



Harriton

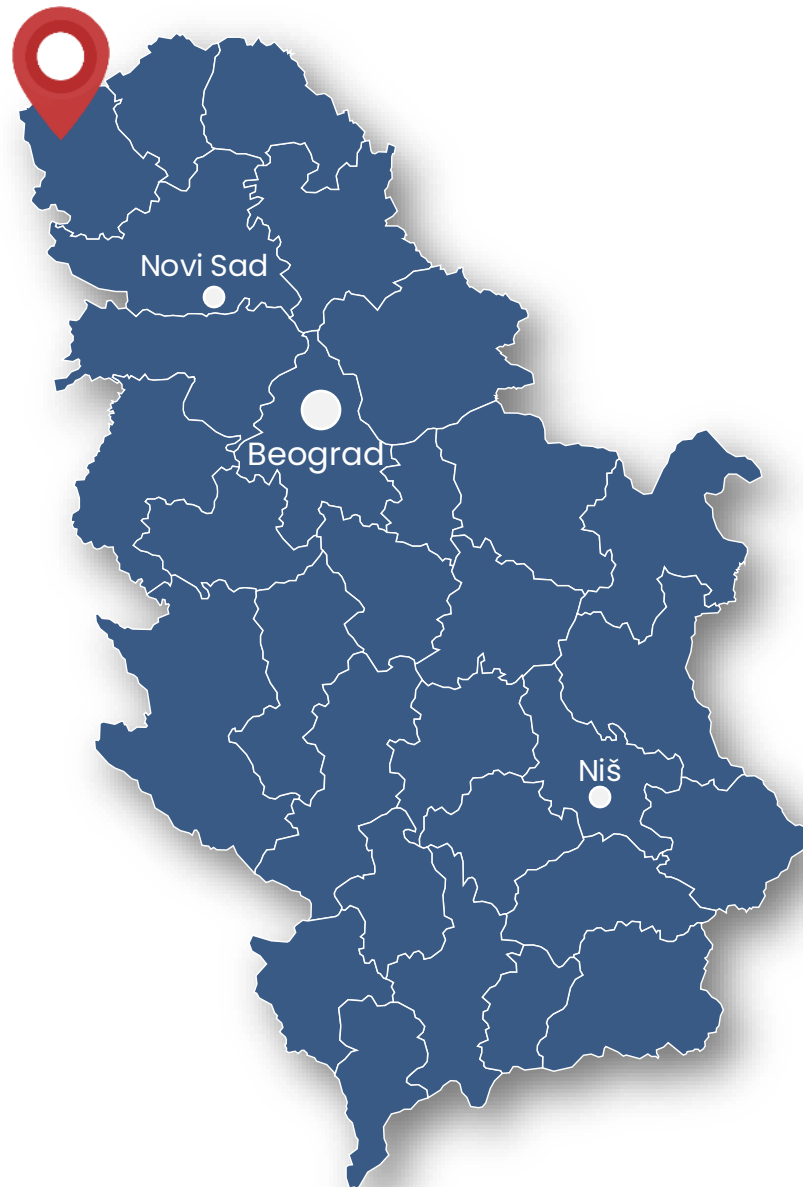
Group



Retail Park IRIS Sombor, Serbia

Built on trust.

SOMBOR OVERVIEW



Area: : 1,178 km²

District: West Bačka

Population: 70,818

Settlements: 16

In the northwestern part of the gentle Bačka plain, spanning 1,178 square kilometres, lies the city of Sombor, encompassing one urban centre and 15 rural settlements. The western side of Sombor is bordered by the Danube River, which separates it from Croatia; to the east lies the Telečka Plateau; to the north the city shares a border with Hungary; and to the south it opens toward the interior of Serbia. The average elevation of the Sombor area is only 90 m above sea level.

Sombor is located 60 km southwest of Subotica, 100 km northwest of Novi Sad, 175 km northwest of Belgrade, 220 km south of Budapest, and 470 km southeast of Vienna.

The borders with Hungary (with the city of Baja 60 km away) and Croatia (with the city of Osijek 70 km away) lie only 30 km from Sombor. These border crossings serve passenger vehicles traveling in transit to other European cities, as well as trucks transporting goods.

According to the 2022 census, Sombor population is 70,818.

