



Triglav, Upravljanje nemučnin, d.o.o.
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1000 Ljubljana

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Subject: Invitation to submit BINDING OFFERS for the purchase of "Kranj" real estate

Zavarovalnica Triglav, d.d., Miklošičeva cesta 19, 1000 Ljubljana (hereinafter: the seller), represented by the company Triglav, Upravljanje nepremičnin, d.o.o., Dunajska cesta 22, 1000 Ljubljana (hereinafter: the seller's authorized representative), invites you to submit binding offers for the purchase of real estate as follows.

1.) Subject of sale:

Total land, which according to data from the e-cadastre and land registry is represented by the following real estate:

ID sign: plot 2100 265/2 (ID 825848), plot 2100 267/6 (ID 2674208), plot 2100 267/17 (ID 490096), plot 2100 267/34 (ID 322606), plot 2100 267/35 (ID 155029),

whose sole owner is the seller (hereinafter: the subject of sale "Kranj").

The subject of transfer will be the ownership right on the "Kranj" real estate, free of mortgage encumbrances, otherwise in the condition as it is at the time of publication of this invitation. The bidder undertakes to carefully examine the object of sale for which he submits a binding offer and familiarize himself with its legal and material properties. The buyer is buying the property as it is, following the "as-is" principle, together with all legal and factual characteristics, and cannot exercise any claims that would arise from legal or factual errors against the seller.

On the land with parcel no. 267/6, 267/17 and 267/34 there is a public shelter, which was built and is managed by the City of Kranj (hereinafter: MOK), based on the concluded contract no. 351-1069/1983-04. Following the Agreement concluded on 26.4.2006, the legal predecessor of the owner undertook to order and cover the costs of parcelization, the subject of which will be the determination and assessment of the land under which the dual-purpose public shelter is built and



which is necessary for the use of the shelter, so that the land so assessed will acquire an independent parcel number, which will enable the Land Registry to register a gratuitous easement in favor of the MOK. The above has not yet been realized. In any case, the shelter and the gratuitous easement for the construction, existence, maintenance, and unlimited access and use of the dual-purpose public shelter will become part of the new project and are already included in the IZP (conceptual design of the project). All the above documents will be disclosed to all interested parties as stated in the previous paragraph.

Under the Location Information (Certificate of Intended Use), the subject of sale is in the pre-emptive right of the City Municipality of Kranj and the protected area of the ARSO (Slovenian Environment Agency) and the protection regime of cultural heritage. Given the above restrictions, the sales contract for the sale of "Kranj" will be concluded under the suspensive condition that the legal pre-emptive rights will not be exercised.

2.) Informative description:

The real estate that is the subject of sale is in nature land between the old part of Kranj and the recreational part of Kokra. It is located in the area of building land with designated use C - areas of central activities intended for supply, service, and social activities, and residence, and P - areas of transport infrastructure intended for the implementation of economic services in the field of transport. According to data from the public records of the GURS, the total area of all plot's measures 13,504 m².

The valid Municipal Spatial Plan of the City of Kranj - Implementation Part (hereinafter: OPN MOK ID) for the small part of the area where the subject of sale is located (area EUP KR J 38) (2,56 % of the whole real estate), provides for the preparation of a Detailed Municipal Spatial Plan (hereinafter: OPPN), the preparation process of which has not yet begun.

3.) Starting price:

The starting net price for the property (price excluding tax and other costs) is EUR 3,900,000.00.

Tax and all other costs and duties in connection with the sales contract and the transfer of ownership of the object of sale (except for the costs of notarizing the seller's signature on the land registry permit for the transfer of ownership to the buyer) are paid by the buyer.



On the seller's side, the condition for the transaction to be effective will be the confirmation of the agreed terms of sale by a resolution of the seller's Management Board.

The object of purchase passes into the ownership and possession of the buyer upon payment of the full purchase price, tax, and costs.

4.) Submission of the offer:

The offer to purchase the property **must be binding and unconditional** and must contain the following elements:

- Identification of the bidder (name and surname/company name, address, tax number, personal identification number, legal representative, any authorized representatives, contact persons, and contact details);
- A statement of the bidder's non-affiliation with the seller, in which the bidder describes whether he is related in ownership (directly or indirectly) or management or in any other way (contractual relationships, family connections, etc.) to the seller or companies that are related in ownership to the seller within the meaning of the rules governing companies, or whether the bidder is related, in the meaning of the rules governing companies, to the owners and members of management and supervision of the seller or to companies that are related in ownership or in any other way to the seller or the owners and members of management and supervision of these companies, or whether the aforementioned relationship has ever been established in the past (declaration of non-affiliation);
- Identification of the object of sale for which the offer is submitted.
- The offered net price without the applicable tax and other costs - the applicable tax and all other costs and duties in connection with the sales contract and in connection with the transfer of ownership (except for the costs of notarization of the seller's signature on the land registry permit) are paid by the buyer;
- Payment method and deadline - (i) a security deposit in the amount of 5% of the starting price upon submission of the offer, which becomes the final price in the event of an accepted offer and (ii) payment of the remaining purchase price together with the tax, no later than 30 days from the notarization of the land registry permit attached to the sales contract, whereby the seller and the buyer agree that if real estate transfer tax is charged on the transaction, the buyer is the direct taxpayer;
- Offer validity period – 29.8. 2025;

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- Statement from the bidder indicating that he was allowed to thoroughly inspect the real estate that is the subject of the sale and that he has become familiar with its legal and factual characteristics;
- The "as-is" clause with the exclusion of the seller's liability for both material and legal errors regarding the subject of the sale;
- Completed and signed customer due diligence form and a declaration of the ultimate owner in accordance with the Anti-Money Laundering and Terrorism Financing Act (ZPPDFT-2, Official Gazette of the Republic of Slovenia, No. 145/22 of 21 November 2022), along with an official extract from the Register of Legal Entities and the Register of Beneficial Owners (for legal entities), which must not be older than 15 days;
- Completed and signed Consent to the Processing of Personal Data form (iv) (of those natural persons whose data will be listed in the offer and annexes);
- Completed and signed Political Exposure form (ii);
- Completed and signed non-disclosure agreement;
- The offer must be signed by the legal representative of the offeror, if the real estate is purchased by a legal entity, or by the natural person of the buyer, if the real estate is purchased by a natural person. If the offer is signed by an authorized person, a notarized power of attorney must also be attached to the offer.

5.) Security:

To ensure the seriousness of the offer, the offerors are obliged to pay a security deposit amounting to 5% of the starting price by the deadline for submitting offers. The security deposit for the seriousness of the offer is payable into the transaction account of Zavarovalnica Triglav, d.d., Miklošičeva cesta 19, 1000 Ljubljana, IBAN no. SI56 0400 1004 8780 804, which is held at OTP d.d. Bank, SWIFT/BIC: KBMASI2X, reference: SI00 821885-25702. In the purpose section, indicate "KRANJ".

In the case of an accepted offer and a concluded sales contract, the security deposit will be included in the purchase price as arable land from the date of entry into force of the sales contract for the subject of sale to the selected bidder, without interest. Unselected bidders will have their security deposit returned without interest within eight working days after the selection process is completed, to the account from which it was received. If the selected bidder does not conclude a sales contract for the purchase of the real estate that is the subject of sale, or in the event that the concluded contract does not enter into force for reasons attributable to the bidder, the seller retains the security deposit received and no longer has any obligations to the selected bidder.

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6.) Procedure for collecting binding offers and selection procedure:

Natural and legal entities may participate in the tender. Legal entities must attach to their offer an original certified extract from the court register (AJPES or another appropriate register), which is not older than 30 days (both the extract regarding the legal entity - bidder and the extract regarding the actual owners of the legal entity - bidder must be attached to the offer). Natural persons must enclose a consent to the processing of personal data with the offer.

Offers shall be submitted in writing to the business address of Triglav, Upravljanje nepremičnin, d.o.o., Dunajska cesta 22, Ljubljana in a sealed envelope with the inscription "Do not open: offer Kranj". A timely offer is an offer that arrives at the specified address (to the secretariat on the 9th floor) no later than 15.7.2025. by 1 p.m. or for which the offeror proves that he has submitted the registered mail at the post office by 14.7.2025 inclusive. The seller may extend the deadline for submitting offers, which he will notify in writing to all offerors, who will sign the Declaration of Non-Disclosure of Information.

