DISCLAIMER REGARDING THE ENGLISH TRANSLATION

This document constitutes an unofficial English translation of the Slovenian-language public call relating to the offering of new shares of NLB Funds – Real Estate, Real Estate Investment Company, JSC (*slovensko NLB Skladi – Nepremičnine, nepremičninska investicijska družba, d.d.)* ('NID').

The Slovenian-language public call and this English translation have been prepared on the basis of the Slovenian-language prospectus approved by the Securities Market Agency of the Republic of Slovenia (Agencija za trg vrednostnih papirjev; 'ATVP'). Neither the Slovenian-language public call nor this English translation has been approved by the ATVP.

The Slovenian-language prospectus, together with any supplements thereto approved and published in accordance with applicable laws and regulations, constitutes the only legally binding offering document relating to the Shares of NID and shall prevail in all respects. In the event of any inconsistency, discrepancy, ambiguity, omission, error in translation or interpretation between this English translation, the Slovenian-language public call and the Slovenian-language prospectus, the Slovenian-language prospectus shall prevail and be controlling.

Any investment decision regarding the New Shares should be based exclusively on the Slovenian-language prospectus approved by the ATVP and any supplements thereto.

NLB Skladi – Real Estate, Real Estate Investment Company,JSC
(slo. NLB Skladi - Nepremičnine, nepremičninska investicijska družba, d.d.)
Tivolska cesta 48, 1000 Ljubljana, Slovenia

as ***Issuer***

issues

NOTICE OF THE COMMENCEMENT OF THE PUBLIC OFFERING OF NEW SHARES IN THE COMPANY NLB Funds – Real Estate, Real Estate Investment Company, JSC WITH THE TICKER SYMBOL 'NLRR' AND A PUBLIC CALL TO SUBSCRIBE AND SUBMIT BINDING OFFERS TO PURCHASE NEW SHARES OF THE ISSUER

in cooperation with

NLB Funds, Asset Management, Ltd.
(slo. NLB Skladi, upravljanje premoženja, d.o.o.)
Tivolska cesta 48, 1000 Ljubljana, Slovenia

as ***the Management Company***

NLB Skladi

and

Nova Ljubljanska banka d.d., Ljubljana
Trg republike 2, 1520 Ljubljana, Slovenia

as ***the Lead Manager***

NLB

Ljubljana, 12 June 2026

1. Introduction

NLB Skladi - Real Estate Investment Company, d.d., Tivolska cesta 48, 1000 Ljubljana, Slovenia (the 'Issuer' or 'REIC') hereby issues this **Public Call to subscribe for and submit Binding Offers to purchase the Issuer's New Shares** (the '**Public Call**') hereby informs Potential Investors of the commencement of the public offering of the Issuer's New Shares, designated NLRR, which is being conducted under the terms and in accordance with the Prospectus for the initial sale of new shares of NLB Skladi – Real Estate Investment Company, d.d. (ticker symbol NLRR) and for the admission to trading of all shares of NLB Skladi – Real Estate Investment Company, d.d. (ticker symbol NLRR) on a regulated market in the Republic of Slovenia (the '**Prospectus**'), which was approved on 11 June 2026 by decision ref. no. 40200-1/2026-10 of the Securities Market Agency, Poljanski nasip 6, 1000 Ljubljana, Slovenia ('**SMA**'), as the competent authority in accordance with the Prospectus Regulation.

As at the date of publication of this Public Call for NLRR Shares, the Issuer's share capital amounts to EUR 1,000,000.00 and is divided into 100,000 ordinary registered freely transferable shares with voting rights, registered in the Central Securities Register of CSCC - Central Securities Clearing Corporation d.d. ('**CSCC**') under the ticker symbol "NLRR" and ISIN code SI0031118217 ('**Existing Shares**'), which are owned by NLB Skladi, upravljanje premoženja, d.o.o. ('**Management Company**').

On 27 May 2026, the Issuer's General Meeting adopted a Resolution on the Increase of Share Capital, pursuant to which the Issuer's share capital, amounting to EUR 1,000,000.00 and divided into 100,000 Existing Shares, be increased by a cash contribution of at least EUR 29,000,000.00 through the issue of at least 2,900,000 newly issued, freely transferable ordinary shares with voting rights and by a maximum of EUR 100,000.000.00 EUR by issuing a maximum of 10,000,000 newly issued, freely transferable ordinary shares with voting rights (**'New Shares**'), whereby the New Shares will form the same class as the Existing Shares (the New Shares and Existing Shares together also referred to as: '**Shares'**), so that, following the increase, the Issuer's share capital will amount to at least EUR 30,000,000.00 and will be divided into at least 3,000,000 freely transferable ordinary shares with voting rights and a maximum of EUR 101,000,000.00, divided into a maximum of 10,100,000 freely transferable ordinary shares with voting rights.

