



WELCOME TO DIPOS FEBRUARY NEWSLETTER!

On February 15, the Republic of Serbia marked its Statehood Day. Recalling historical events from our past, in this issue we briefly focus on two important events - the beginning of the First Serbian Uprising and the adoption of the Sretenje Constitution, which established the principles of freedom and law as fundamental values of the development of the Serbian state.

The Islamic Republic of Iran also celebrated its national holiday this month to mark the victory of the Iranian revolution, while Japan celebrated the birthday of Emperor Naruhito.

We are pleased to share with you the information that our Company at the very beginning of the year recorded positive business results when it comes to the percentage of real estate and collection of receivables.

Talking about the history of "Zora" Palace, we are taking you for a walk to Knez Mihailova Street.

Until our next issue, follow our posts on social networks LinkedIn ([DiposBelgrade](#)) and Instagram ([@belgradefinestliving](#)).

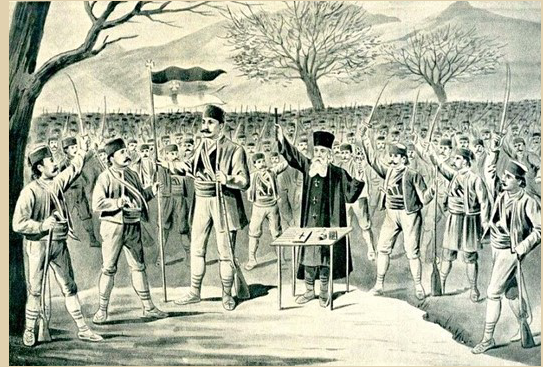
Have a nice day!



FREEDOM AND LAW AS SUPREME VALUES

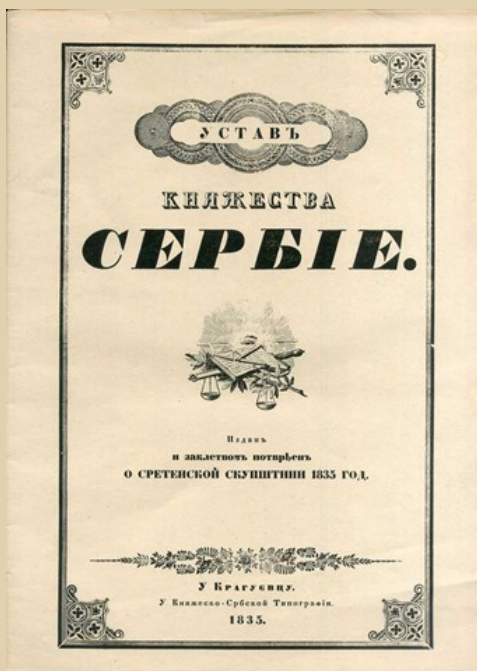
On February 15, the Republic of Serbia marked Sretenje - Statehood Day to honour the birth of the modern Serbian state. This holiday marks the beginning of the First Serbian Uprising in 1804, as well as the declaration of the first Serbian Constitution in 1835. The former signifies readiness to armed fight for the independence of the homeland, while the latter symbolizes the political and diplomatic commitment to the development of a modern state system.

The struggle for the final liberation from the five centuries of slavery under the Turks began in the small Sumadija village of Orasac on February 15, 1804. It started as opposition against Dahije. Soon afterwards, resistance lead by Karadjordje Petrovic spread on the entire Belgrade Pashaluk. Hajduks and peasant troops grew into the army using what was available as weapons - firearms, but also forks, hooks and hoes. The battle of Ivankovac was significant in a series of great victories, when a small number of Serbian forces clashed with the Ottoman army and forced it to withdraw. However, in 1809, Serbian forces began recording defeats and the Turks recaptured Belgrade on October 7. The first Serbian uprising was suppressed, but despite the losses, it was a cornerstone for the future independence of Serbia.



Only three decades later Serbia was not only liberated, but also a democratic state turned from Eastern to Western, civil thought.

On Sretenje in 1835, the first Constitution of modern Serbia was adopted, one of the most liberal in Europe at that period. It was modeled on the constitutions of France and Belgium and in many respects was even ahead of its time. It was drafted by the journalist, politician and diplomat Dimitrije Davidovic.



Sretenje Constitution divided the government system into legislative, executive and judicial, which is still considered the standard of democracy and constitutionality. The rights and freedoms of citizens were proclaimed, including the inviolability of the person, the independence of the judiciary and the right to a legal trial, freedom of movement, inviolability of housing, the right to choose an occupation, equality of citizens regardless of religion and nationality. The constitution abolished slavery and feudal relations.

Although it was passed by the National Assembly and confirmed by the oath of Prince Milos Obrenovic, it provoked the indignation of the great powers - Austria, Turkey and Russia, due to which it was soon suspended.