All costs related to the preparation of the offer, the preparation of supporting documents and other offer documentation and the costs related to the participation of the offeror in this invitation, including the careful examination of the real estate and documentation, are exclusively the costs of the offeror and the offeror will not in any case request reimbursement from the seller or the seller's authorized representative.

The opening of offers will not be public but will be by commission and by minutes. Based on this invitation, the seller reserves the right to change the planned course, steps, or other elements of the procedure at any time and without explanation, and may also stop the initiated procedure for selecting the most advantageous offeror (or the sale procedure) and not to accept any of the offers received and is not obliged to conclude a sales contract for the sale of the object of sale with any offeror, for which it bears no responsibility and the offerors cannot hold the seller or The Seller's authorized representative shall not assert any claims. The Seller and the Seller's authorized representative shall be fully excluded from liability for damages.

The Seller will assess the suitability and completeness of the offers. After receiving the offers, the Seller may decide to initiate or continue individual negotiations with the bidders. After the procedure, the Seller's authorized representative will inform all bidders of the submitted offers only of the fact whether their offer has been selected.

26.7.2025



The selection procedure is expected to be completed by 29.8.2025. During this time, the Seller reserves the right to ask additional questions to the bidders to clarify the offer. If the Seller estimates that, based on the terms offered, it cannot identify the most favorable bidder from the received offers, or that more favorable terms of sale can be achieved, it may invite all or individual bidders to supplement their offers in individual elements or improve their offers. The Seller or the Seller's authorized representative is not obliged to explain their decisions.

The selected bidder will be obliged to conclude a sales contract under the above conditions within fifteen working days of receiving a written notification that it has been selected as the most advantageous bidder. The seller may extend the fifteen working day period for justified reasons.

7.) Information about the subject of sale and its inspection:

Interested bidders can obtain additional information every weekday between 9 am and 3 pm at Triglav, Upravljanje nepremičin, d.o.o, Dunajska cesta 22, Ljubljana — Katja Pangršič, tel. no. 00 386 31 565 935 or by email: katja.pangrsic@triglav.si. Property viewings are possible, upon notification to the contact details provided, every weekday between 9a.m. and 3 p.m. The viewing will be allowed only to those interested bidders who will sign a Declaration of Non-Disclosure of Information.

In Ljubljana, 30.5.2025

Triglav, Upravljanje nepremičnih, d.o.o.

Director
Rok Pivk

Procurator
Jure Valjavec



Attachments:

- 1.) Form - customer overview in accordance with ZPPDFT-2,
- 2.) Form - declaration of ultimate owner,
- 3.) Form - declaration of non-affiliation,
- 4.) Form - political exposure,
- 5.) Form - consent to the processing of personal data,
- 6.) Form - non-disclosure agreement,
- 7.) Form - offer.

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Pregled stranke v skladu z ZPPDFT-2¹ / Customer Due Dilligence in accordance with ZPPDFT-2²

		PRAVNA OSEBA/ LEGAL PERSON
1	firma/ company name	
2	poslovni naslov, sedež/ business address, registered office	
3	matična številka/ registration number	
4	davčna številka/ tax number	
		(i) Fizična oseba, Samostojni podjetnik / <i>Natural person, entrepreneur</i> (ii) Zakoniti zastopnik pravne osebe/ <i>Legal representative of the legal entity</i> (iii) Pooblaščenec fizične osebe ali samostojnega podjetnika, pravne osebe³/ <i>Representative of a natural person or entrepreneur or legal person⁴</i>
5	osebno ime ⁵ / personal name ⁶	
6	naslov stalnega bivališča/ permanent residence	
7	naslov začasnega bivališča/ temporary residence	
8	datum in kraj rojstva/ date and place of birth	
9	davčna številka ali EMŠO/ tax number or identity number	
10	državljanstvo/ nationality	
11	številka, vrsta in naziv izdajatelja uradnega osebnega dokumenta/ number, type and issuing authority of identity document	

¹ Zakon o preprečevanju pranja denarja in financiranja terorizma.

² Prevention of Money Laundering and Terrorist Financing Act.

³ V kolikor je teh oseb več, se za vsako posebej predloži svoj obrazec.

⁴ If there are more than one of these persons, separate form must be submitted for each and every one of them.

⁵ Vsi osebni podatki fizičnih oseb, ki so navedene v tem obrazcu, se preverijo v osebni dokumentu stranke ali zastopnikov/pooblaščenecv .

⁶ All personal data of natural persons listed in this form shall be verified with the personal document of the client or representatives / proxies.

		POSLOVNO RAZMERJE/ BUSINESS RELATIONSHIP
12	namen in predvidena narava poslovnega razmerja/ <i>purpose and intended nature of the business relationship</i>	
13	dejavnost stranke/ <i>customer activity</i>	
14	datum sklenitve poslovnega razmerja (se izpolni ob sklenitvi)/ <i>date of entering into the business relationship (fill in the form after conclusion of the contract)</i>	
15	datum in čas izvedbe transakcije (se izpolni ob transakciji)/ <i>date and time of the transaction (fill in the form at the time of transaction)</i>	
16	znesek transakcije in valuta, v kateri se opravi transakcija/ <i>amount and and currency of the transaction</i>	
17	namen transakcije in osebno ime, naslov stalnega in začasnega prebivališča oz. firma in sedež osebe, ki ji je transakcija namenjena in država v katero je izvršena transakcija/ <i>the purpose of the transaction, name and surname, address of permanent and temporary residence or the name and registered office of the person to whom the transaction is addressed to and the country to which the transaction is executed</i>	
18	način izvedbe transakcije/ <i>manner of executing the transaction</i>	
19	podatki o izvoru premoženja in sredstev, ki so ali bodo predmet poslovnega razmerja ali transakcije/ <i>information about the assets owned and source of assets or property that is or will be the subject of the business relationship or the transaction</i>	
		Naziv druge osebe civilnega prava iz 5. točke 3. člena ZPPDFT-2/ Other civil law entity in accordance with point 5 of Article 3 of ZPPDFT-2
20	osebno ime, naslov stalnega in začasnega prebivališča, datum in kraj rojstva ter davčna številka ali EMŠO člana/ <i>personal name, address of permanent and temporary residence, date and place of birth and tax number or identity number of the member</i>	

Stranka temu obrazcu priloži⁷:

- Izpis iz Sodnega registra pravnih oseb (AJPes)
- Izpis iz Sodnega registra dejanskih lastnikov

/

The customer must attach to this form⁸:

- Extract from the Court Register of Legal Entities (AJPes)
- Extract from the Court register of beneficial owners of legal entity

⁷ Obrazec mora biti uradno potrjen in ne sme biti starejši od 3 mesecev pred sklenitvijo pravnega posla.

⁸ The form must be officially certified and should not be older than 3 months before the conclusion of the contract.

Spodaj podpisani jamčim točnost in resničnost podatkov!
/

As the undersigned, I guarantee that all of the informations in this form are accurate and true!

