

# Black Sea Property AS

Org. No. NO 914 892 902



Sunrise Gardens

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# The Development

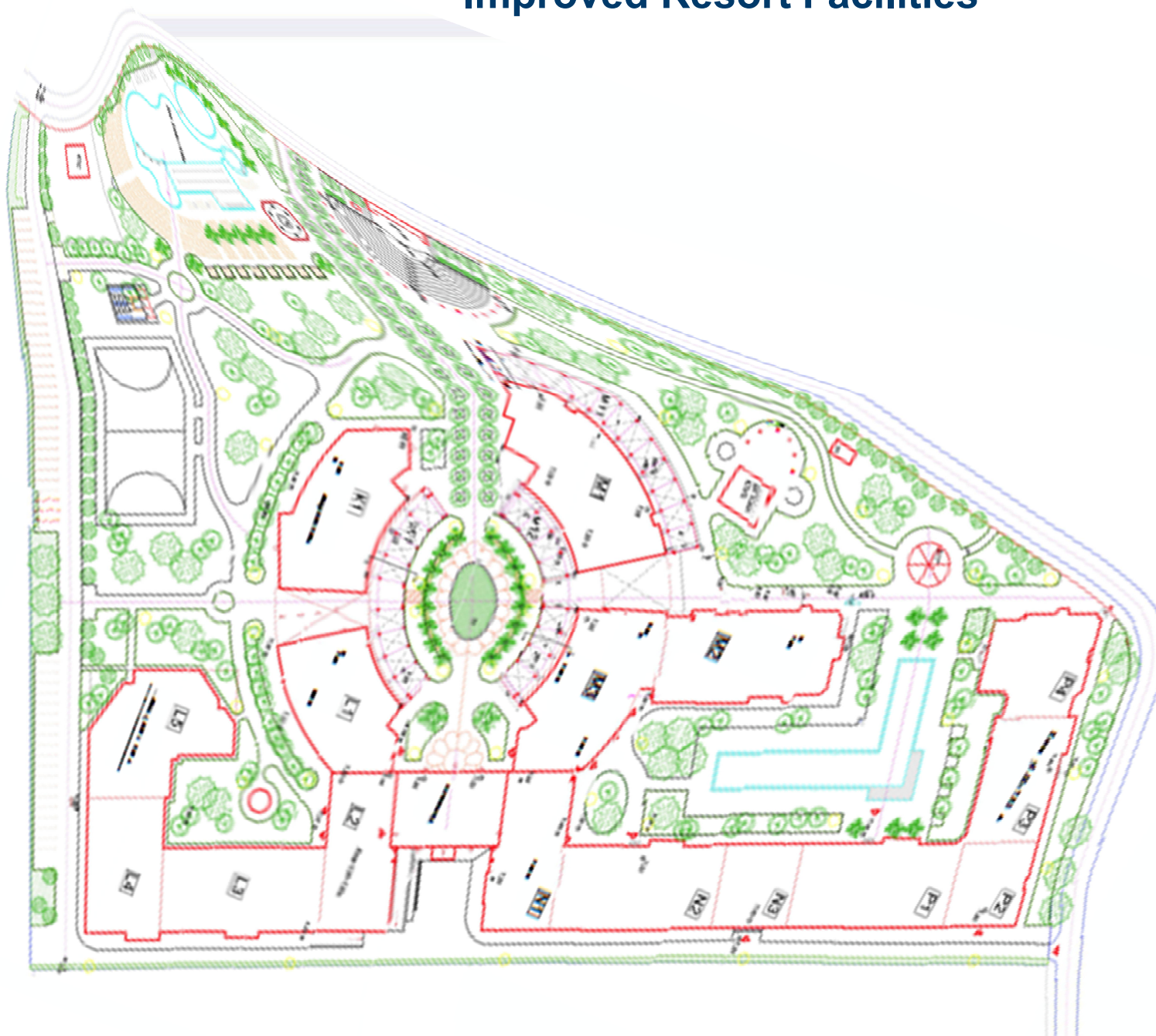








## Improved Resort Facilities



## Achievements and Progress Update

- BSP finalized a share issue in December 2018/ January 2019 to finance EPO Aheloy's 2018 UniCredit Bulbank loan annual principal and interest payment of EUR 1.2 million. The initial EUR 10m loan repaid down to EUR 6 m
- EPO Aheloy started utilization of the newly provided EUR 3m construction loan by UniCredit Bulbank the 22 March 2019.
- Sewage pumping station construction and onsite sewage piping have progressed well and stand almost complete. The pipes for the W&S connection to the village have been delivered and works are to commence in very near future, with connection to the village expected to be in place within August 2019
- Following the signed agreement with the EVN power distribution company, electrical power has been delivered to the Resort
- EPO Aheloy has won in its favor the court cases for the commercial areas and also the appeals connected to assets distribution. BSP expects a favorable outcome in the Supreme Court decision regarding Aheloy Commercial
- Test based opening August on risk - still much remaining building work to be completed. Final decision 15<sup>th</sup> of July
  - Shareholders will anyway be invited to the site as planned

## **Status Building Works**

- The late utilization of the loan has caused delayed startup of the construction works at the Resort
- The landscaping works are carried out as planned. Onsite rain, sewage and fresh piping digging works are complete. Construction of Amphitheater, onsite ring road and pathways concrete works underway. Sewage pumping station building is in place. Planning for plants, trees and lights positioning underway
- Currently focusing on completing the “K” building outside, with concrete fundament works complete and windows frames, outside walls brick works and roofing underway. The outside appearance of the connected “L” building with facade, windows, roofing and terraces tiling and drainage stands almost 100% completed
- Structural construction of second swimming pool is done, with concrete sunbeds area works planned next and the tiling of the pool itself



## **Status Building Works (continued)**

- The new Reception building has reached with concrete plate at level 0, with roof support columns and roof structure execution planned as next
- The planning of the commercial areas is complete (restaurants and kitchens), however the construction works for the Resort's commercial areas are currently on hold. The scope of the works and equipment installation will be executed last, upon completion of the Resort's outside areas including the restaurant outside seating space
- The Resort (building P, N and M with a total of 602 units) and the respective commercial areas and landscape, new reception building, second pool, amphitheater, pleasant outside appearance of L&K is expected for full operational opening next coming 2020 summer season

## **BSP's Forward Focus**

- Organizing and support of the management company activities, assuring the placement of competent management with record proof reputation and recognizable resort branding in order to secure next season's pre-bookings.
- Operating the resort with income generated from hotel activity and tourist accommodation services alone – not focus on selling apartments.
- Secure financing and exploring debt refinancing options. In addition to refinancing, BSP also look at obtaining additional financing to complete also K and L building.
  - Focus on finding solution before downpayment of 1,5MEUR plus interest December 2019
- Complete construction works in accordance to the approved budget and timeline
- Acquiring permits for use of the buildings, categorization of the rooms and commercial licenses

## VISIT SUNRISE GARDEN

- All shareholders to be invited to the site
  - 05 of September, 1100 – 1400 Visit at the site
  - 06 of September, 1200 – 1700 Roundtrip in the district
  - 06 of September, 2000, invitation for Dinner
- Price for accomodation/food, EUR 200 for 3 nights.
- Flight ticket to be ordered separately
- Shareholders may invite partner
- Deadline for booking 15<sup>th</sup> of July, please send to [em@ms-solutions.no](mailto:em@ms-solutions.no)