

CONFIRMATION SOURCE OF WEALTH & FUNDS

I, Nevenko Turković declare:

Check source(s) of wealth	Necessary Information	Please describe the requested information
Family fortune	•Specify : e.g.(former)entrepreneurial, inheritance, other resources; if possible detailed and documented description	/
Active entrepreneurial	•Company name •Short description of business activities •Statutory seat •Name company website (if applicable)	• H-CLUB d.o.o. • Gambling company operates in 8 gambling halls in Croatia • Rijeka, Croatia
Former entrepreneurial	•If "sold to third party": • Name of purchaser and approximate date if other: Detailed and documented description	/
Income	•Profession •Name employer	• Company owner • H-CLUB d.o.o.
Other	•Detailed and documented description	• Sale of the real estate property

Place and date: Rijeka, 20.2.2024.

Name and Surname: Nevenko Turković

Signature: 

THIS TRANSLATION CONSISTS OF:
4 pages / 9 sheets
AUT NO: 369/2024
Date: 1 March 2024
Name of document:
AGREEMENT

***Certified Translation from Croatian to
English Language***

INTERPRETA usluge d.o.o.
Ulica grada Vukovara 271/1, 10 000 Zagreb
Tel: +385/1/6188 300, fax: +385/1/555 2590



NEVENKO TURKOVIĆ from Matulji, Kvarnerska cesta 79, PIN: 89807687342 (hereinafter: Seller)

and

GORAN CUNJAK from Viškovo, Straža 13, PIN: 79772405110 (hereinafter: Purchaser),

concluded on 1 February 2023 in Rijeka the following

REAL ESTATE SALE AND PURCHASE AGREEMENT

Article 1

1.1. The Seller and the Purchaser (hereinafter: Parties to the Agreement) jointly determine that the Seller is the co-owner of 1/4 part of the real estate registered in the Land Registry Department Mali Lošinj, Municipal Court in Rijeka, as cad. plot No. 10905-CONS-KPU 61, 206, 270, house Cres, CONS 8, with total surface area of 292 m², registered in the land registry folio No. 5960, cadastral municipality Cres, which stands for business premises on the ground floor with a surface area of 77.00 m² (hereinafter: Real Estate).

1.2. The Parties to the Agreement agree that the Seller hereby transfers to the Purchaser their co-ownership share in the Real Estate referred to in the previous paragraph.

Article 2

2.1. The Parties to the Agreement agree that the sale and purchase price for the Real Estate amounts to EUR 202,000.00 (in words: two hundred and two thousand euros).

2.2. The Purchaser undertakes to pay the agreed sale and purchase price to the Seller by no later than 31 December 2023.

Article 3

3.1. The Seller authorizes the Purchaser, on the basis of this agreement, and without any further inquiries or approvals, to request and obtain the registration of the ownership right from the Land Registry Department Mali Lošinj, Municipal Court in Rijeka, regarding the entirety of their co-owned part of the real estate designated as cad. plot No. 10905-CONS-KPU 61, 206, 270, house Cres, CONS 8, with total surface area of 292 m², registered in the land registry folio No. 5960, cadastral municipality Cres, to the Purchaser's own name and in whole, while simultaneously erasing the Seller's ownership right regarding the real estate in question.



Article 4

4.1. The Parties to the Agreement agree that the Purchaser takes possession of the Real Estate upon signing this agreement.

4.2. The overhead costs for the Real Estate shall be borne by the Seller until the date of handover of the Real Estate to the Purchaser.

4.3. The Parties to the Agreement agree that the Purchaser shall bear all costs related to the transfer of ownership rights regarding the Real Estate and real estate transfer tax.

Article 5

5.1. The Seller warrants to the Purchaser that the subject Real Estate is their exclusive property, and that it is not encumbered by any registered, unregistered or contractual encumbrances, i.e. easement rights, nor any other right established in favor of third parties.

5.2. The Seller undertakes to bear all adverse consequences in the event that the Purchaser is completely or partially prevented from using and possessing the Real Estate on a regular basis by third parties, and in this sense undertakes to hold the Purchaser harmless against all such and similar claims or actions by third parties.

Article 6

6.1. The Parties to the Agreement agree that all possible disputes and issues arising from this agreement or its application shall be primarily resolved amicably and through mutual agreement.