KEY STATISTICS

Population

M/F	48% / 52%
Households	29,423
Avg number of household members	2.39
City population	59%

Labour Statistics

Active	27,496
Employment	23,233
Unemployment	4,263
Avg Salary (EUR)	617
Pensioners	18,995

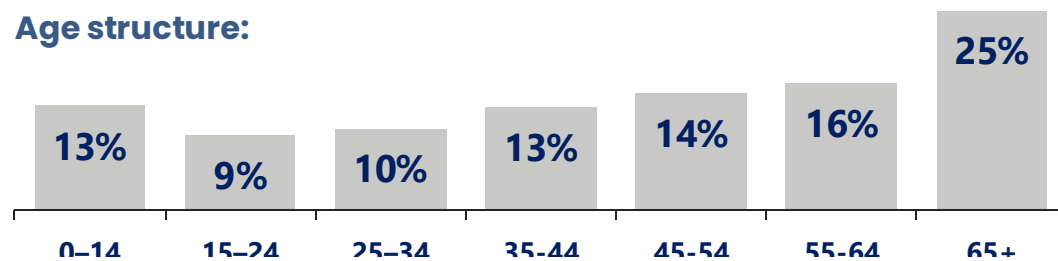
Educational attainment

Without or incomplete primary education	5%
Primary education	21%
Secondary education	57%
Higher and High education	17%