V/In _____

Dne/On _____

Podpis zakonitega zastopnika stranke:

Signature of the legal representative of the customer: _____

**IZJAVA O KONČNEM DEJANSKEM LASTNIKU DRUŽBE /
DECLARATION OF BENEFICIAL OWNERSHIP**

Spodaj podpisani/
I as undersigned

zakoniti zastopnik družbe/
and as legal representative of the company

izjavljam, da/
declare that:

**MOŽNOST A/
OPTION A:**

- a) So spodaj navedene fizične osebe posredno ali neposredno imetnice več kakor 25% poslovnega deleža, delnic, glasovalnih oziroma drugih pravic, na podlagi so udeležene pri upravljanju pravne osebe, oziroma so udeležene v kapitalu pravne osebe z več kakor 25% deležem, ali imajo obvladujoč položaj pri upravljanju sredstev pravne osebe/
The natural persons listed below directly or indirectly hold more than 25% of the business share of the company, voting or other rights, on the basis of which they participate in the management of the legal entity, or participate in the capital of the legal entity with more than 25% share or are having controlling position in the management of the assets of a legal entity;
- b) So spodaj navedene fizične osebe pravni osebi posredno zagotovile ali zagotavljajo sredstva, in imajo na tej podlagi možnost nadzorovati, usmerjati ali drugače bistveno vplivati na odločitve uprave ali drugega poslovnega organa pravne osebe pri odločanju o financiranju ali poslovanju/ *The natural persons listed below have indirectly provided or are providing funds to the legal entity and have the ability to control, direct or otherwise significantly influence the decisions of the management or other management body of the legal entity in deciding on financing or operations of a legal entity;*
- c) So spodaj navedene fizične osebe prejemniki več kakor 25% koristi od premoženja, ki se upravlja, pod pogojem, da so bili bodoči upravičenci že določeni ali so določljivi/ *The natural persons listed below are the recipients of more than 25% of the benefits of the assets being managed, provided that the future beneficiaries have already been identified or are identifiable;*
- d) So spodaj navedene fizične osebe, ki posredno ali neposredno obvladujejo več kakor 25% premoženja pravne osebe ali podobnega pravnega subjekta tujega prava/ *The following are natural persons who directly or indirectly control more than 25% of the assets of a legal person or similar legal entity under foreign law;*
- e) So spodaj navedene fizične osebe ali skupine oseb, v interesu katerih je ustanovitev in delovanje pravne osebe ali podobnega pravnega subjekta tujega prava, če je treba posameznike, ki bodo prejemniki koristi pravne osebe oziroma podobnega pravnega subjekta tujega prava, še določiti/ *The following are natural persons or groups of persons in whose interest the establishment and operation of a legal person or similar legal entity under foreign law is concerned, if the individuals who will benefit from the legal person or similar legal entity under foreign law have yet to be determined.*

SEZNAM DEJANSKIH KONČNIH LASTNIKOV PRAVNE OSEBE, Z VEČ KOT 25% POSLOVNIM DELEŽEM ALI Z MOŽNOSTJO UPRAVLJANJA, USMERJANJA ALI NADZOROVANJA PRAVNE OSEBE /

LIST OF ACTUAL FINAL OWNERS OF THE LEGAL ENTITY, WITH MORE THAN 25% OF THE BUSINESS SHARE OR WITH THE POSSIBILITY OF MANAGING, DIRECTING OR CONTROLLING THE LEGAL ENTITY:

1.	Ime in priimek/ <i>Name and surname</i>	
	Naslov stalnega ali začasnega bivališča/ <i>Address of permanent or temporary residence</i>	
	Datum in kraj rojstva/ <i>Date and place of birth</i>	
	Državljanstvo/ <i>Citizenship</i>	
	Višina lastniškega deleža ali drug način nadzora/ <i>Amount of ownership share or other method of control</i>	

2.	Ime in priimek/ <i>Name and surname</i>	
	Naslov stalnega ali začasnega bivališča/ <i>Address of permanent or temporary residence</i>	
	Datum in kraj rojstva/ <i>Date and place of birth</i>	
	Državljanstvo/ <i>Citizenship</i>	
	Višina lastniškega deleža ali drug način nadzora/ <i>Amount of ownership share or other method of control</i>	

3.	Ime in priimek/ <i>Name and surname</i>	
	Naslov stalnega ali začasnega bivališča/ <i>Address of permanent or temporary residence</i>	
	Datum in kraj rojstva/ <i>Date and place of birth</i>	
	Državljanstvo/ <i>Citizenship</i>	

	Citizenship	
	Višina lastniškega deleža ali drug način nadzora/ <i>Amount of ownership share or other method of control</i>	

**MOŽNOST B/
OPTION B:**

V kolikor velja spodnja izjava, obkrožite črko X/
If the statement below applies, circle the letter X:

- X Nobena fizična oseba ne zadošča pogojem iz točk a) do e) zgoraj./
No natural person satisfies the conditions set out in points a) to e) above.

**Spodaj podpisani jamčim točnost in resničnost podatkov!/
*As the undersigned, I guarantee that all of the informations in this form are accurate and true!***

Datum/
Date: _____

Podpis predsednika uprave ali direktorja družbe/
Signature of the President of the Management Board or director of the company:

OPOMBA

Podatke o dejanskem lastništvu se pridobi z vpogledom v originalno ali overjeno dokumentacijo iz sodnega ali drugega javnega registra, ki jo družbi v imenu gospodarskega subjekta predloži zakoniti zastopnik ali njegov pooblaščenec, in ni starejša od treh mesecev¹./

FOOTNOTE

Data on beneficial ownership shall be obtained by inspecting the original or certified documentation from the court or other public register submitted to the company on behalf of the economic operator by his legal representative or his representative, and are not older than three months.²

¹Obrazec mora biti uradno potrjen in ne sme biti starejši od 3 mesecev pred sklenitvijo pravnega posla.

²The form must be officially certified and must not be older than 3 months before the conclusion of the legal transaction.

STATEMENT OF NON-AFFILIATION

I declare that:

- 1.) I **am/am not** (circle as appropriate) affiliated with the seller or companies that are affiliated with the seller in terms of the rules governing companies;
- 2.) I **am/am not** (circle as appropriate) within the meaning of the rules governing companies, related to the owners and members of management or control of the seller or companies that are related by ownership or otherwise to the seller or the owners and members of management and control of these companies;
- 3.) that the before mentioned connection **has/has not** (circle as appropriate) ever been established in the past (declaration of non-connection).

In the case of a relationship, the bidder should describe how it is related to the seller in terms of ownership (directly or indirectly) or management or in any other way (contractual relationships, family connections, etc.):

.....
.....
.....

In _____ On _____

Name and surname of the legal representative/signatory:

Signature:

stamp (in the case of a legal entity):

VPRAŠALNIK ZA POLITIČNO IZPOSTAVLJENE OSEBE / POLITICAL EXPOSURE FORM

Pri sklepanju poslovnega razmerja s strankami mora družba Triglav, Upravljanje nepremičnin, d.o.o., vzpostaviti ustrezen postopek, s katerim ugotavlja, ali je stranka politično izpostavljena oseba, skladno z ZPPDFT-2 (66. člen). Politično izpostavljena oseba je vsaka fizična oseba, ki deluje, ali je v zadnjem letu delovala na vidnem javnem položaju v državi članici ali tretji državi, vključno z njenimi ožjimi družinskimi člani in ožjimi sodelavci.

V zvezi z izvajanjem določil ZPPDFT-2 vas prosimo, da korektno odgovorite na spodnja vprašanja.

/

When concluding a business relationship with a client, Triglav, Upravljanje nepremičnin, d.o.o. must establish an appropriate procedure to determine whether the client is a politically exposed person, all in accordance with ZPPDFT - 2 (Article 66). A politically exposed person is any natural person who is or has been in a prominent public position in a EU member country or a third country in the last year of employment, including his or her immediate family members and close associates.

Regarding the implementation of the provisions of ZPPDFT - 2, we ask you to answer the questions below correctly.

**Ime, priimek ter stalno in začasno prebivališče/
Name, surname, permanent and temporary residence:**

1	Ali v državi vašega stalnega bivanja, na ravni EU ali na mednarodni ravni, zasedate vidni javni položaj (voditelj države, predsednik vlade, minister, njihov namestnik oz. pomočnik)?/ <i>Are you in hold of a prominent public position in your country of residence, at EU or international level</i> <i>(head of state, prime minister, minister, their deputy or assistant)?</i>	DA/YES ☐	NE/NO ☐
2	Ste poslanec institucij na ravneh, navedenih v 1. točki vprašalnika?/ <i>Are you a member of the institutions at the levels mentioned in point 1 of the questionnaire?</i>	DA/YES ☐	NE/NO ☐
3	Ste član vodstvenih organov političnih strank?/ <i>Are you a member of the governing bodies of political parties?</i>	DA/YES ☐	NE/NO ☐
4	Ali ste član vrhovnega sodišča, ustavnega sodišča ali drugih sodnih organov na visoki ravni, zoper odločitve katerih, razen v izjemnih primerih, ni mogoče uporabiti rednih ali izrednih pravnih sredstev?/ <i>Are you a member of the Supreme Court, the Constitutional Court or other high-level judicial bodies against whose decisions, except in exceptional cases, regular or extraordinary legal remedies cannot be used?</i>	DA/YES ☐	NE/NO ☐
5	Ste član računskega sodišča ali sveta centralne banke?/ <i>Are you a member of the Court of Auditors or the Central Bank Council?</i>	DA/YES ☐	NE/NO ☐
6	Ste vodja diplomatskega predstavništva ali konzulata ter predstavništva mednarodnih organizacij, njihov namestnik ali visoki častnik oboroženih sil?/	DA/YES ☐	NE/NO ☐

