

SLOBODNA ZONA NOVI SAD D.O.O

Novi Sad, Bajči Žilinskog 5a

Ref. No.: 170/22

Date: November 14, 2022

Pursuant to Art. 27 of the Incorporation Act of "SLOBODNA ZONI NOVI SAD D.O.O", Free Zone Management Company (consolidated text) No. 49/20 of May 28, 2020 the Managing Director hereby decides on the following

PRICE LIST FOR THE LEASE OF COMMERCIAL SPACE

1. The Price List herein establishes the amount of compensation for the commercial space and development land lease (hereinafter: "Rent") in SLOBODNA ZONA NOVI SAD D.O.O (hereinafter: "Price List"), starting from the January 1,2023.
2. The Rent referred to in Item 1 of the Price List is established on a monthly basis disclosed in EURO per m²:

TYPE OF SPACE	PURPOSE	UNIT OF MEASUREMENT	PRICE - EUR
INDOOR COMMERCIAL SPACE	Warehouse	m ²	3.80
	Office	m ²	6.50 7.00
OUTDOOR COMMERCIAL SPACE	Warehouse	m ²	1.90

3. Should the need arise, the Lessee may use a larger area of commercial space than initially agreed. The rent for the larger area of commercial space shall be calculated in the amount higher by 50% than the rent set forth in Item 2 of the Price List.
4. Overhead costs in the amount of 5% for indoor and outdoor storage area (warehouse) shall be applied to the amount of Rent referred to in Item 2.
Overhead costs in the amount of 12% for the commercial office space shall be applied to the amount of Rent referred to the Item 2.
5. The amount of rent for the long-term lease (warehouse) shall be set in a lease agreement with the Lessee provided that any such rent may not be lower than 2 EUR per m².
6. The amount of rent for the long-term lease (office) shall be set in a lease agreement with the Lessee provided that any such rent may not be lower than 80% of the determined price of indoor commercial space (office) referred to in Item 2 of this Price List.

7. The amount of Rent for the gallery in the indoor commercial space shall be set in a lease agreement with the Lessee provided that any such rent may not be lower than 30% of the established price of the indoor commercial space referred to in Item 2 of the Price List.
8. The amount of Rent for the undeveloped commercial space will be set in a lease agreement with the Lessee provided that any such rent may not be lower than 70% of the established price for the outdoor commercial space referred to in Item 2 of the Price List.
9. Lessee for semi-arranged outdoor commercial space is determined by the contract with the renter and the Lessee determined by that can not be lower than 80 % of the established price of the outdoor commercial space in the item 2 of the Price list.
10. Compensation for users operating in the free zone regime shall be calculated in accordance with business agreements, depending on the production or commerce, depending on the activity that is being performed as well as the location for its activity.
11. Compensation for the owners of the production and business facilities operating in the free zone regime is 0,1 EUR/m² for the built objects on monthly basis.
12. The amounts of rent from the Price List are set excluding VAT, which shall be calculated in line with the VAT Act.
13. The Price List for the lease of commercial space "SLOBODNA ZONA NOVI SAD" D.O.O No. 123/21 of November 4, 2021 shall cease to have effect as soon as the Price List herein comes into force of January 1,2023.

Managing Director

Miloš Pajović


