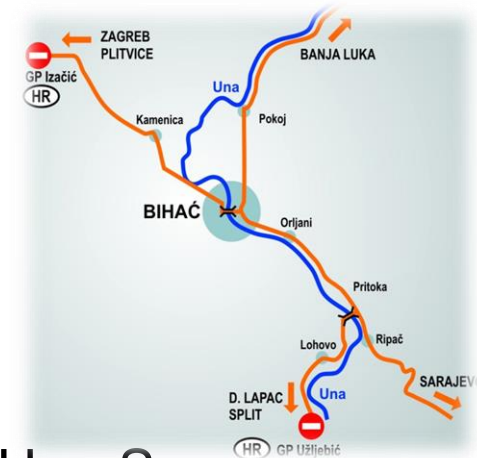

dd Kombiteks
Bihać
Bosnia and Herzegovina

Sarajevo Business Forum
May 4 - 5, 2016

About City of Bihać

- **Location:**
- North-West Region of Bosnia and Herzegovina
- Economic, educational and cultural centre of the Una-Sana Canton
- Next to the Croatian border
- Zagreb only 150km distance
- 170 km distance from Rijeka and its international seaport
- Connected to Sarajevo via railroad and main road (330km distance)

- **Population:** 61.186
- **Population of Una-Sana Canton:** aprox. 300.000



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- DD Kombiteks Bihac – in bankrupt, built on area of 137.925 m², of which on objects of the different uses is 64.887 m², and on the associated land and common communications (road and railway) 73.038 m².
 - Total installed capacity of electricity is 9.5 MW and is fed through two independent, high-voltage underground cables and distributed over 5 transformer stations. Kombiteks has its own pumping station which is solved with industrial water supply.
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"Kombitelski" **G** **ihac**

1.Administrative building , old

Built in 1968 , area 1152 m2 (48 x 12 meters) and ground floor
Office Space - ground and first floor
Installations related to this item are in good condition .

2.Administrative building, new

Built in 1983. , area of 2152.43 m2
Ground floor :
Restaurant , 10.50 x 41.70 mt
Kitchen , 11.60 x 41.70 mt
Total : 1122.65

Office Space :
I floor 514.89 m2 (10.60 x 41.70 mt)
II floor 514.89 m2 "
Installations related to this item are in good condition.

The parking space : 2,131.30 m2 (61.60 x 34.60 mt) . This space would be common to both the administration building.

PRODUCTION FACILITIES

1. Spinning mill

The total area of buildings that make up the spinning mill is 21,850 m².

- The facility was built in 1962. , The production hall with air chambers , size 168 x 61 mt (10,248 m²)

- The facility was built in 1978. :

a) production hall with air chambers size 175 x 22.40 mt (3920 m²)

b) production hall with air chambers 80 x 21.50 mt (1720m²)

c) the storage of finished products 100 x 21.50 mt (2150 m²)

d) storage containers 80.50 x 12.20 (982.10 m²)

e) marquee, mounting iron structure 90 x 16 mt (1440 m²)

f) the gap between production hall , used for dressing rooms , size 65 x 16 mt (1040 m²)

Plumbing, sewer , electrical , heating , PTT and hydrant network are preserved.

2. Finishing

Total surface of finishing is 10.340.60 m² , consisting of :

- The facility built in 1962 size of 119.50 x 51.60 mt (6,166.20 m²)

- The facility built in 1983 size of 73.80 x 20.50 mt (1,512.90 m²) and 70 x 15 mt (1050 m²) . Within this area there is office space.

Plumbing , sewage , electrical , heating , PTT and hydrant networks are in good condition .

3. Weaving mill

The total area of weaving mill is 11.918 m².

- The facility was built in 1960 and 1965 in size 150 x 65 mt (9,750 m²) . Within this area are manufacturing , warehouse and office space .

