BOG ASSET MANAGEMENT

Corporate Loan Portfolio Fund

Return-Oriented Strategy Backed by Senior Secured Loans | June 2026

Executive Summary

8.0-8.5%
Target net annual return

US$ 50mn
Maximum fund size

Liquidity
Repurchase program, additional put options and secondary market

1.5% of NAV
Competitive fees

US$ 30k
Minimum ticket size

Diversified
Across sectors and top credits

- **JSC Corporate Loan Portfolio Fund** is a registered interval fund, regulated by the National Bank of Georgia (NBG)
- **Fund targets** around **+2%** return spread over similar investments
- **Investment portfolio** is diversified across economic sectors with low concentrations in single entities.
- **The fund offers liquidity** via repurchase program and facilitates secondary market transactions for added flexibility
- **The fund targets** high returns by providing exposure to a bank's most creditworthy and consistently performing top corporate clients.

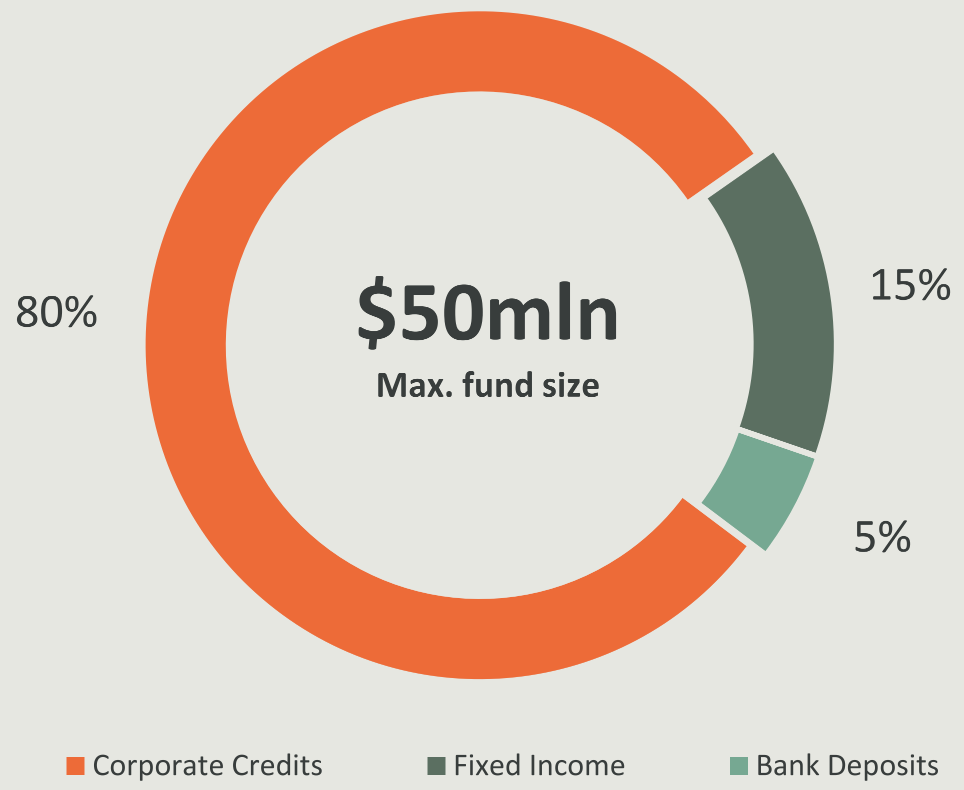
Providing Access to High-Quality Credit Opportunities to Sophisticated investors only

Key terms

Target Net Annual Return	**8.0%-8.5%** net of fees and tax on return distribution
Fees	Base Fee: Up to **1.5%** of NAV Unit Placement Fee: **0.3%** of NAV Performance Fee: **30%** of gains above hurdle rate[1]
Tax	**5%** tax on return distribution for resident/non-resident physical persons and non-resident legal person.
Liquidity & Distribution	• Quarterly profit distribution • Quarterly put option for USD 1 million to be redeemed by 1 investor, for additional fee of up to 1%. • Secondary market transactions
Asset Classes	Corporate Credits, Local Fixed Income, Bank Deposits

