FINAL TERMS

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

Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that (i) the target market for the Notes is eligible counterparties, professional clients and retail clients, each as defined in the Markets in Financial Instruments Directive 2014/65/EU, as amended ("**MiFID II**"); and (ii) all channels for distribution of the Notes are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**distributor**") should take into consideration the manufacturers' target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

Final Terms dated 21 August 2026

AS "Storent Europe"

Issue of EUR 10,000,000 Notes due 2030

under the Programme for the issuance of Notes in the amount of EUR 35,000,000

Terms used herein shall be deemed to be defined as such for the purposes of the General Terms and Conditions set forth in the Base Prospectus dated 19 August 2026 (the "**Base Prospectus**") for the purposes of Regulation (EU) 2017/1129 (the "**Prospectus Regulation**").

This document constitutes the Final Terms of the Notes described herein for the purposes of the Prospectus Regulation and must be read in conjunction with the Base Prospectus. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus.

The Base Prospectus has been published on the Issuer's website www.storentholding.com.

A summary of the individual issue is annexed to these Final Terms.

1.	Issuer:	AS "Storent Europe"
2.	Series Number:	1
3.	Tranche Number:	1
4.	ISIN:	LV0000113132
5.	Aggregate principal amount:	EUR 10,000,000
6.	Nominal amount of the Note:	EUR 100
7.	Issue Date:	17 September 2026
8.	Annual Interest Rate:	10.00 per-cent
9.	Interest Payment Dates:	17 December, 17 March, 17 June and 17 September each year.
10.	Maturity Date:	17 March 2030
11.	Early Redemption:	The Issuer may redeem in whole or in part this Series of Notes prior to the Maturity Date at the following redemption price, provided that any partial redemption shall be in an amount not less than 10 % (ten per-cent) of the nominal amount of this Series of Notes: (a) until 16 September 2028 (inclusive) by paying 102 % (one hundred and two per-cent) of the nominal amount of the Notes together with accrued but unpaid Interest; (b) from 17 September 2028 (inclusive) until 16 September 2029 (inclusive) by paying 101 % (one hundred and one per-cent) of the nominal amount of the Notes together with accrued but unpaid Interest; (c) from 17 September 2029 (inclusive) until the Maturity Date by

		paying 100 % (one hundred per-cent) of the nominal amount of the Notes together with accrued but unpaid Interest.
12.	Minimum Investment Amount:	EUR 100
13.	Issue Price:	EUR 100
14.	Yield:	10.00 per-cent The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.
15.	Additional undertakings:	Not applicable.
16.	Additional financial covenants:	Not applicable.
17.	Subscription Period:	From 25 August 2026 10.00 am until 10 September 2026 3.30 pm (Riga time).
18.	Procedure for submission of the Subscription Orders:	The Investors wishing to subscribe for and purchase the Notes shall submit their Subscription Orders at any time during the Subscription Period. At the time of placing a Subscription Order, each Investor shall make a binding instruction for depositing the Notes in a securities account maintained in its name and opened with a Custodian of their choice. Upon submission of the Subscription Order the Investor shall authorise the Depository, Nasdaq Riga and the Issuer to process, forward and exchange information on the identity of the Investor and the contents of respective Investor's Subscription Order before, during and after the Subscription Period. An Investor shall be allowed to submit a Subscription Order either personally or via a representative whom the Investor has authorised (in the form required by the applicable law) to submit the Subscription Order. An Investor shall ensure that all information contained in the Subscription Order is correct, complete and legible. In order to subscribe for the Notes, the Retail Investors in the Republic of Latvia, the Republic of Estonia and the Republic of Lithuania must have a securities account with a Custodian. A Retail Investor wishing to subscribe for the Notes should contact its Custodian and submit the Subscription Order using the Subscription Order forms and methods (e.g., physically, over the internet or by other means) made available by the Custodian. The Subscription Orders by the Custodians shall be filed through the Nasdaq Riga Auction System. The total amount of the Notes to be acquired and indicated in each Subscription Order shall be for at least the Minimum Investment Amount. In respect of the Private Placement of the Notes the Institutional Investors wishing to purchase the Notes may submit their Subscription Orders to the Dealers, or the Custodian, which in turn shall submit the orders to the Dealers. The Institutional Investors shall submit their own Subscription Orders or Subscription Orders received from other Investors, if any, to the Dealers. The Institutional Investors shall be entitled to place multiple Subscription Orders. The Institutional Investors shall contact the Dealers, for information on detailed rules governing the placement of the Subscription Orders, in particular the documents required if an order is placed by