- Marquee size 36,60 x 11,30 mt (413.58 m²) is a prefabricated iron structure

- Plant manufacturing part (Sulzer hall) built in 1983 , the size of 71.50 x 33.40 mt 2388.10 m²

- Paint room of yarn , facility size 20,70 x 15,50 mt (ground floor , a total of 641.70 m²) . The ground floor is made of reinforced concrete , floor iron structure filled with brick facade . The ceiling on the first floor is 7 m Built crane capacity2000 kg .

Installing in the new part are mostly in good condition , in the older part should be all checked.Roofs in the old part and a part of roof in the new part should be repaired.

4. Stationery knitwear (Triko Una)

The total area of 5404 m² , consisting of

- Facility built 1981, ground 61.80 x 41.70 , a total of 2,477 m² and floor , making a total of 4,954 m² . The area consists of manufacturing , warehouse and office parts (warehouse on the ground floor connected by lift to the first floor)

- Warehouse , iron construction, size 41.30 x 15.43 mt (450 m²)

Installations are in good condition.Part of the roof need to be repaired.

5. Garment Fabric

Area : 61,30 x41 , 40 (external dimension) = 2.537 , 82 m²

Ground floor : 2368.20 m² net area

The ground floor warehouse of 763.46 m² and more (25) unit area of approximately 20 to 60 m².Rest of surfaces make sanitation facilities and corridors . We have precise information on the size of the premises and if necessary we can deliver them .

I floor: 2456.30 m² net area (the manufacture part and assembly office space)

The total net area of 4824.50 m²

The warehouse on the ground floor and first floor are connected by an elevator.

Installations related to this facility are in good condition.Part of the roof need to be repaired .

In the vicinity of this property is a parking area of 1321 m² (44 x 27.75 mt) .

6. **Workshop Service (EMTG)**

Machine hall was built in 1978. , The net area of 900 m2 , 60 x 16 mt .

Built crane load capacity of 1000 kg .

In addition to these main halls , workshop includes two more facilities , electrical and other small workshops and garages total area of 376 m2.

7. **Boiler**

Built in 1968. Sized 27.30 x 25.60 mt, surface 701.25 m2 .

It was constructed by combining classical building , built of brick and iron structure.

8. **Water filters**

Built in 1983. The total area of 280 m2 . It consists of two collectors, the first of 10 x 10 mt and the other with an outdoor swimming pool , 20 x 8 mt . The pool is designed for the reception of waste water and is leakproof.

9. **Pump Station**

It was built in 1969. on the bank of the Una river and away from KOMBITEKS approximately 500 m. Pipeline with which are conected pumping station and Kombiteks is in good condition . The building size is 40.81 m2 .

10. **Compressor Station**

It was built in 1985. , The area of 198 m2 , and is mostly concrete structure with metal windows and doors.

11. **Factory Kulen Vakuf (Bebi triko)**

The total building area is 4458.42 m2 .

a) The plant was built in 1969., in 1974. was built 55.50 x 60.95 mt , area 3391 m2 , in which is manufacturing , warehouse and office area and a restaurant . The area has suffered visible damage in the war which are only partially restored .

b) Plant was built in 1985. 60.95 x 22.30 mt , area 1,359.18 m2 , consisting of manufacturing , warehouse and office part . Part office is located on the first floor .

WAREHOUSES

1. Warehouse " Matrez "

- a) Warehouse area 4,374 m² , consists of four parts - blades . The size of 153 x 30.40 mt . Built : 1975.
- b) Marquee area 2,147 m² , 75 x 26.20 . It was built of iron construction 1975.

2. Warehouse of Installation Material

Built in 1962. , The 40 x 12 meters , 480 m² . Built of a combination of iron and brick construction .

3. Warehouse of paint and chemicals

Built in 1962. , The 40 x 12 meters , 480 m² . Built of a combination of iron and brick construction .

4. Storage room

Built 1980 of 350 mt (35 x 10 mt) , iron construction , height 4.20 mt . Part of 100 m² walled and fully closed , and the rest is marquee area.

OTHER FACILITIES

1. Doorman room

It was built in 1970. as an independent object , 95 m² , with all the installations (water, electricity , postal services , waste disposal) . Property renovated 1997.

