

IGM ČELE KULA ad**Dušana Popovića 22, NIS****MB: 07133561**

Na osnovu člana 471, a u vezi sa članom 329, stav 1, tačka 6) Zakona o privrednim društvima ("Sl. glasnik RS", br. 36/2011, 99/2011, 83/2014 - dr. zakon, 5/2015, 44/2018, 95/2018 i 91/2019) i člana 30, stava 1, tačke 7 Statuta privrednog društva A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, matični broj 07133561, PIB 100184997 (u daljem tekstu **Društvo**), na sednici Odbora direktora održanoj 13.10.2025. godine, donet je **predlog**

**ODLUKE O RASPOLAGANJU
IMOVINOM VELIKE VREDNOSTI**

Na osnovu Izveštaja i dostavljenih materijala u predlogu Odbora direktora Društva od dana 07.10.2025. godine, kao i obrazloženja koje je dao Odbor direktora a koje se nalazi u Prilogu 1. ove Odluke, Skupština Društva donosi sledeću odluku:

1. **Odobrava se** raspolaganje imovinom velike vrednosti po osnovu sledećih pravnih poslova:
 - Predugovora o prodaji nepokretnosti, koji je zaključen između A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, matični broj 07133561, PIB 100184997, koju zastupa generalni direktor Dušan Ignjatović, kao prodavca, i privrednim društvom za inženjering VAGRES doo, ul. Ivana Milutinovića 24, Niš, matični broj 17585614, PIB 103613301 kao kupca, koje zastupa director Marjan Nikolić kao kupca, koji je solemnizovan 31.10.2020. godine pred javnim beležnikom Zoricom Stojanović iz Niša br. OPU: 358-2020;
 - Ugovora o prodaji prodaji nepokretnosti, koji je zaključen između A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, matični broj 07133561, PIB

IGM CELE KULA ad**Dusana Popovica 22, NIS****MB: 07133561**

Pursuant to Article 471, in conjunction with Article 329, paragraph 1, item 6) of the Law on Companies "Official Gazette of the RS", No. 36/2011, 99/2011, 83/2014 - other law, 5/2015, 44/2018, 95/2018 and 91/2019) and Article 30, paragraph 1, item 7 of the Statute of the company, Board of Directors of the company A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, business identify number 07133561, VAT number 100184997 (hereinafter the Company), at the meeting of the Board of Directors held on 13.10.2025. adopted a **proposal** on

**DECISION ON DISPOSAL OF HIGH
VALUE ASSETS**

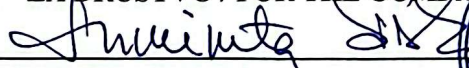
Based on the Report and submitted materials in the proposal of the Board of Directors of the Company from 07.10.2025. as well as the Rationale given by the Board of Directors and found in schedule 1 hereof, the Assembly of the Company renders the following decision:

1. **It is approved** to dispose of high value property on the basis of the following legal transactions:
 - Preliminary Agreement on disposal of Real Estate concluded by and between A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, business identify number 07133561, VAT number 100184997, represented by general director Dusan Ignjatovic, as the seller, and VAGRES doo, 24 Ivana Milutinovića street, Niš, ID number 17585614, PIB 103613301, represented by director Marjan Nikolic, as the buyer, which is certified on 31.10.2020. before public notary Zorica Stojanovic from Nis, no. OPU: 358-2020;
 - Sale and Purchase Agreement on disposal of Real Estate concluded by and between A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, business identify number 07133561, VAT number 100184997,