6.2. In the event that the Parties to the Agreement fail to resolve the disputes and issues in the manner described in the previous paragraph of this Article, the disputes shall be resolved by the competent court in Rijeka.

Article 7

7.1. The Parties to the Agreement, as a sign of acceptance of all their rights and obligations arising from this agreement, sign it personally.

SELLER:

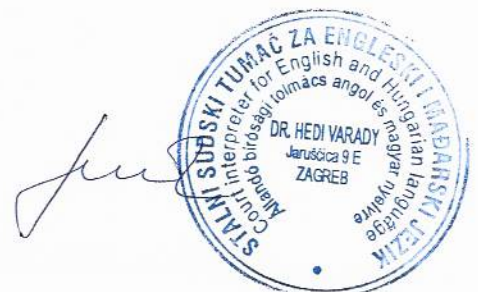
<illegible signature>

Nevenko Turković

PURCHASER:

<illegible signature>

Goran Cunjak



I, notary public **ZORAN VRSALović**, Rijeka, Korzo 40,
do hereby certify that the party:

NEVENKO TURKOVIĆ, PIN 89807687342, **MATULJI, KVARNERSKA CESTA 79**, has personally signed the document in my presence. The signature on the document is valid. I have ascertained the identity of the document submitter by accessing the identity card No. 115125518 issued by OPATIJA POLICE STATION.

The Notary Public tariff for certification is charged in accordance with Tariff No. 11 par. 4 of the Notarial Tariff Act in the amount of EUR 1.33.

The Notary Public fee is calculated according to Art. 19 par. 1 of the RTNT in the amount of EUR 3.98 and VAT is charged in the amount of EUR 1.00.

Number: OV-1222/2023

Rijeka, 7 February 2023

<stamp>
REPUBLIC OF CROATIA
1
NOTARY PUBLIC
ZORAN VRSALović
RIJEKA

Notary public
ZORAN VRSALović

Notary Public Associate
Ana Huserik Zujić



I, notary public **ZORAN VRSALović**, Rijeka, Korzo 40,
do hereby certify that this is a copy of the original document:

**REAL ESTATE SALE AND PURCHASE AGREEMENT – certified under number OV-
1222/2023 on 7 February 2023**

The document whose copy is certified consists of 4 pages and is certified in 1 copy. The submitter of the document is **NEVENKO TURKOVIĆ**, PIN 89807687342, **MATULJI, KVARNERSKA CESTA 79**.

The Notary Public tariff for certification is charged in accordance with Tariff No. 11 par. 1 of the Notarial Tariff Act in the amount of EUR 1.33.

The Notary Public fee is calculated according to Art. 19 par. 2 of the RTNT in the amount of EUR 1.33 and VAT is charged in the amount of EUR 0.33.

Number: OV-2345/2024
Rijeka, 23 February 2024

Notary public
ZORAN VRSALović
<illegible signature>

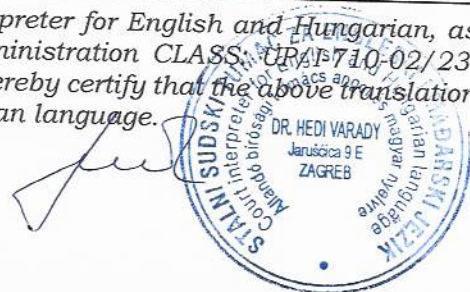
<stamp>
REPUBLIC OF CROATIA
1
NOTARY PUBLIC
ZORAN VRSALović
RIJEKA

<stamp>
Notary public associate
ANA HUSERIK ZUJIĆ

<stamp>
REPUBLIC OF CROATIA
1
NOTARY PUBLIC
ZORAN VRSALović
RIJEKA

I, Dr. Hedi Varady, from Zagreb, Jarušćica 9 E, permanent court interpreter for English and Hungarian, as appointed by the decision of the Ministry of Justice and Public Administration CLASS: UPAT-710-02/23-01/521, REG. NO.: 514-03-03-03/02-23-12 of 22 December 2023, do hereby certify that the above translation is a faithful and complete translation of the original document in Croatian language.