The issue price (offer price) of the New Shares is EUR 10.00 per New Share.

The subject of the public offering under this Prospectus is exclusively the New Shares, which are being offered to Potential Investors as part of the public offering and in accordance with the terms of this Prospectus. The Existing Shares held by the Management Company, as the sole shareholder of the Issuer, are not the subject of the public offering under this Prospectus.

The public offering of the Issuer's New Shares will be conducted in the Republic of Slovenia pursuant to paragraph 1 of Article 3 of the Prospectus Regulation ("*Obligation to publish a Prospectus and exemptions*"), pursuant to which securities may only be offered to the public in the European Union following the prior publication of a Prospectus in accordance with the Prospectus Regulation, and in conjunction with the ZOAIS and the ZTFI-1.

The New Shares will be offered to the following Potential Investors, namely:

a.) Professional Investors, which include persons who are a.) treated as professional clients in accordance with paragraph 1 of Article 246 of the ZTFI-1 ('*Persons deemed to be professional clients'*), or b.) treated as Eligible Counterparties under paragraph 2 of Article 276 of the ZTFI-1 ('*Execution of orders for eligible counterparties*') and c.) treated as professional investors in accordance with paragraph 2 of Article 101 of the Croatian ZTK ("*Professional investor*') and

b.) Retail Investors, which include all other Potential Investors who are not Professional Investors but are treated as non-professional clients under paragraph 3 of Article 12 of the ZTFI-1 ('*Client*'), including persons who have requested to be treated as professional clients pursuant to Article 247 of the ZTFI-1 ('C*onditions for treating other persons as professional clients*').

The Subscription Period, which will be the same for Retail Investors and Professional Investors, will commence on Tuesday, 16 June 2026, and will run until Friday, 16 October 2026, at 12.00 p.m. ('**Subscription Period**'). **The Issuer reserves the right to extend the Subscription Period by a further 3**

weeks from the end date of the Subscription Period, which will run until 6 November 2026 at 12.00 p.m. (‘**Extended Subscription Period**’).

The Issuer will notify Potential Investors or Subscribers of any decision regarding the Extended Subscription Period no later than 2 business days before the expiry of the Subscription Period, by publishing a notice on the Issuer’s website at (https://www.nlbskladi.si/nalozbene-moznosti/alternativni-investicijski-skladi/NID), on the Lead Manager’s website (https://www.nlb.si/osebno/varcevanja-in-nalozbe/delnice-nid) and on SEOnet (LJUBLJANSKA BORZA – SEOnet). For the purposes of this Prospectus, the Extended Subscription Period does not constitute a Significant New Factor that would give rise to an obligation to draw up a Supplement to the Prospectus.

For the purpose of conducting the public offering of the New Shares, the Issuer has engaged Nova Ljubljanska banka d.d. as the Lead Manager, which has also invited other Distributors – CSCC system members authorised to provide brokerage services – to participate in the public offering of the New Shares.

The participating Distributors are **BKS Bank AG** and **Ilirika d.d.**

The New Shares will be issued in dematerialised form in accordance with the provisions of ZNVP-1 and entered in the CSCC Central Securities Register.

Information relating to the public offering of New Shares is available on the Issuer’s website (https://www.nlbskladi.si/nalozbene-moznosti/alternativni-investicijski-skladi/NID), on the website of the Lead Manager (https://www.nlb.si/osebno/varcevanja-in-nalozbe/delnice-nid) and on SEOnet (LJUBLJANSKA BORZA – SEOnet).

2. Prospectus

The Prospectus was approved on 11 June 2026 by the SMA by decision ref. no. 40200-1/2026-10, as the competent authority in accordance with the Prospectus Regulation, and is published in connection with the initial sale of New Shares of the Issuer, NLB Skladi – Nepremičnine, real estate investment company, d.d., Tivolska cesta 48, 1000 Ljubljana, Slovenia, and in connection with the admission to trading on the Ljubljana Stock Exchange of all Shares of the Issuer, LEI: 485100FM8T8EGSTXLS13, with the symbol ‘NLRR’ and ISIN code SI0031118217. The Prospectus is valid until 11 June 2027.

The Prospectus is published on the Issuer’s website, on the Lead Manager’s website and on SEOnet.