	<i>Are you the head of a diplomatic mission or consulate or the head of the missions of international organizations, their deputy or a senior officer of the armed forces?</i>		
7	<i>Ste član upravnih ali nadzornih organov podjetij v večinski lasti države?/</i> <i>Are you a member of the company's management or supervisory bodies of state-owned companies?</i>	DA/YES ☐	NE/NO ☐
8	<i>Ste predstojnik organov mednarodnih organizacij (npr. predsednik, generalni sekretar, sodnik, direktor), njihov namestnik ali član vodstvenih organov ali nosilec enakovrednih funkcij v mednarodnih organizacijah?/</i> <i>Are you the head of the bodies of international organizations (for example president, general secretary, judge, director), their deputy or a member of the governing bodies or a holder of equivalent functions in international organizations?</i>	DA/YES ☐	NE/NO ☐

9	Ali ste morda ožji družinski član oseb, opredeljenih v točkah od 1. do 8. in sicer kot: - zakonec, - zunajzakonski partner, - otrok ali otrokov zakonec oz. zunajzakonski partner, - starš./ <i>Are you a close family member of the persons defined in points 1 to 8 namely as:</i> <i>spouse,</i> <i>extramarital partner,</i> <i>the child or the child's spouse or extramarital partner,</i> <i>parent.</i>	DA/YES ☐	NE/NO ☐
10	Ali ste ožji sodelavec¹ oseb, opredeljenih v točkah od 1 do 8 in sicer: - ali ste fizična oseba, za katero je znano, da ste skupaj dejanski lastniki ali da imate kakršne koli druge tesne poslovne odnose s politično izpostavljeno osebo, - ali ste oseba, ki je edini dejanski lastnik poslovnega subjekta ali podobnega pravnega subjekta tujega prava, za katerega je znano, da je bil ustanovljen v dejansko korist politično izpostavljene osebe, navedene v točkah 1. do 8./ <i>Are you a close associate² of the persons defined in points 1 to 8:</i> <i>whether you are a natural person known to be jointly the beneficial owners or to have any other close business relationship with a politically exposed person,</i> <i>whether you are the person who is the sole beneficial owner of the business entity or a similar legal entity under foreign law which is known to have been established for the actual benefit of the politically exposed person referred to in points 1 to 8.</i>	DA/YES ☐	NE/NO ☐
11	Ali je od prenehanja opravljanja nalog iz točk od 1 do 8 minilo več kakor 12 mesecev?/ <i>Has more than 12 months elapsed since the termination of the tasks referred to in points 1 to 8?</i>	DA/YES ☐	NE/NO ☐
12	V kolikor ste vsaj na eno vprašanje v točkah od 1 do 10 odgovorili z DA, ste se opredelili za politično izpostavljeno osebo.³ Zato vas prosimo, da navedete podatke o: - trajanju funkcije (datum) od: _____ do: _____, - premoženjskem stanju _____,		

¹Ožji sodelavci politično izpostavljene osebe so fizične osebe, za katere je znano, da so aktivni v družbi, kjer so skupni dejanski lasti pravnih oseb ali so udeleženi v pravne dogovore ali kakršne koli druge tesne poslovne odnose s politično izpostavljeno osebo; fizične osebe, ki so v izključni dejanski lasti pravne osebe ali pravne ureditve, za katero je znano, da je bila ustanovljena za dejansko korist politično izpostavljene osebe.

²Close associates of a politically exposed person are natural persons who are known to have joint beneficial ownership of legal entities or legal arrangements, or any other close business relations, with a politically exposed person; natural persons who have sole beneficial ownership of a legal entity or legal arrangement which is known to have been set up for the de facto benefit of a politically exposed person.

³Skladno s 66. členom ZPPDFT-2 je politično izpostavljena oseba vsaka fizična oseba, ki deluje ali je v zadnjem letu delovala na vidnem javnem položaju v državi članici ali tretji državi, vključno z njenimi ožjimi družinskimi člani in ožjimi sodelavci.

- izvoru sredstev in premoženja, ki so ali bodo predmet poslovnega razmerja ali transakcije: _____./ <i>If you answered YES to at least one question in points 1 to 10, you have identified yourself as a politically exposed person.⁴</i> <i>Therefore, please provide information on:</i> - function duration (date) from: _____ to: _____, - financial situation: _____, - the origin of assets that are or will be the subject of business relationships or transactions: _____.		
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Spodaj podpisani jamčim točnost in resničnost podatkov!

As the undersigned, I guarantee that all of the informations in this form are accurate and true!

(ime in priimek osebe, ki je posredovala podatke)
(name and surname of the person who provided the information)

Kraj, datum/
Place and date:

Podpis/
Signature:

⁴ In accordance with Article 66 of Prevention of Money Laundering and Terrorist Financing Act, politically exposed person means a natural person who is or who has, in the last year, been entrusted with prominent public function in EU Member State or Third State, including family members and close associates.

PRIVOLITEV ZA OBDELAVO OSEBNIH PODATKOV	CONSENT TO THE PROCESSING OF PERSONAL DATA
V Skupini Triglav se zavedamo pomena človekove pravice do zasebnosti in odgovornosti vsake posamezne družbe Skupine Triglav, kot upravljavca zbirk osebnih podatkov, zato varovanju osebnih podatkov, njihovi uporabi v skladu s predpisi in načeli dobre prakse ter obveščanju strank izkazujemo posebno pozornost. <i>Z zvezdico označeni podatki so obvezni, potrebni za identifikacijo posameznika.</i> <i>priimek*</i> <i>ime*</i> <i>ulica*</i> <i>hišna št.*</i> <i>poštna št.*</i> <i>pošta*</i> <i>datum rojstva*</i> <i>davčna št.</i> <i>e-naslov</i> <i>mobilna tel. št.</i> Podpisani/na podajam prostovoljno, izrecno privolitev, da lahko Triglav, Upravljanje nepremičnin, d.o.o., Dunajska cesta 22, 1000 Ljubljana, matična številka: 5075076000,	The Triglav Group is aware of the importance of the human right to privacy and responsibility of each individual company of the Triglav Group, as the controller of personal data files, so we pay special attention to the protection of personal data, their use in accordance with regulations and principles of good practice. <i>With star tagged data are mandatory, necessary to identify the individual.</i> <i>surname*</i> <i>name*</i> <i>street*</i> <i>house number*</i> <i>post code*</i> <i>city*</i> <i>date of birth*</i> <i>tax number</i> <i>e-mail address</i> <i>mobile phone no.</i> As the undersigned I give my voluntary and explicit consent to Triglav, Upravljanje nepremičnin, d.o.o., Dunajska cesta 22, 1000 Ljubljana, registration number: 5075076000,

