Pašman Resort will be renowned for its community spirit. The project strongly encourages integration, social interaction and the formation of close ties amongst community members. The local workforce, local residents and holiday makers share the same facilities and environment and develop the same passion for the land, the culture and the people. Pasman Resort is a place where different cultures merge and live the Mediterranean dream. The well-being of the local population has been given special attention. Local people will have the opportunity to open and run businesses within the resort and employment opportunities are varied and range from farming to managerial positions.

**Project area** is 260 ha with 100 ha of tourist zones (2 zones per 50 ha), logistic zone 5 ha and 155 ha of agricultural and recreational zones, of which 80 ha are foreseen for the potential golf course.

**Project scope** is proposed according to the Conceptual plan of the Project which is included in the Spatial plan of Pašman Municipality and includes:

- **Soline Bay** - Hotel 4* (800 beds), Conference centre, Vilas (6 units/60 beds)/ Town houses (110 units/572 beds), Apartments (116 units/568 beds), Wellness Centre, Harbour for 200 berths, Fisherman harbour for 20 boats, Maritime Club, Diving & Water ski centre, Bowling centre, Town centre (Food & Beverage, Retail, Services – Post office, Bank, Info desk, Entertainment - discotheque, bowling and Square), Artificial beach, Outdoor sport courts, Boccia field, Amphitheatre, Equestrian club, Agricultural House, Botanical House

- **Zincena Bay** - Hotel 7* (160 beds Spa&Wellness, Meditation garden, Viewing platform, Artificial beach, Outdoor sports courts), Hotel 5* (260 beds, Spa&Wellness, Artificial beach, Outdoor sports courts, Food & Beverage, Retail, Square, Aqua centre with thermal Riviera), Vilas (36 units/226 beds) / Town houses (109 units/604 beds), Apartments (103 units/750 beds), Star Observatory, Town centre (Food & Beverage, Retail and Square), Academy of traditional living, Outdoor sport courts, Sports centre, Playground and kindergarten

**Recreational & agriculture area** - viewing platforms and rest areas, Jogging trails and pathways and landscaping (parks, promenades, landscaping, outdoor lighting, olive groves, vineyards and other Mediterranean cultures) about 70 Ha and potential golf course (80 ha).

**Logistic zone** - Main entrance, Logistic centre, Administration, Central laundries and Fire station, Heliport, Garage, Service garage, Supermarket, Water reservoir

**Supporting infrastructure** - includes Main roads, Roads within the zone, Drainage, Sewerage system, Sewage treatment with sewage purifier, Water supply, Electrification and Telecommunication

**Available project documentation** includes:
- Spatial plan of the Municipality of Pašman (main documentation basis that represents mandatory conditions).
- Conceptual plan of the Project (only informative and not mandatory, investors can draft Conceptual solutions of the Project in alignment with the Spatial plan of Pašman Municipality).

"Croatian tourism is achieving continuous growth in the past decade!"
Investors will acquire all business shares in the project company Pašman Rivijera Ltd. The Project company will have the “building right” within the tourist zones and service-logistic zone for 99 years and contracted land lease of agricultural and horticultural surrounding zones for 99 years. Pašman Riviera Ltd. will, after construction, be the owner of all buildings (hotels, villas, apartments, service facilities, recreational facilities...), while the owner of the land will remain the Municipality in accordance with the Property law. After expiry of the „Building right” (99 years), the Municipality is obliged to reimburse the company Pašman Riviera Ltd., owned by investors, for the market value of all built property (Property law, Article 295/Paragraph 3), or extend the „Building right” for a sufficient number of years, but this time without paying a fee. Upon final expiry of the period of the „Building right”, Pašman Riviera Ltd. will return the land and the buildings to the Municipality’s possession and ownership (Property law, Article 295/Paragraph 1).

### Obligation matrix

<table>
<thead>
<tr>
<th>Pašman Municipality obligations</th>
<th>Investor obligations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land is “right to build” ready</td>
<td>Recapitalization of project company and nominated costs of project development to date paid immediately after contract signature</td>
</tr>
<tr>
<td>Access road and infrastructure corridor ready for construction</td>
<td>Regular payment of right to build fee and land lease fee</td>
</tr>
<tr>
<td>Functional “Helpdesk” and project incentives implemented</td>
<td>Upon entering the Project, investors are obliged to develop a detailed conceptual design as a basis for the development of the Urban Plan</td>
</tr>
<tr>
<td>Urban plan adopted in 1 year period</td>
<td>Obligation to build the basic infrastructure of the area and a minimum part of the planned hotel and tourist capacities and other tourist facilities within 10 years</td>
</tr>
<tr>
<td>Completed parcelling of tourist zones</td>
<td>Commercialization of the Project during contract period</td>
</tr>
<tr>
<td>Determining the sea border</td>
<td>Obtaining the Concession for utilizing maritime goods (with full support from Pašman Municipality)</td>
</tr>
</tbody>
</table>

### TENDER CONDITIONS

- Payment of the amount for the purchase of the tender documentation (100,000 EUR)
- Bank guarantee (2,000,000 EUR)

**“Building right” fee (80%) + Land rental fee (20%)**

- Initial minimum annual fee for the “Building right” on leasehold land is 0,40 EUR per m² (Building land - T2)
- Initial minimum annual land rental fee is 0,01 EUR per m² (Agriculture land)

( with 2% annual adjustment )

**The higher fees gets more points**

**Bid selection criteria**

- First recapitalization (minimum EUR 5,000,000)
- The higher offer for first recapitalisation gets more points

**Additional selection criteria in case of 2 or more same offers**

- First recapitalization (minimum EUR 5,000,000)
- The higher offer for first recapitalisation gets more points

### IMPORTANT ANNOUNCEMENTS

**Current Project status**

Public tender announcement
Bid selection and start of Project realization

**The Project is looking for an investor!**

**Immediately after receiving a statement of interest from potential investors**

- [www.hosting-international.hr](http://www.hosting-international.hr)
- [www.pasman-rivijera.hr](http://www.pasman-rivijera.hr)

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