- 100184997, koju zastupa generalni direktor Dušan Ignjatović, kao prodavca, i privrednim društvom za inženjering **VAGRES doo**, ul. Ivana Milutinovića 24, Niš, matični broj 17585614, PIB 103613301 kao kupca, koje zastupa director Marjan Nikolić kao kupca, koji je solemnizovan 06.11.2024. godine pred javnim beležnikom Zoricom Stojanović iz Niša OPU br. 2060-2024;
- Ugovora o prodaji prodaji nepokretnosti, koji je zaključen između A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, matični broj 07133561, PIB 100184997, koju zastupa generalni direktor Dušan Ignjatović, kao prodavca, i **Nikolić Radmila** iz Niša, JMBG 2801958731019, broj lične karte 011795938 kao kupca, koji je solemnizovan dana 23.05.2025. godine pred javnim beležnikom Zoricom Stojanović iz Niša OPU br. 1187-2025;
 - Ugovora o prodaji prodaji nepokretnosti, koji je zaključen između A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, matični broj 07133561, PIB 100184997, koju zastupa generalni direktor Dušan Ignjatović, kao prodavca, i **Nikolić Radmila** iz Niša, JMBG 2801958731019, broj lične karte 011795938 kao kupca, koji je solemnizovan dana 11.08.2025. pred javnim beležnikom Zoricom Stojanović iz Niša OPU br. 1570-2025;
 - Predugovora o prodaji nepokretnosti, koji je zaključen između A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, matični broj 07133561, PIB 100184997, koju zastupa generalni direktor Dušan Ignjatović, kao prodavca, i **Miljković Dejana** iz Gornje Vrežine-Niš, ul. Mihaila Šolohova . 074 JMBG 0411983730027 kao kupca, koji je solemnizovan dana 08.11.2023. godine pred javnim beležnikom **Nikolić Draganom** iz Niša, OPU br. 1349-2023;
 - represented by general director Dusan Ignjatovic, as the seller, and and **VAGRES doo**, 24 Ivana Milutinovića street, Niš, ID number 17585614, PIB 103613301, represented by director Marjan Nikolic, as the buyer, which is certified on 06.11.2024. before public notary Zorica Stojanovic from Nis, no. OPU: 2060-2024;
 - Sale and Purchase Agreement on disposal of Real Estate concluded by and between A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, business identify number 07133561, VAT number 100184997, represented by general director Dusan Ignjatovic, as the seller and **Nikolic Radmilo**, from Niš, number of ID card 011795938 personal identification number 2801958731019, as the buyer, which is certified on 23.05.2025. before public notary Zorica Stojanovic from Nis, no. OPU: 1187-2025;
 - Sale and Purchase Agreement on disposal of Real Estate concluded by and between A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, business identify number 07133561, VAT number 100184997, represented by general director Dusan Ignjatovic, as the seller and **Nikolic Radmilo**, from Niš, number of ID card 011795938 personal identification number 2801958731019, as the buyer, which is certified on 11.08.2025.. before public notary Zorica Stojanovic from Nis, no. OPU: 1570-2025;
 - Preliminary Agreement on disposal of Real Estate concluded by and between A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, business identify number 07133561, VAT number 100184997, represented by general director Dusan Ignjatovic, as the seller and **Miljkovic Dejan**, addressed at Donja Vrezina-Nis, 074 Mihaila Solohova street, identify no. 0411983730027, which is certified on 08.11.2023. before public notary Dragan Nikolioc from Nis, no. OPU: 1349-2023;

- Ugovora o prodaji nepokretnosti, koji je zaključen između A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, matični broj 07133561, PIB 100184997, koju zastupa generalni direktor Dušan Ignjatović, kao prodavca, i **Miljković Dejana** iz Gornje Vrežine-Niš, ul. Mihaila Šolohova 074 JMBG 0411983730027 kao kupca, koji je solemnizovan dana 12.02.2025. godine pred javnim beležnikom Nikolić Draganom iz Niša, OPU br. 131-2025;
 - Predugovora o prodaji nepokretnosti, koji je zaključen između A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, matični broj 07133561, PIB 100184997, koju zastupa generalni direktor Dušan Ignjatović, kao prodavca, i **Rašić Miodraga** iz Knjaževca, ul. Vojvode Putnika 106, JMBG 0905947754117, broj lične karte 006476605, kao kupca, koji je solemnizovan dana 09.11.2023. godine pred javnim beležnikom Nikolić Draganom iz Niša, OPU br. 1358-2023;
 - Ugovora o prodaji nepokretnosti, koji je zaključen između A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, matični broj 07133561, PIB 100184997, koju zastupa generalni direktor Dušan Ignjatović, kao prodavca, i **Rašić Miodraga** iz Knjaževca, ul. Vojvode Putnika 106, JMBG 0905947754117, broj lične karte 006476605, kao kupca, koji je solemnizovan dana 25.08.2025. godine pred javnim beležnikom Nikolić Draganom iz Niša, OPU br. 1061-2025;
 - Sale and Purchase Agreement on disposal of Real Estate concluded by and between A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, business identify number 07133561, VAT number 100184997, represented by general director Dusan Ignjatovic, as the seller and **Miljkovic Dejan**, addressed at Donja Vrezina-Nis, 074 Mihaila Solohova street, identify no. 0411983730027, which is certified on 12.02.2025. before public notary Dragan Nikolioc from Nis, no. OPU: 131-2025;
 - Preliminary Agreement on disposal of Real Estate concluded by and between A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, business identify number 07133561, VAT number 100184997, represented by general director Dusan Ignjatovic, as the seller and **Rasic Miodrag** addressed at Knjaževac, 106 Vojvode Putnika street, identify no. 0905947754117, number of ID card 006476605, which is certified on 09.11.2023. before public notary Dragan Nikolioc from Nis, no. OPU: 1358-2023;
 - Sale and Purchase Agreement on disposal of Real Estate concluded by and between A.D. G.M. ČELE KULA iz Niša, ul. Dušana Popovića 22, business identify number 07133561, VAT number 100184997, represented by general director Dusan Ignjatovic, as the seller and **Rasic Miodrag** addressed at Knjaževac, 106 Vojvode Putnika street, identify no. 0905947754117, number of ID card 006476605, which is certified on 25.08.2025. before public notary Dragan Nikolioc from Nis, no. OPU: 1061-2025;
2. **Odobrava se zaključenje pravnih poslova iz tačke 1. ove Odluke.**
2. **The conclusion of legal affairs from point 1 of this Decision is approved.**