davčna številka: SI 77156480 (v nadaljevanju: TUN), moje osebne podatke, navedene v tej privolitvi, obdeluje za naslednje namene: - namen vodenja evidence prejetih ponudb za nakup nepremičnin, katerih lastnik je TUN ali druge družbe v Skupini Triglav ter morebitno sklepanje pogodb za prodajo oz. nakup teh nepremičnin. Podpisani/na prav tako prostovoljno, izrecno in informirano privolim, da sme TUN, kot upravljavec zbirk osebnih podatkov, že pridobljene osebne podatke nadalje uporabljati in obdelovati v skladu z veljavno ureditvijo varstva osebnih podatkov in za namene, ki neposredno ali posredno izhajajo iz te privolitve, že sklenjene pogodbe ali na podlagi veljavnih predpisov. POSREDOVANJE MOJIH OSEBNIH PODATKOV DRUGIM OBDELOVALCEM S podpisom te privolitve podpisani/na privolim, da lahko moje osebne podatke, navedene v tej privolitvi, TUN posreduje tudi drugim družbam, ki so v Skupini Triglav in imajo sedež v Republiki Sloveniji, vendar le za namen, kot je navedeno v tej privolitvi. Moje osebne podatke iz zbirk TUN lahko, za zgoraj naveden namen, obdelujejo tudi družbe, s katerimi ima TUN sklenjene pogodbe o obdelovanju osebnih podatkov. TUN lahko zgoraj navedene osebne podatke posreduje tudi v tretje države, v kolikor gre za zakonito obdelavo (pogodbena ali zakonska podlaga). Prav tako privolim, da lahko TUN posreduje kopijo mojega osebnega dokumenta tretjim osebam, v kolikor je to potrebno in v skladu z zakonsko ali pogodbeno podlago. IZJAVA Podpisani/na sem seznanjen/a: - da se bodo vsi pridobljeni osebni podatki obdelovali za obdobje, ki je	tax number: SI 77156480 (hereinafter: TUN), for processing my personal data which is specified in this consent specially for the following purposes: - the purpose of keeping records of received offers for the purchase of real estate owned by TUN or other companies in the Triglav Group and the possible conclusion of contracts for the sale or purchase of these properties. As the undersigned, I also voluntarily, explicitly and informedly agree that TUN, as the controller of personal data files, may continue to use and process my already obtained personal data in accordance with the applicable personal data protection legislation and for purposes directly or indirectly arising from this consent or already concluded contracts or on the basis of applicable regulations. TRANSFER OF PERSONAL DATA TO ANOTHER CONTROLLER By signing this consent I, as the undersigned, fully agree that TUN may transfer my personal data stated in this consent to other companies in the Triglav Group, which are established in the Republic of Slovenia, but only for the purpose stated in this consent. My personal data from the TUN databases may also be processed for the above purpose by companies with which the TUN has concluded contracts on the processing of personal data. TUN may also transfer the above personal data to third countries in the case of lawful processing (contractual or legal basis). I also agree that TUN may forward a copy of my identity document to third parties if necessary and in accordance with the legal or contractual basis. PRIVACY STATEMENT I, as the undersigned, am informed:
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potrebno za uresničitev namena, zaradi katerega so bili osebni podatki pridobljeni. Po poteku tega obdobja bo TUN osebne podatke izbrisal oz. uničil, v kolikor ne bo obstajala zakonita podlaga, določena z zakonom oz. drugim aktom za nadaljnjo hrambo osebnih podatkov. Enako velja tudi za obdelavo teh podatkov v povezanih družbah Skupine Triglav, katerim so bili, z vašo privolitvijo, osebni podatki posredovani za isti namen obdelave. - da lahko kadarkoli začasno ali trajno prekličem svojo privolitve za obdelavo osebnih podatkov za zgoraj označene namene, oz. zahteva dostop, dopolnitev, popravek, omejitev obdelave, prenos ali izbris osebnih podatkov ali vložim ugovor zoper obdelavo osebnih podatkov, ki se obdelujejo v zvezi z njim, s pisno zahtevo, poslano na naslov: Triglav, Upravljanje nepremičnin, d.o.o., Dunajska cesta 22, 1000 Ljubljana, ali info-nep@triglav.si. Preklic privolitve ne vpliva na zakonitost obdelave, ki se je na podlagi privolitve izvajala do njenega preklica. - da v kolikor bo TUN nadalje obdeloval pridobljene osebne podatke za namen, ki ni namen, za katerega so bili primarno zbrani, mi bo pisno zagotovil informacije o tem drugem namenu. - da so uporabniki, ki so jim bili ali jim bodo razkriti moji osebni podatki, osebe, ki so zaposlene pri TUN, v okviru delovnega procesa oz. druge osebe, za katere obstoji pogodbeni ali zakonita podlaga. Osebne podatke lahko za zgoraj označene namene obdelujejo tudi družbe, s katerimi ima TUN sklenjene pogodbe o obdelovanju osebnih podatkov. - da bodo osebni podatki, kot tudi kopija mojega osebnega dokumenta posredovani tretjim osebam le v	- that all personal data obtained in this consent will be processed for the period necessary to achieve the purpose for which the personal data are obtained. After the expiration of this period, TUN will delete and destroy all personal data for which there won't be legal basis for further storage, determined by law or other acts. The same applies to the processing of this data in the companies of the Triglav Group, to which, personal data have been consensually provided for the purpose named in this signed consent. - that I may at any time temporarily or permanently revoke my consent to the processing of personal data for the purposes indicated in this consent, or requests access, supplementation, correction, restriction of processing, transfer or deletion of personal data or files an objection against the processing of personal data processed in connection with it, with a written request sent to the address: Triglav, Upravljanje nepremičnin, d.o.o., Dunajska cesta 22, 1000 Ljubljana, or info-nep@triglav.si. Withdrawal of consent shall not affect the lawfulness of the processing carried out on the basis of the consent until its withdrawal. - that if TUN will further process the obtained personal data for a purpose other than the purpose for which they were primarily collected, it will provide me in writing with information on other purpose. - that the users to whom my personal data have been or will be disclosed are persons employed by TUN within the work process or other persons for whom there is a contractual or legal basis. Personal data may also be processed for the purposes indicated above by companies with which TUN
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skladu s sklenjeno pogodbo ali v skladu z veljavnimi predpisi in na podlagi utemeljene zahteve teh tretjih oseb.	has concluded contracts on the processing of personal data. - that personal data, as well as a copy of my personal document, will be passed on to third parties only in accordance with the concluded contract or in accordance with the applicable regulations and on the basis of a substantiated request of these third parties.
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V/In _____,
dne/on _____,

