Na osnovu člana 385, a u vezi sa članom 242 Zakona o privrednim društvima („*Sl. list Crne Gore*“ br. 90/2025, 121/2025 i 44/2026) te Statuta društva Capital Plaza d.o.o. Podgorica, društvo sa ograničenom odgovornošću registrovano i postojeće u skladu sa zakonima Crne Gore, sa sjedištem na adresi Šeik Zaida br. 13, registrovano u Centralnom registru privrednih i drugih subjekata pod registarskim brojem 50289100 i matičnim brojem 02458691 (u daljem tekstu: „**Društvo**“), osnivač Društva:

Pursuant to the Article 385 in connection with Article 242 of the Companies Law (“*Official Gazette of Montenegro”*, no. 90/2025, 121/2025 and 44/2026) and the Articles of Association of the company Capital Plaza d.o.o. Podgorica, a limited liability company duly incorporated and existing under the laws of Montenegro, with its registered office at Šeik Zaida No. 13, registered with the Central Register of Commercial and Other Entities under registration number 50289100 and company identification number 02458691 (hereinafter referred to as the **“Company”**), the shareholder of the Company:

CEE-BIG B.V., društvo osnovano u skladu sa holandskim pravom, registrovano kod nadležnog registra Holandije pod pod registracionim br. 34305204, RSIN 819613137, broj **osnivanja** 000017588359, sa registrovanim sjedištem na adresi Willemsparkweg 89 H, 1071 GT, Amsterdam, Holandija., sa 100% udjela u Društvu (u daljem tekstu: **„Osnivač“**),

CEE-BIG B.V., company incorporated under the Dutch law, registered with the competent register of Netherlands under the registration number 34305204, RSIN 819613137, establishment number 000017588359, with its registered seat at the address Willemsparkweg 89 H, 1071 GT, Amsterdam, Netherlands, with a 100% share in the Company (hereinafter referred to as the “**Shareholder”**),

vršeći ovlašćenja Skupštine, dana 18.06.2026. godine, donio je

in the capacity of the Assembly, on 18 June 2026, adopted the following

ODLUKU
O SMANJENJU OSNOVNOG KAPITALA DRUŠTVA
(u daljem tekstu: **„Odluka**“)

DECISION
ON CAPITAL DECREASE OF THE COMPANY
(hereinafter referred to as the „**Decision**“)

Član 1

Trenutni registrovani osnovni kapital Društva iznosi **99.956.617,06 EUR** (*devedeset devet miliona devet stotina pedeset šest hiljada šest stotina sedamnaest i 06/100 eura*), od čega je 22.215.000,00 EUR novčani kapital, a 77.741.617,06 EUR nenovčani kapital.

Article 1

The current registered share capital of the Company is **EUR 99.956.617,06** (*ninety-nine million nine hundred fifty-six thousand and six hundred seventeen and 06/100 euros)* out of which EUR 22,215,000,00 is monetary capital, and EUR 77.741.617,06 is non-monetary capital.

Član 2

Smanjenje osnovnog kapitala vrši se smanjenjem novčanog dijela osnovnog kapitala Društva. Novčani dio osnovnog kapitala smanjuje se za iznos od **11.000.000,00 EUR** (jedanaest miliona eura), tako da nakon smanjenja novčani ulog iznosi **11.215.000 EUR.**

Nenovčani ulog u iznosu od **77.741.617,06 EUR** ostaje nepromijenjen.

Nakon sprovedenog smanjenja, ukupan osnovni kapital Društva iznosi **88.956.617,06 EUR** (*osamdeset osam miliona devet stotina pedeset šest hiljada šest stotina sedamnaest i 06/100 eura*),

Član 3

Smanjenje novčanog dijela osnovnog kapitala vrši se radi povraćaja dijela uplaćenog novčanog uloga Osnivaču, pri čemu će se isplata izvršiti iz raspoloživih sredstava Društva ostvarenih prodajom dijela stambenih jedinica u vlasništvu Društva.

Član 4

Na osnovu Procjene vrijednosti 100% kapitala društva "Capital Plaza" d.o.o. Podgorica sa stanjem na dan 31.03.2026. godine, Osnivač konstatuje da planirano smanjenje osnovnog kapitala Društva za iznos od EUR 11.000.000 ne predstavlja rizik za povjerioce Društva, imajući u vidu preostalu imovinu Društva nakon sprovedenog smanjenja kapitala.

Article 2

The share capital decrease shall be effected through a reduction of the monetary portion of the Company's share capital. The monetary portion of the share capital shall be reduced by **EUR 11,000,000.00** (eleven million euros), so that following the reduction, the monetary contribution amounts to **EUR 11,215,000.00.**

The non-monetary contribution in the amount of **EUR 77,741,617.06** shall remain unchanged.

Following the implementation of the decrease, the total share capital of the Company shall amount to **EUR 88,956,617.06** (*eighty-eight million nine hundred fifty-six thousand six hundred seventeen euros and 06/100*).

Article 3

The decrease of the monetary portion of the Company's share capital is effected for the purpose of returning to the Shareholder a portion of its paid-in monetary contribution, with such payment to be made from the Company's available funds generated from the sale of a portion of the residential units owned by the Company.

Article 4

Based on the Valuation of 100% of the equity interest in Capital Plaza d.o.o. Podgorica as of 31 March 2026, the Shareholder determines that the proposed decrease of the Company's share capital in the amount of EUR 11,000,000 does not pose any risk to the Company's creditors, having regard to the Company's remaining assets following the implementation of the share capital decrease.

Član 5
Statut Društva će biti izmijenjen u skladu sa ovom Odlukom.

Article 5
The Articles of Association of the Company shall be amended to reflect this Decision.

Član 6
Ova Odluka stupa na snagu danom donošenja.

Article 6
This Decision shall enter into force on the date of enactment.

U Podgorici, dana 18.06.2026. godine

In Podgorica, on 18th June 2026

ZA OSNIVAČA/FOR THE SHAREHOLDER
Milena Pejović, po punomoćju, under the PoA

MILENA PEJOVIĆ (Potpis)

Digitally signed by MILENA PEJOVIĆ (Potpis)
Date: 2026.06.18 11:39:08 +02'00'

Prilog/Appendix:

- *Procjena vrednosti 100% kapitala društva "Capital Plaza" d.o.o. Podgorica na dan 31. mart 2026. godine izdata 17. juna 2026/Valuation of 100% of the capital of the company 'Capital Plaza' d.o.o. Podgorica as of March 31, 2026 issued on 17 June 2026.*