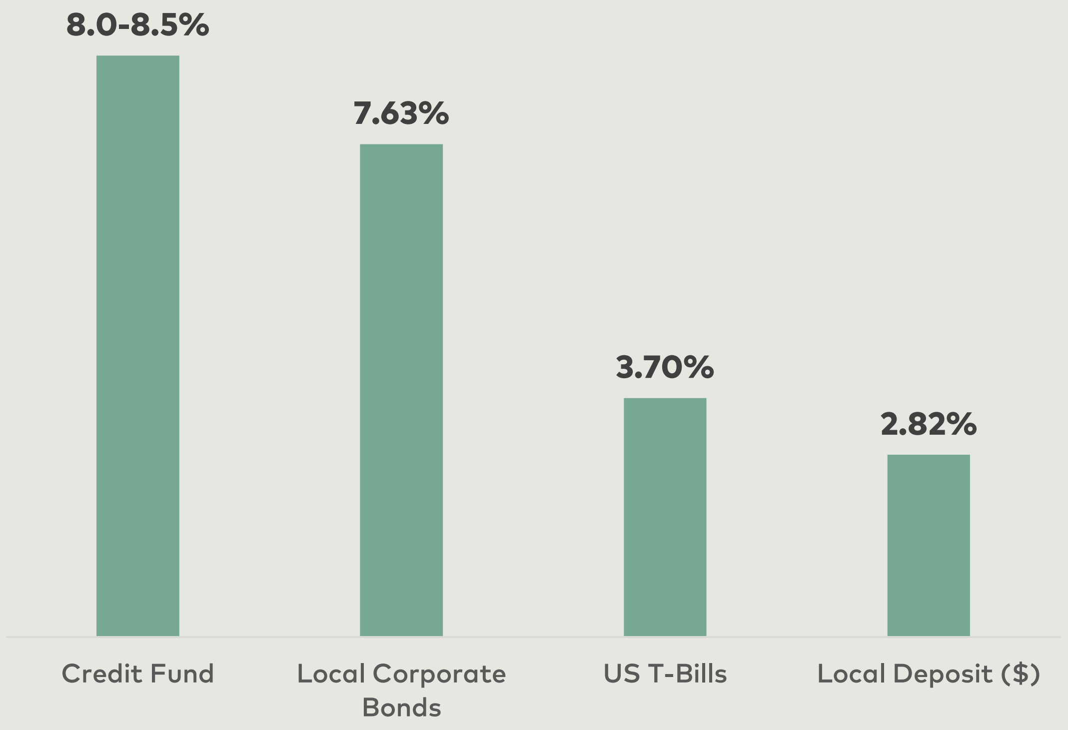
1. 6-month SOFR + 5.7%
Note: Actual asset allocation may deviate from target asset allocation.

Target asset allocation



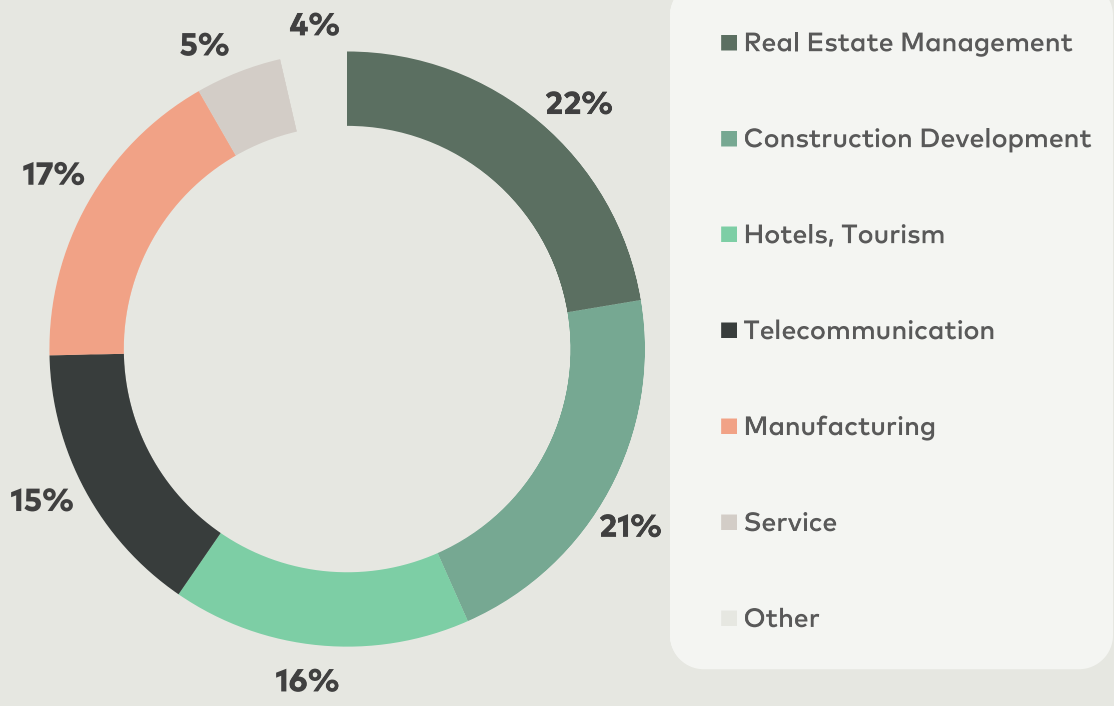
Access a High-Yield Credit Strategy That Outperforms Traditional Fixed-Income Investments