Podpis/Signature: _____

POGODBA O NERAZKRIVANJU INFORMACIJ Ta soglasna pogodba o nerazkrivanju informacij (v nadaljevanju kot: »Pogodba«) je sklenjen med: Triglav, Upravljanje nepremičnin, d.o.o., Dunajska cesta 22, 1000 Ljubljana, matična številka: 5075076000, ID za DDV: SI77156480, ki ga zastopata Rok Pivk, direktor in Jure Valjavec, prokurist (v nadaljevanju kot: »Razkrivajoča stranka/Upravičenec«) in _____, registrska številka: _____, davčna številka za DDV: _____, ki jo zastopa _____, direktor (v nadaljevanju kot: »Prejemnik/Zavezanec«) I. UVODNE UGOTOVITVE 1. člen 1.1. Prejemnik želi za namen priprave ponudbe za nakup pregledati podatke, informacije in dejstva v zvezi z nepremičninami ID znak: parcela 2100 265/2 (ID 825848), parcela 2100 267/6 (ID 2674208), parcela 2100 267/17 (ID 490096), parcela 2100 267/34 (ID 322606), parcela 2100 267/17 (ID 490096), (v nadaljevanju vse skupaj kot: »Nepremičnina«), katerih izključna dejanska in zemljiškoknjižna lastnica je Zavarovalnica Triglav, d.d., Miklošičeva cesta 19, 1000 Ljubljana (v nadaljevanju kot: »Lastnica«), njena zastopnica za trženje nepremičnin pa Triglav, Upravljanje nepremičnin, d.o.o., Dunajska cesta 22, 1000 Ljubljana (v	NON-DISCLOSURE AGREEMENT This Mutual Non-Disclosure Agreement (hereinafter: »Agreement«) is entered into by and between: Triglav, Upravljanje nepremičnin, d.o.o., Dunajska cesta 22, 1000 Ljubljana, registration number: 5075076000, VAT ID: SI77156480, represented by Rok Pivk, director and Jure Valjavec, procurator (hereinafter: »Disclosing Party«) and _____, registration number: _____, VAT ID: _____, represented by _____, director (hereinafter: »Recipient Party«) I. PREAMBULE 1. Article 1.1. Due to the preparation for the purchasing offer and therefore conducting the Standard due diligence of the Property ID sign of the plot: plot 2100 265/2 (ID 825848), plot 2100 267/6 (ID 2674208), plot 2100 267/17 (ID 490096), plot 2100 267/34 (ID 322606), plot 2100 267/17 (ID 490096), (all together hereinafter: »the Property«), all which are owned by Zavarovalnica Triglav, dd, Miklošičeva cesta 19, 1000 Ljubljana (hereinafter: »Owner«), and its real estate marketing agent is Triglav, Upravljanje nepremičnin, d.o.o, Dunajska cesta 22, 1000 Ljubljana (hereinafter) also as:
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nadaljevanju tudi kot: »Zastopnica« ali »Razkrivajoča stranka«). Vsled tega bo Prejemnik pregledoval podatke, informacije, poročila, predstavitve, analize, študije in dejstva v zvezi z Nepremičnino. 1.2. Zaradi tega bo Prejemnik lahko v predpogodbeni fazi pogajanj pridobil nekatere zaupne dokumente in zaupne podatke o Nepremičnini. Prejemnik se bo izključno za namen določen s to pogodbo seznanil z zaupnimi podatki, zato pogodbenici sklepata to pogodbo, da bi uredili medsebojne pravice in obveznosti glede ne razkrivanja in varovanja tovrstnih informacij. 1.3. Ta Pogodba začne veljati z dnem, ko jo podpišeta obe pogodeni stranki in preneha veljati, ko preneha veljati pogodbeni namen.	»Agent« or »Disclosing Party«). Recipient Party wishes to review data, information, reports, presentations, analyses, studies, and facts related to the Property. 1.2. Due to this, during the pre-contractual negotiating stage Recipient Party will be able to get some confidential documents and Confidential Information from Disclosing Party and/or Owner. As in the process of the Standard due diligence and solely for purposes of evaluating the Property, Recipient Party will become acquainted with the Confidential Information, therefore the parties hereby conclude this Non-Disclosure agreement with a view to regulating mutual rights and obligations regarding the Confidential Information. 1.3. This Agreement shall enter into force and effect as of the day this Agreement is signed by both parties and shall automatically terminate when the purpose for which it was entered into force expires.
II. ZAUPNI PODATKI 2. člen 2.1. Prejemnik izjavlja, da je seznanjen in soglaša, da se za potrebe te Pogodbe za zaupen in avtorsko varovan podatek šteje vsak podatek, informacija, komunikacija in dejstvo, ki je pri pregledu Nepremičnin, razkrit Prejemniku, kot zaupen pa tudi vsak drug podatek, informacija in dejstvo glede oz. v zvezi s Nepremičnino, z Razkrivajočo partnerico, Lasnico, vključno z njenima poslovnima praksama, »know-how«-om, povezanimi osebami, zastopniki in zaposlenimi, s katerim se Prejemnik seznani na podlagi in/ali v zvezi s to Pogodbo in sicer neglede na medij ali način njihovega zapisa, neglede na način njihovega posredovanja, sporočitve, razkritja oz. seznanitve ter neglede na to ali takšni podatki, informacije in dejstva pri	II. CONFIDENTIAL INFORMATION 2. Article 2.1. Recipient Party declares his awareness of and agrees that for the purposes of this Agreement, Confidential Information is any data, information, communication and fact that is disclosed to Recipient Party during conducting the Standard due diligence of the Property, as well as any other information and fact in connection with the Property, Disclosing Party, Owner, including Disclosing Party's and Owner's business practices, know-how, related persons, agents and employees, with whom Recipient Party becomes acquainted on the basis and connection of this Agreement, regardless of the manner of their transmission, communication, disclosure or acquaintances and regardless of whether such data, information and

