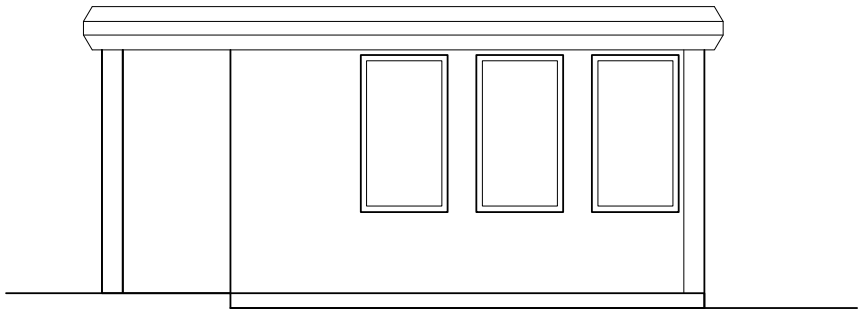
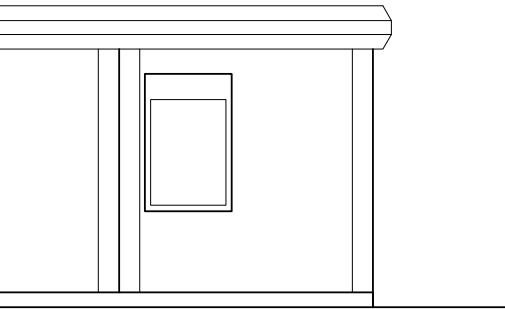
On the basis of that data, the land needed for the regular use of the hydro station building is part of cadastral parcels on cadastral parcels 3388/1 and 3390 in the cadastral municipality of Biograd na Moru, with a surface area of 314 m².

COSTS			
EXTERIOR DEVELOPMENT		220.00 m ² x € 50.00/m ²	€ 11,000.00
access to power, water, sewage etc.			€ 20,000.00
LAND-USE DEVELOPMENT of the building plot for the self-service shop	(€)		€ 31,000.00

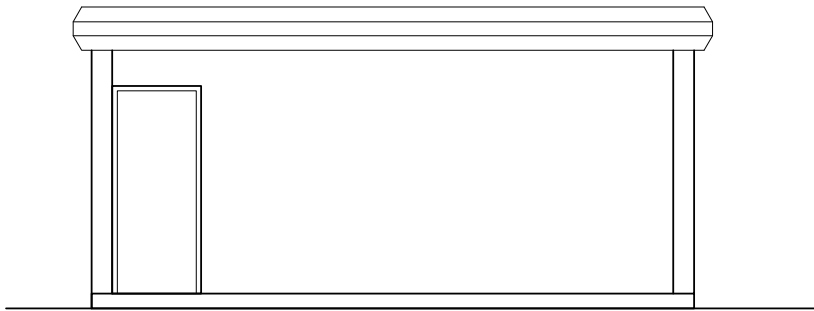


GROUND FLOOR PLAN

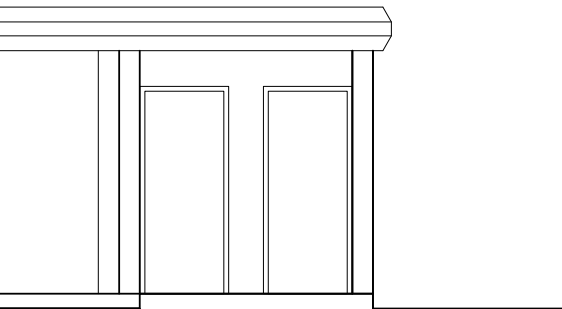
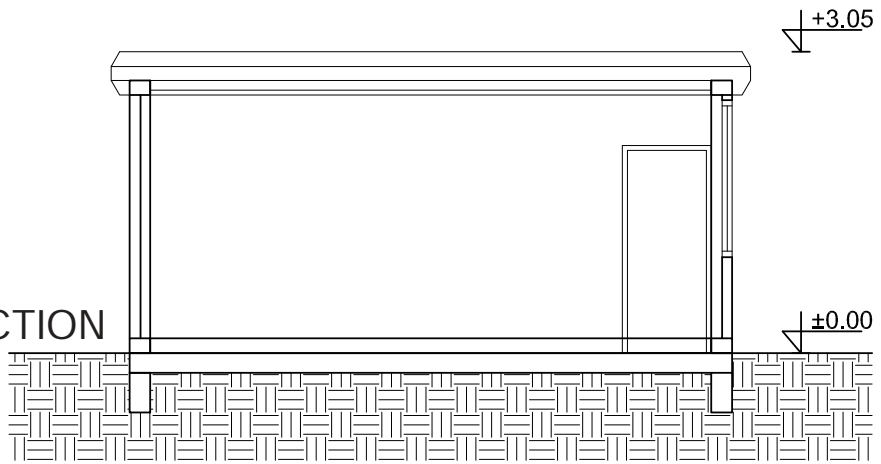




