

**NON-BINDING INVITATION FOR COLLECTION OF LETTERS OF INTEREST  
FOR CONSTRUCTION OF THE BELGRADE CENTER RAILWAY STATION  
BUILDING AND ACCOMPANYING COMMERCIAL FACILITIES**

Property Directorate of the Republic of Serbia  
Belgrade, Kralja Milana Street no. 16  
announces

**Non-binding call invitation for collection of letters of interest for construction of the  
BELGRADE CENTER railway station building  
and accompanying commercial facilities**

Property Directorate of the Republic of Serbia (hereinafter: "Directorate"), on behalf of the Republic of Serbia, invites all interested local and foreign legal entities (hereinafter: "Potential partners") to submit non-binding offers in writing (hereinafter: "Letters of interest"), for the construction of the Belgrade Center railway station building (hereinafter: "Railway station building") and accompanying commercial facilities, in accordance with the Urban project for the construction of the railway station Belgrade Center, confirmed by the Secretariat for Urban Planning and Construction of the City of Belgrade IX-10 no. 350.13-54/2015 dated 26/10/2015.

Construction is carried out in a way where the Republic of Serbia provides land and enables construction on the already built facilities, and Potential partner finances the construction of the Railway station building and commercial facilities (joined construction).

Railway station building shall be constructed in accordance with the parameters that have already been defined by Urban project and, according to the law, it is public ownership of the Republic of Serbia.

Potential partners may provide their own conceptual solution for the Railway station building in accordance with existing urban parameters and static limitations, while the competent authorities and bodies shall evaluate need and necessity of changing Urban project, in accordance with such conceptual solution.

After analyzing the received Letters of interest, the competent authorities of the Republic of Serbia may initiate the appropriate procedure for the selection of partners for the construction of the Railway station building and accompanying commercial facilities. Analysis of the received letters shall be conducted by the Joint Working Group, formed by the Government of the Republic of Serbia, composed of representatives of relevant institutions, namely: Directorate, Ministry of Construction, Transport and Infrastructure, City of Belgrade, Company "Serbian Railways Infrastructure" and Company for the construction of the railway junction Belgrade LLC. The aim of the competent authorities of the Republic of Serbia is for compatible commercial facilities to be built as a part of the Railway station building, in order to obtain the functional integrity in the city center.

Letters of interest should contain the following information:

- General information about the Potential partner (excerpt from the companies register of the competent authority and certificate of tax identification number);
- Relevant references for Potential partners;
- Framework Business Plan for a period of 10 years, including proposal for the partnership model, in accordance with applicable laws and regulations;

- Preliminary design for commercial facilities, approximate amount of planned investments and deadline for their implementation;
- Planned method of financing the construction of the Railway station building and accompanying commercial facilities;
- Offered securities in the event that financing of the construction and the construction are not completed within the stipulated period and in the prescribed manner.

It is necessary that the Letters of interest and all the documents are duly signed by the authorized person and stamped.

Letters of interest should be submitted in writing to the Registry Office of the Directorate, Kralja Milana Street, no. 16, Belgrade, within 60 days from the day of the announcement in the daily newspaper.

Letters of interest are submitted in a sealed envelope marked "DO NOT OPEN", by registered mail or in person, to the Registry Office of the Directorate.

It is necessary to clearly indicate the name, address and telephone number of the submitter on the back of the envelope.

Opening of the Letters of interest will be carried out by the commission.

Prior to the sending of the Letters of interest and after signing the Non-Disclosure and Confidentiality Statement, all Potential partners shall be provided with the access to the Urban project for the construction of the railway station Belgrade Center, as well as other accompanying documentation. Non-Disclosure and Confidentiality Statement form can be downloaded at the web site [www.rdi.gov.rs](http://www.rdi.gov.rs) every day during the period of 60 days of the announcement. Non-Disclosure and Confidentiality Statement, signed by the authorized person of the Potential partner, should be submitted directly to the Registry Office of the Directorate, along with simultaneous sending an e-mail to the following address [jelena.dragic@rdi.gov.rs](mailto:jelena.dragic@rdi.gov.rs) no later than the last day of the ad.

All Potential partners will be allowed to visit the location of the railway station Belgrade Center, at their request. Requests can be sent by e-mail to the address [beocvor@beogradcvor.rs](mailto:beocvor@beogradcvor.rs) (Zorica Slavković Marjanović, B.Eng. in Arch and Zoran Petrović, B.Sc.C.E.).

This invitation is completely non-binding and it is published only for the purpose of market research, and in this sense it does not bind the Directorate to initiate any procedure for selection of partners.

The Directorate retains its right not to initiate the procedure for selection of partners, as well as to amend or supplement the elements of this non-binding invitation. The Directorate and/or employees shall not be responsible for any possible cost or damage that such amendments might cause to the Potential partner or third parties.

Further details on this public call can be obtained from the Directorate, by e-mail at [jelena.dragic@rdi.gov.rs](mailto:jelena.dragic@rdi.gov.rs) and phone number 011/3200887.