

INVITATION TO TENDER FOR THE PROVISION OF REAL ESTATE SALES SERVICES THE SALE OF DIPLOMATIC REAL ESTATE IN NEW YORK (UNITED STATES OF AMERICA), TOKYO (JAPAN), BONN (GERMANY), AND BERNE (SWITZERLAND)

Bosnia and Herzegovina, the Republic of Croatia, the Republic of Macedonia, the Republic of Slovenia, and the Republic of Serbia – as the sole Successor States to the former Socialist Federal Republic of Yugoslavia (hereinafter “the SFRY”) – and the co-owners of diplomatic and consular property of the SFRY, as the previous title owner, hereby issue an invitation to tender for the provision of the service of brokering the sale of the following immovable property¹:

- a) Permanent Mission of the SFRY to the UN, New York, USA (854 Fifth Avenue, N.Y. 10065); additional indicative data: block 1391, Lot 6, site area 3,600 sq. ft./30 x 120, gross living area 16,125 sq. ft, est. 1910;
- b) Residence of the Permanent Representative of the SFRY to the UN, New York, USA (730 Park Avenue, N.Y. 10021); additional indicative data: Apt. 16/17B, cooperative interest, 718/30.000 shares, block 1385, Lot 37, project name: Park 71st St. Corp., gross living area above grade 4,294 sq. ft., Act. Age: 1929;
- c) Embassy and residence of the SFRY in Tokyo, Japan (7-24, 4-chome, Kitashinagawa Shinagawa-ku, Tokyo); additional indicative data: land 316-37 Kita Shinagawa 4-Chome, Shinagawa Ward, Tokyo, registered total area 995.27 m² (app. 28 m x 30 m), building 316-37 Kita Shinagawa 4-Chome, Shinagawa Ward, Tokyo, total floor area 1,725.70 m² (size in building design document), time of completion 1965;
- d) Embassy of the SFRY in Bonn, Germany (Schlossallee 5, 5300 Bonn 2), additional indicative data: land register Mehlem, entry no. 2,865, building and garden/courtyard area 5,441 m², Schlossallee 1 and 5, floor area 1,565 m² (ground floor, cellar, attic, underground garage with 14 parking spaces);
- e) Embassy and residence of the SFRY in Berne, Switzerland (Seminarstrasse 5, 3006 Bern), additional indicative data: estate: nr. 199 Bern 4, land area: total 1,760 m², building gross area 540 m², garden area/courtyard 1,220 m², construction year: 1978.

The Successor States underline the following:

- The service of brokering the sale of all the immovable property listed above will be awarded to a single real estate agency, which will be awarded the contract by the Successor States;
- The deadline for submitting tenders is 30 days from the day following the issuing of this invitation to tender, while the Successor States will notify tenderers of their decision within 50 days from the deadline for submitting tenders;
- Among the references qualifying them to successfully broker the sale of the listed property, interested tenderers will submit the following documents, and define their conditions for providing brokerage services. In their offer, the interested tenderers will include:
 - a) Documents certifying that the tenderer is a registered company;
 - b) Documents proving that the tenderer has offices, branches, or partner organisations in the countries where the property on sale is located, operating in the listed cities (New York, USA; Tokyo, Japan; Bonn, Germany; Bern, Switzerland);
 - c) Documents showing the tenderer’s turnover amounted to at least US\$ 100 million² in the last three years;
 - d) Guarantee for the offer in the amount of US\$ 50,000.00 (the guarantee will be returned to the tenderer upon the signing of the brokerage contract);
 - e) Performance guarantee in the amount of US\$ 100,000.00 (the performance guarantee will be returned to the tenderer upon the completion of the contract);
 - f) Evidence of financial and business solvency;
 - g) Evidence of technical and professional capacities and references proving the successful provision of brokerage services;
 - h) Certificate of no conviction of the tenderer/legal entity and its CEO, in accordance with the legal provisions of the country of the registered seat of the tenderer and permanent residence of its CEO;
 - The period of validity of the tender shall be at least 90 days from the date of submission;
 - Interested tenderers will specify their tenders as a brokerage fee, which is a percentage of the total gross sales price of the property listed above;
 - The lowest brokerage fee shall be the decisive criterion in selecting the successful tenderer, provided that the tenderer meets all the above conditions;
 - Interested tenderers will submit their tenders (in a sealed envelope, marked with the designation ‘Do not open’) by registered mail addressed to: Stanislav Vidovič, Ministry of Foreign Affairs of the Republic of Slovenia, SI-1001 Ljubljana, Prešernova cesta 25.
 - The Successor States will provide appraisals of the market value of all the listed immovable property to the successful tenderer; the property’s appraised market value will represent the minimum asking price for the property concerned, unless otherwise decided by the Successor States;
 - The sale of the immovable property will be conducted preferably by way of public auction or by any other method in accordance with the local real estate market practice for each immovable property concerned, as advised by interested tenderers in their tenders;
 - The Successor States reserve the right not to select any tenderer, even if all conditions are met;
 - The immovable property listed in this invitation to tender may be sold separately or not. Each Successor State must confirm the sale of each immovable property under the terms to be negotiated with the best offer/potential buyer prior to concluding the sale if the purchase price offered is below the appraised market value or the minimum asking price.

¹ The information on property in this invitation to tender are only indicative. The Successor States accept no responsibility for their accuracy. Precise information may be obtained by consulting public databases of the countries where the immovable property is located. The Successor States will submit relevant data in their possession regarding the immovable property listed in this invitation to tender to the successful tenderer after the completion of the selection process.

² Or the equivalent in €, CHF, or ¥.

Contact details for additional information: gp.mzz@gov.si or sekretariat.mzz@gov.si.