Insolvency administrator Leon Benigar Tošič, Litijska 45, 1000 Ljubljana
Email: leon.tosic@icloud.com

Court	District Court in Maribor
Case No.	St 2020/2025

On the basis of the final and binding decision of the District Court in Maribor, Case No. St 2020/2025, dated 8 June 2026, issued in the bankruptcy proceedings against the debtor, the insolvency administrator hereby announces the following:

FIRST PUBLIC ONLINE AUCTION WITH A STEP-BY-STEP REDUCTION OF THE STARTING PRICE

1. Subject of the public auction

The subject of the public auction is the entire property of the debtor in bankruptcy, comprising:

Real estate:

- Property identification: plot 681 2852/1, representing a commercial building with a garage and restaurant premises at Belokranjska ulica 4, Maribor;
- the equipment located in the building (office furniture and restaurant equipment).

2. Starting price, security deposit and amount of each price reduction

The starting price for the entire subject of sale under this notice is EUR 600,000.00 net and does not include VAT, transfer tax and/or any other taxes or charges, all of which shall be borne by the buyer.

The buyer shall also bear the costs of NetBid GmbH, through whose platform the public online auction with a step-by-step reduction of the starting price will be conducted. The amount of these costs is specified in the General Terms and Conditions of Sale of the online auction provider.

The amount by which the starting price will be reduced in each individual auction step is EUR 1,000.00.

The security deposit amounts to EUR 60,000.00.

Bidders must pay the security deposit of EUR 60,000.00 no later than one working day before the auction into the transaction account of the debtor in bankruptcy, IBAN SI56 0284 3026 6899 075. Only a bidder who has paid the security deposit in due time, so that it is credited to the account of the debtor in bankruptcy at least one working day before the scheduled public auction, may participate in the auction.

The security deposit paid by the successful bidder shall, pursuant to Article 333(6) of the ZFPPIPP, constitute earnest money evidencing the conclusion of the sale and purchase agreement. If the successful bidder fails to conclude the sale and purchase agreement in accordance with point 5.iv. of this notice, the security deposit paid shall constitute a contractual penalty for failure to fulfil the obligation to conclude the sale and purchase agreement and shall be retained by the seller (Article 334(9) in conjunction with Article 334(8) of the ZFPPIPP).

3. Conduct of the public auction

The debtor in bankruptcy has authorised NetBid GmbH, An der Mur 9, Straß in Steiermark, Austria (hereinafter: NetBid GmbH), to conduct the public auction and market the property (the subject of sale). NetBid GmbH will advertise the property of the debtor in bankruptcy on the website www.netbid.com.

The detailed rules of the public auction will be published by NetBid GmbH on the website www.netbid.com.

The public auction will be conducted via the NetBid GmbH online platform at www.netbid.com, which records every action taken by each bidder.

The public auction will begin with the announcement of the starting price. If no bidder accepts the starting price, the auction will continue with step-by-step reductions of the starting price by EUR 1,000.00 per step. The insolvency administrator may stop the public auction after any price-reduction step.

The successful bidder shall be the bidder who is the first to submit an offer at the applicable starting price in the relevant auction step. The public online auction ends upon publication of the notice that the online auction has been concluded.

The debtor in bankruptcy shall not bear any costs payable to NetBid GmbH in connection with the agreed implementation of the sale and marketing of the subject of sale. The costs of NetBid GmbH shall be borne by the buyer, as set out in greater detail in point 2 of this notice.

4. Further terms and conditions of sale pursuant to Articles 337 to 343 of the ZFPPIPP

i. The buyer may not be a person with whom, pursuant to Article 337 of the ZFPPIPP, a contract may not be concluded, unless the person is a holder of a right of first refusal exercising a statutory right of first refusal in accordance with the ZFPPIPP. Before concluding the agreement, the buyer must submit a written declaration confirming that no impediments to the conclusion of the agreement exist under Article 337(1) of the ZFPPIPP.

ii. If a third party bids on behalf of the person who paid the security deposit, that third party must submit an appropriate power of attorney to the insolvency administrator. Such authorised representative is entitled to bid for the subject of the auction and sign the minutes on behalf of the person who paid the security deposit, but may not be the buyer or the signatory to the agreement.

iii. By paying the security deposit, the bidder fulfils the conditions for participation in the public auction. An unsuccessful bidder shall receive a refund of the security deposit, without interest, within three working days after the end of the public auction, to the account from which the security deposit was paid. The successful bidder shall not receive a refund of the security deposit; upon signature of the agreement, it shall be treated as earnest money in accordance with point 5.vi. of the terms and conditions of sale.

iv. The sale and purchase agreement between the debtor in bankruptcy and the buyer shall be concluded no later than three working days after the end of the auction. If the successful bidder does not sign the agreement within three days after the auction, the bidder must pay the seller a contractual penalty for failure to fulfil the obligation to conclude the sale and purchase agreement in an amount equal to the security deposit.

v. The agreement shall be concluded subject to the condition precedent that the court grants its consent and subject to the condition subsequent that the court refuses consent to the sale and purchase agreement.

vi. Pursuant to Article 333(6) of the ZFPPIPP, the security deposit paid by the buyer who concludes the sale and purchase agreement shall constitute earnest money evidencing the conclusion of that agreement.

vii. The deadline for payment of the purchase price shall be 30 days from the conclusion of the sale and purchase agreement.

viii. The debtor in bankruptcy shall not be liable for material defects in the property that is the subject of sale.

ix. All taxes and all costs relating to the transfer of ownership are not included in the price and shall be borne by the buyer. The buyer shall also bear the costs of drafting the sale and purchase agreement in the amount determined by the applicable Slovenian Attorneys' Tariff.

x. The sale shall be conducted on an “AS IS, WHERE IS” basis. By participating in the auction, the buyer confirms familiarity with the subject of the auction and with the auction rules and terms. Potential buyers may inspect the subject of the public auction and the related documentation before the public auction. Therefore, no complaints based on unfamiliarity with the subject of the auction or potentially missing documentation will be accepted.

xi. The buyer shall bear its own costs of participating in the public auction.

xii. Upon transfer of ownership, all third-party rights over the property that is the subject of sale and that are referred to in Article 342(1) of the ZFPPIPP shall cease.

5. Date and time of the auction

The public online auction will take place on 15 September 2026, commencing at 10:00 a.m.

6. Place and time for inspection of the property offered for sale

Interested buyers may obtain all information concerning the subject of sale from the representative of NetBid GmbH, Mr Aleš Weiksler, on any working day by telephone at +386 40 515 140, by email at weiksler@netbid.com, and on the website www.netbid.com. Inspection of the property is possible by prior arrangement with the representative of NetBid GmbH.

General information is also available from the insolvency administrator at leon.tosic@icloud.com.

Ljubljana, 9 July 2026

Insolvency administrator Leon Benigar Tošič