ZA DRUŠTVO / FOR THE COMPANY



Luminita Stela Sirbu

Predsednik Odbora direktora / Chairman of the Board of Directors



Prilozi:

Prilog 1 – Obrazloženje koje sadrži razloge iz kojih se preporučuje usvajanje Odluke i Izveštaj o uslovima pod kojima se stiče, odnosno raspolaže imovinom velike vrednosti;

Prilog 2 – Predugovor, i ugovor o prodaji nepokretnosti između Društva i Vagres doo iz Niša;

Prilog 3 – Predugovor i ugovori o prodaji nepokretnosti između Društva i Nikolić Radmila iz Niša

Prilog 4 - Predugovor i ugovor o prodaji nepokretnosti između Društva i Miljković Dejana;

Prilog 5- Predugovor i ugovor o prodaji nepokretnosti između Društva i Rašić Miodraga.

Schedules:

Schedule 1 - Rationale containing the reasons for which the adoption of the Decision is recommended and a Report on the conditions under which large assets are acquired or disposed of;

Schedule 2 – Preliminary Agreement and Sale and Purchase Agreement between the Company and Vagres doo from Nis;

Schedule 3 – Preliminary Agreement and Sale and Purchase Agreements between the Company and Nikolic Radmilo from Nis;

Schedule 4 – Preliminary Agreement and Sale and Purchase Agreement between the Company and Miljkovic Dejan;

Schedule 5- Preliminary Agreement and Sale and Purchase Agreement between the Company and Rasic Miodrag.

U Nišu

dana 13.10.2025. godine

In Nis 13rd October 2025

Prilog 1 / Schedule 1

OBRAZLOŽENJE

Predugovori o prodaji nepokretnosti i Ugovori o prodaji nepokretnosti iz tačke 1. ove Odluke predstavljaju pravne akte po osnovu kojih Društvo raspolaže imovinom čija nabavna i/ili prodajna i/ili tržišna vrednost predstavlja 30% ili više od knjigovodstvene vrednosti ukupne imovine Društva iskazane u poslednjem godišnjem bilansu stanja, te stoga Predugovori o prodaji nepokretnosti i Ugovori o prodaji nepokretnosti predstavljaju pravne akte po osnovu kojih Društvo stiče, odnosno raspolaže imovinom velike vrednosti u smislu odredaba Zakona o privrednim društvima.

S obzirom da se u skladu sa članom 470. stav 8. Zakona o privrednim društvima za raspolaganje imovinom velike vrednosti zahteva odobrenje Skupštine Društva, a koje odobrenje može biti dato prethodno ili naknadno, a imajući u vidu da su Predugovori o prodaji nepokretnosti kao i Ugovori vrć zaključeni, predlaže se Skupštini da usvoji Odluku o raspolaganju imovinom velike vrednosti

RATIONALE

Preliminary Agreements on disposal of Real Estate and the Agreements on Sale of Real Estate from item 1 of this Decision represent legal acts on the basis of which the Company disposes of property whose purchase and / or sale and / or market value represents 30% or more of the book value of total assets of the Company represented in the balance sheet, and therefore the Preliminary agreements on the sale of real estate and the Agreements on the sale of real estate are legal acts on the basis of which the Company acquires or disposes of high value assets in terms of the provisions of the Companies Act.

Considering that in accordance with Article 470, paragraph 8 of the Companies Act, the approval of the Assembly of the Company is required for the disposal of high value assets, which approval may be given previously or subsequently, bearing in mind that the Preliminary Agreements on disposal mind that it has already been concluded, it is proposed to the Assembly to adopt the Decision on disposal of high value assets

kojom će dati naknadno odobrenje za zaključenje Predugovora o raspolaganju nepokretnosti, kao i Ugovora o prodaji nepokretnosti na način i u skladu sa odredbama Zakona o privrednim društvima. Sam Predugovor o raspolaganju nepokretnosti ne može biti pravni osnov za otuđenje te nepokretnosti. Osnov za otuđenje nepokretnosti predstavlja Ugovor o prodaji nepokretnosti koji je potpisan i overen kod nadležnog javnog beležnika prema mestu nepokretnosti.

Odbor direktora Društva preporučuje skupštini akcionara Društva usvajanje predložene Odluke o raspolaganju imovinom velike vrednosti imajući u vidu da je Odbor dobio ponudu po atraktivnoj ceni za prodaju gore pomenute nekretnine.