Auth. No: **369 / 2024**
Zagreb, 1 March 2024



NEVENKO TURKOVIC iz Matulja, Kvarnerska cesta 79, OIB: 89807687342 (u daljnjem tekstu: Prodavatelj)

GORAN CUNJAK iz Viskova, Straža 13, OIB: 79772405110 (u daljnjem tekstu: Kupac)

zaključili su u Rijeci, dana 01. veljače 2023. godine, sljedeći

UGOVOR O KUPOPRODAJI NEKRETNINE

Članak 1.

1.1. Prodavatelj i Kupac (u daljnjem tekstu: ugovorne stranke) suglasno utvrđuju da je Prodavatelj suvlasnik u 1/4 dijela nekretnine koja je u Zemljišnoknjižnom odjelu Mali Lošinj, Općinski sud u Rijeci upisana kao k.č.br. 10905-CONS-KPU 61, 206, 270, kuća Cres, CONS 8, ukupne površine 292 m², upisana u z.k.ul.br. 5960, k.o. Cres, što u naravi predstavlja poslovni prostor u prizemlju površine 77,00 m² (u daljnjem tekstu: Nekretnina).

1.2. Ugovorne stranke suglasno utvrđuju da Prodavatelj ovim ugovorom prenosi na Kupca u cijelosti svoj suvlasnički dio na Nekretnini opisanoj u prethodnom stavku.

Članak 2.

2.1. Ugovorne stranke suglasno utvrđuju da kupoprodajna cijena za Nekretninu iznosi 202.000,00 € (slovima: dvjestotisuć i dva eura).

2.2. Kupac se obvezuje ugovorenu kupoprodajnu cijenu isplatiti Prodavatelju najkasnije do dana 31. prosinca 2023. godine.

Članak 3.

3.1. Prodavatelj ovlašćuje Kupca da temeljem ovog ugovora i bez ikakvog daljnjeg pitanja ili odobrenja, pred Zemljišnoknjižnim odjelom Mali Lošinj, Općinski sud u Rijeci, ishodi uknjižbu prava vlasništva na cijelom njegovom suvlasničkom dijelu kojeg ima na nekretnini određenoj kao k.č.br. 10905-CONS-KPU 61, 206, 270, kuća Cres, CONS 8, ukupne površine 292 m², upisana u z.k.ul.br. 5960, k.o. Cres, s imenu Prodavatelja na ime i u vlasništvo Kupca, u cijelosti.

Članak 4.

4.1. Ugovorne stranke suglasno utvrđuju Kupac stupa u posjed Nekretnine po potpisu ovog ugovora.

4.2. Prodavatelj se obvezuje do dana stupanja Kupca u posjed podmiriti sve troškove koji terete Nekretninu.

4.3. Ugovorne stranke suglasno utvrđuju da Kupac snosi sve troškove u svezi prijenosa prava vlasništva na Nekretninu te porez na promet nekretnina.

Članak 5.

5.1. Prodavatelj jamči Kupcu da je Nekretnina njegovo isključivo vlasništvo, da nije opterećena nikakvim knjižnim, izvanknjižnim ili ugovornim teretima, odnosno pravima služnosti te da treće osobe ne polažu na istoj nikakva druga stvarna prava.

5.2. Prodavatelj se obvezuje snositi sve štetne posljedice za slučaj da Kupac bude sasvim onemogućen ili djelomično sprječčen u redovnoj uporabi i posjedu Nekretnine od strane trećih osoba te se u tom smislu obvezuju štititi Kupca od svih takvih i sličnih zahtjeva ili radnji trećih osoba.

Članak 6.

6.1. Sva međusobna sporna i dvojbená pitanja koja bi mogla nastati glede tumačenja ovog ugovora ili njegove primjene, ugovorne stranke će prvenstveno pokušati riješiti na sporazuman i dogovoran način.

6.2. U slučaju da ugovorne stranke ne uspiju na način opisan prethodnim stavkom ovog članka riješiti međusobna sporna i dvojbená pitanja, rješavanje će povjeriti stvarno nadležnom sudu u Rijeci.

Članak 7.

7.1. Prihvatajući prava i obveze koja za njih osnovom ovog ugovora proizlaze, ugovorne stranke istog vlastoručno potpisuju.