2. Garages

The total area of 129 m² , five individual parking spaces . The building was built in 1987. , mainly concrete structures . Garage door metal .

3. Ambulance

It was built in 1971. Surface area of 246.45 m² (15 x 16.5 mt) .

4. Club with a shop

Built in 1971. Surface area of 246.45 m² (15 x 16.5 mt) .

5. Nursery

Located in the ground floor of a residential building in front of the Kombiteks . The total area of 311 m² of which is indoor area 243.25 m² , while the rest is covered spaces , and one joint of 7.26 m² (substations) . Facility are built in 1975 in the condition that requires a thorough restoration .

6. " School " KOMBITEKS

The building was built 1971- 1972 , surface , size of 27.67 x 10.54 mt , net usable area of 237.14 mt . Facility was used for various purposes , including storage . Today is in such a condition that requires the basic requirements , a complete renovation .

FIXED ASSETS IN THE CIRCLE OF FACTORY IN BIHAĆ

LOT	NURSERY	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Nursery	1975.	247,00	77.795,12	325/14	2410/7
2.	Land		919,00	73.520,00	325/22	2410/5
	TOTAL			151.315,12		
LOT	ADMINISTRATIVE BUILDINGS	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Old Administrative building	1964.	970,83	276.733,15	325/12	1263/8
2.	New Administrative building	1979.	2.169,50	650.433,46	325/11	1263/7
3.	Land with parking		766,00	61.280,00	325/25	1263/48
4.	Land with parking		3.352,00	268.160,00	325/26	2410/6
	TOTAL			1.256.606,61		
LOT	STATIONERY KNITWEAR	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Room for knitting and confection	1979.	4.796,98	2.274.919,80	325/10	1263/6
2.	Warehouse T-Una	1983.	380,00	21.590,08	325/10	1263/6
3.	Land		1.865,00	149.200,00	325/27	1263/49
	TOTAL			2.445.709,88		
LOT	COLECTORS	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Water filter-colector I	1983.	126,00	53.083,30	325/8	1263/35
	colector II	1983.	181,00	95.869,18	325/7	1263/29,
2.	Fekal station	1985.	12,00	1.366,56	325/6	1263/28
3.	Land		5.081,00	406.480,00	325/28	1263/50
	TOTAL			556.799,04		