**IZVEŠTAJ O USLOVIMA POD KOJIMA SE
RASPOLAŽE IMOVINOM VELIKE
VREDNOSTI U SKLADU SA ČLANOM 471,
STAV 1, TAČKA 2 ZAKONA O
PRIVREDNIM DRUŠTVIMA**

1. Društvo putem Predugovora o prodaji nepokretnosti br. OPU: 358-2020 (detalji o kupcu uneti su u tačku 1. ove Odluke) prodaje sledeće nepokretnosti u vlasništvu Društva:

- Katastarska parcela broj 16610/15, ukupne površine 36.532 m2 sa ostacima sledećih objekata na istoj:
 - Zgrada br. 1-zgrada ostalih industrijskih delatnosti;
 - Zgrada br. 2-zgrada ostalih industrijskih delatnosti;
 - Zgrada br. 3 objekat za proizvodnju kamena, šljunka, peska i građ.materijala;
 - Objekat br. 4-ostale zgrade-prijavnica;
 - Zgrada br. 5-zgrada ostalih industrijskih delatnosti-dimnjak
- Katastarska parcela br. 16610/10, površine 51.611 m2 sa ostacima sledećih objekata na istoj:
 - Zgrada br.1 ostalih industrijskih delatnosti-fabrika zidanog materijala;

which will give subsequent approval for concluding the Preliminary Agreements on disposal of Real Estate, as well as approval for concluding Sale and Purchase Agreements in the manner and in accordance with the Companies Act. The Preliminary Agreement on the disposal of Real Estate cannot be a legal basis for the alienation of that real estate. The basis for the alienation of real estate is the Agreement on Sale of Real Estate, which is signed and certified by the competent notary public according to the place of real estate.

The Board of Directors of the Company recommends to the Assembly of Shareholders to adopt the proposed Decision on disposal of high value assets bearing in mind that the Board received an offer at an attractive price for the above mentioned asset.

**REPORT ON CONDITIONS UNDER WHICH
HIGH VALUE ASSETS ARE DISPOSED IN
ACCORDANCE WITH ARTICLE 471,
PARAGRAPH 1, ITEM 2 OF THE COMPANIES
ACT**

1. According to the Preliminary Agreement, no. OPU: 358-2020, the Company sells to the buyer (details regarding the buyer have been entered in item 1. herein) the following properties owned by the Company in the cadastre market as:

- Cadastral plot no. 16610/15, total square of 36.532 sqm with the remains of the following objects on the same:
 - Building no. 1-building of other industrial activities;
 - Building no. 2-building of other industrial activities;
 - Building no. 3 facility for the production of stones, gravel, sand and construction materials;
 - Facility no. 4-other buildings- application buildings;
 - Building no. 5-building of other industrial activities-chimney
- Cadastral parcel no. 16610/10, surface 51.611 sqm with the remains of the following objects on the same:
 - Building No.1 of other industrial activities - masonry factory;

- Zgrada br. 2 ostalih industrijskih delatnosti;
- Zgrada br. 3-pomoćna zgrada;
- Zgrada br. 4 ostalih industrijskih delatnosti;
- Zgrada br. 5 ostalih industrijskih delatnosti-rezervoar;
- Zgrada br. 6-zgrada ugostiteljstva;
- katastarska parcela broj 16610/12, ukupne površine 13.375 m²;
- katastarska parcela broj 16610/7, ukupne površine 1.700 m²;
- katastarska parcela broj 16610/11, ukupne površine 2.402 m²;
- katastarska parcela broj 16610/14, ukupne površine 1.311 m²;
- katastarska parcela broj 16610/5, ukupne površine 2.592,
- katastarska parcela broj 16610/16, površine 8230 m²;
- katastarska parcela broj 16610/13, površine 615 m²;
- katastarska parcela broj 16610/9, površine 97 m²;
- katastarska parcela broj 16610/6, površine 728 m²,

koje se nalaze u Nišu, ul. Gabrovačka reka, sve upisano u list nepokretnosti broj 13840 KO Niš Čele kula

- Katastrska parcela broj 7081/3, idealni deo od 19312/23647, koja se nalazi u Nišu, ulica Triglavska, upisana u list nepokretnosti broj 6687 KO Niš Čele kula
- Katastrska parcela broj 7081/8, ukupne površine 7.084 m², upisana u list nepokretnosti br. 6157 KO Niš Čele kula koja se nalaze u Nišu ulica Triglavska, sa porodičnom stambenom zgradom na istoj

- Building no. 2 other industrial activities;
- Building no. 3-auxiliary building;
- Building no. 4 other industrial activities;
- Building no. 5 other industrial activities - reservoir;
- Building no. 6-hospitality building;
- Cadastral plot no. 16610/12, total square of 13.375 sqm;
- Cadastral plot no. 16610/7, total square of 1700 sqm;
- Cadastral plot no. 16610/11, total square of 2.402 sqm;
- Cadastral plot no. 16610/14, total square of 1.311 sqm;
- Cadastral plot no. 16610/5, total square of 2.592 sqm,
- Cadastral parcel no. 16610/16, total square 8230 sqm,
- Cadastral parcel no. 16610/13, total square 615 sqm,
- Cadastral parcel number 16610/9, total square 97 sqm;
- Cadastral parcel number 16610/6, total square 728 sqm,