Potential Investors must review the entire Prospectus, including the documents incorporated by reference, before deciding on an Investment in New Shares.

This Public Call must be read in conjunction with the Prospectus. Capitalised terms used in this Public Call which are not specifically defined herein shall have the meanings ascribed to them in the Prospectus, unless expressly stated otherwise.

3. Lead Manager and Distributors

The Lead Manager is **Nova Ljubljanska banka d.d., Ljubljana** (‘**NLB d.d.** ’), with its registered office at Trg Republike 2, 1520 Ljubljana, Slovenia, acting as the sole Lead Manager in connection with this public offering of New Shares. The Lead Manager also acts as a Distributor, which means that Potential Investors will be able to submit a Binding Offer to subscribe for New Shares at its Subscription Points, which are listed below:

i) NLB d.d. Subscription Locations for Retail Investors

Retail Investors will be able to submit Binding Offers to subscribe for New Shares at the Lead Manager’s Subscription Locations, which can be found at the following link: https://www.nlb.si/poslovalnice-in-bankomati?type=branch

ii) NLB d.d. Subscription Locations for Professional Investors

In accordance with the terms set out in the Prospectus, **Professional Investors** may **submit a Binding Offer to subscribe for New Shares only at the Corporate Finance Subscription Location**, which is specified in more detail below:

Branch	Location	Address	Opening hours	Email	Telephone numbers
Corporate Finance, Investment Banking and Custody Services	Ljubljana	Trg republike 2	Monday – Friday, 8.00 – 17.00	izdajevp@nlb.si	Branko Gregorec: +38614765104 Kač Karel: +38614765228 Enja Topič: +38614765100 Viktor Kukunesh: +38614765109

For the purposes of this public offering of New Shares, the Lead Manager has invited other Distributors to participate, namely **BKS Bank AG** and **Ilirika d.d.**

i) Subscription Locations of BKS Bank AG and Ilirika d.d. for Retail Investors

Retail Investors will be able to submit Binding Offers to subscribe for New Shares at the Distributors' Subscription Locations listed via the links below.

Name of Distributor	Registered office	Subscription Points (links)
BKS Bank AG	Verovškova ulica 55A, 1000 Ljubljana	https://www.bksbank.si/fizicne-osebe/financni-instrumenti/borzno-posredovanje/shares-nlrr
Ilirika d.d.	Slovenska cesta 54A, 1000 Ljubljana	https://www.ilirika.si/borzno-posrednistvo https://www.ilirika.si/novice

4. Important information prior to purchasing New Shares

Potential Investors must review the entire Prospectus, including the documents incorporated by reference, before deciding on an Investment in New Shares. Each Potential Investor must assess for themselves whether the information contained in the Prospectus is relevant to them; any purchase of New Shares they make must be based on enquiries they deem necessary, including an assessment of the risks and their own judgement as to the suitability of any such investment, taking into account, in particular, their own investment objectives and experience, as well as any other factors that may be relevant to them in relation to the purchase of New Shares. In this regard, Potential Investors should be aware that the Prospectus does not necessarily contain all the information that may be required to assess the advisability of purchasing the New Shares. Potential Investors must not regard any information in the Prospectus as investment, legal or tax advice. Each Potential Investor must, where necessary, consult their legal adviser, financial adviser, accountant and other advisers who provide legal, tax, business, financial and other advice in relation to the subscription for or purchase of New Shares. The Potential Investor is therefore entirely responsible for obtaining further information, for carrying out analyses and assessments of the Issuer's financial position and risks, to the extent and in the manner it deems necessary or appropriate, as well as for assessing the suitability of its Investment in the New Shares. Furthermore, the Potential Investor must be aware that the Issuer's business operations, operating results, financial position and prospects may have changed since the date of preparation of the Prospectus. Nevertheless, the Issuer will not amend or supplement this Prospectus.

The Issuer of the New Shares and the Management Company, as the offeror of the New Shares and the applicant for the admission to trading of the New Shares on the Ljubljana Stock Exchange, accept full responsibility for the accuracy and completeness of the information provided or presented in the Prospectus as at the date of its preparation. The responsible persons of the Issuer and the Management Company, having exercised all due care, confirm that, to the best of their knowledge, the information contained in the Prospectus, having taken all reasonable care to ensure this, is in accordance with the facts and that no material information has been omitted which might affect the significance of this information or the Prospectus.