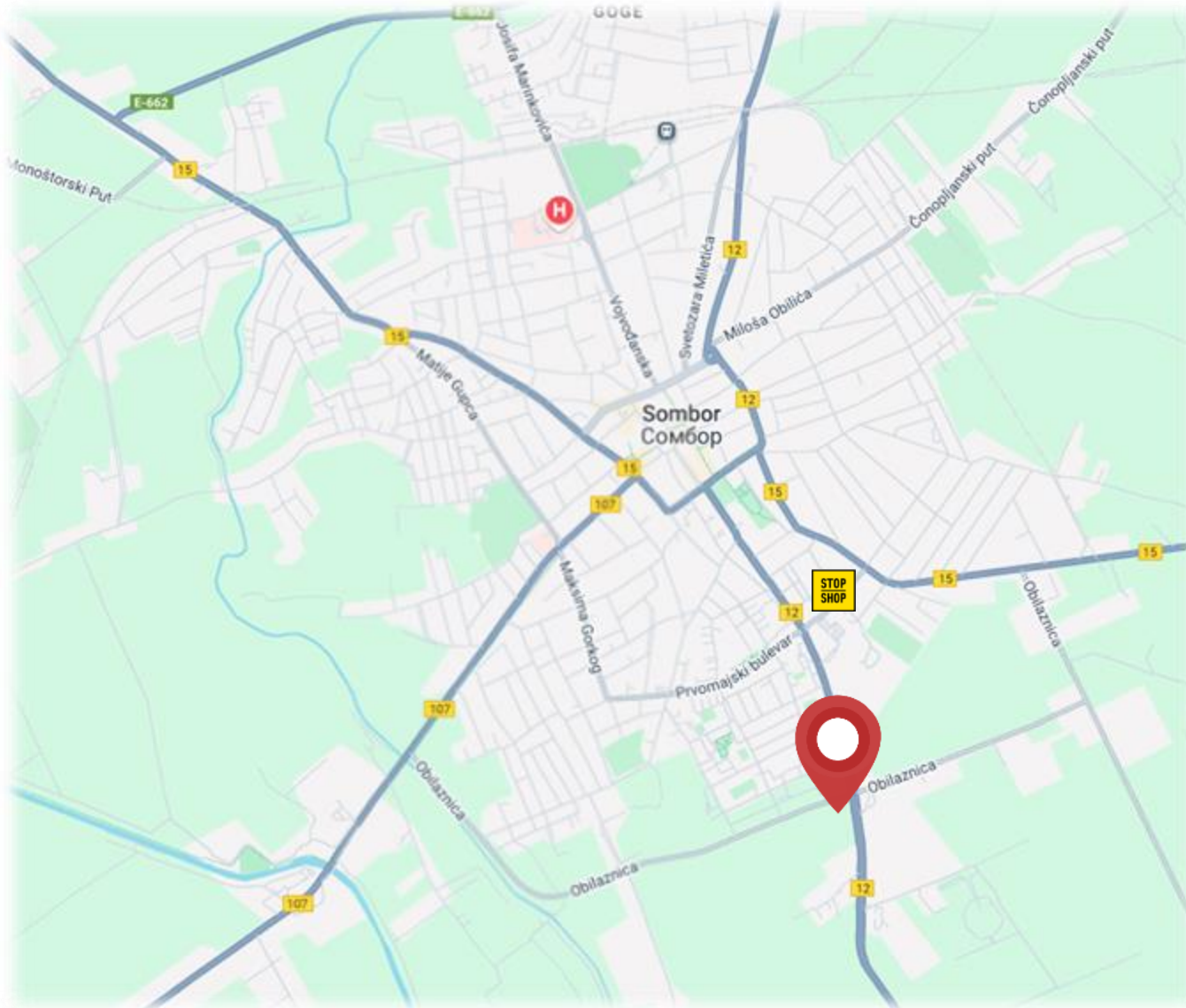
Computer literacy

Computer literate person	37%
Persons with partial computer skills	39%
Computer illiterate persons	24%

Age structure:



KEY INFO AND LOCATION



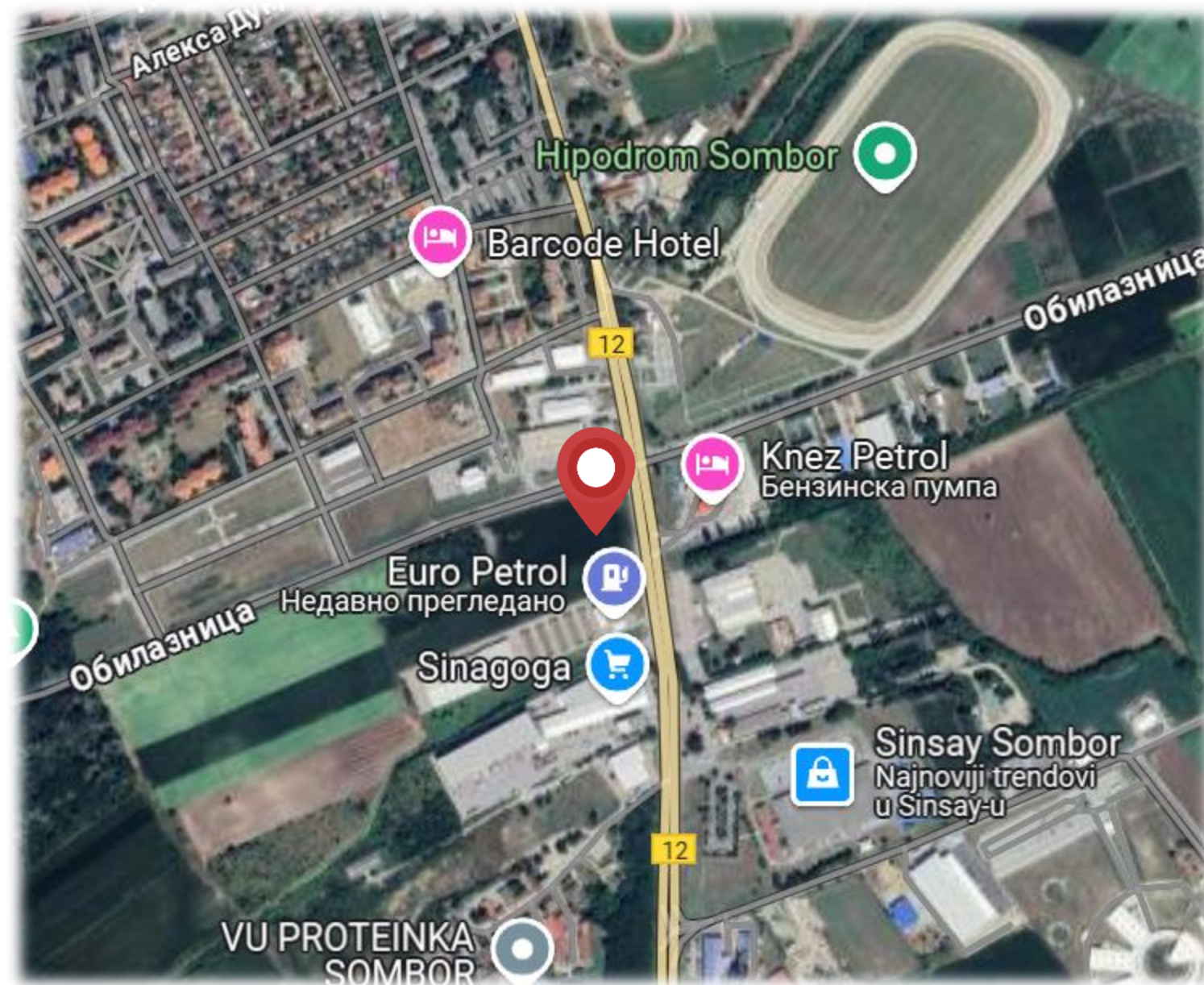
1.7km from the city center and on the main access road to the city of Sombor