All above-mentioned assets being located in Nis, Gabrovačka Reka street, and registered in the real estate property list no. 13840 KO Nis Čele kula

- ideal part of 19312/23647 from the ownership of Cadastral plot no. 7081/3, registered in the real estate property list under no. 6687 KO Nis Čele kula
- Cadastral plot no. 7081/8, total square of 7.084 sqm, registered in the real estate property list no 6157 KO Nis Čele kula with ten family residential buildings on the same, which are marked in the real estate cadastre as objects built without a permit, the land and buildings being currently listed as property of the Republic of Serbia-holder city of Nis.

Cena za navedene nepokretnosti iznosi **2.142.245,00 EUR** u dinarskoj protivvrednosti po srednjem obračunskom kursu NBS na dan update.

Kupac je prilikom overe Predugovora uplatio na račun prodavca iznos od 200.000,00 EUR.

Ostatak iznosa od 1.942.245,00 u dinarskoj protivvrednosti po srednjem obračunskom kursu NBS na dan plaćanja, kupac će platiti sukcesivno srazmerno veličini parcele nad kojom je izvršena konverzija prava korišćenja prodavca u pravo svojine, u roku od 24h od dana overe glavnog ugovora.

Ostali detalji nalaze se u prilogu 1 ove Odluke.

2. Društvo putem Ugovora o prodaji nepokretnosti br. OPU: 2060-2024 (detalji o kupcu uneti su u tačku 1. ove Odluke) prodaje katastarsku parcelu broj 16610/12 koja je u katastru označena kao njiva, 3.klase, površine 13375m², gradsko građevinsko zemljište, koja se nalazi u Nišu, ulica Grabrovačka reka

Cena za navedenu nepokretnost iznosi **196.760,00 EUR** u dinarskoj protivvrednosti po srednjem obračunskom kursu NBS na dan update.

Kupac je predmetnu cenu uplatio u roku od 48h od overe ugovora.

Ostali detalji nalaze se u prilogu 2 ove Odluke.

3. Društvo putem Ugovora o prodaji nepokretnosti br. OPU: 1187-2025 (detalji o kupcu uneti su u tačku 1. ove Odluke) prodaje katastarsku parcelu broj 16610/10, koja je u katastru označena kao njiva, III klase, površine 51.611 m², gradsko građevinsko zemljište, koja se nalazi u Nišu, ulica Grabrovačka reka, označena kao:
- zemljište pod većim delom zgrade, površine 8252 kv.m, gradsko građevinsko zemljište;

The price for the mentioned properties is **EUR 2.142.245,00** in dinar equivalent according to the average calculation rate of the NBS on the day of payment.

During the verification of the Preliminary Agreement the buyer paid the amount of EUR 200.000,00 to the seller's account,

The remaining amount of EUR 1.942.245,00 in dinar equivalent according to the average accounting rate of the NBS on the day of payment the buyer shall pay successively in proportion to the size of the parcel over which the right of use of the seller will be converted into the property right, above mentioned properties, within 24h from the date of certification of the respective sale purchase contract before the competent authorities

Other details are contained in the Schedule 1 of this Decision.

2. According to the **Sale and Purchase Agreement no. OPU: 2060-2024** the Company sells to the buyers (details regarding the buyer have been entered in item 1. herein) cadastral plot number 16610/12, which is marked in the cadastre as a field, 3rd class, surface area 13375 sqm, urban construction land, located in Niš, street Grabrovačka river.

The price for the mentioned property is **EUR 196.760,00** in dinar equivalent according to the average calculation rate of the NBS on the day of payment.

The buyer paid the mentioned amount within 48 hours from the day of certification of the sales contract before the acting notary public.

Other details are contained in the Schedule 2 of this Decision.

3. According to the **Sale and Purchase Agreement no. OPU: 1187-2025** the Company sells to the buyers (details regarding the buyer have been entered in item 1. herein) cadastral plot number 16610/10, registered in the Cadastre as a field, 3rd class, with a surface area 51.611 sqm, urban construction land, located in Niš, at Grabrovačka river street, described as:
- land under the majority of the building, area 8252 sqm, city construction land;
 - land under the majority of the building, area 1396 sqm, city construction land,

- zemljište pod većim delom zgrade, površine 1396 kv.m, gradsko građevinsko zemljište,
- zemljište pod većim delom zgrade, površine 295 kv.m, gradsko građevinsko zemljište;
- zemljište pod većim delom zgrade, površine 62 kv.m, gradsko građevinsko zemljište;
- zemljište pod većim delom zgrade, površine 65 kv.m, gradsko građevinsko zemljište;
- zemljište pod većim delom zgrade, površine 13 kv.m, gradsko građevinsko zemljište

Cena za navedenu nepokretnost iznosi **759.249,42 EUR** u dinarskoj protivvrednosti po srednjem obračunskom kursu NBS na dan uplate.