The Issuer and the Management Company do not guarantee that the information in the Prospectus is accurate as at any date after the date stated on the cover page of the Prospectus. The fact that this Prospectus has been published, or that any transaction involving the Shares has been concluded on the basis of this Prospectus, does not imply that no changes have occurred in the Issuer's business or affairs since the date of publication of the Prospectus, or that the information contained in the Prospectus is accurate at any time after that date.

The Lead Manager and the Legal Adviser accept no liability for the accuracy, truthfulness or completeness of the information contained in the Prospectus, nor for the content of the Prospectus, nor for any other statements relating to the Issuer or the Shares. The Legal Adviser and the Lead Manager, in connection with the issue of New Shares and the admission of the Shares to trading on the regulated market of the Ljubljana Stock Exchange, are acting on the instructions of the Management Company and for the benefit of the Issuer; and therefore the Legal Adviser and the Lead Manager are under no obligation to regard any other person as their client, to protect that person's interests, or to advise them, unless such a person is their client on the basis of another legal relationship. The Lead Manager and the Legal Adviser make no representations or warranties, whether express or implied, as to the accuracy or completeness of the information in the Prospectus, and nothing in the Prospectus may be relied upon or construed as a promise made by the Lead Manager. Notwithstanding the foregoing, the Lead Manager and the Legal Adviser are liable for the professionalism and correctness of their professional advice, opinions and services in accordance with the general rules of the law of obligations and the standard of professional care required of them in the performance of their activities. The Distributors accept no liability whatsoever for the content of this Prospectus.

No person is authorised to provide information or make representations regarding the Shares, other than the information contained in the Prospectus. Information or assurances not contained in the Prospectus must not be relied upon as having been approved by the Issuer or the Management Company. The Prospectus must not be regarded as a recommendation that the recipient of this Prospectus should subscribe for or purchase New Shares.

The Prospectus does not constitute an offer to sell, nor does it solicit any person on behalf of or in the name of the Issuer to subscribe for or purchase New Shares in any jurisdiction where such a person is not permitted by law to make such an offer or to solicit the subscription for or purchase of New Shares. The Prospectus must not be used for or in connection with any offer to any person or any solicitation by any person in any jurisdiction or under any circumstances in which such use is not permitted or is unlawful. Neither the Issuer nor the

Management Company, nor the Lead Manager, has taken any steps to ensure that the possession or distribution of the Prospectus is permitted in any jurisdiction where such steps are required for this purpose, other than in the Republic of Slovenia. Consequently, this Prospectus must not be used in any jurisdiction where this is not permitted.

5. Basic information on the New Shares and the public offering of the New Shares

5.1. Basic information on the New Shares

Share code	**NLRR**
ISIN code	**SI0031118217**
Type of share	**Ordinary registered freely transferable shares**
Amount per New Share (in EUR)	**10.00 EUR**
Issue price (selling price) of New Shares (in EUR)	**EUR 10.00**
Minimum threshold for the successful issue of New Shares (in EUR)	**EUR 29,000,000.00**
Maximum value of the issue of New Shares (in EUR)	**EUR 100,000,000.00**
Trading venue	**Standard listing on the Ljubljana Stock Exchange**

5.2. Target Market and minimum subscription for New Shares

New Shares may be subscribed for by Retail Investors and Professional Investors.

The minimum subscription amount is **EUR 5,000.00** or **500 New Shares**, and is the same for Retail Investors and Professional Investors.

The maximum subscription amount is equal to the maximum issue value of the New Shares, which amounts to EUR 100,000,000.00 or 10,000,000 New Shares.

5.3. Timetable for the public offering of New Shares

The Subscription Period will run simultaneously for Retail Investors and Professional Investors, **commencing on 16 June 2026 and continuing until 12.00 p.m. on 16 October 2026 inclusive**.

The Issuer reserves the right to extend the Subscription Period. The Extended Subscription Period will **run until 6 November 2026 at 12.00 p.m..** The Issuer will announce its decision regarding the Extended Subscription Period no later than **2 business days** before the expiry of the Subscription Period by means of a public announcement on the Issuer's website, on the Lead Manager's website and on SEOnet.

5.4. Conditions governing the validity of the Binding Offer and payment for New Shares

5.4.1. Retail Investors

i) Conditions for the Validity of Binding Offers

Retail Investors may submit Binding Offers to subscribe for New Shares during the Subscription Period or the Extended Subscription Period by duly completing the Subscription Form and affixing a physical or valid Qualified Electronic Signature to it, at the Subscription Location with the Distributors.