- Corner of Staparski road and Roundabout

RETAIL PARK (GF, 1F) from 4 phases

- Plot = 26,330 m²
- GLA: 13,165 m²
- EXISTING FACILITY OF KTC (YOU MART) - GF
- GROSS = 4,428 m² / NET = 4,236 m²
- **PHASE I - RETAIL PARK (UNDER CONSTRUCTION) - GF**
- GROSS = 1,765 m² / NET = 1,710 m²
- **Deadline: December 2025**
- **PHASE II - RETAIL PARK (FAST FOOD) - GF**
- GROSS = 397 m² / NET = 352 m²
- **Deadline: February 2026**
- **PHASE III and IV - RETAIL PARK (GF, 1F)**
- GROSS = 6,560 m²
- GROUND FLOOR: 4,964 m²
- FIRST FLOOR: 1,756 m²
- business part - approx. 4,689 m² (GF, 1F)
- storage area - approx. 1,511 m² (GF)
- **Deadline: Q4 2026**
- PARKING SPACES: 219

KEY INFO AND LOCATION



Brands within a 1 to 5 minute walking distance:

- Europetrol i Knez petrol gas station
- MOT test centre (technical car inspection)
- Roda
- Maxi
- Sinagoga
- Svetofor
- Pepco
- Pet shop
- PS Fitness
- Woby Haus
- Sinsay
- LC Waikiki
- JYSK