PRODAVATELJ

Nevenko Turković

KUPAC

Goran Čunjak

Ja, javni bilježnik **ZORAN VRSALOVIĆ** Rijeka, Korzo 40,
potvrđujem da je stranka:

NEVENKO TURKOVIĆ, OIB 89807687342, MATULJI, KVARNERSKA CESTA 79, u mojoj
nazočnosti vlastoručno potpisala pismeno. Potpis na pismenu je istinit. Istovjetnost podnositelja
pismena utvrdio sam temeljem osobne iskaznice br. 115125518 PP OPATIJA.

Javnobilježnička pristojba za ovjeru po tar. br. 11, st. 4 ZJP naplaćena u iznosu 1,33 eur.
Javnobilježnička nagrada po čl. 19, st. 1 PPJH zaračunata u iznosu od 3,98 eur uvećana za PDV u
iznosu od 1,00 eur.

Broj: OV-1222/2023

Rijeka, 07.02.2023.



Javni bilježnik
ZORAN VRSALOVIĆ

Javnobilježnički prisjednik
Ana Huserik Zurić

Ja, javni bilježnik **ZORAN VRSALLOVIĆ**, Rijeka, Korzo 40,
potvrđujem da je ovo preslika izvorne isprave :

**UGOVOR O KUPOPRODAJI NEKRETNINE - ovjerena pod brojem OV-1222/2023 dana
07.02.2023.**

Isprava čija se preslika ovjerava sastoji se od 4 stranice i ovjerava se u 1 primjerk. Podnositelj
isprave je **NEVENKO TURKOVIĆ, OIB 89807687342, MATULJI, KVARNERSKA CESTA 79.**

Javnobilježnička pristojba za ovjeru po tar. br. 11. st. 1. ZJP naplaćena u iznosu 1,33 eur.
Javnobilježnička nagrada po čl. 19. st. 2. PPJT zaračunata u iznosu od 1,33 eur uvećana za PDV u
iznosu od 0,33 eur.

Broj: OV-2345/2024
Rijeka, 23.02.2024.

Javni bilježnik
ZORAN VRSALLOVIĆ



Javnobilježnički prisjednik
ANA HUSERIK ZUNIĆ





THIS TRANSLATION CONSISTS OF:
1 page / 3 sheets
AUT NO: 371/2024
Date: 1 March 2024
Name of document:
BANK STATEMENT

***Certified Translation from Croatian to
English Language***

INTERPRETA usluge d.o.o.
Ulica grada Vukovara 271/1, 10 000 Zagreb
Tel: +385/1/6188 300, fax: +385/1/555 2599



23 February 2024

Koprivnica, Opatička 3

Name: Nevenko Turković

Account number:

HR9323860023200972988 EUR

Unique number / PIN: 89807687342 / 89807687342

Transaction period:

1 January 2024 – 23 February 2024

Address: Glavani 104 D, KOSTRENA

Final balance:

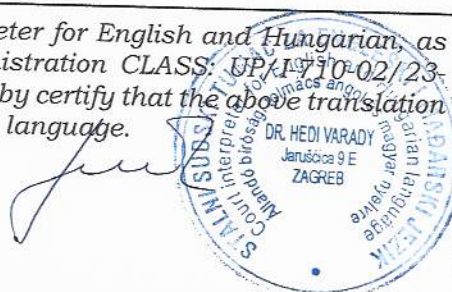
EUR 139,764.57

Date of currency	Date of registration	Description	Credit	Debit	Balance
23.02.2024	23.02.2024	Payment order (PO): HR1723860021119043180 HR - lease of business premises for 01/2024 Payer: ROMA UGOSTITELJSTVO d.o.o., Žabica 1, RIJEKA Payee: NEVENKO TURKOVIĆ, KO account: 23860021119043180	3,200.00		139,764.57
23.02.2024	23.02.2024	PO: HR6223860021119041594 HR - loan payment Payer: H-CLUB d.o.o., Žabica 1, RIJEKA Payee: Nevenko Turković, Kv account: 23860021119041594	130,000.00		136,564.57
01.02.2024	01.02.2024	PO: HR1723860021119043180 HR - lease of business premises for 02/2024 Payer: ROMA UGOSTITELJSTVO d.o.o., Žabica 1, RIJEKA Payee: NEVENKO TURKOVIĆ, KO account: 23860021119043180	3,200.00		6,564.57
31.01.2024	31.01.2024	INTEREST FOR JANUARY	0.09		3,364.57
31.01.2024	31.01.2024	Fee for POBAHIT package		5.18	3,364.48
09.01.2024	09.01.2024	Payment received: HR4424020063209741070 HR00 3209741070 payment under the sale and purchase agreement - commission		0.29	3,369.66
09.01.2024	09.01.2024	Payment received: HR4424020063209741070 HR00 3209741070 payment under the sale and purchase agreement DAMIR		80,000.00	3,369.95
09.01.2024	09.01.2024	PO: HR3323900011300028779 HR00 8-17889-Return of deposit in file No. ST-60/2019, Payer ID: FINA-DEPOSITS DURING ENFORCEMENT PROCEEDINGS, ZAGREB, ULICA GRADA VUKOVARA Payee: NEVENKO TURKOVIĆ, GL account: 23900011300028779	54,300.00		83,369.95
Total:			190,700.09	80,005.47	
Starting balance:					29,069.95 EUR