Razkrivajoči stranki in/ali Lastnici veljajo, se štejejo oz. so označeni kot zaupni ali avtorsko varovani podatki (v nadaljevanju kot: »Zaupni podatki«). 2.2. Kot Zaupni podatki veljajo oz. se štejejo tudi vsi dokumenti oz. mediji, ki jih pogodbeni stranki, lastnica ali tretja oseba pripravi (v celoti in/ali delno) na podlagi Zaupnih podatkov Razkrivajoče stranke in/ali Lastnice ali ki vsebujejo tovrstne Zaupne podatke. Za potrebe te Pogodbe se za dokument šteje vsak napisan, narisani, natisnjen, razmnožen, posnet, fotografiran, magneten, optičen ali kakšen drugačen zapis Zaupnih podatkov. Za potrebe te Pogodbe se za medij šteje vsako sredstvo oz. nosilec, ki vsebuje Zaupne podatke. 2.3. Ne glede na navedeno se za Zaupne podatke ne štejejo podatki, informacije in dejstva, ki: - postanejo javno dostopni, razen v kolikor postanejo javno dostopni zaradi ali v zvezi s kršitvijo te Pogodbe, - jih je Razkrivajoča stranka in/ali Lastnica izrecno označila kot nezaupne in jih kot take posredovala, sporočila oz. razkrila Prejemniku, - so bili kot nezaupni posredovani, sporočeni oz. razkriti Prejemniku s strani tretje osebe, ki ni Razkrivajoča stranka in/ali Lastnica, član njenega organa vodenja ali nadzora in/ali njen delavec oz. zaposleni ali/in pooblaščenec, razen v kolikor je bila tretja oseba dolžna posredovane, sporočene oz. razkrite podatke, informacije in dejstva varovati kot zaupne, ne glede na pravno podlago za tako zavezo, - informacije, ki v skladu z veljavno zakonodajo štejejo za informacije javnega značaja Razkrivajoče stranke	facts are valid, considered or marked as confidential by Disclosing Party and/or Owner (hereinafter: »Confidential Information«). 2.2. As Confidential Information are considered all documents or media prepared by Disclosing Party, Owner, Recipient Party or by a third party (in whole and / or in part) on the basis of Confidential Information or containing Confidential Information. For the purposes of this Agreement, a document is any written, drawn, printed, reproduced, recorded, photographed, magnetic, optical or other record of Confidential Information. For the purposes of this Agreement, the word medium is understood as any medium containing Confidential Information. 2.3. Nevertheless, Confidential Information shall not be deemed to be information, data or facts which: - become publicly available, except in so far as they become publicly available as a result of or in connection with a breach of this Agreement, - Disclosing Party and/or Owner has explicitly marked them as non-confidential and forwarded, communicated or disclosed them as such to Recipient Party, - have been forwarded, communicated or disclose to Recipient Party by a third party who is not Disclosing Party and/or Owner or Representative, a member of its management or supervisory body and/or its employee or company representative unless the third party was obliged to provide, communicate or protect disclosed data, information and facts as confidential, regardless of the legal basis for such undertaking, - information which, in accordance with the applicable legislation, is
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in/ali Lastnice in jih je ta dolžna javno razkriti. III. DOLŽNOST VAROVANJA ZAUPNIH PODATKOV 3. člen 3.1. Prejemnik se zavezuje, da bo trajno, s skrbnostjo dobrega gospodarstvenika oz. strokovnjaka in v skladu z veljavno zakonodajo in to Pogodbo, varoval vse Zaupne podatke in da Zaupnih podatkov ne bo na kakršenkoli način posredoval, sporočil oz. razkril tretjim osebam, razen v primeru, da bo za posamezne podatke pridobil posebno pisno soglasje Razkrivajoče stranke in/ali Lastnice in tudi v tem primeru izključno za potrebe priprave ponudbe za nakup Nepremičnine. 3.2. Prejemnik ima pravico posredovati, sporočiti oz. razkriti Zaupne podatke izključno članom organov vodenja in nadzora, poslovnim osebam, zakonitim zastopnikom, delavcem, zaposlenim in strokovnim svetovalcem, in sicer zgolj v obsegu, ki ga slednji neizogibno potrebujejo zaradi priprave ponudbe za nakup Nepremičnine. Seznam oseb, katerim bodo Zaupni podatki razkriti, je kot priloga (Priloga 1) sestavni del te Pogodbe. 3.3. Prejemnik je dolžan vse navedene osebe, preden jim posreduje, sporoči oz. razkrije Zaupne podatke, pisno seznaniiti z dolžnostjo varovanja Zaupnih podatkov in jih zavezati s podpisom posebne izjave, da Zaupne podatke varujejo najmanj v obsegu in na način ter pod odgovornostjo, kot je določeno s to izjavo.	considered to be public information of Disclosing Party and/or Owner and which Disclosing Party and/or Owner is obliged to disclose publicly. III. DUTY TO PROTECT CONFIDENTIAL INFORMATION 3. Article 3.1. Recipient Party agrees to permanently, with the diligence of a good expert and in accordance with applicable law, protect all Confidential Information. and that Confidential Information will not be provided, communicated or disclosed to third parties, unless Recipient Party obtains the special written consent from Disclosing Party and/or Owner for each and every data and also in this case exclusively for the purposes of preparing an purchasing offer for the Property. 3.2. Recipient Party has the right to forward, communicate or disclose Confidential Information exclusively to members of management and supervisory bodies, managers, legal representatives, employees, and professional advisers of Recipient Party and exclusively for the purposes of preparing an offer for the purchase of the Property. The list of persons to whom Confidential Information will be disclosed by Recipient Party is an Annex (Annex 1) and integral part of this Agreement. 3.3. Before forwarding or disclosing Confidential Information to all the above-mentioned persons, Recipient Party is obliged to inform (in writing) them about the duty to protect Confidential Information and oblige them by signing a special statement which specifies that Confidential Information is protected at least to the extent and in the manner and under the responsibility set forth in this Agreement.
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3.4. Dolžnost varovanja zaupnih podatkov velja za vse osebe v pravnem razmerju s Prejemnikom, ne glede na to, ali jim je Zaupne podatke posredoval Prejemnik ali Razkrivajoča stranka ali Lastnica neposredno zaradi njihovega pravnega razmerja s Prejemnikom. 3.5. V kolikor bo Prejemnik želel razkriti Zaupne podatke tudi osebam, ki niso na seznamu, ki je priloga (Priloga 1) te Pogodbe, je dolžan predhodno to sporočiti Razkrivajoči stranki in/ali Lastnici in voditi seznam vseh oseb, katerim so bili Zaupni podatki razkriti, vključno z opisom Zaupnih podatkov, ki so bili razkriti in tako evidenco vsak čas, na njeno zahtevo, predložiti Razkrivajoči stranki in/ali Lastnici v pregled. 3.6. Prejemnik se zaveže evidenco voditi v skladu z Zakonom o varstvu osebnih podatkov (v nadaljevanju kot: »ZVOP-1«) in Uredbo (EU) 2016/679 Evropskega parlamenta in Sveta z dne 27. aprila 2016 o varstvu posameznikov pri obdelavi osebnih podatkov in o prostem pretoku takih podatkov ter o razveljavitvi Direktive 95/46/ES (v nadaljevanju kot: »GDPR«). 3.7. Ne glede na navedeno, lahko Prejemnik razkrije Zaupne podatke izključno članom organov vodenja in nadzora, poslovodnim osebam, zakonitim zastopnikom, delavcem, zaposlenim in strokovnim svetovalcem Prejemnika, in sicer zgolj v obsegu, ki ga slednji neizogibno potrebujejo zaradi priprave ponudbe za nakup Nepremičnine. 3.8. Prejemnik se zavezuje, da bo o dolžnosti varovanja Zaupnih podatkov v skladu s to Pogodbo seznanil vse osebe, katerim bi razkril Zaupne	3.4. The duty to protect Confidential Information applies to all persons in a legal relationship with Recipient Party, regardless of whether the Confidential Information was provided to them by the Recipient Party or Disclosing Party or Owner directly due to their legal relationship with Recipient Party. 3.5. If Recipient Party wishes to disclose Confidential Information to persons who are not on the list attached to this Agreement (Annex 1), he is obliged to notify Disclosing Party and/or Owner about it in advance and keep a list of all persons to whom Confidential Information has been disclosed, including the description of the Confidential Information which have been disclosed and shall, at its request, submit such records to Disclosing Party and/or Owner for review at any time. 3.6. Recipient Party undertakes to keep records in accordance with the Personal Data Protection Act (hereinafter: »ZVOP-1«) and Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016 on the protection of individuals with regard to the processing of personal data and on the free movement of such data and repealing Directive 95/46/EC (hereinafter: »GDPR«). 3.7. Nevertheless Recipient Party may disclose Confidential Information only to his members of management and supervisory bodies, managers, legal representatives, employees and professional advisers and only to the extent of the purposes of preparing an offer for the purchase of the Property. 3.8. In accordance with this Agreement, Recipient Party commits to notify about the duty to protect Confidential Information all persons to whom it would, disclose Confidential Information and shall be liable for any conduct contrary to this
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podatke v skladu s to izjavo in odškodninsko odgovarja za njihovo morebitno ravnanje v nasprotju s to Pogodbo, kot za svoje lastno ravnanje. 3.9. Prejemnik se strinja, da bo prejemal in uporabljal zaupne podatke samo za predvideni namen, določen s to pogodbo, zato lahko Prejemnica uporablja zaupne podatke izključno za namene izvajanja standardnega skrbnega pregleda Nepremičnine in teh zaupnih podatkov ne bo uporabljal ali razkrival drugače. IV. VAROVANJE DOKUMENTOV IN MEDIJEV TER NJIHOVO UNIČENJE 4. člen 4.1. Prejemnik se zavezuje, da bo vse dokumente, ki vsebujejo Zaupne podatke in medije s takšnimi dokumenti, hranil s skrbnostjo dobrega gospodarstvenika, na varnem mestu in izven dosega nepooblaščenih oseb in jih ne bo kopiral ali drugače razmnoževal in z njimi ravnal na način, da prepreči kopiranje, tatvino, poškodovanje, uničenje ali drug poseg v Zaupne podatke s strani tretjih oseb. 4.2. Razkrivajoča stranka in/ali Lastnica lahko kadarkoli pisno zahteva, Prejemnik pa se zaveže na podlagi take zahteve takoj vrniti katerikoli posredovan pisni Zaupni podatek oz. medij ali dokument s takim Zaupnim podatkom in sicer skupaj s pisno izjavo Prejemnika, da ta ni zavestno zadržala kakršnegakoli Zaupnega podatka ali njegove kopije. 4.3. Prejemnik je dolžan takoj po prenehanju namena iz 1. člena te izjave ali na zahtevo Razkrivajoče stranke ali Lastnice dokumente, ki vsebujejo Zaupne podatke in medije s takšnimi	Agreement or binding damage as if for his own conduct. 3.9. Recipient Party agrees that it will receive and use Confidential Information only for the Intended Purpose, therefore Receiving Party may use the Confidential Information solely for the purpose of conducting the Standard due diligence of the Property and will not otherwise use or disclose such Confidential Information. IV. PROTECTION OF DOCUMENTS AND THEIR DESTRUCTION 4. Article 4.1. Recipient Party undertakes to keep all documents containing Confidential Information and the media with such information with the due care and diligence of a prudent businessman, in a safe place and out of the reach of unauthorized persons and won't copy or otherwise reproduce and handle them in such a way as to prevent copying, theft, damage, destruction or other interference with Confidential Information by third parties. 4.2. Disclosing Party and/or Owner or their Representative may at any time request and Recipient Party undertakes to return any written Confidential information or a medium or document containing such Confidential Information, together with a written statement that Recipient Party has not knowingly withheld any Confidential Information or a copy thereof. 4.3. Recipient Party is obliged to return the documents and other media containing Confidential Information immediately after the termination of the purpose referred to in Article 1 of this Agreement or at the request of Disclosing Party and/or Owner and destroy them at request of
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dokumenti, takoj vrniti Razkrivajoči stranki ali Lastnici ali pa jih na njeno zahtevo uničiti ter o tem posredovati dokazilo.	Disclosing Party and/or Owner and provide proof thereof.
V. GARANCIJA	V. WARRANTY
5. člen	5. Article
5.1. Prejemnik se strinja, da Razkrivajoča stranka in/ali Lastnica ne daje nobenih zagotovil ali jamstev (izrecno ali konkludentno) v zvezi z natančnostjo ali popolnostjo Zaupnih podatkov, ki so na razpolago Prejemniku v zvezi z Nepremičnino. Prejemnik nadalje priznava, da Razkrivajoča stranka in/ali Lastnica nima nobene obveznosti, da zagotovi Prejemniku dostop do katerih koli drugih Zaupnih podatkov, ali da jih posodablja, ali popravi netočnosti v kakršnih koli Zaupnih podatkih, do katerih je imel Prejemnik dostop. Prejemnik je odgovoren, da sam oceni Zaupne podatke.	5.1. Recipient Party agrees that Disclosing Party and/or Owner make no representations or warranties (express or implied) regarding the accuracy or completeness of the Confidential Information available to Recipient Party in connection with the Property. Recipient Party further acknowledges that Disclosing Party and/or Owner has no obligation to provide Recipient Party with access to any other Confidential Information, or to update or correct inaccuracies in any Confidential Information to which the Recipient Party has had access. Recipient Party is responsible for self-assessing Confidential Information.
5.2. Pogodbenica prejemnica se zavezuje, da bo varovala zaupne podatke tudi v primeru izteka te pogodbe.	5.2. Recipient Party undertakes to protect the Confidential Information even in the event of the expiration of this Agreement.
VI. ODŠKODNINSKA ODGOVORNOST IN POGODBENA KAZEN	VI. LIABILITY AND CONTRACTUAL PENALTY
6. člen	6. Article
6.1. Prejemnik je odgovoren za vsako kršitev te Pogodbe, ki jo povzroči sam, njegovi zaposleni in/ali tretje osebe, katerim je razkril Zaupne podatke, ter zadrži neškodljivo stranko za razkritje vseh in vseh zahtevkov, odškodnine, izgub, obveznosti in stroškov (in proti njim) vključno z odvetniškimi honorarji in izplačili, ki izhajajo iz kakršne koli kršitve te Pogodbe.	6.1. Recipient Party shall be responsible for any breach of this Agreement by itself, its employees and any third party to which it has disclosed any Confidential Information and to hold harmless from and against any and all claims, damages, losses, liabilities and expenses (including attorney's fees and disbursements) arising out of any breach of this Agreement.
6.2. Pogodba začne veljati z dnem podpisa pogodbenih strank Obveznost zaupnosti ni časovno omejena.	6.2. This Agreement shall be effective as of the date of the Effective date first written below. The confidentiality obligation shall not be time limited. 6.3. In the event of a breach of the provisions of