The subscription for New Shares by a Subscriber who is a Retail Investor, by submitting a correctly and timely completed Subscription Form, **shall be valid and shall be taken into account for the allocation of New Shares only on condition that, no later than the end of the Subscription Period or the end of the Extended Subscription Period, The Subscriber, who is a Retail Investor, also pays the amount corresponding to the subscribed New Shares into their Securities Account.**

A Retail Investor wishing to submit a Binding Offer to subscribe for New Shares must hold an open Securities Account with the Distributors **BKS Bank AG, NLB d.d. or Ilirika d.d.** no later than the time of submitting the Subscription Form, or may apply to open such an account in accordance with the usual account opening procedures at the aforementioned Distributors.

ii) Payment for New Shares

Payment for the subscribed New Shares must be made **no later than the last day of the Subscription Period or the last day of the Extended Subscription Period by 1.00 p.m** (Central European Time) to the Retail Investor's Securities Account.

5.4.2. Professional Investors

i) Terms and Conditions of the Binding Offer

Professional Investors will be able to submit a Binding Offer to subscribe for New Shares during the Subscription Period or the Extended Subscription Period by completing the Subscription Form and affixing a physical or valid Qualified Electronic Signature to it, either in person, by post or by email to the Subscription Location at the Corporate Finance; for this purpose, the Professional Investor must provide written proof of their status as a Professional Investor prior to submitting a Binding Offer to subscribe for New Shares.

Upon submission of a correctly completed and signed Subscription Form (Binding Offer), the subscription for New Shares by a Subscriber classified as a Professional Investor **shall be deemed valid.**

ii) Payment for New Shares

Payments by Professional Investors are due, in principle, **on the 4th business day following the close of the Subscription Period or the Extended Subscription Period**, **by 12.00 p.m.** (Central European Time), to the NLB Collection Account.

5.5. Publication of the results of the public offering for New Shares and notification of the allocation of New Shares

In the event of excess Binding Offers for the subscription of New Shares, **the Issuer** will, **following the end of the Subscription Period or the Extended Subscription Period, reduce the excess Binding Offers for the subscription of New Shares at its own discretion.** The Issuer will not follow any additional allocation principles, due to the unpredictability of the final structure of the issue, in order to avoid circumstances in which pre-determined allocation principles would not be consistent with the final structure of the issue of New Shares.

The results of the public offering will be published simultaneously with the announcement of the allocation of the New Shares, expected to take place on the second business day following the end of the Subscription Period or the Extended Subscription Period. The final number of New Shares will also be known at that time.

The public announcement of the results of the public offering will be published on the Issuer's website, on the Lead Manager's website and on SEOnet.

5.6. Delivery of Allocated New Shares to Investors' Securities Accounts

The delivery of New Shares will take place in the same manner for all Subscribers, on the second business day following the date of registration of the share capital increase in the Companies Register of the Republic of Slovenia (hereinafter: **the** '**Issuance Date'**), with the Issuance Date being determined exclusively by CSCC.

On the Issuance Date, settlement of the New Shares will take place between the Lead Manager and the Issuer, between the Lead Manager and the Distributors, and between the Distributors and the Subscribers. **On the Issuance Date, the Distributors will transfer the allocated New Shares to the Investors' Securities Accounts.**

5.7. Summary of key milestones in the public offering of New Shares

Publication of the Public Call	**12 June 2026**
Commencement of the public offering of New Shares	**16 June 2026**
End of the public offering of New Shares	**16 October 2026, with the option to extend until 6 November 2026**
Submission of subscriptions for New Shares	No later than 12.00 p.m. on the closing date of the Subscription Period or the Extended Subscription Period
Deadline for payment for New Shares for Retail Investors	No later than the end of the Subscription Period or the Extended Subscription Period by 1.00 pm, into their Securities Account
Publication of the results of the public offering of New Shares and notification of the allocation of New Shares	Expected to be 2 business days after the close of the Subscription Period or the Extended Subscription Period
Deadline for payment for New Shares for Professional Investors	No later than the 4th business day following the close of the Subscription Period or the Extended Subscription Period by 12.00 p.m., to the NLB Collection Account
Registration of the increase in the Issuer's share capital with the Companies Register of the Republic of Slovenia	No later than 60 days from the submission of the application for the registration of the share capital increase in the Companies Register of the Republic of Slovenia
Delivery of the allocated New Shares	On the Issuance Date of the New Shares, which is the sole responsibility of CSCC
Admission of the Shares to trading on the regulated market of the Ljubljana Stock Exchange	Expected to take 1 business day from the delivery of the allocated New Shares

6. Admission to trading

Following the approval of the Prospectus by the SMA and the issue of the New Shares by CSCC, and the transfer of the New Shares to the Investors' Securities Accounts, the Issuer will submit an application to the Ljubljana Stock Exchange for the Shares to be admitted to trading on the regulated market of the Ljubljana Stock Exchange. It is expected that the Shares will be traded in the Standard Listing segment of the Ljubljana Stock Exchange under the ticker symbol 'NLRR'.