Kupac je predmetnu cenu uplatio u roku od 48h od overe ugovora.

Ostali detalji nalaze se u prilogu 3 ove Odluke.

4. Društvo putem Ugovora o prodaji nepokretnosti br. OPU: 1570-2025 (detalji o kupcu uneti su u tačku 1. ove Odluke) prodaje katastarsku parcelu broj 16610/15, koja je u katastru, označena kao njiva, III klase, površine 36.532 m², gradsko građevinsko zemljište, koja se nalazi u Nišu, ulica Grabrovačka reka, sa sledećim objektima na parceli:

- zgrada broj 1-zgrada ostalih industrijskih delatnosti, površine 5459 m²;
- zgrada broj 2- zgrada ostalih industrijskih delatnosti, površine 52m²;
- objekat broj 3-objekat za proizvodnju kamena, šljunka, peska i građevinskog materijala, površine 64m²;
- objekat broj 4-ostale zgrade, prijavnica, površine 88m²;
- zgrada broj 5-zgrada ostalih industrijskih delatnosti, dimnjak, površine 15m².

Cena za navedenu nepokretnost iznosi **537.422,25 EUR** u dinarskoj protivvrednosti po srednjem obračunskom kursu NBS na dan uplate.

Kupac je predmetnu cenu uplatio u roku od 48h od overe ugovora.

- land under the majority of the building, area 295 sqm, city construction land;
- land under the majority of the building, area 62 sqm, city construction land;
- land under the majority of the building, area 65 sqm, city construction land;
- land under the majority of the building, area 13 sqm, city construction land.

The price for the mentioned properties is **EUR 759.249,42** in dinar equivalent according to the average calculation rate of the NBS on the day of payment.

The buyer paid the mentioned amount within 48 hours from the day of certification of the sales contract before the acting notary public.

Other details are contained in the Schedule 3 of this Decision.

4. According to the Sale and Purchase Agreement no. OPU: 1570-2025 the Company sells to the buyers (details regarding the buyer have been entered in item 1. herein) cadastral plot number 16610/15, registered in the Cadastre as a field, 3rd class, with a surface area 36.532 sqm, urban construction land, located in Niš, at Grabrovačka river street with the following buildings on the plot:

- building number 1-building for other industrial activities, area of 5459 sq.m;
- building number 2-building for other industrial activities, area of 52 sq.m;
- building number 3-building for the production of stone, gravel, sand and construction materials, area of 64 sq.m;
- building number 4-other buildings, registration, area of 88 sq.m;
- building number 5 - building of other industrial activities, chimney, area 15m².

The price for the mentioned properties is **EUR 537.422,25** in dinar equivalent according to the average calculation rate of the NBS on the day of payment.

The buyer paid the mentioned amount within 48 hours from the day of certification of the sales contract before the acting notary public.

Other details are contained in the Schedule 4 of this Decision.

Ostali detalji nalaze se u prilogu 4 ove Odluke.

5. Društvo putem **Predugovora o prodaji nepokretnosti br. OPU: 1349-2023** (detalji o kupcu uneti su u tačku 1. ove Odluke) prodaje ½ dela parcele broj 16684/1 tj 6901 m², upisanoj u list nepokretnosti broj 1805 KO Niš „Ćele kula“, koja se nalazi u Nišu, ulica Uzuna Mirka Apostolovića, ukupne površine 13802 m², koja je u katastru nepokretnosti označena kao: građevinsko zemljište, njiva 3.klase, na kojoj je Prodavac sukorisnik sa Todosijević Zorkom

Cena za navedenu nepokretnost iznosi **6.901 EUR** u dinarskoj protivvrednosti po srednjem obračunskom kursu NBS na dan uplate.

Kupac je prilikom overe Predugovora uplatio na račun prodavca iznos od 1500 EUR.

Ostatak iznosa od 5.401,00 u dinarskoj protivvrednosti po srednjem obračunskom kursu NBS na dan plaćanja, kupac je platio u roku od 48h od dana overe glavnog ugovora.

Ostali detalji nalaze se u prilogu 5 ove Odluke.

6. Društvo putem **Ugovora o prodaji nepokretnosti br. OPU: 131-2025** (detalji o kupcu uneti su u tačku 1. ove Odluke) prodaje ½ dela parcele broj 16684/1 tj 6901 m², upisanoj u list nepokretnosti broj 1805 KO Niš „Ćele kula“, koja se nalazi u Nišu, ulica Uzuna Mirka Apostolovića, ukupne površine 13802 m², koja je u katastru nepokretnosti označena kao: građevinsko zemljište, njiva 3.klase, na kojoj je Prodavac sukorisnik sa Todosijević Zorkom

Cena za navedenu nepokretnost iznosi **6.901 EUR** u dinarskoj protivvrednosti po srednjem obračunskom kursu NBS na dan uplate.

