MK Hotels & Resorts

DEVELOPMENT PLANS & PORTFOLIO

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# MK Mountain Resort Location: the first tourism adventure started in Kopaonik

Kopaonik - Largest center of winter tourism in Serbia

➤ Kopaonik is the major ski resort of Serbia, and after Bulgaria's Bansko, largest in Southeast Europe.
➤ There are 24 ski lifts with capacity of 32,000 skiers per hour on 62 km of ski slopes for all categories.
➤ In 1981, due to its location, climate, rich forests, variety of herbs, and area for holiday and recreation, 12.000 hectares of the range were proclaimed a national park.
➤ Its highest point, Pančić's Peak, is 2,018 m above sea level.
➤ The duration and quality of snowfall and ideal skiing grounds have been attracting a rapidly increasing number of guests. Kopaonik has mild winters with lots of snowfall.
➤ There are on average about 200 sunny days annually with more than 100 ski days a year.

All year-round destination

➤ Amusement & Adventure park
➤ Bob on rails, zip line, tubing
➤ Bike park, downhill mountain bike tour
➤ Paragliding
➤ Rafting and canyoning
➤ Horse riding
➤ Monastery tours
➤ Hiking
➤ Panoramic cable car ride
➤ Big Music festivals in March
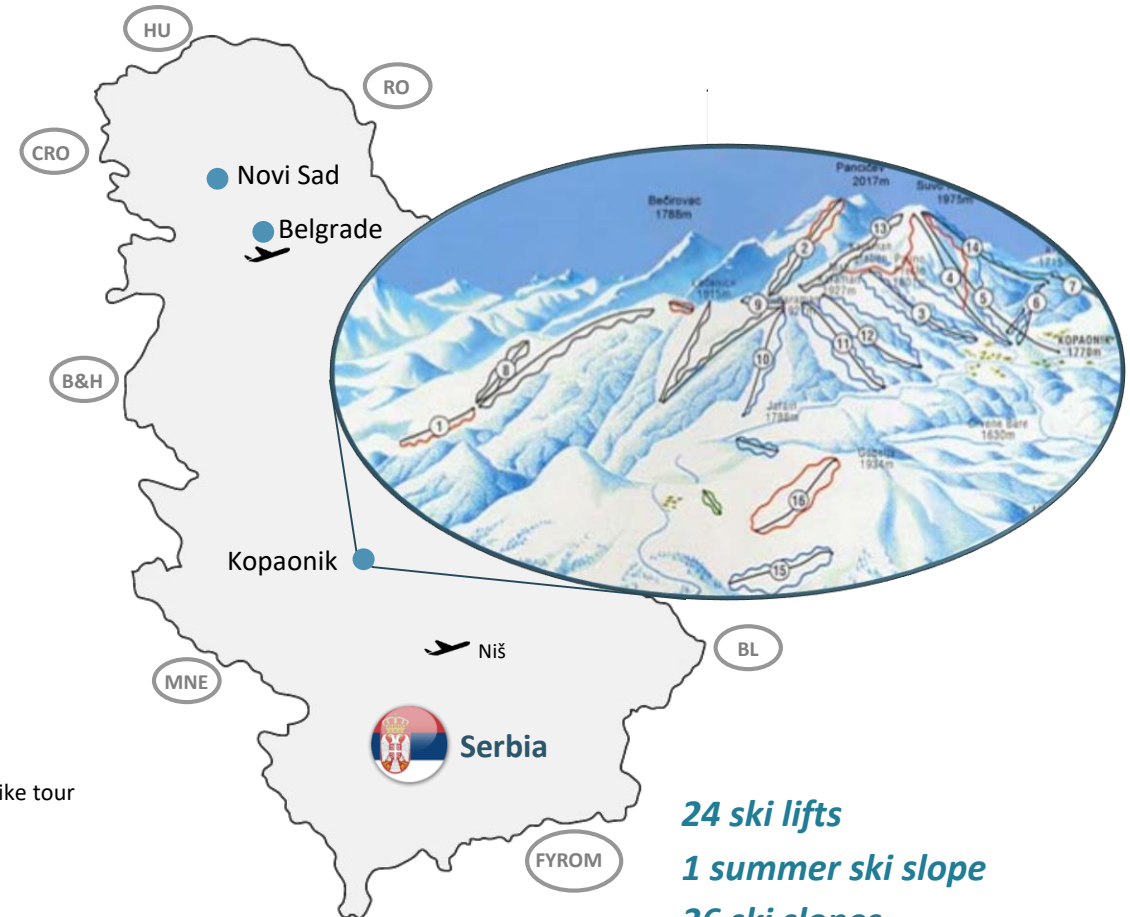
24 ski lifts