Investors will be able to start trading the Shares on the regulated market of the Ljubljana Stock Exchange on the date the Shares are admitted to trading.

Neither the Issuer nor the Lead Manager can guarantee that the Ljubljana Stock Exchange will approve the listing of the Shares on the regulated market, nor that it will approve the listing of the Shares in the Standard Listing segment of the Ljubljana Stock Exchange (or in the Structured Products Segment) under the ticker symbol "NLRR".

7. Costs associated with the subscription for New Shares

Investors bear the direct costs associated with the subscription, issue, holding, transfer or disposal of the Issuer's New Shares. The amount of direct costs to be borne by each Subscriber depends on the service fees charged by the Lead Manager or the relevant Distributor with whom the Subscriber submits a Binding Offer to subscribe for New Shares and makes payment for the subscribed New Shares.

Links to the current price lists of individual Distributors are provided in the table below:

Name of Distributor	Registered Office	Current price lists	Links
NLB d.d.	Trg republike 2, 1520 Ljubljana	Trading Account and IIA	https://www.nlb.si/osebno/varcevanja-in-nalozbe/trgovanje-z-vrednostnimi-papirji#cta-nalozbe
BKS Bank AG	Verovškova Street 55A, 1000 Ljubljana	Trading Accounts	https://www.bksbank.si/podpora/informacije-za-investorje
		IIA	https://www.bksbank.si/fizicne-osebe/financni-instrumenti/IIA-racun
Ilirika d.d.	Slovenska cesta 54A, 1000 Ljubljana	Trading Account	https://www.ilirika.si/files/cenik-storitev-ilirike-d.d.-ljubljana
		IIA	https://www.ilirika.si/files/cenik-storitev-ilirike-d.d.-ljubljana-za-individualni-nalo%C5%BEbeni-ra%C4%8Dun- (IIA)

8. Taxation

The description of taxation set out below is based exclusively on the law of the Republic of Slovenia, as in force at the time of publication of the Prospectus. The applicable legal framework of the Republic of Slovenia and the practice of the authorities may change at any time, exceptionally even with retroactive effect. This description does not provide a detailed account of all tax rules and aspects under Slovenian law that may be relevant to a decision to purchase or dispose of Shares. It is intended to illustrate the typical and most common tax consequences. From the Investors' perspective, it deals exclusively with the taxation of income from dividends and capital gains. The description does not address the taxation of other types of income or other taxes, such as inheritance and gift taxes, property taxes and others.

As this description is general and informative in nature and does not take into account the specific circumstances of the Investors and the Issuer, it cannot replace professional tax advice. Investors must seek advice on the tax consequences of acquiring, holding or disposing of the Issuer's Shares, receiving income from the Shares, as well as the procedures for exercising rights and fulfilling obligations under the legislation of one or more countries in which they are liable to pay tax, including any changes to such legislation, with their professional advisers

The tax treatment of the Issuer and Investors depends on the legislation of the Republic of Slovenia in force at any given time, as well as on foreign tax rules and international double taxation treaties. Due to the international nature of the Investments and the potential diversity of the Investors' jurisdictions, certain income of the Issuer and/or the Investors may be subject to taxation in several countries. The summary below provides only a general overview of the most important tax aspects and cannot replace individual tax advice, as it does not take into account the specific circumstances of individual Investors. A more detailed description of the tax treatment in accordance with currently applicable Slovenian legislation is included in the Prospectus, which Potential Investors must review in full. When assessing the tax consequences of an Investment in Shares, in addition to the description in the Prospectus, all other applicable regulations relevant to the individual Investor must also be taken into account, including the regulations of the jurisdictions in which the Investor is or may become a taxpayer.

Taxation of investors resident in the Republic of Slovenia. Dividends paid to individuals are taxed at a rate of 25 per cent, whilst capital gains on the disposal of shares are taxed at degressive rates ranging from 25% to 15%, depending on the holding period, with capital gains being fully exempt after 15 years of ownership. Special rules apply to financial instruments held in an individual investment account. For legal entities, dividends and capital gains are included in the tax base as income; however, under certain conditions, the law allows for the exclusion of dividends and dividend-like income, as well as a partial exemption of gains from the disposal of shares from the tax base of the legal entity. Additional tax benefits or exemptions may apply to certain institutional investors and entities subject to a special tax regime.

