



CONSTRUCTION OF THE RESIDENTIAL AND BUSINESS TOPLICA SETTLEMENT TUZLA

Project title	Construction of the residential and business Toplica settlement in Tuzla
Sector	Real estate, Design and construction
Location	Tuzla in the vicinity of the built settlement SJENJAK
Location description	Residential BUSINESS settlement TOPOLICA
Company description	The Association of Shareholders in Bosnia and Herzegovina (UDAU BH) was established on 21 December 2006. Since its foundation, the Association has been actively engaged in promoting corporate governance in private companies and educating investors interested in participating in the Sarajevo Stock Exchange (SASE) and the Banja Luka Stock Exchange (BLSE). The Association's involvement in this project is based on its extensive expertise in



	construction, urban development, and practical experience in planning and developing residential communities.
Project status	On 20 February 2026, the public presentation of the Topolica Regulatory Plan was successfully completed. The next step is the session of the Tuzla City Council, during which the final Decision on the adoption of the Topolica Regulatory Plan is expected to be approved. Following its adoption, investors will be entitled to submit construction proposals, and the City of Tuzla will be able to announce a public tender for the sale of development land. The City of Tuzla owns 100% of the parcels offered through the public tender and controls more than 65% of the total land area within the 26-hectare Topolica development zone. Investors interested in developing the entire Topolica project are invited to submit a Letter of Intent to the Mayor of Tuzla. Prior to submitting the Letter of Intent, interested investors will receive the financial plan prepared by UDAU BH. The feasibility study prepared by UDAU BH will be updated with minor revisions during 2026.
Project description	The Tuzla City Spatial Plan 2010–2030 and the Decision on its implementation for the Topolica planning area provide for the development of a mixed-use residential and commercial complex within a First-Degree Development Zone. The area covered by the Topolica Regulatory Plan extends over 25.88 hectares. The boundaries of the planning area are defined as follows: - North: the regulated channel of the Jala River; - West: Transversal Road T-7 (15. maja Street); - South: the planned Southern City Road, the Slavinovići Health and Spa Complex, and the undeveloped sections of the Ši Selo spatial unit; - East: the planned Transversal Road T-8. The Regulatory Plan is adopted for a period of five (5) years and serves as the legally binding planning document governing all spatial development within the project area. The following land-use categories are defined within the Regulatory Plan: 1. Building plots: - Existing buildings to be retained; - Planned new buildings. 2. Vehicular traffic areas. 3. Pedestrian areas. 4. Recreational areas with children's playgrounds. 5. Landscaped green areas. 6. The regulated channel of the Jala River. According to their intended use, the areas are classified as: - Building plots; - Areas for moving and stationary vehicular traffic; - Pedestrian areas (pedestrian streets, squares, walkways and sidewalks);



- Landscaped green areas; and
- The regulated channel of the Jala River.

The Regulatory Plan provides for the retention of 10 existing buildings, including six individual residential buildings located south of the planned Southern City Road, three mixed-use residential-commercial buildings, and one multi-family residential building located in the eastern part of the planning area.

In addition, the Plan provides for the construction of 23 new buildings, comprising:

- 17 residential-commercial buildings;
- 5 public buildings; and
- 1 commercial building.

The intended use, architectural treatment, footprint, and number of storeys are defined in the Regulatory Plan drawings (Scale 1:1000), including the underground garage layouts. The detailed internal layout and functions of the residential-commercial, commercial, and public buildings will be determined during the Conceptual Design phase in accordance with investor requirements while remaining fully compliant with the Regulatory Plan.