1 summer ski slope

36 ski slopes
(of which 21 blue, 9 red, 6 black)

2.000 m above sea level

Over 100 ski days a year

95% covered with snow blower guns

Grand resort, Spa & Conference center Features

4 star hotel complex located a few meters from the ski slopes

Completely modernized facilites

€ 25m Total investment in renovation

➢ MK Mountain Resort was founded in June 2009 for the purpose of managing the largest hotel complex at Kopaonik.

➢ It is in the ownership of 1 hotels:
Grand Hotel & Spa**** (201 rooms),

➢ Resort has many features, such as the luxurious Spa & Wellness Center at 1.800 m^2 (equipped according to global standards), indoor swimming pool with relaxation zone, outdoor swimming pool, children's playground, a bowling alley with 8 lanes, squash courts, a modern fitness center and a convention center (2.800 m^2) with full technical equipment.


➢ MK Mountain Resort has accomplished extraordinary success in MICE segment. Every year the number of new events is increasing, and adds to the numerous medical and pharmaceutical conferences held year-on-year in Kopaonik.

➢ The most well-known is **Kopaonik business forum**, our Serbian Davos.

Slovenia: Portorož - Prime northern Adriatic tourist destination

Well-known resort area, famous for its mild Mediterranean climate and spa tradition dating back more than one hundred years

- Mild winters and low rainfall
- Average 2.346 sunny hours/year
- 43km seaside access
- Local sand beach can host up to 1.500 bathers
- Rising demand for a high-end accommodation in the region
- Growing leisure business and MICE segment
- Easy-accessibility gives the destination a competitive advantage over other near coastal towns/resorts
- Reputable and long-lasting tradition as a health resort makes it a top destination for active tourists by offering wide range of activities

Structure of tourist arrivals in Piran*
Portorož is located in Piran municipaly

- Italy — 25%
- Austria — 23%
- Germany — 14%
- Russia — 11%
- Croatia — 9%
- Czesh Republic — 8%
- Other — 10%
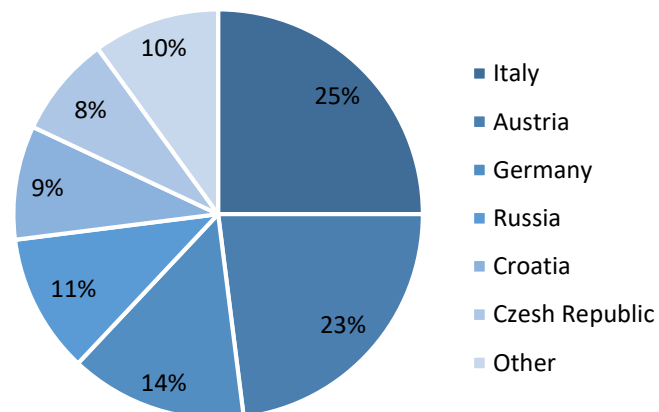
In 2016, hotels in the Municipality of Piran recorded 5% more overnight stays than in 2015. There were 7% more foreign guests compared to 2015.

Portorož Airport

We have become the largest shareholder of Portorož Airport with 30,46% in May 2017. It is our intention to further increase our shareholdings in the following months.

NEARBY CONECTION POINTS

- Ljubljana Airport 60 min (121 km)
- Trieste Airport 40 min (38 km)
- Venice Airport 120 min (199 km)
- Pula Airport 50 min (92 km)
- Portorož Airport 5 min (5 km)
- Portorož Marina 3 min (3 km)

- Portorož Airport is the third international airport in Slovenia. It has a strategic location because it is geographically well placed in Central Europe and has good road connections with the center of the country and neighboring EEC countries. It is located only 5 km from Portorož, 15 km from the Croatian Umag and 38 km from the Italian Trieste.