YOU MART






IRIS
RETAIL PARK SOMBOR



hello

Now Open

Coffee

SPORT III
FITNESS

SPORT III
FITNESS



IRIS

RETAIL PARK SOMBOR





IRIS
SOMBOR



IRIS

RETAIL PARK SOMBOR



Better
together
Coffee
TIME



PREMIUM PET
sinsay
ccc
Technomedia
worldbox
PLAVETA
akso
DrMax
MAXI



IRIS

sinsay

CCC

Teknomedija

PLANETA

Dr.Max+

MAXI

worldbox

akso

ISKUŠENO OD PRVOG DANA

PREMIUM PET

IRIS
RETAIL PARK SOMBOR





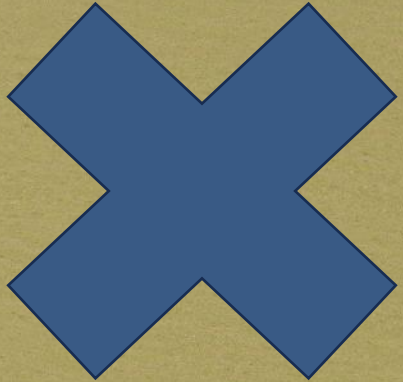


IRIS IRIS

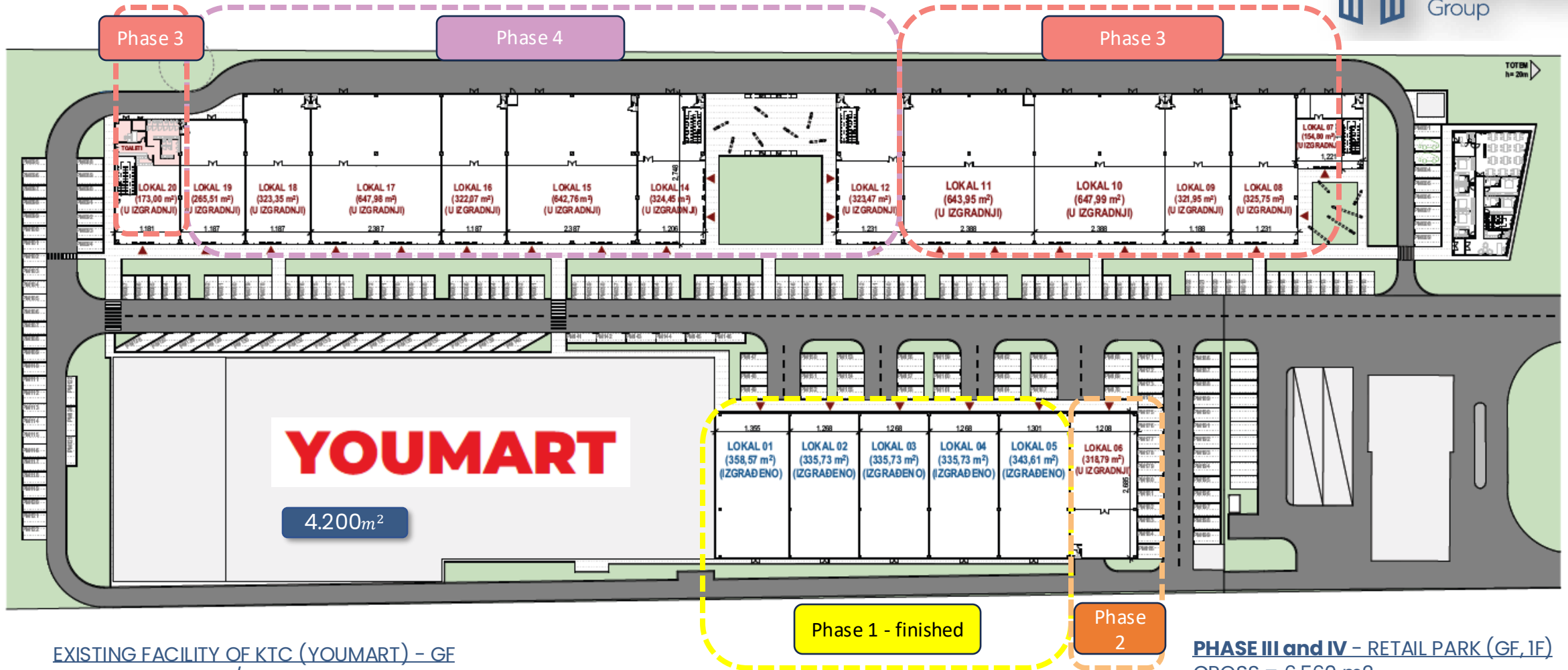
Sinsay
CCC
Telekomedia
worldbox
akso
Dr. Max
MAXI

Sinsay
CCC
Telekomedia
Dr. Max
MAXI
worldbox
akso

Investor acquired additional land plot behind the retail park closer to the roundabout for future development – 2 hectares