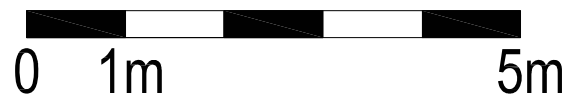
PORCH
P=3.02 m²



SECTION



ILIRIJA D.D.
Soline campsite
self-service



13) CO-FINANCING OF THE SUBSTATION – TS1 AND TS1 – SOLINE CAMPSITE

TECHNICAL DESCRIPTION

Substations 20(10)/ 0.4 kV, 1x 630, TS 1 and TS 2, which also supply the area of Soline campsite, are co-financed by ILIRIJA d.d. Biograd, in the amount of EUR 350,000.00 (according to data of Ilirija d.d. – Biograd)

TV Investments in TS1 and TS2 – Soline campsite by Ilirija d.d. Biograd, is estimated, based on the data of Ilirija d.d., at **= € 350,000.00**

14) VALUATION OF ROADS AND PARKING LOTS AND PATHS

No.	Type of works	Unit of measure	Quantity	Unit price €	New price in €	Red. %	Present value
1	Construction of asphalted traffic areas within the Soline campsite	m ²	16,450.00	250.00	4,112,500.00	0.10	3,701,250.00
2	Paved traffic areas within the campsite, construction of stone walls and stairs	m ²	8,458.00	280.00	2,368,240.00	0.10	2,131,416.00
3	Paving the surfaces with cubes-concrete pavers	m ²	2,300.00	150.00	345,000.00	0.00	345,000.00
INVESTED VALUE					6,825,740.00		€ 6,177,666.00

SUMMARY OF INVESTMENTS IN THE SOLINE CAMPSITE BIOGRAD NA MORU		
1	Campsite reception	€ 220,974.80
2	Sanitary facility No. 1	€ 545,350.90
3	Maintained courts for recreational activities and barbecue area	€ 427,808.52
4	Sanitary facility No. 2;	€ 269,794.40
5	Accessible and chemical toilet	€ 371,606.00
6	Sanitary facility No. 3	€ 143,885.00
7	Restaurant with terraces and a amphitheater	€ 921,441.71
8	Sanitary facility No. 4	€ 191,285.16
9	Sanitary facility No. 5	€ 324,795.98
10	Sanitary facility No. 6	€ 329,007.30
11.1	Pitches and mobile homes – ILIRIJA	€ 19,980,000.00
11.2	Other pitches at the Campsite	€ 15,480,000.00
12	Development of a building plot for self-service	€ 31,000.00
13	Co-financing of substations	€ 350,000.00
14	Valuation of roads and parking lots, paths, walls and other	€ 6,177,666.00
TOTAL INVESTMENTS IN SOLINE CAMPSITE:		€ 45,764,615.77

In Zadar, 31 December 2023

Court expert in construction
and property valuer
MIRKO ČAČIĆ, MSc Civil Eng.