Kempinski Palace Portorož Overview

The Only 5 star superior hotel in Slovenia and one of the very few truely luxury hotels located between Venice and Dubrovnik

Completely renovated between 2005 and 2008.

Total occupied area is 28,404 m2

Hotel features:

182 rooms and suits (8.760 m^2)

Fitnes Center

Spa and wellness (1.500 m$^{2)}$

Indoor/outdoor pool

Conference center with 5 meeting rooms

Restaurants

Wine bar and Wine cellar

Kempinski Palace Portorož Amenities

ROOMS

The hotel offers 182 deluxe rooms and suites taking up a total area of 8,760 m² of which 5.065 m² in the Traditional part 3,695 m² in the Modern designed part

RESTAURANTS & BARS

4 restaurants, 3 bars and vine cellar
Wide range of attractive food and beverage offerings
Crystal Hall – historicaly famous ballroom of Kempinski Palace Portorož completely restaurated to its original historic ambience from 19th century

CONFERENCE

The Kempinski Palace Portorož offers a wide range of conference and banqueting rooms
With space spaning from 42 to 275 m2 it can host up from 25 to 254 guests

WELLNESS & SPA

Kempinski Rose Spa offers luxurious and quality services within an elegantly designed ambient
The 1,500 m2 area includes outdoor and indoor swimming pool, Jacuzzi, sauna area and offers ranging from massages and peelings to facial and body treatments

Croatia: Kempinski Hotel Adriatic Location

Istria peninsula - Kempinski Hotel Adriatic

> Istria is the largest Croatian and Adriatic peninsula situated in the northern Adriatic opposite Italy.

> Istria Country is the most developed tourist sub-region in Croatia and is a national leader in attracting tourist, hospitality investments and tourism infrastructure.

The Hotel is easy-accessible by road or airplane thus Croatia is exceptionally connected by highways and 9 airports

Kempinski Hotel Adriatic

THE HUB

We have exceptional opportunity to offer two luxury Kempinski brand hotels in close vicinity – Slovenian and Croatian part of Istria area, spreading accross two neighboring countries.

Both hotels are overlooking the Adriatic sea and have the benefit of landing at nearby Portorož airport, thus making a completely pleasurable stay.

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Kempinski Hotel Adriatic Overview

5 star luxury seaside hotel and Golf resort Kempinski-branded since 2009

Hotel includes:

186 guestrooms including 21 suites

22 villas and 20 apartments under the Kempinski brand

2 restaurants and 3 bars

Conference center overlooking the Adriatic sea

Renovated sandy beach with cocktail bar

3.000 m2 Spa & Welness center with pool area

18-hole golf course

Land area of 79,5 hectares (incl golf course)

Kempinski Hotel Adriatic Amenities

ROOMS

The Hotel comprises of 165 exclusively furnished rooms and 21 suites.
Rooms are 41 m2 including balcony, most of them overlooking the Adriatic sea.
Suites spread on over 80 m2, and encompass two spacious presidential suites ofering complete privacy.

Deluxe room

Junior suite

Presidential suite

RESTAURANTS & BARS

2 exclusive restaurants (Dijana and Kanova) have a terrace, Dijana is facing outdoor pool and Kanova is located on the top floor of the Conference Center.
3 bars – lobby, beach and pool

Restaurant Dijana – capacity 94 people + 88 on terrace

Restaurant Kanova – capacity 64 people + 72 on terrace

Lobby bar

CONFERENCE CENTER

Located in a separate building at the beach with breathtaking view over the Adriatic Sea. The conference space within the hotel offers a luxurious ball room.

Congress center

Silvium hall

Balun hall

Kempinski Hotel Adriatic Amenities

WELLNESS & SPA

The luxury Wellness and Spa Center spreads over 3.000 m2.
Spa offers various treatments and relaxation areas.
There are total of 6 indoor and outdoor pools in the offer.

