

OTHER – TRNOVO:

The Sellers (hereinafter referred to as Seller) retains the right, at its sole discretion, to modify, suspend, or terminate the sales process at any time. The Seller also reserves the right to amend any rules and procedures related to the sales process, including the structure thereof. The Seller may reject any received offers and is not obliged to accept any offer or enter into a final contract with any potential investor or third party. The Seller may terminate or conclude negotiations with one or all potential investors at any time, without prior notice and without the obligation to provide reasons for such decisions. The Seller also retains the right to initiate exclusive negotiations with one or more potential investors at any point during the sales process. Potential investors acknowledge and agree that engaging in such actions does not entitle them to any form of compensation under any circumstances. Furthermore, they explicitly waive any and all claims associated with such actions. The Seller expressly excludes all liability for damages. The Seller's obligation to carry out the sale of real estate will be triggered solely upon the completion of a written sales contract, in accordance with the terms and conditions specified in the contract. The information presented by the seller in this document, pertaining to investment opportunities, has been prepared by the designated real estate agency on behalf of the seller. It is based on publicly available information and should not be considered legally binding or conclusive in any way. It is the responsibility of the interested party to verify the accuracy of the provided information. The information presented in this document should not be construed as an opinion (legal or otherwise) or a due diligence report, and it does not constitute legal or financial advice. The interested party is responsible for independently verifying the data in the relevant public registers and should not solely rely on the information provided in this presentation. The seller acknowledges the possibility of additional documentation and/or information pertaining to the real estate that is not included in this presentation. None of the data or information provided in this presentation should be interpreted as a guarantee, commitment, or advice to proceed with the process or make any decisions related to the inclusion in the sales process or the transaction itself. The Seller, along with its advisors or agents, cannot guarantee that the disclosed data and information, especially concerning the intended use of the property and its future usability, will remain unchanged. The recipient of this presentation should conduct a thorough assessment of the uncertainties associated with any proposed investment, employing standard commercial due diligence practices as would be expected in the ordinary course of business. It is also recommended to consider whether such practices are suitable or available in other locations. The interested party is required to conduct an independent review, investigation, verification, analysis, and evaluation of the real estate and the accompanying information, including any publicly available data. They should do so independently and without solely relying on the information provided by the seller, exercising their judgment and discretion as they deem necessary and appropriate. Lack of awareness of the available information does not exempt the interested party from their responsibility to accurately assess the value of the proposed sales price, make an informed decision on entering into the sales contract, and fulfill their obligations in the purchase process. The Seller, along with its advisors or agents, shall not be held liable for any costs, expenses, fees, penalties, or any direct, indirect, or consequential damages incurred by an interested party (including their representatives, employees, subsidiaries, advisers, and any third party acting on their behalf) in relation to this presentation and/or transaction. In line with the aforementioned, irrespective of the nature of the claim, whether in contract, tort, or otherwise, the Seller, along with their advisors or agents, disclaim all responsibility and liability towards any individual. To the maximum extent permitted by applicable law, the Seller

holds no liability, and each interested party agrees to participate in the sales process with this understanding. The customer shall be responsible for bearing any costs associated with due diligence conducted by a potential interested party, including but not limited to banking, legal, tax, real estate consulting costs, environmental assessments, technical evaluations, and other related expenses. These costs, incurred throughout the entire sales process, shall be the sole responsibility of the customer, irrespective of the outcome, and the seller shall not provide any reimbursement under any circumstances. By engaging in the specified procedure, the interested party explicitly agrees to comply with the conditions outlined in this presentation, as well as the conditions of its implementation. In the event that the application (such as an offer) is subject to a deadline following this presentation, it shall be considered as timely submitted if it has reached the Broker address Metropola IN d.o.o., located at Vodovodna cesta 109, 1000 Ljubljana, prior to the expiration of the deadline. If the final day of the deadline falls on a Saturday, Sunday, public holiday, or any other day off as stipulated by the Law on Holidays, the deadline will be extended to the next working day. The Seller acknowledges the possibility of errors in the text of the published presentation. The transaction will be governed by the Slovenian language for bidders from Slovenia and English for bidders outside Slovenia, with the exception of the sales contract, which will be concluded in the original Slovenian language. By participating in the procedure under this Agreement, the interested party confirms and agrees that, if necessary, it will translate any required documentation from the Slovenian language into English at its own expense. Each bidder is responsible for covering the costs associated with preparing a declaration of interest, a binding offer, and any other activities involved in the sales process, including negotiating the content of the sales contract. All procedures outlined in this presentation will be conducted on behalf of the seller by Metropola IN d.o.o., located at Vodovodna cesta 109, 1000 Ljubljana. In relation to this presentation and the resulting relationships, the legal framework of the Republic of Slovenia shall govern, and any disputes shall be subject to the jurisdiction of the court in Sežana for resolution.

METROPOLA IN d.o.o.