<stamp>
PODRAVSKA BANKA
PUBLIC LIMITED COMPANY KOPRIVNICA
CC RIJEKA – RIJEKA 2 1
 <illegible signature>

I, Dr. Hedi Varady, from Zagreb, Jarušica 9 E, permanent court interpreter for English and Hungarian, as appointed by the decision of the Ministry of Justice and Public Administration CLASS: UP-19710-02/23-01/521, REG. NO.: 514-03-03-03/02-23-12 of 22 December 2023, do hereby certify that the above translation is a faithful and complete translation of the original document in Croatian language.

Auth. No: **371 / 2024**
 Zagreb, 1 March 2024



Koprivnica, Opatička 3

Ime: Nevenko Turković
JMBG(MB)/ OIB: 89807687342 / 89807687342

Broj računa: HR9323860023200972988 EUR

Adresa: Glavani 104 D, KOSTRENA

U periodu: 01.01.2024 - 23.02.2024

Završno stanje: 139764,57 EUR

Datum valute	Datum knj.	Opis	Priljev	Odljev	Stanje
23.02.2024	23.02.2024	Nal:HR1723860021119043180 HR -zakup PP za 01/2024 Platitelj: ROMA UGOSTITELJSTVO d.o.o., Žabica 1, RIJEKA Primatelj: NEVENKO TURKOVIC, KO Raeun: 23860021119043180	3.200,00		139.764,57
23.02.2024	23.02.2024	Nal:HR6223860021119041594 HR -uplata pozajmice Platitelj: H-CLUB d.o.o., Žabica 1, RIJEKA Primatelj: Nevenko Turkovic, Kv Raeun: 23860021119041594	130.000,00		136.564,57
01.02.2024	01.02.2024	Nal:HR1723860021119043180 HR -zakup PP za 02/2024 Platitelj: ROMA UGOSTITELJSTVO d.o.o., Žabica 1, RIJEKA Primatelj: NEVENKO TURKOVIC, KO Raeun: 23860021119043180	3.200,00		6.564,57
31.01.2024	31.01.2024	KAMATA ZA 1 MJESEC	0,09		3.364,57
31.01.2024	31.01.2024	Naknada za paket POBAHIT		5,18	3.364,48
09.01.2024	09.01.2024	Prim:HR4424020063209741070 HR00 3209741070 uplata po kupoprodajnom ug-provizija		0,29	3.369,66
09.01.2024	09.01.2024	Prim:HR4424020063209741070 HR00 3209741070 uplata po kupoprodajnom ugovoru DAMIR		80.000,00	3.369,95
09.01.2024	09.01.2024	Nal:HR3323900011300028779 HR00 8-17889-Povrat jamcevine u spisu ST-60/2019, ID n Platitelj: FINA-UPL. JAMCEVINE U PROVEDBI OVRHE, ZAGREB ULICA GRADA VUK Primatelj: NEVENKO TURKOVIC, GL Raeun: 23900011300028779	54.300,00		83.369,95
Ukupno:			190.700,09	80.005,47	
Početno stanje:					29069,95 EUR



THIS TRANSLATION CONSISTS OF:
2 pages / 5 sheets
AUT NO: 370/2024
Date: 1 March 2024
Name of document:
CERTIFICATE

***Certified Translation from Croatian to
English Language***

INTERPRETA usluge d.o.o.
Ulica grada Vukovara 271, 10 000 Zagreb
Tel: +385/1/6188-300, fax: +385/1/555-2599



E-mail: luka.rukavina@poba.hr

Rijeka, 23 February 2024

Subject: Certificate

Nevenko Turković, Glavani 104 D, 51221 Kostrena, PIN: 89807687342, has a transactional account HR9323860023200972988 opened with Podravska banka d.d., and the current balance of the account on 23 February 2024 amounts to EUR 139,764.57.