BEACH AREA

Hotel posesses a concession for the beach area directly located in front of the resort which provides complete privacy.

GOLF COURSE

18-hole golf course opened in 2009
Total length of 6.360 meters, deployed on 73 hectares.
It hosts 20 tournaments per year.

Serbia: City Hotels located in Belgrade and Novi Sad

Belgrade: 88 rooms   YOU ARE ON TOP OF IT!

➢ 88 Rooms Hotel began working in 2014.

Hotel features:
88 rooms
Fitness Centre
2 Conference Halls
Conference Room
Rooftop Restaurant
Lobby Bar
Room Service 24/7
Parking Space

Novi Sad: Sheraton Hotel

- Recent acquisition of this completely rebuilt hotel is a proof of our strong dedication to further develop our hotel capacities and become a true leader on the regional market.

- Open since February 2018, this property is already a prime landmark in Novi Sad. Catering for business and leisure travelers alike, it is the first internationally branded hotel in this city of more than 350.000 people.

- It is a 4 star hotel franchised under Sheraton brand, part of Marriott International.

- It spreads on more than 11,000 m²

The Hotel includes:

150 guestrooms and suites, Wellness and Spa Club, several meeting rooms, Peppermint Restaurant, Wine & Tapas Bar, Room Service 24/7, Parking Space, etc.

Montenegro: Budva and Petrovac

Minority Share in state-owned Hotel Group **Budvanska Rivijera** (HGBR)

- Hotel Group Budvanska Rivijera JSC (HGBR), is the largest tourism company in Montenegro.
- Hotel Group Budvanska Rivijera owns and operates 6 hotels with 1,800 rooms and 3800 beds:

  - Palas Hotel (4*), Petrovac, 163 accommodation units;
  - Slovenska Plaza (3+* and 4*) Budva, 1.016 accommodation units;
  - Aleksandar Hotel (3*), Budva, 158 accommodation units,
  - Castellastva Hotel (4*), Petrovac, 185 accommodation units
  - Hotel Mogren (3*) Budva 49 accommodations units
  - Hotel Piva.

- Apart from the above, the hotel group also owns Sveti Stefan Hotel and Milocer Hotel, subject to thirty-year lease by the Adriatic Properties company and the globally renowned Aman Resorts.

We currently holds 30% of shares in HGBR and intend to further increase ownership in HGBR subject to our overall investment strategy and market circumstances

MK Hotels & Resorts Portfolio (09/18):11 hotels, 2.500 rooms, 22 restaurants, 14 bars, 7 wellness & spa clubs, 8 congress centers, 512.000 room nights, over 100.000 unique clients / year

Asset	Categorization	Surface area (m2)	No of rooms
Slovenia			
① Portorož			
Hotel Kempinski Palace	5*	28.404	182
in addition to the Hotel Palace, Agri Holding holds 30% of shares in Airport Portorož			
Croatia			
② Istria - Savudrija			
Kempinski Hotel Adriatic	5*	28.510	186
Hotel also includes 18-hole golf course (only one in Croatia), deployed on 73 hectares.			
Serbia			
③ Kopaonik			
Grand Hotel & Spa	4*	24.583	201
New hotel (management)	4*		115
④ Belgrade			
88 rooms	4*	3.000	88
⑤ Novi Sad			
Sheraton	5*	11.000	150
Montenegro			
⑥ Budvanska rivijera – Budva, Petrovac			
Palas Hotel Petrovac	4*		163
Castellastva Hotel Petrovac	4*		185
Hotel Slovenska Plaza	3+* and 4*		1.016
Aleksandar Hotel Budva	3*		158
Hotel Mogren Budva	3*		49

Southeast Europe

Slovenia — Ljubljana — Zagreb
Portorož
①
② Airport Portorož — Rijeka
Pula
Croatia

⑤ Novi Sad
④ Belgrade
Serbia
③ Kopaonik — Niš

Adriatic Sea

Montenegro — Podgorica
Tivat
⑥ Budva

GBR, DEU, POL, FRA, AUT, HUN, ROM, IT, ESP, BGR, GRC