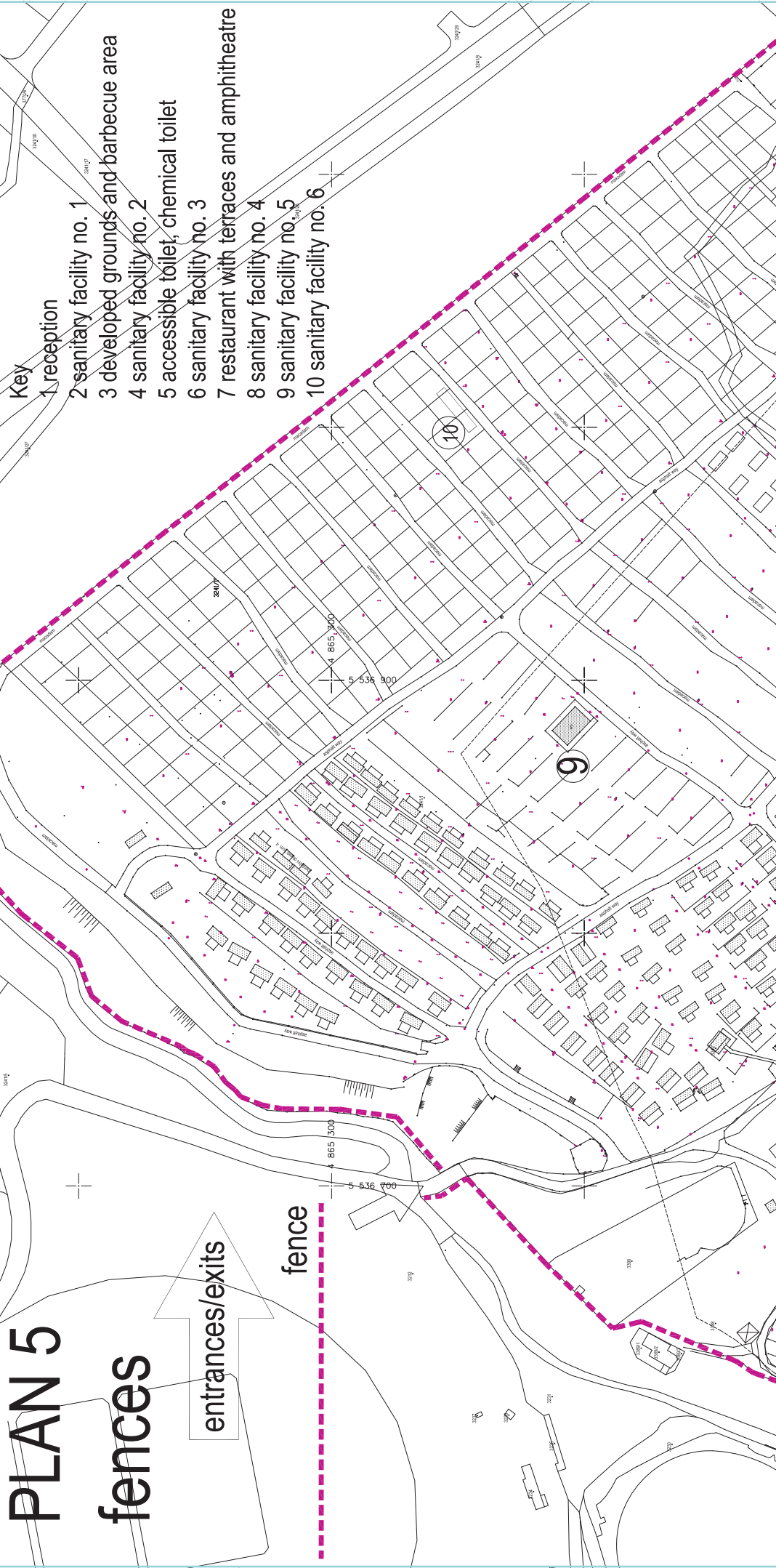
ATTACHMENTS – INFRASTRUCTURE MAPS

PLAN 5

fences

entrances/exits

fence



- Key**
- 1 reception
 - 2 sanitary facility no. 1
 - 3 developed grounds and barbecue area
 - 4 sanitary facility no. 2
 - 5 accessible toilet, chemical toilet
 - 6 sanitary facility no. 3
 - 7 restaurant with terraces and amphitheatre
 - 8 sanitary facility no. 4
 - 9 sanitary facility no. 5
 - 10 sanitary facility no. 6

WATER SUPPLY NETWORK



HYDRANT NETWORK





KEY:
 — Existing hydrant network
 — H1-H24 Existing above-ground hydrant

NOTE:
 Hydrant network pipes are PEHD 100 SDR13.6 Ø110x8.1.
 Maximum distance between hydrants is 80 meters.

