

Final Terms dated 28 November 2024

UAB Jasinskio 14 project

Issue of EUR 8,000,000 Bonds due 16 June 2026

under the Information Document for the issuance of Bonds in the amount of EUR 8,000,000

Terms used herein shall have the same meanings as defined in the Information Document dated 28 November 2024, together with its supplements, if any (the **Information Document**).

This document constitutes the Final Terms of the Bonds described herein and must be read in conjunction with the Information Document. Full information on the Issuer and the offer of the Bonds is only available on the basis of the combination of these Final Terms and the Information Document.

The Information Document (together with its supplements, if any) has been published on the Issuer's website www.yellowstone.lt.

The Final Terms have been approved by the resolution of the sole shareholder of the Company on 27 November 2024.

1. Issuer: UAB Jasinskio 14 project
2. Tranche Number: 1
3. ISIN: LT0000411241
4. Aggregate principal amount: EUR 8,000,000
5. Nominal amount of the Bond: EUR 1,000
6. Issue Date: 16 December 2024
7. Annual Interest Rate: The annual interest rate will be set within the range of 10 to 11 per cent. The final annual interest rate will be determined in accordance with the Section 8 "*Offering of securities*" of the Information Document.]
8. Interest Payment Dates: 16 March, 16 June, 16 September, 16 December
9. Maturity Date: 16 December 2026
10. Minimum Investment Amount: EUR 1,000
11. Issue Price: EUR 1,000
12. Yield: Will be set within the range of 10 to 11 percent.

The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.
13. Pledge: The due and timely payment, discharge and performance of all obligations under the Bonds by the Issuer shall be secured by the first ranking pledge over 100% of ordinary registered shares of the Issuer in favour of the Trustee (acting on behalf of and for the benefit of the Bondholders).

The shares shall be pledged under the pledge agreement, which shall be concluded by the Parent and the Trustee no later than by 31 January 2025.

14. Additional undertakings: Not applicable (all applicable undertakings indicated in the Information Document).
15. Additional financial covenants: Not applicable (all applicable financial covenants indicated in the Information Document).
16. Subscription Period: From 29 November 2024 till 12 December 2024
17. Procedure for submission of the Subscription Orders: The Subscription Orders shall be submitted only during the Subscription Period. All Investors may submit Subscription Orders in euro only.

The Subscription Orders may be submitted through any credit institution or investment brokerage firm that is licensed to provide such services within the territory of the Republic of Lithuania, Republic of Latvia or Republic of Estonia and is a member of Nasdaq Vilnius or has relevant arrangements with a member of Nasdaq Vilnius.

An Investor shall bear all costs and fees charged in connection with the submission, cancellation or amendment of a Subscription Order pursuant to the price list of the respective credit institution or investment brokerage firm accepting the Subscription Order and from which the Investor receives investment services. Investors who submit the Subscription Order through a credit institution or an investment brokerage firm, consents and authorises such credit institution or investment brokerage firm to disclose the Investor's identity to the Issuer.

An Investor shall ensure that all information contained in the Subscription Order is correct, complete and legible. The Issuer reserves the right to reject any Subscription Order that is incomplete, incorrect, unclear or ineligible, or which have not been completed and submitted during the Subscription Period in accordance with all requirements set out in the Information Document.

Investors wishing to subscribe for the Notes shall contact their credit institution or investment brokerage firm and submit Subscription Order in the form accepted by the credit institution or investment brokerage firm and in accordance with all requirements set out in the Information Document. The Investor may use any method that such Investor's credit institution or investment brokerage firm offers to submit the Subscription Order (e.g. physically at the client service centre of the operator, over the internet or by other means).

Exchange of the Existing Bonds

Investors wishing to exchange the Existing Bonds with the Bonds, shall submit the Subscription Order directly to the Lead Manager.

By submitting a Subscription Order for the exchange of the Existing Bonds with the Bonds, each Investor shall authorise and instruct the credit institution or investment brokerage firm through which the Subscription Order is submitted to immediately block the whole

subscription amount on the Investor's cash account connected to its/his/her securities account until the settlement is completed or funds are released in accordance with the Information Document.

18. Procedure for allocation of the Bonds and settlement:
- In case the subscription amount for the Tranche of the relevant Series is equal to or exceeds the aggregate principal amount of the relevant Tranche, the Issuer shall decide which Investors shall be allotted with the Notes and to what amount, and which Investors shall not be allotted with the Notes. The Notes shall be allocated to the Investors participating in the offering in accordance with the following main principles: (A) the division of Notes between the retail and institutional investors has not been predetermined. The Issuer shall determine the exact allocation at its sole discretion, considering the overall demand from different Investor categories.; (B) under the same circumstances, all Investors shall be treated equally, whereas dependent on the number of Investors and interest towards the Offering, the Issuer may set minimum and maximum number of the Notes allocated to one Investor; (C) the allocation shall be aimed to create a solid and reliable Investor base for the Issuer; (D) possible multiple Subscription Orders submitted by the Investor shall be merged for the purpose of allocation; (E) Subscription Orders via a nominee accounts (incl. if made on the account of pension investment accounts) shall be treated as Subscription Orders from separate independent Investors only if this was disclosed to the Issuer. Although each Investor subscribing via a nominee account is considered as an independent Investor during the allocation process, the nominee account holder is responsible for the allocation of the Notes to the Investor; and (F) each Investor entitled to receive the Notes shall be allocated a whole number of the Notes and, if necessary, the number of Notes to be allocated shall be rounded down to the closest whole number. Any remaining Notes which cannot be allocated using the above-described process shall be allocated to the Investors on a random basis.

After completion of the allocation of the Notes, announcement about allotment of the Notes shall be made to the Investors pursuant to internal documents and procedures of a respective credit institution or investment brokerage firm where an Investor has submitted his/her/its Subscription Order.

The settlement process will be carried out by the Settlement Agent. The settlement for the offering of the Notes, will be carried out in accordance with the DVP (*Delivery vs Payment*) principle by the Settlement Agent pursuant to the applicable rules of the Depository.

The Notes allocated to the Investors shall be transferred to their securities accounts in accordance with the DVP (*Delivery vs Payment*) principle pursuant to the applicable rules of the Depository simultaneously with the transfer of payment for such Notes.

In case of the Existing Bondholders, the FOP (*Free of Payment*) method shall be applicable.

19. Estimated net amount of the proceeds from the issue of the Bonds:
- Approx. EUR 7,840,000

20. Lead Manager: Akcinė bendrovė Šiaulių bankas, legal entity code 112025254, having its address at Tilžės g. 149, LT-76348, Šiauliai, Lithuania.
21. Settlement Agent Akcinė bendrovė Šiaulių bankas, legal entity code 112025254, having its address at Tilžės g. 149, LT-76348, Šiauliai, Lithuania.
22. Rating: The Bonds to be issued have not been rated.

Vilnius, 28 November 2024