

ANNEX 1 – FORM OF THE FINAL TERMS

FINAL TERMS OF THE FIRST TRANCHE OF BONDS OF UAB “SANGUŠKŲ PARKAS” dated 23 February 2024

1. GENERAL PROVISIONS

- 1.1. These Final Terms of the first Tranche of Bonds (the **Final Terms**) constitute the specific terms and conditions of the Bonds to be issued by the Issuer under the information document of UAB “Sanguškų parkas” Bond Issue dated 21 February 2024 (the **Document**).
- 1.2. These Final Terms constitute an inseparable part of the Document and will at all times be interpreted and applied together with the Document. Words and expressions used, which are defined in the Document, shall have the same meanings in these Final Terms. In the event of inconsistency between the provisions of these Final Terms and provisions of the Document, these Final Terms shall prevail.
- 1.3. The Issuer is responsible for the adequacy, accuracy, and completeness of the information provided for in these Final Terms.
- 1.4. The Bonds offered under these Final Terms shall be subject to the terms specified in Section 2 of these Final Terms.

2. TERMS OF BONDS

- | | |
|---|---|
| 2.1. Issuer: | UAB “Sanguškų parkas” |
| 2.2. Securities to be issued: | Secured Bonds |
| 2.3. Maximum Aggregate Nominal Value of the Issue under the Terms: | EUR 8,000,000 |
| 2.4. Maximum Aggregate Nominal Value of the first Tranche of Bonds: | EUR 5,000,000 (with the possibility to increase up to EUR 7,000,000 without changing these Final Terms) |
| 2.5. Information on Bonds: | |
| 2.5.1. Currency of denomination: | EUR |
| 2.5.2. Nominal Value of a Bond: | EUR 1,000 |
| 2.5.3. Subscription Period: | 27 February 2024 – 8 March 2024 |
| 2.5.4. Issue Date: | 14 March 2024 |
| 2.5.5. Payment Date: | n/a |
| 2.5.6. Issue Price of a Bond: | EUR 1,000 |
| Minimum Investment Amount: | EUR 10,000 |
| 2.5.7. Interest rate: | The Issuer shall pay interest on the Nominal Value of the Bonds equal to 6.1% (fixed part of the interest) + 6M EURIBOR (variable part of the interest), to be reset as described in Section 4.2 of the Document. |



Cumulative interest rate (fixed and variable parts of the interest rate) applicable for the first interest period is 10.01%.

Interest calculation method - 30/360E day count convention.

Interest on the Bonds shall be paid semi-annually as indicated below in item 2.5.9.

- 2.5.8. Record Date: Close of the third Business Day before the Interest Payment Date, Final Maturity Date, or the Early Redemption Date or the Early Maturity Date, whichever is relevant.
- 2.5.9. Interest Payment Dates: 14 September 2024, 14 March 2025, 14 September 2025, 14 March 2026, Final Maturity Date, or, if applicable, Early Redemption Date or the Early Maturity Date. If an Interest Payment Date is not a Business Day, the interest shall be paid on the next Business Day, without recalculation of the amounts to be paid.
- 2.5.10. Final Maturity Date: 14 September 2026.
- 2.5.11. Redemption Price: The sum of the Nominal Value of the Bond and the accrued interest.

The Bonds shall be redeemable at the option of the Issuer prior to their maturity on the following conditions:

- (i) early redemption may occur at the sole discretion of the Issuer on the Early Redemption Date which might be after 6 (six) months after the Issue Date of the first Tranche, designated in a 30 (thirty) day prior written notice to the Bondholders and the Trustee;
- (ii) on the Early Redemption Date, the Issuer shall pay to the Investors full Nominal Value of the Bonds together with the unpaid interest accrued up to the relevant Early Redemption Date (inclusive) and premium equal to:
 - (a) 1% when early redemption occurs on 14 September 2024 or anytime before 14 March 2025;
 - (b) 0,5% when early redemption occurs on



- 15 March 2025 or anytime before 14 March 2026;
(c) 0% when early redemption occurs on or after 15 March 2026.

Premium and interest shall be calculated from the amount of the Nominal Value of the Bonds early redeemable from the respective Investor.

- 2.5.12. Early Redemption Date: Anytime with a 30-day notice to the Trustee and Investors, as provided in Section 4.2 of the Document.
- 2.5.13. ISIN: LT0000408759
- 2.5.14. Repayment date of the Nominal Value: Final Maturity Date or, if applicable, Early Redemption Date or the Early Maturity Date.
- 2.6. Settlement Account: n/a
- 2.7. Yield 10.01%. Yield is calculated based on the Nominal Amount and on the Issue Date. Actual yield may differ depending on the price paid for a specific bond by an investor.
- 2.8. Collateral: First ranking pledge over the Receivables and Bank Account and first ranking mortgage over the Building Complex and the Land Plots, to be transformed into second ranking mortgage, once the Senior Loan is disbursed.
- 2.9. Trustee: UAB „AUDIFINA“, a private limited liability company established and existing under the laws of the Republic of Lithuania, legal entity code 125921757.

Contact details: +370 5 2127365

Address: A. Juozapavičiaus st. 6, 09310 Vilnius

E-mail: info@audifina.lt

Representative: Ieva Šileikienė
- 2.10. Register: Lithuanian central securities depository operated by Nasdaq CSD SE Lithuanian branch.
- 2.11. Registrar: Nasdaq CSD SE Lithuanian branch.
- 2.12. Lead Manager: Šiaulių bankas, AB, a public limited liability company established and



existing under the laws of the Republic of Lithuania, legal entity code 112025254, with its registered address at Tilžės str. 149, Šiauliai, the Republic of Lithuania.

Address: Šeimyniškių st. 1A, Vilnius, the Republic of Lithuania

E-mail: platinimai@sb.lt

2.14. Subscription channels

Auction

Signed on behalf of UAB "Sanguškų parkas"

*Dirktomis Štumb
Vychnėnas Dubauskas*