Taxation of non-resident investors. Dividends paid to non-residents, whether individuals or legal entities, are generally subject to Slovenian withholding tax; however, there may be a national or foreign legal basis allowing an individual investor to claim a reduction in or exemption from withholding tax. Special rules and exceptions apply to capital gains realised by non-residents; the taxation of capital gains generally depends on the investor's status, the size of their shareholding, and the provisions of the relevant double taxation treaty applicable to the individual investor. As the tax treatment depends on the specific circumstances of the individual investor and their jurisdiction, investors are advised to consult specialist tax advisers.

9. Processing of personal data

As part of the Public Offering of New Shares, and solely for the purpose of and in connection with the purchase of New Shares, the Distributors will obtain from Potential Investors and process certain personal data of Potential Investors (or their authorised representatives, Custodians and other legal representatives). Tasks relating to the collection of Potential Investors' personal data during the process of purchasing New Shares include, in particular, opening Securities Accounts for Potential Investors, accepting Potential Investors' Binding Offers for the subscription and payment for New Shares, forwarding aggregated data on the Binding Offers received to the Lead Manager, collecting and transferring the purchase price for the New Shares to the Lead Manager's Collection Account, forwarding the Subscription Forms and details of Subscribers for the purpose of registering the increase in the Issuer's share capital with the Companies Register of the Republic of Slovenia, and settling the transactions concluded in respect of the purchase of New Shares by Investors.

For the purposes of verifying compliance with the conditions relating to the Public Offering of New Shares, including (but not limited to) subscriptions and payments for New Shares, the registration of the increase in the Issuer's share capital in the Companies Register of the Republic of Slovenia, and the issue of New Shares by CSCC, the Distributors shall provide the Organiser with the necessary information regarding each individual Investor.

In carrying out activities within the framework of the Public Offering of New Shares, the Distributors shall provide the Organiser with all documents, information and data necessary for the performance of the activities required for the Distribution of New Shares, as agreed in the Distribution Agreement, in particular (but not limited to) those documents and data necessary for the conduct of the Public Offering of New Shares, including details of Binding Offers submitted by Investors, information on payments made in respect of each Binding Offer, information on the total amount of funds paid in under all valid Binding Offers, details relating to the settlement of transactions concluded for the purchase of New Shares, and details relating to the allocation of the issued New Shares to Investors.

The Organiser will collect the data and documentation necessary for the subscription and payment for the New Shares, which it will obtain from the Distributors, in particular the Binding Offers and aggregate data on the Binding Offers submitted for the purchase of New Shares.

The purpose of collecting personal data from Potential Investors is exclusively to carry out the subscription and payment process for the New Shares and the allocation of the New Shares, as well as the issue and settlement of obligations arising from concluded transactions for the purchase of New Shares, in the manner and in accordance with the terms set out in the Prospectus, as well as any other transactions and dealings related to the Issue of New Shares (e.g. the refund of overpaid funds in the event of oversubscription).

In carrying out their activities and duties, Distributors undertake to comply with the applicable legislation governing, in particular (but not exclusively), trading in financial instruments, the protection of personal data, and the prevention of money laundering and terrorist financing.

Distributors will collect, process and disclose all personal data relating to Potential Investors obtained during the Issue of New Shares process solely for the purpose of and in connection with the purchase of New Shares, and in accordance with the Personal Data Protection Act (Official Gazette of the Republic of Slovenia, No. 163/22, as amended and supplemented; 'ZVOP-2'). Distributors will process all personal data obtained during the Issue of New Shares for the period specified in ZVOP-2. Throughout the entire period of personal data processing, the distributors will treat all personal data as confidential and will protect and store it in accordance with ZVOP-2, ZTFI-1 and the Prevention of Money Laundering and Terrorist Financing Act (Official Gazette of the Republic of Slovenia, Nos. 48/22, 145/22, 17/25 and 56/25; 'ZPPDFT-2'). The Organiser and Distributors shall carry out the storage, processing and transfer of personal data of Potential Investors, and any related communication, in accordance with the relevant internal organisational and technical measures and in accordance with ZVOP-2, ZTFI-1 and ZPPDFT-2.

The Organiser, Distributors, Issuer and Management Company shall treat all data and information received from Potential Investors in connection with this Public Call for the subscription of NLRR shares as confidential, unless otherwise provided for by law. The Organiser, Distributors, Issuer and Management Company shall treat all data and information received from Potential Investors in connection with this Public Call for the subscription of NLRR shares as confidential even in the event of the failure, suspension or cancellation of the issue of New Shares, unless otherwise provided for by law.