Kupac je prilikom overe Predugovora uplatio na račun prodavca iznos od 1500 EUR.

Ostatak iznosa od 5.401,00 u dinarskoj protivvrednosti po srednjem obračunskom kursu

5. According to the **Preliminary Agreement, no. OPU: 1349-2023**, the Company sells to the buyer (details regarding the buyer have been entered in item 1. herein) the ½ part of plot number 16684/1, i.e. 6901 sqm registered in the real estate register number 1805 KO Niš "Ćele kula", located in Niš, Uzuna Mirka Apostolović Street, with a total area of 13802 m², which is marked in the real estate cadastre as: construction land, 3rd class field, on which the Seller is a co-beneficiary with Todosijević Zorka.

The price for the mentioned properties is **EUR 6.901,00** in dinar equivalent according to the average calculation rate of the NBS on the day of payment.

During the verification of the Preliminary Agreement the buyer paid the amount of EUR 1.500,00 to the seller's account,

The remaining amount of EUR 5.401,00 in dinar equivalent according to the average accounting rate of the NBS on the day of payment the buyer within 48h from the date of certification of the respective sale purchase contract before the competent authorities

Other details are contained in the Schedule 5 of this Decision.

6. According to the **Sale and Purchase Agreement, no. OPU: 131-2025**, the Company sells to the buyer (details regarding the buyer have been entered in item 1. herein) the ½ part of plot number 16684/1, i.e. 6901 sqm registered in the real estate register number 1805 KO Niš "Ćele kula", located in Niš, Uzuna Mirka Apostolović Street, with a total area of 13802 m², which is marked in the real estate cadastre as: construction land, 3rd class field, on which the Seller is a co-beneficiary with Todosijević Zorka.

The price for the mentioned properties is **EUR 6.901,00** in dinar equivalent according to the average calculation rate of the NBS on the day of payment.

During the verification of the Preliminary Agreement the buyer paid the amount of EUR 1.500,00 to the seller's account,

The remaining amount of EUR 5.401,00 in dinar equivalent according to the average accounting rate of the NBS on the day of payment the buyer within 48h from the date of certification of the respective sale purchase contract before the competent authorities

NBS na dan plaćanja, kupac je platio u roku od 48h od dana overe glavnog ugovora.

Ostali detalji nalaze se u prilogu 6 ove Odluke.

7. Društvo putem **Predugovora o prodaji nepokretnosti br. OPU: 1358-2023** (detalji o kupcu uneti su u tačku 1. ove Odluke) prodaje Parcelu broj 16610/8, KO Niš „Ćele kula“, koja se nalazi u Nišu, ulica Gabrovačka reka, ukupne površine 1121 m², koja je u katastru nepokretnosti označena kao: građevinsko zemljište, njiva 3.klase.

Cena za navedenu nepokretnost iznosi **15.000,00 EUR** u dinarskoj protivvrednosti po srednjem obračunskom kursu NBS na dan uplate.

Kupac je prilikom overe Predugovora uplatio na račun prodavca iznos od 4.500,00 EUR.

Ostatak iznosa od 10.500,00 u dinarskoj protivvrednosti po srednjem obračunskom kursu NBS na dan plaćanja, kupac je platio u roku od 48h od dana overe glavnog ugovora.

Ostali detalji nalaze se u prilogu 7 ove Odluke.

8. Društvo putem **Ugovora o prodaji nepokretnosti br. OPU: 1061-2025** (detalji o kupcu uneti su u tačku 1. ove Odluke) prodaje Parcelu broj 16610/8, KO Niš „Ćele kula“, koja se nalazi u Nišu, ulica Gabrovačka reka, ukupne površine 1121 m², koja je u katastru nepokretnosti označena kao: građevinsko zemljište, njiva 3.klase.

Cena za navedenu nepokretnost iznosi **15.000,00 EUR** u dinarskoj protivvrednosti po srednjem obračunskom kursu NBS na dan uplate.

Kupac je prilikom overe Predugovora uplatio na račun prodavca iznos od 4.500,00 EUR.

Ostatak iznosa od 10.500,00 u dinarskoj protivvrednosti po srednjem obračunskom kursu NBS na dan plaćanja, kupac je platio u roku od 48h od dana overe glavnog ugovora.

Ostali detalji nalaze se u prilogu 8 ove Odluke.

Other details are contained in the Schedule 6 of this Decision.

7. According to the **Preliminary Agreement, no. OPU: 1358-2023**, the Company sells to the buyer (details regarding the buyer have been entered in item 1. herein) cadastral plot no. 16610/8 located in Niš, Gabrovačka river street, KO Nis “Ćele kula”, registered in the Cadastre as a field, 3rd class, with a surface area 1121 sqm, urban construction land, located in Niš, Gabrovačka river street.