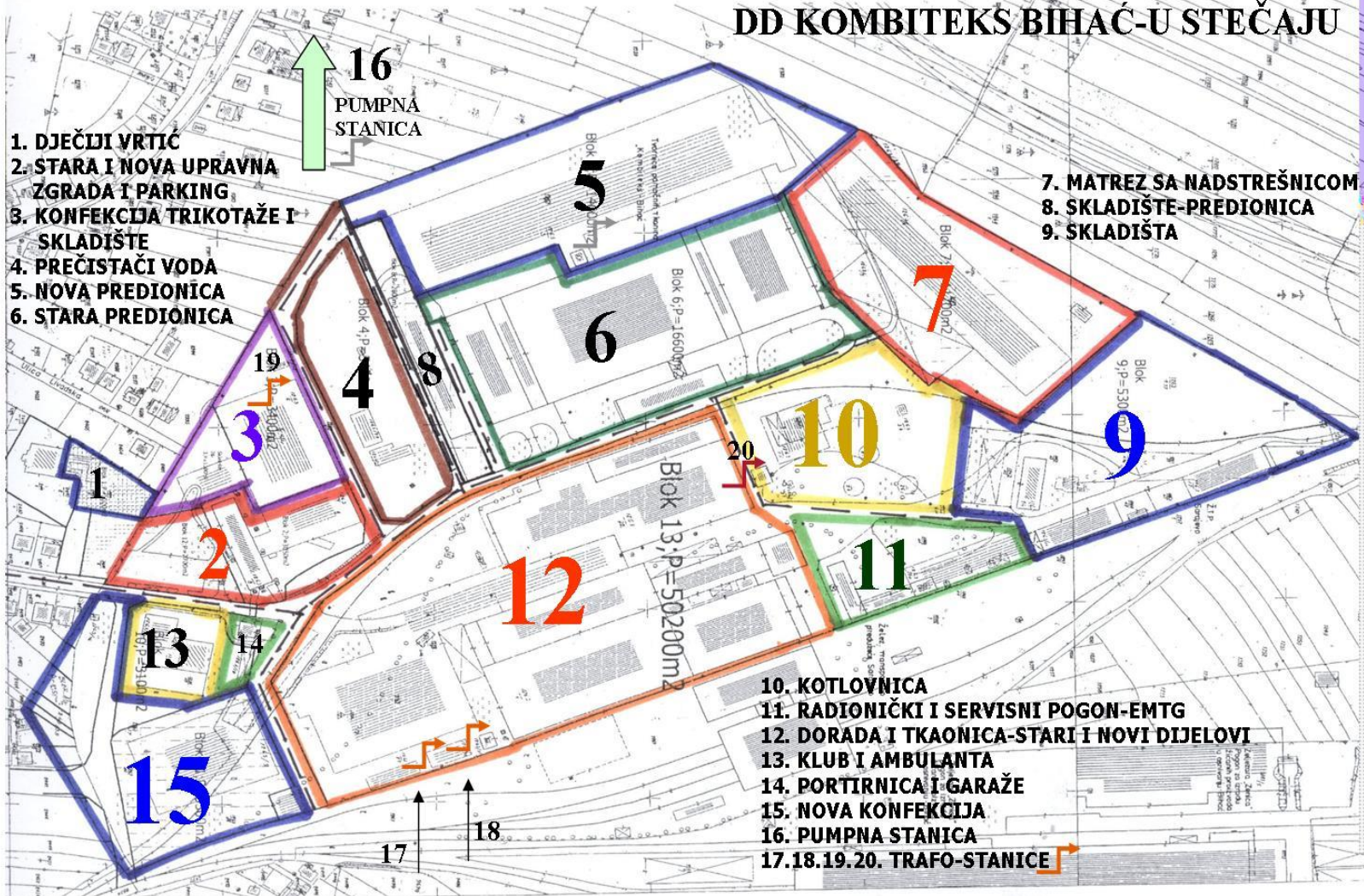
LOT		Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
	NEW SPINNING MILL					
1.	Spinning mill-new	1978.	10.932,00	1.664.637,50	325/5	1263/3
2.	Trafo-station spinning mill	1976.	136,35	40.564,67	146/14	1263/3
3.	Trafo-station-functional			323.856,00		
4.	Land		3.368,00	269.440,00	325/29	1263/52
	TOTAL			2.298.498,17		
LOT 6	OLD SPINNING MILL	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Spinning mill-old	1962.	11.200,00	1.473.920,00	325/30	1263/51
2.	Land		4.750,00	380.000,00	325/32	1263/53
	TOTAL			1.853.920,00		
LOT 7	WAREHOUSE MATREZ	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Matrez	1975.	4.374,00	1.076.038,99	325/3	1263/4
2.	Marquee		2.147,00	202.891,50	325/4	1263/5
3.	Land		5.299,00	423.920,00	325/33	1263/54
	TOTAL			1.702.850,49		
LOT 8	WAREHOUSE SPINNING MILL	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Warehouse-spinning mill	1962	985,00	148.144,00	325/31	1263/56
2.	Land		1.815,00	145.200,00		1263/55
	TOTAL			293.344,00		
LOT 9	WAREHOUSES	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Warehouse of colours	1962.	498,00	86.066,35	146/3	1263/12
2.	Warehouse of instal. materials	1962.	498,00	190.634,40	146/4	1263/11
3.	Storage room with marquee	1980.	380,00	62.307,84	146/18	1263/17
4.	School with warehouse	1971.	80,00	18.263,68	146/20	1263/16
		1984.	284,00	20.904,67	146/19	1263/13
5.	Land		576,00	46.080,00	146/21	1263/37
6.	Land		320,00	25.600,00	146/22	1263/57
7.	Land		1.439,00	115.120,00	146/24	1263/41
8.	Land		564,00	45.120,00	146/25	1263/42
9.	Land		1.165,00	93.200,00	325/34	1263/45
10.	Land		7.521,00	601.680,00	325/35	1263/45
	TOTAL			1.304.976,94		