10. Legal notice regarding the public offering of New Shares

This Public Call is addressed to all Potential Investors, as defined in more detail in the Prospectus for the initial sale of New Shares in NLB Skladi – Nepremičnine, real estate investment company, d.d. (ticker symbol NLRR) and for the admission to trading of all shares of NLB Skladi – Real Estate Investment Company, d.d. (ticker symbol NLRR) on a regulated market in the Republic of Slovenia.

This Public Call is intended solely to provide information regarding the proposed issue of New Shares by the Issuer, NLB Skladi – Nepremičnine, real estate investment company, d.d., Tivolska cesta 48, 1000 Ljubljana, Slovenia, as part of a public offering of the Issuer's New Shares under the terms set out in the Prospectus, and informs interested Potential Investors (as defined in the Prospectus) of the opportunity to submit Binding Offers to subscribe for New Shares on the terms and in the manner set out in the Prospectus and summarised herein in this Public Call.

As the Issuer is also an alternative investment fund, we would like to draw investors' attention to the following: Before deciding on an investment in the New Shares, which are the subject of the public offering, each Potential Investor should examine the Prospectus, which is available to Potential Investors free of charge in Slovenian at the Management Company's registered office at Tivolska cesta 48 in Ljubljana, on the websitehttps://www.nlbskladi.si/nalozbene-moznosti/alternativni-investicijski-skladi/NID and on the website of the Lead Manager, at the Corporate Finance branch, the Private Banking branch and other branches of NLB d.d., where a business relationship for the provision of investment services may be established.

Approval of the Prospectus by the SMA does not imply that the SMA recommends an Investment in Shares of the Issuer.

The product you are purchasing is complex and may be difficult to understand.

The Lead Manager provides services to the Issuer under a contract based on the best-efforts principle and does not guarantee the outcome of the intended transaction (i.e. the success of the Issue of New Shares). No agreement has been concluded between the Issuer and the Lead Manager regarding the underwriting or repurchase of all or part of the issue of New Shares (the initial sale of New Shares is carried out without any buy-back obligation on the part of the Lead Manager).

The cooperation between the Lead Manager and the Distributors is governed by a separate Distribution Agreement; the Lead Manager and the Issuer shall not be liable for any loss, costs or other liabilities that Potential Investors, Subscribers or Investors may incur as a result of or in connection with the actions of the Distributors. The Lead Manager and the Issuer do not guarantee to Potential Investors that they will be able to subscribe for New Shares or that Potential Investors will be able to subscribe for the quantity of New Shares in respect of which they have submitted a Binding Offer to subscribe for New Shares to a Distributor.

The Lead Manager is entitled, at its sole discretion and without prior notice, to amend the procedures and conditions described in this Public Call for Subscription for NLRR Shares, where such amendments are necessary due to decisions by the Issuer or changes to the terms of the public offering of New Shares or the content of the Prospectus and other legal bases and documents adopted by the Issuer in connection with the issue of New Shares.

The Lead Manager accepts no liability for any changes to the terms and conditions of the public offering of New Shares, or for the suspension or cancellation of the public offering of New Shares, or for the failure of the issue of New Shares. Furthermore, the Lead Manager shall not be liable for any costs, damages or other liabilities that Potential Investors may incur on any grounds whatsoever, arising out of or in connection with the Issue of New

Shares, including (but not limited to) any amendment to the Prospectus, the terms of the public offering of the New Shares, applicable legislation or the Issuer's failure to fulfil any obligation.

The Lead Manager specifically advises addressees, Potential Investors and recipients of this Public Call not to interpret this Public Call as constituting financial, legal, tax or accounting advice.

The Lead Manager receives remuneration for carrying out the Issue of New Shares in accordance with a contract with the Issuer.

The Lead Manager and its affiliated persons may hold financial instruments.

A description of investment services and NLB's General Terms and Conditions are available on the Trgovanje z vrednostnimi papirji and Napredne storitve podjetniških financ web pages.

NLB's supervisory authorities are the European Central Bank (European Central Bank, Sonnemannstrasse 20 (Main Building) 60314, Frankfurt am Main, Federal Republic of Germany), the Bank of Slovenia, Slovenska cesta 35, 1505 Ljubljana, Slovenia, and the Securities Market Agency, Poljanski nasip 6, 1000 Ljubljana, Slovenia.