Scale 1:1000

INVESTOR	ILIRIJA d.o.o. Biograd na Moru
BUILDING	ILIRIJA d.o.o. Biograd na Moru
PROJECT	Water supply, sewerage and gas installations
PHASE	As-built plan
DATE	July 2019
CHIEF DESIGNER	Uroš Stokić, BEng
ASSOCIATE	Štefan Stokić, BEng
REVIEWER	
Contents:	Rev. no.: 13159 Drawing no.: 46

STATE – HYDRANT NETWORK



SEWAGE NETWORK





Scale 1:1000

TERMOBJEKT	INVESTOR	ILIRIJA d.d. - Biograd na Moru
BOTIČA d.o.o.	BILJEŽNIK	Biograd na Moru
ZADAR	BILJEŽNIK	Šibenik
PROJECT	PROJECT	Water supply, sewerage and gas installations
PHASE	PHASE	As-built state
DATE	DATE	JULY 2019
DESIGNER	DESIGNER	Botiča d.o.o.
ASSOCIATE	ASSOCIATE	Sanjin Šušak, BEIG
REVIEWER	REVIEWER	Rev. no.
Contents:	Contents:	Drawing no. 19

STATE - SEWERAGE



GAS NETWORK





IRRIGATION NETWORK





KEY:
 — Existing irrigation system pipe
 □ Automatic irrigation controller

NOTE:
 Pipes are PEHD PE100 PN7.5
 or "drop by drop" Multibar \varnothing 16mm

Scale: 1:1000

TERMOBROJEKT	INVESTITOR	IZVIRNA J.D.: Brijuni na Moru
BOTICA d.o.o.	IZVIRNA GRADnja	IZVIRNA GRADnja
ZADAR	PROJEKT	Water supply, sewerage and gas installations
J. Vrhovnjak i. s. r. o. d.o.o.	PHASE	As-built
DESIGNER	DATE	July 2019
ASSOCIATE	Z.O.P.	Rev. 004
REVIEWER	Rev. no.	19159
Comments:	STATE - IRRIGATION SYSTEM	
	Drawing no.	38





VI CONCLUSION



CONCLUSION

1. Today's "Park Soline" campsite, part of the ILIRIJA d.d. business system, is a high-grade four-star rated campsite located in Biograd na Moru and operating as a hospitality and tourism facility with a surface area of 20.08 ha and a capacity of 1,208 accommodation units (pitches) for 3,624 guests. The "Park Soline" campsite has been in continuous operation for more than 57 years – from the beginning of 1963 up to today.
2. In 1985, the Assembly of the Municipality of Biograd na Moru allocated ILIRIJA d.d., i.e. its legal predecessor, the right of perpetual usufruct of the undeveloped construction land of the "Soline" campsite with a surface area of 20.08 ha. Based on the Implementation Urban Development Plan, adopted by the Assembly of the Municipality of Biograd na Moru in 1981 (Official Journal of the Municipalities of Benkovac, Biograd na Moru, Obrovac and Zadar, No. 6/81), and the construction land allocated for perpetual usufruct to the legal predecessor of ILIRIJA d.d., the land of the campsite, i.e. "Soline" campsite, has been expanded, built and developed by ILIRIJA d.d. to reach its current total surface area of 20.08 ha.
3. **Today's "Park Soline" campsite forms an integrated spatial and urban planning, business and economic as well as functional and technological entity, with developed infrastructure and buildings, operating as an integrated hospitality and tourism facility, i.e. a complex structure according to building standards, covering a surface area of 20.08 ha.**
4. All investments made in the "Park Soline" campsite by ILIRIJA d.d. in the conversion process have been duly evaluated and entered in the Company's share capital. In accordance with the rules and decision of the Croatian Privatisation Fund, the campsite land was not included by the evaluation, therefore it was not evaluated and entered in the share capital. The conversion process of ILIRIJA d.d. was carried out in a due and lawful manner in its entirety, as confirmed by the conversion audit performed by the State Audit Office.
5. **Meanwhile, since the privatisation process in 2000 to this day, ILIRIJA d.d. has invested approx. EUR 31.7 million of its funds without own works in the "Park Soline" campsite. The value of own works for the said period accounts for over 30% of the investments, meaning that the total value of investments in the "Park Soline" campsite for the said period amounted to approximately EUR 42.21 million. Expert valuation of the value of investments in the "Park Soline" campsite, carried out in December 2023 by a permanently appointed court expert in construction and real estate appraiser totals: EUR 45.77 million.**
6. ILIRIJA d.d., within whose business system the "Park Soline" campsite operates, is a public limited company with shares listed on the Zagreb Stock Exchange. The Company has received recognition for its corporate social responsibility efforts on two occasions. ILIRIJA d.d. provides jobs for more than 470 employees during peak tourist season, with 260 employees on permanent contracts, while ensuring jobs for over 1000 workers in total within all its facilities, including employees connected with business cooperations. The Company represents one of the three leading tourism companies in Zadar County, one of the seven largest tourism companies in Dalmatia and one of the fifteen leading tourism companies in Croatia. Also, ILIRIJA d.d. is listed among the 200 biggest drivers of the economy of the decade, i.e. the best companies in the Republic of Croatia for the 2010–2019 period according to the newly-created value criteria. The Company carries out all of its legal obligations towards all business process participants in due time and manner, notably towards the state in terms of taxes, employees in terms of wages as well as suppliers and banks.
7. **The "Park Soline" campsite employs 83 workers and generates over 320,000 overnight stays, i.e. accommodates over 40,000 guests, and records 82% of overnight stays in the town of Biograd na Moru in terms of camping, i.e. 21% of total overnight stays for the town of Biograd na Moru.**
8. **The "Park Soline" campsite has a four-star rating and is one of approximately 20 leading campsites in the Republic of Croatia and three leading campsites in Dalmatia.**
9. In accordance with the application submitted on 5 March 2021, the company ILIRIJA d.d. states that it fully complies with all statutory conditions for exercising the right to lease the construction land of the campsite for a period of 50 years pursuant to the Act on Unvalued Construction Land (OG 50/2020) regardless of the current complex property and ownership issues. According to ILIRIJA d.d., these issues have been resolved under the new Act on Unvalued Construction Land.

