



BOG ASSET
MANAGEMENT

Corporate Loan Portfolio Fund

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

Executive Summary

7.5-8.0%

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.

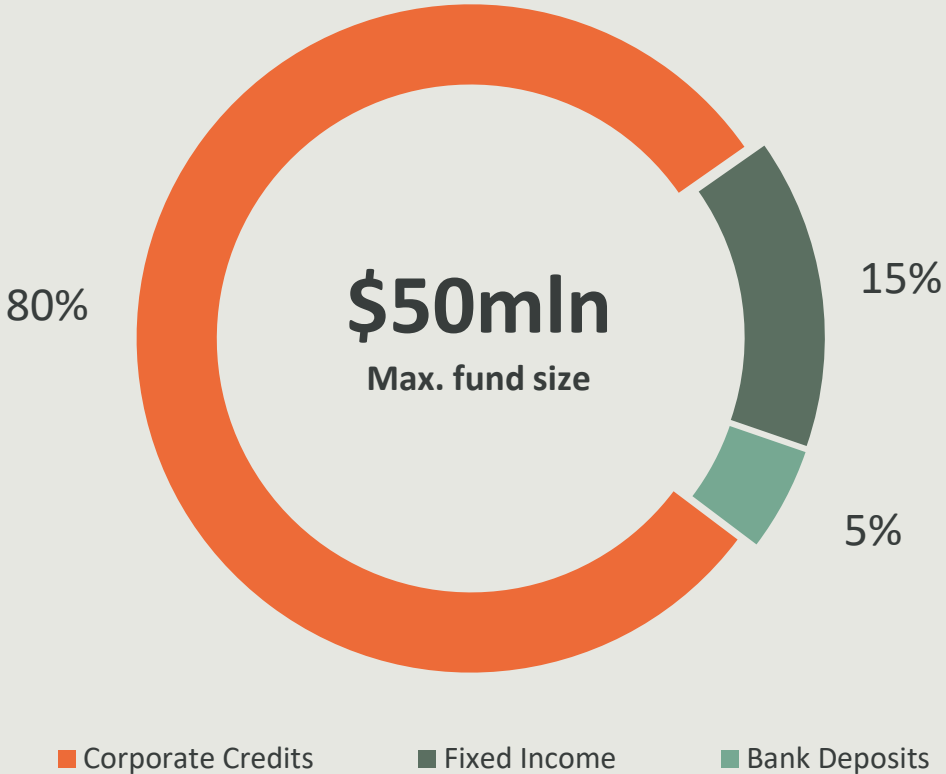


Providing Access to High-Quality Credit Opportunities to Sophisticated investors only

Key terms

Target Net Annual Return	7.5%-8.0% 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

