FINAL TERMS OF THE THIRD TRANCHE OF BONDS OF A CLOSED-END INVESTMENT COMPANY FOR INFORMED INVESTORS UAB "CAPITALICA EUROPEAN OFFICE FUND"

dated 25 September 2026

MiFID II Product Governance / Eligible Counterparties, Professional Clients and Retail Clients Target Market

Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Bonds has led to the conclusion that (i) the target market for the Bonds is eligible counterparties, professional clients and retail clients, each as defined in Directive 2014/65/EU (as amended, "**MiFID II**"), and (ii) all channels for distribution to eligible counterparties and professional clients are appropriate; and (iii) the following channels for distribution of the Bonds to retail clients are appropriate: investment advice, portfolio management, and non-advised services, subject to the distributor's suitability and appropriateness obligations under MiFID II, as applicable. Any person subsequently offering, selling or recommending the Bonds (a "**Distributor**") should take into consideration the manufacturer's target market assessment; however, a Distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Bonds (by either adopting or refining the manufacturer's target market assessment) and determining appropriate distribution channels.

1. General Provisions

1.1. These Final Terms of the third 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 a closed-end investment company for informed investors UAB "CAPITALICA EUROPEAN OFFICE FUND" dated 30 January 2026 (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:	A closed-end investment company for informed investors UAB "CAPITALICA EUROPEAN OFFICE FUND"
2.2.	Securities to be issued:	Unsecured Bonds
2.3.	Maximum Aggregate Nominal Value of the Issue:	Up to EUR 12,000,000
2.4.	Maximum Aggregate Nominal Value of the third Tranche of Bonds:	Up to EUR 2,000,000[1]
2.5.	Information on Bonds:	
2.5.1.	Currency of denomination:	EUR

[1] The Maximum aggregate Nominal Value of the Tranche may be increased by the Issuer before or on the Issue Date, as regulated by the Document.

2.5.2.	Nominal Value of a Bond:	EUR 1,000
2.5.3.	Subscription Period:	28 September 2026 – 2 October 2026
2.5.4.	Issue Date:	8 October 2026
2.5.5.	Settlement:	DvP on the Issue Date.
2.5.6.	Issue Price of a Bond:	Issue Price without accrued interest: EUR 1 008.3082 (100,83082% per Nominal Amount). Issue Price with accrued interest: EUR 1 020.7527 (102,07527% per Nominal Amount).
2.5.7.	Minimum Investment Amount:	At least one Bond at the Issue Price set out above.
2.5.8.	Yield:	7,5 % per annum. Yield is calculated based on the Nominal Amount and the Issue Price as of the Issue Date. Actual yield may differ depending on the price paid for a specific bond by an Investor.
2.5.9.	Interest rate:	The Issuer shall pay annual interest on the Nominal Value of the Bonds equal to 8 % (fixed). Interest calculation method – 30E/360 day count convention.
2.5.10.	Record Date:	Third Business Day before the Interest Payment Date, Final Maturity Date, Early Redemption Date, Early Maturity Date or Change of Control Put Date, De-listing Event or Listing Failure Put Date, whichever is relevant.
2.5.11.	Interest Payment Dates:	12 February 2027, 12 August 2027, 12 February 2028, the Final Maturity Date, or, if applicable, Early Redemption Date, Early Maturity Date, Change of Control Put Date, De-listing Event or Listing Failure Put Date. If any payment date provided in the Document and/or the Final Terms falls on a day that is not a Business Day, then the due date of payments and the settlement date of transactions that should occur on the day that is not a Business Day, shall be immediately the following Business Day, without recalculation.
2.5.12.	Final Maturity Date:	12 August 2028 The early redemption of the Bonds is not permitted during the first 6 months after the Issue Date of the first Tranche (until 12 August 2026, inclusive). Please note that the Bonds may be redeemed, either wholly or partially, at the option of the Issuer prior to the Final Maturity Date on the following conditions: (i) the Bondholders and Trustee shall be notified at least 14 calendar days in advance on the anticipated early redemption of the Bonds; (ii) on the Early Redemption Date, the Issuer shall pay to the Bondholders full Nominal Value of the redeemable Bonds together

with the unpaid interest accrued up to the relevant Early Redemption Date (excluding) and a premium of 1 % (to be calculated from the Nominal Value of the Bonds) if the Early Redemption Date occurs later than 6 months after the Issue Date of the first Tranche (12 February 2026), but within 12 months after the Issue Date of the first Tranche (12 February 2027, inclusive),

(iii) on the Early Redemption Date, the Issuer shall pay to the Bondholders full Nominal Value of the redeemable Bonds together with the unpaid interest accrued up to the relevant Early Redemption Date (excluding) and a premium of 0,5 % (to be calculated from the Nominal Value of the Bonds) if the Early Redemption Date occurs later than 12 months after the Issue Date of the first Tranche (after 12 February 2027), but within 18 months after the Issue Date of the first Tranche (12 August 2027, inclusive);

(iv) no premium shall be paid if the Early Redemption Date is after 18 months after the Issue Date of the first Tranche (after 12 August 2027), and on the Early Redemption Date the Issuer shall pay to the Bondholders full Nominal Value of the redeemable Bonds together with the unpaid interest accrued up to the relevant Early Redemption Date (excluding).

2.5.13. Redemption/Payment Basis: Redemption at par. In case of a partial redemption of the Bonds, the Bonds shall be redeemed from the Bondholders proportionally, if necessary, by rounding up the redeemable number of Bonds from an individual Bondholder to the nearest whole number. In the respective case, the Redemption Price shall be equal to the Nominal Value of the redeemable Bonds and interest accrued on the redeemable Bonds.

2.5.14. ISIN: LT0000136970

2.6. Subscription channels: Subscription by way of an Auction through Nasdaq where the Subscription Orders shall be accepted by the Exchange Members.

2.7. Trustee: UAB “AUDIFINA”, a private limited liability company established and existing under the laws of the Republic of Lithuania, legal entity code 125921757, registered address at A. Juozapavičiaus st. 6, Vilnius, the Republic of Lithuania.
E-mail: emisijos@audifina.lt

2.8. Expected listing and admission to trading on the First North: Not later than 8 October 2026

2.9. Offering jurisdictions: The Republic of Lithuania and Estonia

2.10. Lead Manager: Artea 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 st. 149, Šiauliai, the Republic of Lithuania.

Address: Konstitucijos ave. 14A, Vilnius, the Republic of Lithuania, e-mail broker@artea.lt.

Signed on behalf of a closed-end investment company for informed investors
UAB “CAPITALICA EUROPEAN OFFICE FUND”

Andrius Barštys
CEO of the Management Company