The five planned public buildings are not included within the scope of investment obligations of our investors.

a) RESIDENTIAL-COMMERCIAL BUILDINGS, 17 (SEVENTEEN):

The project includes the following residential-commercial complexes:

1. SPO "A" – five lamellas (A1–A5): A1, A2 and A3 (Pod+P+7), A4 (Pod+P+12), A5 (Pod+P+6).
2. SPO "B" – three lamellas: B1 and B3 (Pod+P+6), B2 (Pod+P+10).
3. SPO "C" – two lamellas: C1 and C2 (Pod+P+6).
4. SPO "D" – three lamellas: D1 and D3 (Pod+P+6), D2 (Pod+P+14).
5. SPO "E" – two lamellas: E1 (Pod+P+12), E2 (Pod+P+6).
6. SPO "F" – three lamellas: F1 (Pod+P+6), F2 (Pod+P+10), F3 (Pod+P+8).
7. SPO "G" – three lamellas: G1 (Pod+P+1), G2 (Pod+Sut+P+1), G3 (Pod+P+20).
8. SPO "H" – two lamellas: H1 (Pod+Sut+P+6), H2 (Pod+Sut+P+8).
9. SPO "I" – two lamellas: I1 (Pod+Sut+P+6), I2 (Pod+Sut+P+8).
10. SPO "J" – Pod+P+6.
11. SPO "K" – three lamellas: K1 (Pod+Sut+P+8), K2 (Pod+Sut+P+14), K3 (Pod+Sut+P+6).
12. SPO "L" – Pod+P+22.
13. SPO "N" – Pod+P+22.
14. SPO "O" – three lamellas: O1 and O3 (Pod+P+6), O2 (Pod+P+12).
15. SPO "R" – two lamellas: R1 (Pod+P+8), R2 (Pod+P+6).
16. SPO "S" – two lamellas: S1 (Pod+P+8), S2 (Pod+P+6).
17. SPO "X" – two lamellas: X1 and X2 (2Sut+P+4).



b) PUBLIC BUILDINGS, 5 (FIVE):

1. Public Building P – Pod+P+1.
2. Public Building U – Sut+P+2.
3. Public Building V – four lamellas (2Sut+P and 2Sut+P+2).
4. Public Building Z – three lamellas (2Sut+P+3).
5. Public Building T – two lamellas (Pod+P+1).

c) COMMERCIAL BUILDING

One commercial building, designated "M", consists of two lamellas with Pod+P+1 storeys.

Parking and Garage Facilities

Underground garages are planned beneath the residential-commercial buildings and within the development blocks.

- Blocks A–D, E–I, and J–K include underground garages combined with surface parking.
- Block L–N and Commercial Building M include covered parking above underground levels with recreational facilities on accessible landscaped green roofs.
- Buildings O, R, and S include garages within the basement levels.
- Public Building U is provided with surface parking.
- Public Building V includes underground garages together with surface parking.
- Public Building Z includes underground garages and covered surface parking.
- Building X includes garages within the basement levels together with surface parking on the northern side of the building.

Wherever technically feasible, garages within the residential-commercial blocks should be designed with green roofs, creating landscaped park areas for residents, as illustrated in the project drawings.

Green roofs should also be incorporated into the buildings wherever possible, providing residents with attractive outdoor recreational spaces and associated amenities. The required safety parapet for accessible flat roofs shall be included within the permitted building height.

Each building's Conceptual Design shall provide designated locations for external air-conditioning units integrated into the overall architectural appearance of the building.

The footprint and number of basement levels of the planned buildings may be increased, subject to investor requirements and the completion of the necessary technical and professional analyses.



	The Regulatory Plan also permits the construction of parking areas by partially covering the regulated channel of the Jala River. These parking facilities may be developed independently of the construction of the planned buildings.	
Estimated total investment cost	A conceptual design and main design for 18 buildings will be designed and 2,983 apartments and a large commercial building will be built. All costs are 95% accurately calculated and they amount to 60% of the total revenue (836 920 000 BAM) and that is 502 152 000 BAM.	
Inputs provided by local partner	Value	Description
	3 000 000 EUR	
Inputs required from foreign partner	Value	Description
	300.000.000 EUR	
Form of cooperation with foreign partner	Financial	Technical
	Joint venture	Agreement on business and technical cooperation
Supporting information available	For additional information about this project, please contact FIPA either by e-mail: fipa@fipa.gov.ba or phone number: +387 33 278 080.	