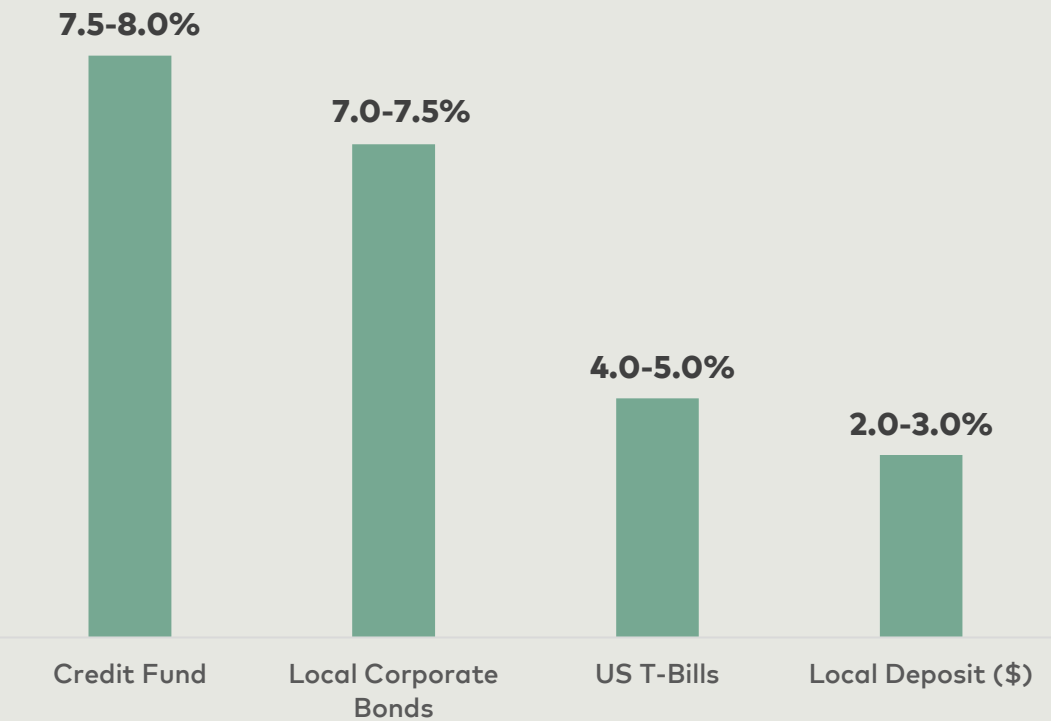
Target asset allocation



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

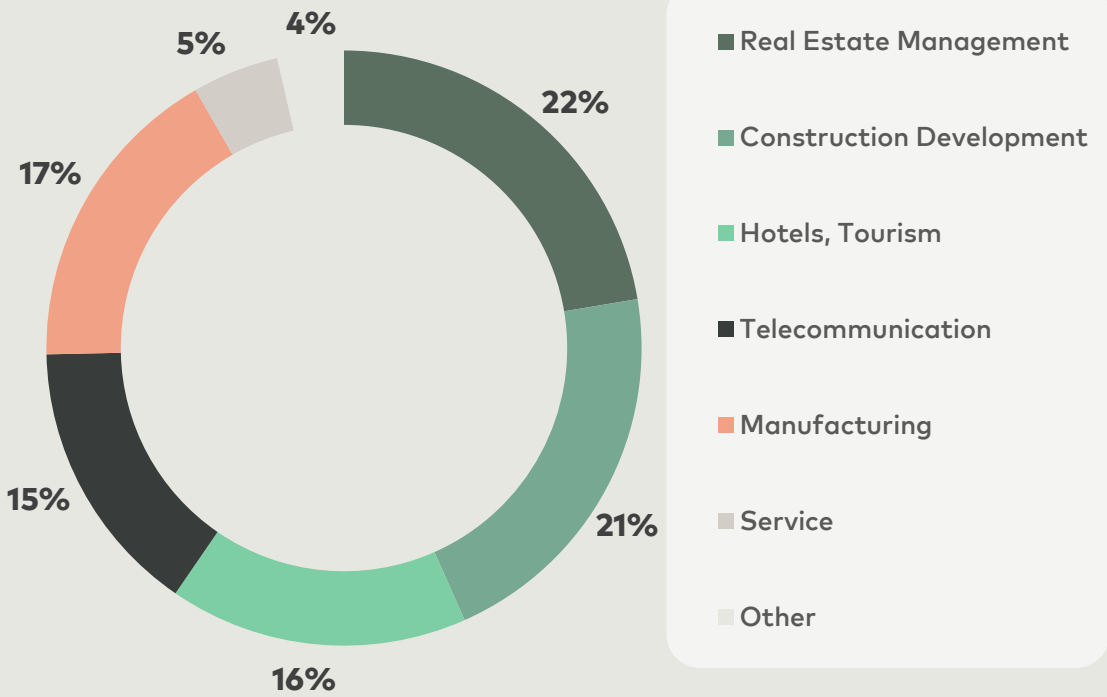
Access a High-Yield Credit Strategy That Outperforms Traditional Fixed-Income Investments