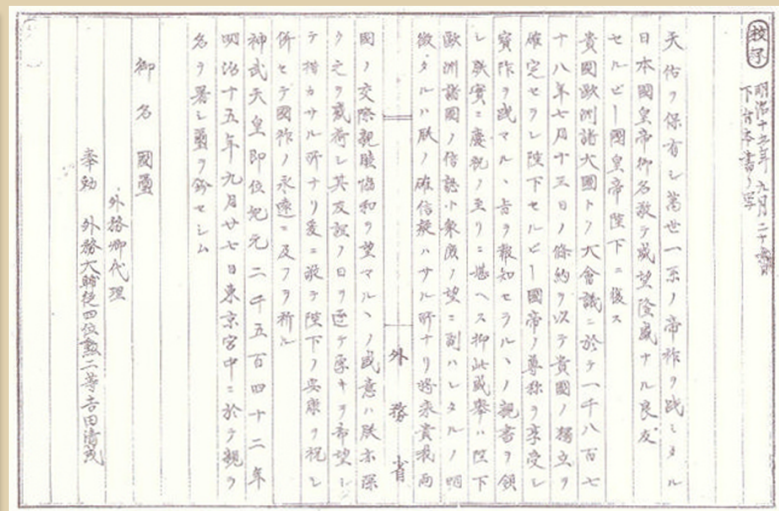
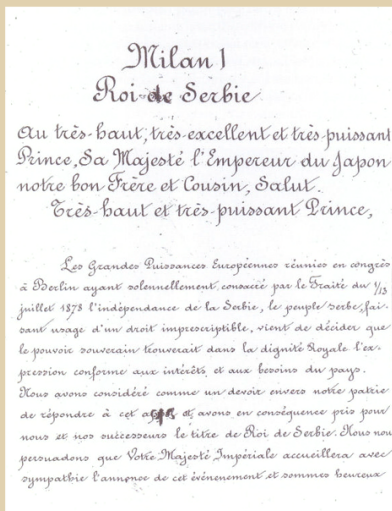
Regardless of the outcome of these two events, the supreme values which they symbolize and upon which the history of the Serbian people rests - freedom and law, have remained the imperatives for Serbian present and future.

Bilateral Relations between Japan and the Republic of Serbia

GROWING INVESTMENTS AS A SIGN OF TRUST

At the end of the 19th century, both Serbia and Japan managed to strengthen their national grounds - Japan grew from a small island state into a strong empire, while Serbia gained independence from the Ottoman Empire.

The first official correspondence between the two countries took place in 1882, when Serbian King Milan Obrenovic addressed the Japanese emperor, informing him of his coronation and international recognition of Serbia at the Berlin Congress in 1878. Emperor Meiji, in response, recognized Serbia as an independent state.



The letter of King Milan Obrenovic and the answer of Emperor Meiji

The continuity of correspondence between Japan and sovereign Serbia was maintained until the Second World War. Members of Japanese royal family paid three visits to Serbia in that period.

Japan was Serbia ally of the Great War and Tokyo sent aid to Serbian army in Corfu and later Thessaloniki from 1915 to 1918. One of the initiatives to assist Serbian forces retreating across Albania was started by a Serb, Dusan Todorovic, a professor of the Russian language at the University of Tokyo. Committee for aid to Serbia was formed later in Japan. It was also recorded that a Japanese shipowner transported countless boxes of medicines, bandages, clothes, food and other aid free of charge and shipped them across England to Europe. Continuing this tradition, Japan is today one of the most important donors to Serbia, and providing support to medical, educational and cultural institutions, and also economic and technical assistance.

After World War II, Josip Broz Tito quickly regained contacts with Japan. Official diplomatic relations between Japan and SFRY were established in 1952.



In recent history, a significant improvement in relations followed the visit of Japanese Prime Minister Shinzo Abe in January 2018, which was the first visit at this level after three decades.

The most powerful proof of the improvement of economic cooperation is noticeable growth of Japanese investments. Success stories of first companies from the Land of the Rising Sun which started their operations in Serbia, such as Japan Tobacco International and Panasonic, encouraged other investments. One of the most significant is the new factory in Indjija by Toyo Tires, global brand in tire production, in the amount of ca. 380 million euros. Japanese investors recognize the potential and stability of our country, its openness to partnerships and opportunities to improve their business, and view Serbia as a strategic hub for CEFTA or the Western Balkans, EU markets, Russia and Turkey. Japanese investors are financially stable companies which transfer high technology and high business standards to our market, especially when it comes to safety at work, environmental protection and social responsibility.

In addition to economy issues, the attention of the Serbian audience this year is focused on Tokyo and the long-awaited Olympic Games. We sincerely hope that, despite the pandemic, they will be held as planned.

Please refer to our **blog** [Creating Future, Embracing Past](#) for more interesting details about this country.

