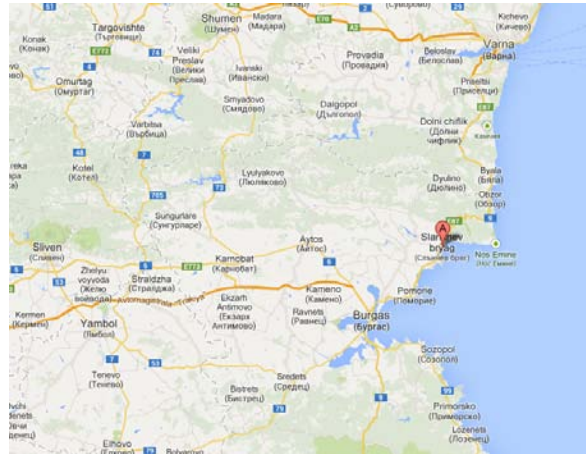


Grand Hotel and Apartments Oasis, Sunny Beach ***



General information

Type of asset	Grand Hotel & Apar. Oasis: Hotel complex and 75 apartments Link: http://www.booking.com/hotel/bg/grand-oasis.en-gb.html
Address	Slanchev Briag – East section, Sunny beach 8240, Bulgaria
Cadastral data	51500.505.98, Land plot UPI, square 18, approved by Order 770/19.10.2004
Hotel features	<p>9 storey building with 62 double rooms, 8 studios and 80 one-bedroom apartments. The double rooms offer air conditioning, cable TV, direct telephone, mini bar, electronic locks, panic system, central sound system, 24-h service, security. All guestrooms offer a balcony, facing the swimming pool. The apartments and studios feature the same facilities as double rooms as well as fully equipped kitchenettes, refrigerator, absorber, stove, coffee machine, dishes, cutlery.</p> <p>Bars and restaurants: The property offers BBQ area, water bar, mini market and 3 restaurants with Bulgarian, Italian and international cuisine and a large selection of Bulgaria’s best wines.</p> <p>Sports and recreation: The sport center features fitness room, massages, steam room, Finnish sauna, solarium, Jacuzzi, hydro-jet.</p>
Square meters	total surface of the land plot 6,746 m2, 11,545 m2 of building surface
Year built	2002, 2008, renovated 2004/2005, completed

Legal status and offer

Current ownership	Hotel building with 43 apartments - Dieci SA EAD, 32 apartments - Vladir EOOD, 5 apartments sold to third persons
Status of legal action	Enforcement

Public auction	<p>5th public auction for the hotel building and 43 apartments with the starting price of EUR 3.3 mio (VAT incl.) cancelled</p> <p>2st public auction for 32 apartments with the starting price of EUR 1 mio (no VAT) cancelled</p>
Auction procedure	<p>The bidding offer shall include:</p> <ul style="list-style-type: none"> - a payment order for 10% advance payment of the sale price of the property, transferred to the respective bailiff's account - certificate of good standing of the company – for a foreign company shall be apostilled and then translated in Bulgarian and legalized; - decision of the competent body of the company to take part in the public sale and to acquire the property – in Bulgarian; and - power of attorney if the company is represented by a proxy. <p>The bidding offer together with all attachments shall be lodged in a sealed envelope until the last day of the public sale with the Regional court.</p> <p>The bailiff publicly opens the offers on the day after the expiry of the one month bidding term. The bailiff gives a chance to each bidder to publicly bid with 10% of the sale price over the highest bidding offer. Once the winner is defined, the bailiff orders the remaining amount of 90% to be transferred within 7 days to the bailiff's account.</p>
Additional information	<ul style="list-style-type: none"> • http://sales.bcpea.org/bg/index.html • Mr. Hristo Mashkov Milanova&Partners - member of European Law Firm 72 Vitosha Blvd, Sofia 1463, Bulgaria, www.kmcs-bg.com T: 00359 883 37 18 37 E: hristo.mashkov@kmcs-bg.com

June 30th, 2015