Return compared to similar investment alternatives



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

Sectoral distribution

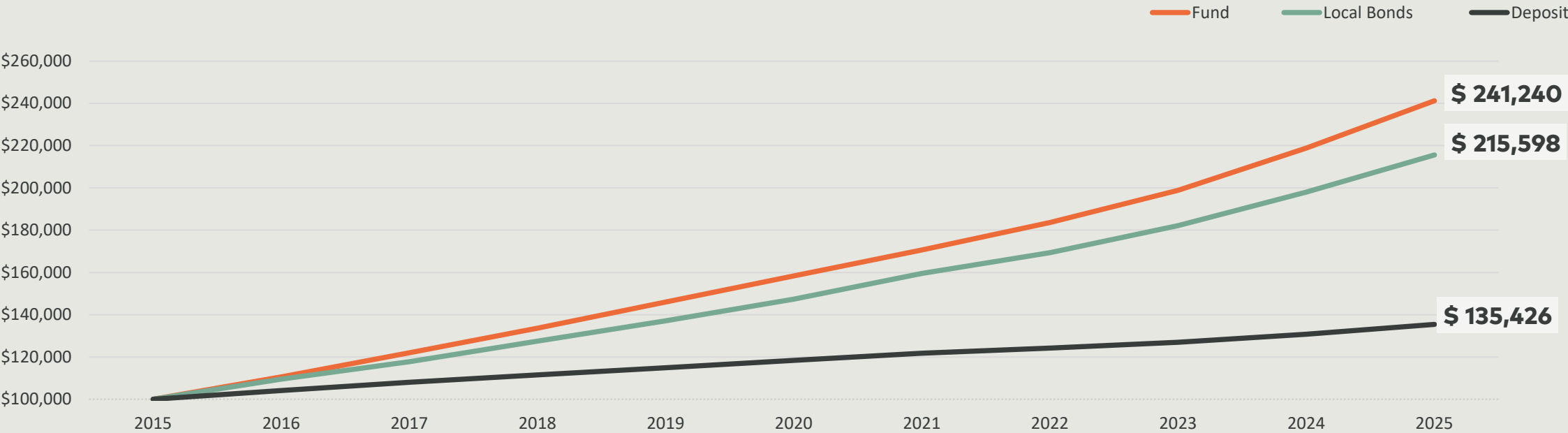


Note: Given current portfolio, as of 28/02/2026

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 NBS.

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 7.5-8.0% 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

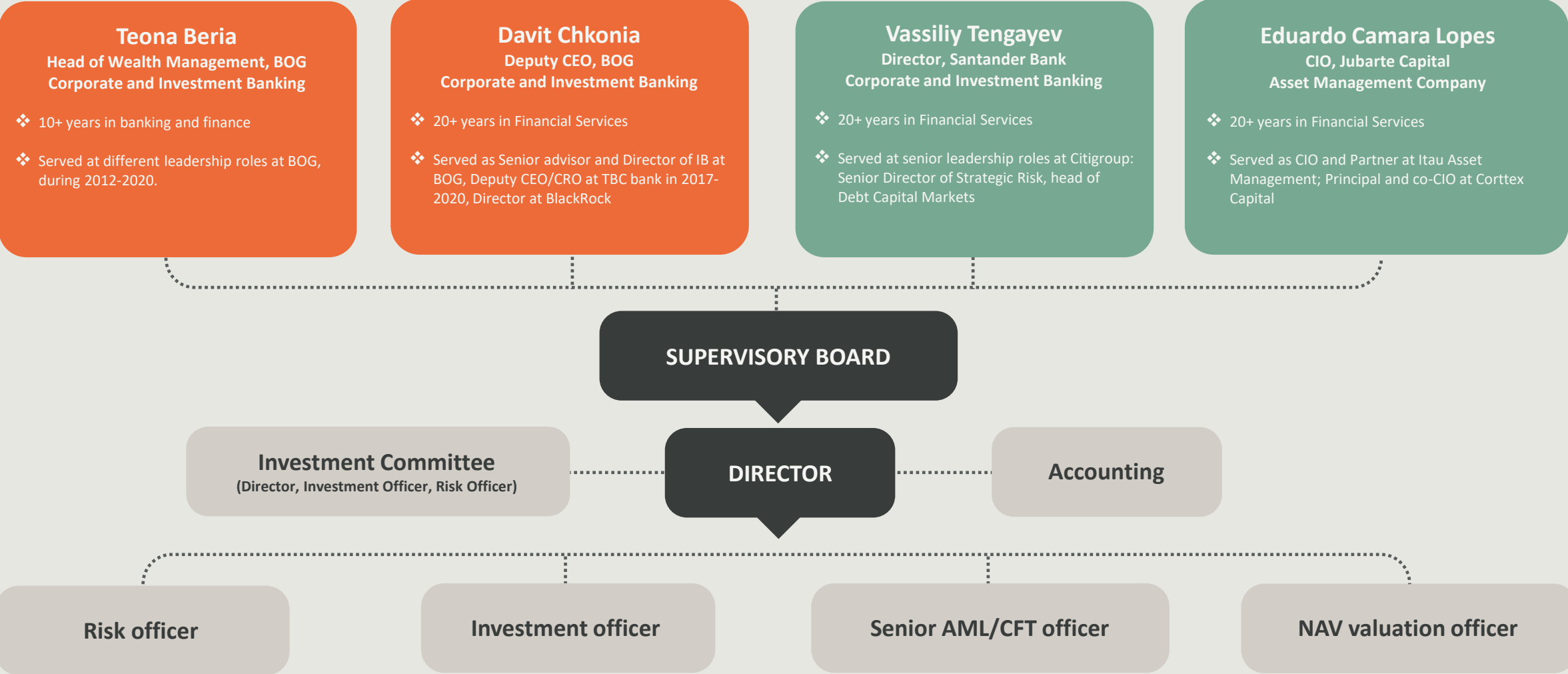
- Supervisory board with over 80+ years combined experience in financial services
- Non-independent member from BOG top management
- 2 independent members with global financial market experience

Product scope

- Investment Funds
- Portfolio Management



Annex 2: BOG Asset Management Governance Structure



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 of Defense. First line is accountable for risks originated from their activity



Second Line of Defense

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



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



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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