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The assessment presented in this document represents management's best current estimate of the future potential of investment in Croatia.
However it must be recognised that no investment is free of major risks and few assessments are free of errors of omission or commission.*



CROATIA CAPITAL PROJECTS

www.croatiaprojects.com

Real Estate Investment

CROATIA

UNITED KINGDOM

CCP – The Company



The Company

Croatia Capital Projects Ltd ("CCP") is a company formed specifically to promote investment in Croatian capital projects by private and corporate investors. CCP is based in prestigious offices in Barclays Square in the heart of London's Mayfair. London is the main European and one of the main world centres for financial investment.

The Business Rationale

The Directors believe that there are a number of potentially attractive investment opportunities in Croatia, particularly in property. The Directors' investment objective for the Company is that it will acquire or make a number of investments in property development and trading interests in Croatia. The Company will take an active role in the investments it makes, whether alone or with a partner, and will ensure that all projects have a clearly defined exit strategy. The Directors believe that Croatia will continue to develop as an attractive country for inward property-based investment and that the outlook for the development of property prices and valuations is favourable.

The Management

CCP has three founding executive officers and a consultants. Each of the three has extensive knowledge and experience which combine to produce a uniquely capable and effective management team for this business. Under the control and guidance of this management team it is expected that CCP will rapidly achieve a pre-eminent position in sourcing and negotiating inward capital investment into major Croatian projects.



CCP Executive Summary



Croatia Capital Projects Ltd promotes investment in Croatian commercial real-estate by corporate investors and by individuals. CCP identifies quality investment projects in Croatian market. It then invest on its own behalf or arranges investment on behalf of clients, and then manages the development process from conception to completion and if appropriate subsequent sale or management.

CCP's strategy is to monitor trends throughout Croatia and then play an active role in the development of projects, and implement projects either directly or in joint ventures with partners, or through and in liaison with other developers. CCP's aim is to produce long-term stable capital appreciation for its shareholders, partners and clients from a balanced portfolio of real estate and real estate development projects.

CCP has strict project assessment criteria. No project is accepted into our portfolio without assessment of its viability and the quality and reputation of the parties involved (architects, builders, etc), and no development is undertaken without a prior due diligence investigation. CCP's Investment Advisory Committee in Croatia and the UK includes the foremost advisors and experts on finance and commercial developments. CCP uses their knowledge and a wealth of accumulated experience and know-how to assess projects and then carry forward selected projects at the local, regional and national levels, and bring them to the international financial market.

CCP assists clients with their exit strategy. The exit strategy for each real estate investment depends on the nature of the investment and the aims of the investor. Private investments in villas or apartments can be sold, let or used. Commercial investments in developments can be sold, leased, or operated and managed. CCP's extensive knowledge and sales experience has produced profitable exit routes for a number of investors.



CCP Management Summary

The Management

➤ **Paul Jenc:** Chief Executive Officer; responsible for project acquisition and coordination.

Mr. Jenc is Croatian, aged 49, resident in London for over 25 years. He trained in business law in Croatia before moving to England. For the last year he has been Director of Anglo Croatia Developments d.o.o. and Adriatica Developments d.o.o.: an international real-estate investment companies. He founded two PLC companies which have been floated on the AIM and OFEX lists of the London Stock Exchange, and has been Executive Director of both. He is also a founding partner of the development company ANCRO and has managed several aspects of a variety of construction projects. In the UK Mr. Jenc is active in the Anglo-Croatian community, including being a Trustee and Treasurer of the British-Croatian Society. He has received the "Odlicjem Hrvatskog Pletera" medal from the Croatian President for his work on the special promotion of Croatia in the UK.

➤ **Beri Feric:** Development Director; responsible for technical project assessment and project supervision.

Mr. Feric is British of Croatian extraction, aged 35. He studied civil engineering and construction management. He is a member of The Institution of Civil Engineers and a member of The Chartered Institute of Building (MCIOB / MICE / BSc.hon.). He has been project and senior site manager of several major residential developments in the UK for four of the UK's biggest property development companies (Countryside Properties (London and Thames Gateway) Plc, Barratt Homes, Berkeley Homes Plc, Taylor Woodrow and George Wimpey), and is experienced in liaising with contractors, suppliers and service providers, and local government planning offices.

➤ **Rodney James:** Company Secretary; responsible for finance and administration.

Mr. James is British, aged 55. He studied pure physics at one of Britain's leading universities, then finance and accountancy with a major international firm of chartered accountants in the City of London (Deloitte). His career progressed from financial systems into the wider area of business systems and administration, when he became an internal consultant first of an international Swedish group then of an international Swiss group, identifying and resolving business problems in the EU, Canada and the USA. He subsequently became an independent management consultant and has worked on a wide range of projects. His clients have ranged from new companies, which he has helped to establish, to the United Kingdom Government.



CCP The Future

CCP's Strengths and Advantages

CCP starts from a very sound and very strong base. CCP's founders collectively have extensive experience of financial and investment markets and of the successful management and effective administration of businesses. In essence, they know how to make a business effective, successful and profitable. Included in the experience of CCP's founders is direct and very recent experience of arranging high-value investment into Croatia.

CCP's founders' primary aim is to create a successful business by promoting external investment by investors in the EU and potentially worldwide into real-estate assets in Croatia. Prior to the formation of CCP Ltd as the corporate vehicle for achieving this aim, CCP's founders put in place strategies to assure the success of the CCP business. Some of these are, and must remain, confidential, partly owing to the positions currently held in other organisations by CCP's executive officers.

Conclusion

In summary, CCP has founders with extensive knowledge of finance and capital investment, and specific knowledge of external real-estate investment into Croatia and the requirements for creating and running a successful business. CCP has a very solid and strong position. Contacts have been established, and marketing and development strategies have already been implemented.

CONTACTS

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CCP References

Our team is our flagship and our best reference comes from our clients and the investments we have already made:

- Our management comprises Croatian and British professionals; we understand both nations
- We have been present in Croatia with local connections and local offices for the last three years
- We have ourselves invested our own finances in numerous projects in Croatia
- We have many of satisfied customers, who have already profited from their investments
- We are featured in newspapers and magazines in Croatia and the UK, including Home Overseas , etc.
- We sponsor and support Anglo-Croatian relations, including The British-Croatian Society (Registered Charity No. 334456)