This certificate is issued at the request of the client.

For the Bank:

Luka Rukavina

<illegible signature>

<stamp>

PODRAVSKA BANKA
PUBLIC LIMITED COMPANY KOPRIVNICA
CC RIJEKA – RIJEKA 2 1



PODRAVSKA BANKA d.d., PIN 97326283154, Koprivnica, Opatička 3, represented by the legal representative of PODRAVSKA BANKA d.d., PIN 97326283154, Koprivnica, Opatička 3, **LUKA RUKAVINA, PIN 61665113232, RIJEKA, RIJEKA, MARIJE GRBAC 42**, signature archived under No. OU-14 20/23, acknowledged the signature on the document as their own in my presence. The signature on the document is valid. I have ascertained the identity of the document submitter by accessing the identity card No. 114886760 issued by Primorje-Gorski Kotar Police Administration, and the authorization for representation by viewing the power of attorney certified by the notary public Nikola Bakrač from Koprivnica, on 28 December 2022 under business number OV-9835/2022.

The Notary Public fee is calculated according to Article 19 par. 1 of the RTNT in the amount of EUR 3.99 and VAT is charged in the amount of EUR 1.00.

Zagreb, 23 February 2024

<stamp>
REPUBLIC OF CROATIA
1
NOTARY PUBLIC
ZORAN VRŠALOVIĆ
RIJEKA

Notary public
ZORAN VRSALOVIĆ
Notary public Associate:
Ana Huserik Zujic
<illegible signature>

Auth. No: **370 / 2024**
Zagreb, 1 March 2024

DR. HEDI VARADY
Jarugica 9 E
ZAGREB

Komercijalni centar Rijeka

Ivana Zajca 18, Rijeka

tel: 072/655-672

fax: 072/655-661

e-mail: luka.rukavina@poba.hr

Rijeka, 23.02.2024.

Predmet: Potvrda

Nevenko Turković, Glavani 104 D, 51221 Kostrena, OIB: 89807687342 u Podravskoj banci d.d. ima otvoren tekući račun broj HR9323860023200972988 saldo na 23.02.2024. godine iznosi 139.764,57 EUR-a.

Potvrda se izdaje na zahtjev klijenta.

Za Banku:

Luka Rukavina


 **PODRAVSKA BANKA**
DIONIČARSKO DRUŠTVO KOPRIVNICA
100 RIJEKA - RIJEKA 2 1

Ja, javni bilježnik **ZORAN VRSALović**, Rijeka, Korzo 40,
potvrđujem da je stranka:

PODRAVSKA BANKA d.d., OIB 97326283154, Koprivnica, Opatička 3, zastupano po
punomoćniku za **PODRAVSKA BANKA d.d., OIB 97326283154, Koprivnica, Opatička 3 LUKA**
RUKAVINA, OIB 61665113232, RIJEKA, RIJEKA, MARIJE GRBAC 42 potpis deponiran pod
OU-1420/23, u mojoj nazočnosti priznala potpis na pismenu kao svoj. Potpis na pismenu je istinit.
Istovjetnost podnositelja pismena utvrdio sam temeljem osobne iskaznice br. 114886760 PU
Primorsko-goranska, ovlaštenje za zastupanje uvidom u punomoć ovjerenu kod javnog bilježnika
Nikole Bakrača iz Koprivnice, dana 28.12.2022. godine pod poslovnim brojem OV-9835/2022.

Javnobilježnička pristojba za ovjeru po tar. br. 11. st. 4. ZJP naplaćena u iznosu 1,33 eur.

Javnobilježnička nagrada po čl. 19. st. 1. PPJT zaračunata u iznosu od 3,99 eur uvećana za PDV u
iznosu od 1,00 eur.

Broj: OV-2344/2024

Rijeka, 23.02.2024.



Javni bilježnik
ZORAN VRSALović
Javnobilježnički prisjednik:
Ana Huserik Zujic