National Day of the Islamic Republic of Iran

42 YEARS SINCE THE ISLAMIC REVOLUTION

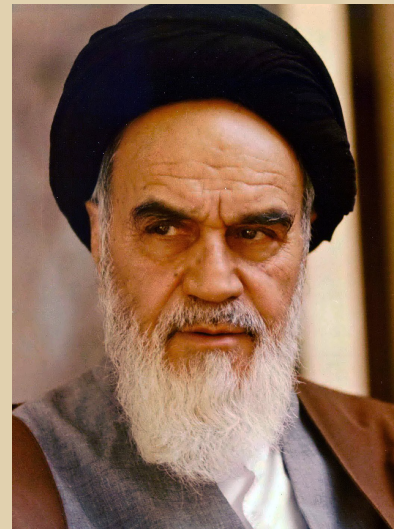
In the late 1970s, the world witnessed the triumph of the Islamic Revolution in Iran, which transformed the country from a kingdom led by Shah Mohammed Reza Pahlavi to an Islamic republic headed by Ayatollah Ruhollah Khomeini.

Ayatollah Ruhollah Khomeini, the man who, was completely opposite to shah in the minds of his people due to his modest lifestyle, started his rebellion in 1962 opposing the shah`s reforms. He was the first religious leader to openly condemn the Shah's rule, supported by Western powers.

Mass street demonstrations began in 1978. Hundreds of protesters were killed in clashes with the army and police in the coming months on the streets of Iranian cities. When the shah finally tried to negotiate with the opposition - it was too late. Mohamed Reza Pahlavi was forced to flee Iran on January 16, 1979.

On February 1, 1979, Ayatollah Ruhollah Khomeini landed triumphantly at Tehran Airport after 15 years in exile. In the euphoric atmosphere after the overthrow of shah and with the reputation that Khomeini enjoyed among the people, 98.2 percent of voters in a referendum in March 1979 supported the first Islamic republic in the world. It was proclaimed on April 1 the same year, with Khomeini as the supreme leader.

Iran wrote its history under the leadership of the new ruler until his death in 1989. Ali Hosseini Khamenei then became the supreme leader of the nation, proclaiming the continuation of the revolution and Khomeini's policy.



Ајатолах Рухолах Хомеини



Our **blog** Friendship of Geographically Remote Countries includes more details about Islamic Republic of Iran.

POSITIVE OPERATING RESULTS OF DIPOS

Special focus in business and priority of employees in the Property Management and Rental Company Dipos d.o.o. Belgrade in the previous period were increase in the percentage of rented property of the fund managed by the Company, effective collection of receivables, increase in operating income, and thus increase in funds paid into the budget of the Republic of Serbia, as well as customer satisfaction and service quality.

At the end of 2020, we recorded the following results: on December 31, 2020, the percentage of rented property from the fund managed by Dipos was 96.61%. On the same date, the effective collection rate of receivables amounted to 88.27%.



High percentage of our clients positively regard image of Dipos



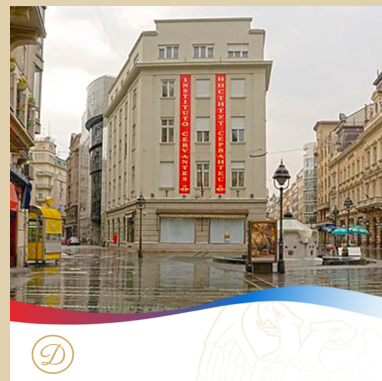
Positive overall impression on Dipos

ZORA PALACE – THE BEAUTY OF BELGRADE

A beautiful and frequent motif on Belgrade postcards from the past was the building at Knez Mihailova 32, known as the "Zora" Palace. It was built in 1904 on the site of an older one-storey building owned by brothers Konstantin and Nikola Z. Popovic. The facility was designed by architect Milan Antonovic, and it was built by entrepreneurs Mita and Rista Spasic. Spasic brothers had a well-known jewelry and goldsmith's shop, which from 1880 to 1905 was the leader in the Belgrade market. It was used for commercial and residential purpose.

"Zora" palace was built in the pseudo-baroque style. Its was reconstructed twice. For the first time in 1930, for the insurance company "Nacional" from France, which rented the space. The project was designed by architect Janko Safarik. Only seven years later, new works were started in which two floors were added - the third and the fourth.

Until the spring of 1999, the building was known as the American Reading Room. In the middle of 2004, the Cervantes Institute was opened in this building, whose mission is to promote the Spanish language and the culture of Spanish-speaking countries.





Impressions and recommendations:

"All of Dipos service departments have a very professional attitude"

"I would like to commend the emergency response time in unforeseen circumstances, which allows us to fully focus on our business while your team does their part"

VIP Global Logistics d.o.o.



Did you know?

97.5%

of our clients

positively regard Dipos and its image



ISO 27001
BUREAU VERITAS
Certification



2017

AAA

2018

AAA

2019

AAA