		a statutory representative, proxy or any other person acting on behalf of an Investor.
19.	Information about exchange of the Existing Notes with the Notes:	The Existing Noteholders wishing to participate in the Exchange Offering can submit their Exchange Instructions with their Custodian in writing using the offer form provided by the Custodian stating the number of the Existing Notes to be exchanged. By submitting an Exchange Instruction for the exchange of the Existing Notes with the Notes, each Existing Noteholder shall authorise and instruct the Custodian to immediately block the total number of the Existing Notes to be exchanged with the Notes on the Investor's securities account until the settlement for the transaction is completed or until the Existing Notes are released. An Existing Noteholder may submit an Exchange Instruction only when there is a sufficient number of the Existing Notes on the Existing Noteholder's securities account. If the number of the Existing Notes which are blocked is insufficient, the Exchange Instruction shall be deemed valid only in respect to the amount of a sufficient number of the Existing Notes that are on the Existing Noteholder's securities account. For the sake of clarity, the Existing Noteholder will have the option to exchange one Existing Note for one Note. The exchange ratio shall be one-to-one and any number of the Existing Notes may be used for the exchange, subject to the exchange ratio and the final allotment decision of the Issuer.
20.	Existing Notes:	Notes of the Issuer with ISIN LV0000850345 and maturity on 21 September 2026.
21.	Exchange fee:	Each Existing Noteholder participating in the Exchange Offering will receive a fee (compensation) in the amount of 1.00 per-cent of the principal amount of the Existing Notes used in the exchange with the Notes. Additionally, each Existing Noteholder participating in the Exchange Offering is entitled to a fee as compensation for the accrued interest on the Existing Notes for the period from last interest payment date of the Existing Notes until the Issue Date. The fee is payable within 10 (ten) Business Days after the Issue Date and the record date for the fee is the Issue Date.
22.	Procedure for allocation of the Notes and settlement:	The Issuer will establish the exact amount of the Notes to be allotted to the Existing Noteholders who have participated in the Exchange Offering, by submitting their Exchange Instructions. All Existing Noteholders who have elected to participate in the Exchange Offering shall be allotted the Notes fully, observing the exchange ratio. The Issuer will establish the exact amount of the Notes to be allotted with respect to each Subscription Order. If the total number of the Notes subscribed for (including the Notes requested pursuant to the Exchange Instructions) is equal to or less than the number of the Notes offered, and the Issuer decides to proceed with the issuance of the Tranche of Notes, the Notes will be allotted based on the Subscription Orders and Exchange Instructions placed. In case the total number of the Notes subscribed for is higher than the number of the Notes and the Issuer decides to proceed with the Offering, the Notes may be allocated to the Investors in an entirely discretional manner of the Issuer.

		Division of Notes between the Retail Investors, the Institutional Investors and/or the Existing Noteholders has not been predetermined. The Issuer will determine the exact allocation at its sole discretion. The settlement of the Offering will be carried out by the Depository. The Notes allocated to the Retail Investors and Institutional Investors will be transferred to their securities accounts on the Issue Date 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. The title to the Notes will pass to the relevant Retail Investors and Institutional Investors when the Notes are transferred to their securities accounts. If the Retail Investor or the Institutional Investor has submitted several Subscription Orders through several securities accounts, the Notes allocated to such Retail Investor or Institutional Investor will be transferred to all such securities accounts proportionally to the number of the Notes indicated in the Subscription Orders submitted for each account, rounded up or down as necessary. The settlement will take place on the Issue Date. All paid up Notes shall be treated as issued.
23.	Date of announcement of Offering results:	11 September 2026
24.	Use of proceeds:	The net proceeds from the issue of this Series of Notes will be used by the Issuer: (1) for redemption of the Existing Notes; and (2) for general corporate purposes and any possible future acquisitions.
25.	Estimated total expenses of the issue of the Notes:	EUR 330,622
26.	Estimated net amount of the proceeds from the issue of the Notes:	EUR 9,669,378
27.	Arranger and Dealer:	Signet Bank AS
28.	Dealers:	Redgate Capital AS
29.	Rating:	The Notes to be issued have not been rated.
30.	Information about the securities of the Issuer that are already admitted to trading:	Notes of the Issuer (ISIN LV0000850345) maturing on 21 September 2026, notes of the Issuer (ISIN LV0000103570) maturing on 25 October 2028, and notes of the Issuer (ISIN LV0000107852) maturing on 5 June 2029, each of which are admitted to trading on the official bond list (the Baltic Bond List) of Nasdaq Riga.