Return compared to similar investment alternatives



Note: Numbers are estimates, based on current market conditions and statistics from NBG

Sectoral distribution

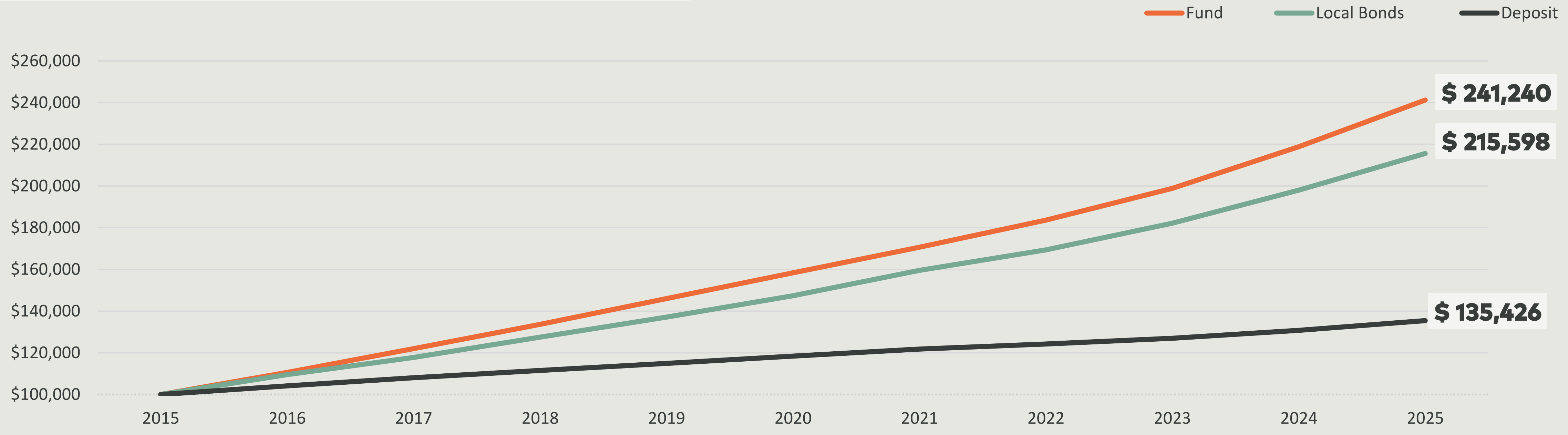


Note: Given current portfolio, as of 28/02/2026

The fund targets to generate above average return to comparable investment alternatives, offering investors an attractive risk-adjusted return spread

Growth of hypothetical $100,000 investment

Over a 10-year horizon, the Credit Fund delivers meaningfully higher returns than both traditional bonds and deposits, while remaining accessible through quarterly liquidity.



Note: Numbers are estimates, based on current market conditions and statistics from NBG.

Access the fund via your broker, earn regular returns and monitor fund value all in one place.

Next steps:

Purchase fund units

Sophisticated investors can purchase fund units with brokerage account

Receive return quarterly

Fund distributes profits to brokerage account

Monitor your wealth

Investors receive quarterly performance report and investment value on brokerage account

Multiple liquidity options

Fund offers unit repurchase program, put option requests quarterly and facilitates secondary market transactions

What to expect:

- Contact your broker to secure place in fund
- Fund brokerage account before unit placement
- Receive units on your brokerage account

- You will receive profit based on unit share in fund
- Money will be transferred on quarterly bases to the brokerage account

- You can monitor investment value of fund and receive additional information regarding fund performance on quarterly basis

- The unitholder can redeem not more than 10% of the Units owned annually.
- Asset manager will facilitate secondary market transactions
- Quarterly put option for USD 1 million to be redeemed by 1 investor, for additional fee of up to 1%.