The price for the mentioned properties is **EUR 15.000,00** in dinar equivalent according to the average calculation rate of the NBS on the day of payment.

During the verification of the Preliminary Agreement the buyer paid the amount of EUR 4.500,00 to the seller's account,

The remaining amount of EUR 10.500,00 in dinar equivalent according to the average accounting rate of the NBS on the day of payment the buyer within 48h from the date of certification of the respective sale purchase contract before the competent authorities

Other details are contained in the Schedule 7 of this Decision.

8. According to the **Sale and Purchase Agreement, no. OPU: 1061-2025**, the Company sells to the buyer (details regarding the buyer have been entered in item 1. herein) cadastral plot no. 16610/8 located in Niš, Gabrovačka river street, KO Nis “Ćele kula”, registered in the Cadastre as a field, 3rd class, with a surface area 1121 sqm, urban construction land, located in Niš, Gabrovačka river street.

The price for the mentioned properties is **EUR 15.000,00** in dinar equivalent according to the average calculation rate of the NBS on the day of payment.

During the verification of the Preliminary Agreement the buyer paid the amount of EUR 4.500,00 to the seller's account,

The remaining amount of EUR 10.500,00 in dinar equivalent according to the average accounting rate of the NBS on the day of payment the buyer within 48h from the date of certification of the respective sale purchase contract before the competent authorities

Other details are contained in the Schedule 8 of this Decision.

Prilog 1

Predugovor o prodaji nepokretnosti zaključen između Društva kao Prodavca i privrednog društva za inženjering **VAGRES doo**, ul. Ivana Milutinovića 24, Niš, matični broj 17585614, PIB 103613301 kao kupca;

Prilog 2

Ugovor o prodaji nepokretnosti između Društva kao Prodavca i privrednog društva za inženjering **VAGRES doo**, ul. Ivana Milutinovića 24, Niš, matični broj 17585614, PIB 103613301 kao kupca;

Prilog 3

Ugovor o prodaji nepokretnosti između Društva kao Prodavca i **Nikolić Radmila** iz Niša, JMBG 2801958731019, broj lične karte 011795938 kao kupca, broj OPU: 1187-2025;

Prilog 4

Ugovor o prodaji nepokretnosti između Društva kao Prodavca i **Nikolić Radmila** iz Niša, JMBG 2801958731019, broj lične karte 011795938 kao kupca, broj OPU: 1570-2025;

Prilog 5

Predugovor o prodaji nepokretnosti, koji je zaključen između Društva kao prodavca, i **Miljković Dejana** iz Gornje Vrežine-Niš, kao kupca, OPU br. 1349-2023;

Prilog 6

Ugovor o prodaji nepokretnosti, koji je zaključen između Društva kao prodavca, i **Miljković Dejana** kao kupca, OPU br. 131-2025;

Prilog 7

Predugovora o prodaji nepokretnosti, koji je zaključen između Društva kao prodavca, i **Rašić Miodraga** iz Knjaževca kao kupca, OPU br. 1358-2023;

Prilog 8

Ugovor o prodaji nepokretnosti, koji je zaključen između Društva kao prodavca, i **Rašić Miodraga** kao kupca, OPU br. 1061-2025.

Schedule 1

Preliminary Agreement between the Company as Seller and **VAGRES doo**, 24 Ivana Milutinovića street, Niš, ID number 17585614, PIB 103613301;

Schedule 2

Sale and Purchase Agreement between the Company as the seller and **VAGRES doo**, 24 Ivana Milutinovića street, Niš, ID number 17585614, PIB 103613301;

Schedule 3

Sale and Purchase Agreement between the Company as the seller and **Nikolic Radmilo**, from Niš, number of ID card 011795938 personal identification number 2801958731019, as the buyer, no. OPU: 1187-2025;

Schedule 4

Sale and Purchase Agreement between the Company as the seller and **Nikolic Radmilo**, from Niš, number of ID card 011795938 personal identification number 2801958731019, as the buyer, no. OPU: 1570-2025;

Schedule 5

Preliminary Agreement concluded by and between the Company as the seller and **Miljkovic Dejan**, addressed at Donja Vrežina-Nis, 074 Mihaila Solohova street, as the buyer, no. OPU: 1349-2023;

Schedule 6

Sale and Purchase Agreement concluded by and between the Company as the seller and **Miljkovic Dejan**, as the buyer, no. OPU: 131-2025;

Schedule 7

Preliminary Agreement concluded by and between the Company as the seller and **Rasic Miodrag** from Knjazevacas the buyer, no. OPU: 1358-2023;

Schedule 8

Sale and Purchase Agreement concluded by and between the Company as the seller and **Rasic Miodrag**, as the buyer, no. OPU: 1061-2025;