6.3. V primeru kršitve določb 3. in 4. člena te Pogodbe je Prejemnik dolžan plačati pogodbeno kazen v višini 20.000 EUR Razkrivajoči stranki in/ali Lastnici, in sicer za vsako posamično razkritje oziroma kršitev v roku 8 dni po pisni zahtevi za plačilo Razkrivajoče stranke in/ali Lastnice. 6.4. V primeru kršitve določb 3. in 4. člena te Pogodbe prejemnik odgovarja tudi za odškodnino v skladu s splošnimi pravili, ki urejajo odškodninsko odgovornost po veljavnih predpisih Republike Slovenije tako Razkrivajoči stranki kot tudi Lastnici. 6.5. Pogodbenica prejemnica se zavezuje, da bo varovala zaupne podatke tudi v primeru izteka te pogodbe in izjavlja, da njena dolžnost varovanja zaupnih podatkov ni časovno omejena.	Articles 3. and 4. of this Agreement, Recipient Party is obliged to pay a contractual penalty of 20,000 EUR to Disclosing Party and/or to Owner for every and each violation, which falls due within 8 days of the written request of Disclosing Party and/or Owner. 6.4. In the event of a breach of the provisions of Articles 3. and 4. of this Agreement, Recipient Party shall also be liable for damages in accordance with the general rules governing liability for damages according to applicable regulations of the Republic of Slovenia to both the Disclosing Party and the Owner. 6.5. Recipient Party undertakes to protect Confidential Information even in the event of the expiration of this Agreement and declares that its duty to protect Confidential Information is not limited in time.
VII. KONČNE DOLOČBE 7. člen 7.1. Vse spremembe in dopolnitve k tej Pogodbi morajo biti sklenjene v pisni obliki. 7.2. Vse spore, ki bi nastali iz te Pogodbe oz. v zvezi z njo, bosta Pogodbeni stranki prvenstveno reševali sporazumno, v kolikor pa to ne bo mogoče, pa Pogodbeni stranki dogovorita krajevno pristojnost stvarno pristojnega sodišča v Ljubljani in uporabo slovenskega prava. 7.3. Pogodbeni stranki soglašata, da se za tolmačenje določil te pogodbe, pogodbene volje Pogodbenih strank ter pravice in obveznosti, ki izvirajo iz te pogodbe oz. v zvezi s to pogodbo uporablja pravo Republike Slovenije.	VII. FINAL PROVISIONS 7. Article 7.1. All amendments and supplements to this Agreement must be concluded in writing. 7.2. Any disputes arising from this Agreement or in relation thereof shall primarily be settled by the Contracting Parties amicably; insofar this were not possible, the Contracting Parties agree on the territorial jurisdiction of the Court of Ljubljana with subject matter jurisdiction in accordance with the laws of Slovenia. 7.3. The Contracting Parties agree that to the interpretation of provisions from this Agreement, the contractual will of the Contracting Parties and the rights and obligations arising thereunder or in relation to this Agreement, the law of the Republic of Slovenia shall apply.

7.4. Pogodba je zapisana v slovenskem in angleškem jeziku, pri čemer v primeru dvoma prevlada zapis v slovenskem jeziku. 7.5. Ta Pogodba je sklenjena in podpisana v dveh (2) enakih izvodih, od katerih prejme vsaka pogodbeni stranka po en (1) izvod. Priloga: 1. Seznam oseb	7.4. The contract is written in the Slovene and English language, with the Slovene language prevailing in case of doubt. 7.5 This Agreement is concluded and signed in two (2) identical copies, of which each Contracting Party receives one (1) copy. Annex: 1. List of persons
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Datum začetka veljavnosti/ Effective Date: _____

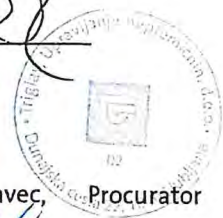
Prejemnik/ Recipient Party:

Razkrivajoča stranka/Disclosing Party:

Triglav, Upravljanje nepremičnin, d.o.o.

Rok Pivk, Director

Jure Valjavec, Procurator



Submitting a binding offer for the purchase of "Kranj" real estate

Bidder:

- Name and surname/Company: _____
 - Address: _____
 - Tax number: _____
 - Personal identification number: _____
 - Legal representative: _____
-

I submit an offer (hereinafter: offer) in accordance with the Invitation to collect binding offers dated on 30.5.2025 for the purchase of the property "Kranj" as a complete unit, which according to data from the e-cadastre and land registry is represented by the following real estate: ID sign: plot 2100 265/2 (ID 825848), plot 2100 267/6 (ID 2674208), plot 2100 267/17 (ID 490096), plot 2100 267/34 (ID 322606), plot 2100 267/35 (ID 155029) (hereinafter: Real Estate),

so that the binding and unconditional offer to purchase the "Kranj" property is:
_____ EUR netto (hereinafter: Purchase Price).

I will pay tax and all other costs and duties in connection with the sales contract and the transfer of ownership (except for the costs of notarizing the owner's signature) in addition to the Purchase Price and are not included in the offered price.

Payment method:

- a deposit of 5% of the starting price when submitting the bid, which becomes a deposit if the bid is accepted and is included in the purchase price
- the remaining purchase price together with tax in a lump sum, no later than 30 days from the notarial certification of the land registry office attached to the sales contract, whereby in the event that real estate transfer tax is charged on the transaction, the buyer is the direct taxpayer and pays the tax in the manner and in the amount determined by the competent financial office (FURS);
- I declare that I have been given the opportunity to carefully inspect the property and am familiar with the legal and factual situation of the property, and am familiar with its

material and legal properties, and I am purchasing the property in its existing condition on an "as is" basis, free from mortgage encumbrances, with documentation that I have had the opportunity to inspect from the seller, and with all legal and material properties, whereby the seller's liability for both material and legal errors regarding the subject property is excluded. Consequently, I waive all claims against the seller based on the location, size, and material and legal errors of the Real Estate.

I declare that, if selected, I will conclude the sales contract within fifteen working (15) days of receiving written notification that I have been selected as the most advantageous bidder. The Seller may extend the fifteen working day period for justified reasons.

I declare that all forms and statements submitted with the offer dated _____ are valid and in full force and effect, and the information provided is true, accurate and unchanged.

The offer is valid until _____ 2025.

In _____ on _____

Name and surname of the legal representative/signatory:

Signature:

stamp (in the case of a legal entity):

Attachments:

1. Completed and signed Form - customer overview in accordance with ZPPDFT-2,
2. Completed and signed Form - declaration of ultimate owner,
3. Completed and signed Form - declaration of non-affiliation,
4. Completed and signed Form - political exposure,
5. Completed and signed Form - consent to the processing of personal data,
6. Completed and signed Form - non-disclosure agreement