AREA PLAN – GROUND FLOOR



EXISTING FACILITY OF KTC (YOU MART) - GF
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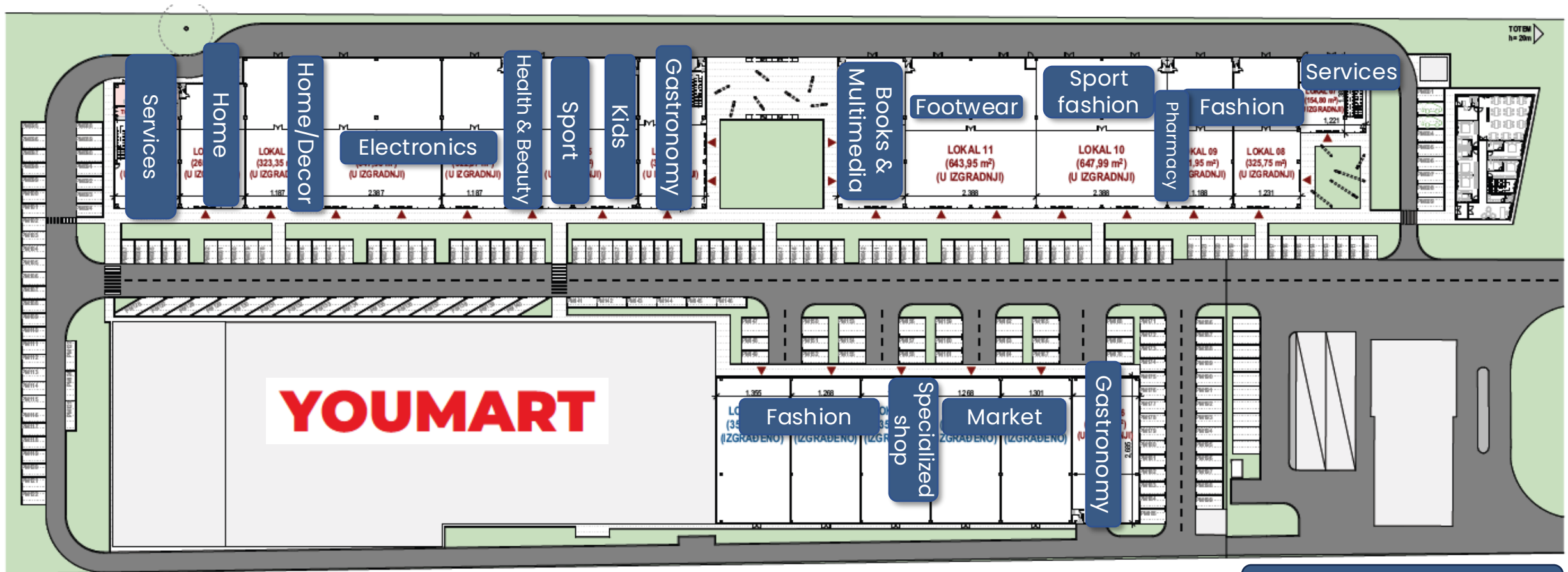
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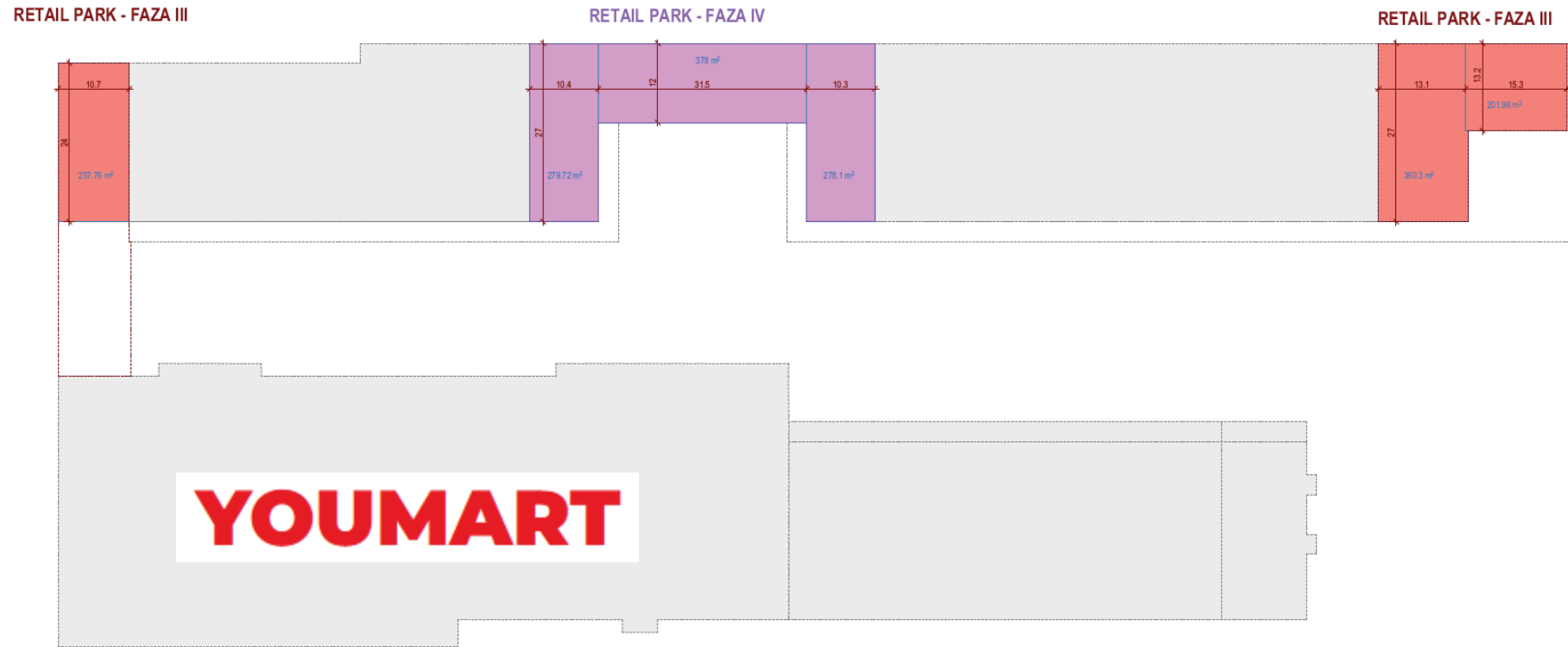
PARKING SPACES: 219