10. On the date of entry into force of the Act on Unvalued Construction Land (2 May 2020), Ilirija d.d. has the legal status of a lessee of the parts of the campsite owned by the Republic of Croatia and, in accordance with the current Ordinance on the Arrangement of Leases on Parts of the Campsites Owned by the Republic of Croatia (OG 16/2024) and the lease invoices submitted by the competent Ministry of Physical Planning, Construction and State Assets of the Republic of Croatia, fully paid the lease fee for the "Park Soline" campsite in Biograd na Moru to the competent Ministry, from the date of entry into force of the Act (05/2020) until and including the lease fee for the month of July 2024, in the amount of EUR 798,782.98, which, according to the Ordinance, represents only 50% of the lease fee.
11. In accordance with the provisions of the Act on Unvalued Construction Land, Ilirija d.d. prepared a geodetic survey report using an authorised geodetic company, in which, in its graphic and textual parts, the parts of the campsite that were valued and unvalued in the conversion process of the socially-owned company, the predecessor of ILIRIJA d.d., were displayed and specified, and which were indicated as such in point 12 of the operative part of the CPF Decision, Class No: 943-01/96-01/1486 of 12 July 1996. After this survey report was submitted to the CERS for the verification of its compliance, the CERS issued a certificate on the compliance of the geodetic survey report in question for the "Park Soline" campsite, Class No: 943-01/21-02/251 of 01 April 2022.
12. Upon conclusion of the Lease Agreement, the company ILIRIJA d.d. shall continue actively investing in the "Park Soline" campsite with the aim of turning it into a five-star rated campsite in as short a time as possible. The said investments in the "Park Soline" campsite would place it among the 10 or so best campsites in the Republic of Croatia, and therefore among the leading campsites in Europe.
13. Therefore, we hereby present expertly explained and formally and legally prepared documentation by ILIRIJA d.d. called the Request for a Decision under Art. 17 of the Act on Unvalued Construction Land (Official Gazette No 50/2020) and for the conclusion of a 50-year lease agreement for the "Park Soline" campsite in Biograd na Moru, submitted to the Ministry of Physical Planning, Construction and State Assets of the Republic of Croatia, the Ownership and legal status of the land in the "Park Soline" campsite with annexes, as well as additional materials that include, among others, the Expert design for the proposal of the urban development plan for the hospitality and tourism zone (T-3) of the Soline campsite with mandatory annexes, the Business and economic segment of the campsite and the Valuation of investments in the "Park Soline" campsite.

ILIRIJA d.d.
Management Board: Goran Ražnjević