Access to High-Yield, Diversified Corporate Credit with Competitive Liquidity

Gain exposure to a top-performing corporate credit portfolio

Through the fund, investors access a professionally managed portfolio of reliable and consistently performing corporate borrowers in the market.

Benefit from diversified risk across key economic sectors

By allocating across multiple sectors and limiting concentration in any single borrower, the fund supports stable long-term returns and consistent performance.

Get above average target return of 8.0-8.5% in USD

Compared to similar-risk investment options, the fund offers higher returns.

Access competitive liquidity relative to similar investments

Quarterly profit distributions, annual share repurchase programs and secondary market transactions.

Annex 1: BOG Asset Management at glance

Regulation

- Governed primarily by the Law of Georgia on Investment Funds
- Licensed by National Bank of Georgia

Ownership

- Lion Finance Group Member

Governance

- Supervisory board with over 80+ years combined experience in financial services
- Non-independent member from BOG top management
- 2 independent members with global finical market experience

Product scope

- Investment Funds
- Portfolio Management

Annex 2: BOG Asset Management Governance Structure

Teona Beria
Head of Wealth Management, BOG
Corporate and Investment Banking

- 10+ years in banking and finance
- Served at different leadership roles at BOG, during 2012-2020.

Davit Chkonia
Deputy CEO, BOG
Corporate and Investment Banking

- 20+ years in Financial Services
- Served as Senior advisor and Director of IB at BOG, Deputy CEO/CRO at TBC bank in 2017-2020, Director at BlackRock

Vassiliy Tengayev
Director, Santander Bank
Corporate and Investment Banking

- 20+ years in Financial Services
- Served at senior leadership roles at Citigroup: Senior Director of Strategic Risk, head of Debt Capital Markets

Eduardo Camara Lopes
CIO, Jubarte Capital
Asset Management Company

- 20+ years in Financial Services
- Served as CIO and Partner at Itau Asset Management; Principal and co-CIO at Corttex Capital

SUPERVISORY BOARD

Investment Committee
(Director, Investment Officer, Risk Officer)

DIRECTOR

Accounting

Risk officer

Investment officer

Senior AML/CFT officer

NAV valuation officer

Please note that Teona Beria, Head of Wealth Management at Bank of Georgia, also serves as a member of the Supervisory Board of BOG Asset Management, the asset manager of the Corporate Loan Portfolio Fund.

Annex 3: Risk Management Framework

Decentralized risk management process

Supervisory Board

Sets Investment & Operational Risk Appetite. Approves Risk Management policies & procedures

First Line of Defense

Each structural unit acts as a First Line o Defense. First line is accountable for risks originated from their activity

1

Second Line of Defense

Overseeing compliance of first line. Developing Risk Management Policies & Procedures

2

Third Line of Defense

External and Internal audit provides an independent review and objective assurance on the quality and effectiveness of the internal control systems

3

Annex 4: Risk appetite table

Name	Risk Appetite	Risk Limit	Unit of Measurement	Purpose
Minimum DSCR	1.0	1.0	DSCR	Credit Risk
Maximum probability of default for a specific credit	10%	5%	Annual probability of default	Credit Risk
Maximum probability of default for the credit portfolio	N/A	5%	Annual probability of default	Credit Risk
Minimum concentration in Level-1 credits	10%	20%	Portfolio Proportion	Concentration Risk
Maximum concentration in Level-2 credits	70%	60%	Portfolio Proportion	Concentration Risk
Maximum concentration in Level-3 credits	30%	20%	Portfolio Proportion	Concentration Risk
Maximum syndication	60%	45%	Fund's share in total credit	Credit Risk
Maximum sector concentration	50%	40%	Portfolio Proportion	Concentration Risk
Maximum group-level concentration	35%	25%	Portfolio Proportion	Concentration Risk
Maximum concentration of bonds issued by a company in the fund's portfolio or its related party	15%	10%	Portfolio Proportion	Concentration Risk
Debt/EBITDA	Debt to EBITDA limits by sectors will be periodically reviewed by the Supervisory Board.			Credit Risk

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