GROUND FLOOR – PLANNED CATEGORY MIX



* subject to change

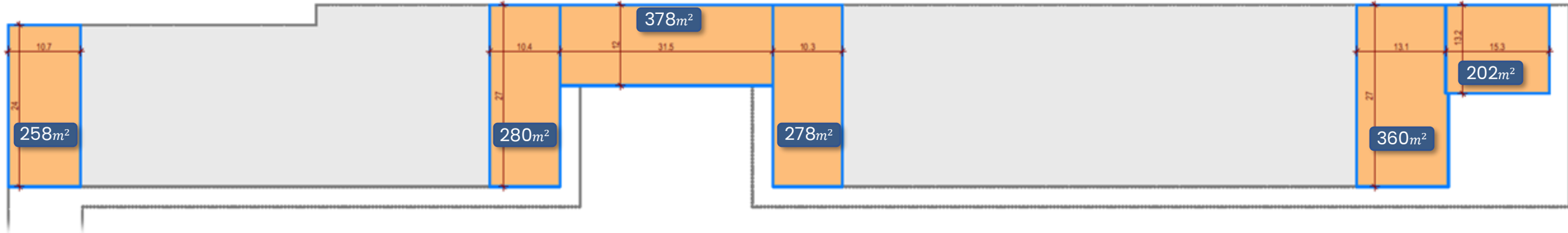
AREA PLAN – FIRST FLOOR



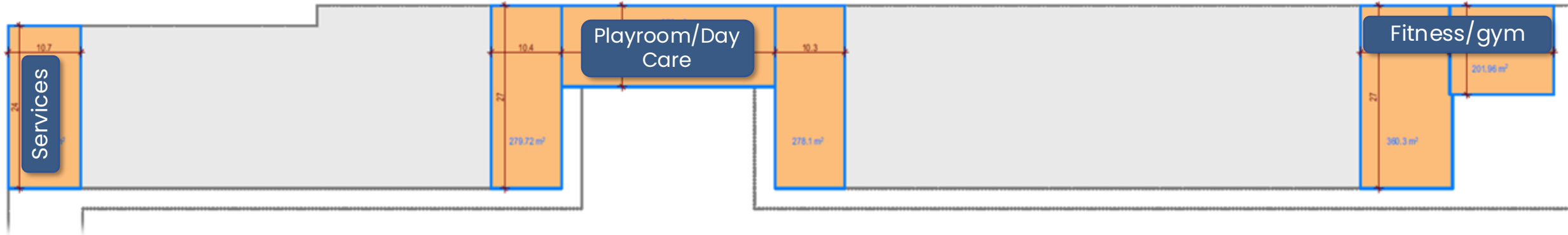
PHASE III and IV – RETAIL PARK (1F)

FIRST FLOOR: 1.756 m2

FIRST FLOOR – UNIT SIZE



FIRST FLOOR – PLANED CATEGORY MIX



ABOUT THE INVESTOR



Sinagoga LLC Sombor is one of the leading trading companies in Serbia, established in 1991, priding itself on over three decades of tradition. Today, the company operates 13 retail outlets and a modern distribution centre covering 30,000m², ensuring rapid distribution nation wide. With more than 300 employees and an annual revenue exceeding 75 million euros, Sinagoga holds a prominent position among the most successful large enterprises in Serbia.

In addition to its core trading operations, Sinagoga actively invests in various business sectors: it owns the food production facility "Žitokomerc," operates in the packaging paper industry and agricultural equipment production, and manages a significant portfolio of commercial real estate through associated companies.

Through its financial stability, long-standing successful operations, and diverse investments, Sinagoga represents a reliable partner and a serious investor, guaranteeing safety and quality in the realization of the retail park in Sombor.

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SINAGOGA

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