LOT	BOILER	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Boiler	1968.	778,00	268.669,54	146/12	1263/15
2.	Reservoir of water		76,00	3.982,40	146/15	1263/24
3.	Reservoir of fuel 1		76,00	3.982,40	146/17	1263/25
4.	Land		5.263,00	421.040,00	146/26	1263/58
	TOTAL			697.674,34		
LOT	WORKSHOP	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Workshop and	1957.	329,70	71.914,16		1263/10
	Service plant-EMTG	1978.	772,52	255.670,13	146/5	
2.	Land		837,00	66.960,00	146/27	1263/44
3.	Land		2.121,00	169.680,00	146/23	1263/59
	TOTAL			564.224,29		
LOT	FINISHING AND WEAVING MILL	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Finishing-old plant	1962.	4.298,00	458.269,95		
2.	Finishing-new plant	1983.	4.452,00	1.127.663,11	146/11	1263/22 1263/60
3.	Finishing-new plant	1990.	1.290,00	330.606,36		
4.	Weaving mill-old plant	1962.	6.352,00	637.898,33		
5.	Weaving mill-old plant	1965.	3.612,00	406.364,45	146/6	1263/1 1263/60
6.	Weaving mill-new plant	1983.	2.542,00	643.786,92		
7.	Paint room of yarn	1983.	574,55	154.075,46		1263/1
8.	Compressor station	1985.	167,00	42.674,11	146/9	1263/27
9.	Land		6.623,00	529.840,00	146/28	1263/60
	TOTAL			4.331.178,69		
LOT	AMBULANCE AND CLUB	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Work club with shop	1971.	250,00	75.000,00	325/18	1263/20
2.	Ambulance	1971.	248,00	74.400,00	325/17	1263/19
3.	Land		375,00	30.000,00	325/24	1263/62
4.	Land		1.417,00	113.360,00	325/36	1263/47
	TOTAL			292.760,00		

LOT 14	PORTIRNICA I GARAŽE	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Doorman room	1970.	107,00	26.432,42	325/13	1263/23
2.	Garages	1987.	121,00	32.178,26	325/16	1263/18
3.	Land		722,00	57.760,00	325/37	1263/18
	TOTAL			89.938,26		
LOT 15	NEW CONFECTION	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	New confection	1984.	4.736,00	2.134.352,28	325/19	1263/9
2.	Land		2.573,00	205.840,00	325/38	1263/46
3.	Land		1.350,00	108.000,00	325/2	1263744
4.	Land		212,00	16.960,00	146/10	1263/63
5.	Land		2.793,00	223.440,00	325/21	1263/38
	TOTAL			2.688.592,28		
LOT 16	PUMP STATION	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Pump station	1969.	43,30	12.000,00	325/57	2372
2.	Trafo-station functional		8,00	2.000,00		
3.	Land		1.084,00	208.670,00	325/57	2373
	TOTAL			222.670,00		
LOT 17	TRAFO- STATION -NEW	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Trafo-station TS-1-object	1975.	171,00	17.100,00	146/8	1263/30
2.	Trafo- station functional			291.200,00		
	TOTAL			300.000,00		
LOT 18	TRAFO- STATION -OLD	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Trafo-station TS-2-object	1965.	47,00	4.700,00	146/7	1263/31
2.	Trafo-station functional			75.300,00		
	TOTAL			80.000,00		

LOT	TRAFO- STATION	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Trafo-station -brass, by confection	1981.	20,00	85.000,00	325/9	1263/32
	TOTAL			85.000,00		
LOT	TRAFO- STATION	Year of building	Net area object/land in m2	Value KM	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Trafo-station -brass, by boiler	1968.	12,7	80.000,00	146/13	1263/33
	TOTAL			80.000,00		
	TOTAL ASSETS			21.296.058,11		

DD KOMBITEKS BIHAĆ-U STEČAJU



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