These Final Terms have been approved by the Management Board of the Issuer at its meeting on 21 August 2026.

Riga, 21 August 2026

Management Board of AS "Storent Europe":

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Chairman of the Management Board

Andris Pavlovs

Member of the Management Board

Baiba Onkele

This document is signed electronically with secure electronic signature containing a time stamp.

ANNEX – ISSUE SPECIFIC SUMMARY

A. Introduction and warnings

This summary (the "**Summary**") should be read as an introduction to the Base Prospectus and any decision to invest in the Notes should be based on a consideration of the Base Prospectus as a whole by the Investor. Civil liability in respect of this Summary attaches only to those persons who have tabled the Summary including any translation thereof, but only where the Summary is misleading, inaccurate or inconsistent, when read together with the other parts of the Base Prospectus, or where it does not provide, when read together with the other parts of the Base Prospectus, key information in order to aid Investors when considering whether to invest in the Notes. Investment in the Notes entails risks and the Investor can lose all or part of the invested capital. If the Investor brings a claim relating to the information contained in the Base Prospectus before a court, the Investor might be required, under national law, to bear the costs of translating the Base Prospectus before the legal proceedings are initiated.

Name and international securities identification number (ISIN) of the Notes:	AS "Storent Europe" EUR 10,000,000 10.00 per-cent Notes due 2030, ISIN: LV0000113132 (the "**Notes**")
Identity and contact details of the Issuer, including its legal entity identifier (LEI):	AS "Storent Europe", a public limited company (in Latvian – *akciju sabiedrība* or *AS*) registered with the Commercial Register of the Republic of Latvia under registration number: 40203174397, LEI: 984500D9LC6F3BB9F323, having its legal address at Matrožu iela 15A, Riga, LV-1048, Latvia, telephone: +371 29 340 012, e-mail: investor.relations@storent.com, website: www.storentholding.com (the "**Issuer**" or the "**Company**").
Identity and contact details of the competent authority who has approved the Base Prospectus:	Bank of Latvia (in Latvian – *Latvijas Banka*), Kr. Valdemāra 2A, Riga, LV-1050, Latvia, telephone: +371 6702 2300, e-mail: info@bank.lv.
The date of approval of the Base prospectus by the Management Board of the Issuer:	19 August 2026
The date of approval of the Base prospectus by the Bank of Latvia:	21 August 2026

B. Key information on the Issuer

Who is the Issuer of the securities?

AS "Storent Europe", a public limited company (in Latvian – *akciju sabiedrība* or *AS*) incorporated in and operating under the laws of the Republic of Latvia, registered with the Commercial Register of the Republic of Latvia under registration number: 40203174397 and having its legal address at Matrožu iela 15A, Riga, LV-1048, Latvia. LEI of the Issuer is 984500D9LC6F3BB9F323.

Principal activities

The Issuer and its direct and indirect subsidiaries taken as a whole (the "**Group**") operates in the construction and industrial equipment rental business, in the Baltic countries, Finland, Sweden and the United States. As of 31 December 2024, the Group had 34 depots across six countries, providing equipment rental services to a broad range of construction, industrial and infrastructure customers.

Shareholders

The sole shareholder of the Issuer is Storent Holding Corporation, a company incorporated in and operating under the laws of the State of Delaware, registered in the Division of Corporations, Department of State of Delaware under registration number: 10442071 and having its legal address at 17469 US Highway 69 S. Tyler, TX 75703, Smith County, Texas, the United States of America (holding 100 % of the shares of the Issuer).

The shareholders of Storent Holding Corporation are (1) SIA EEKI, a private limited company incorporated in and operating under the laws of the Republic of Latvia, registered with the Commercial Register of the Republic of Latvia under registration number: 50203072081 and having its legal address at Krišjāņa Valdemāra iela 33

- 43, Riga, LV-1010, Latvia, (holding 50.00 % of the shares of Storent Holding Corporation) and (2) SIA "SUPREMO", a private limited company incorporated in and operating under the laws of the Republic of Latvia, registered with the Commercial Register of the Republic of Latvia under registration number: 40003870242 and having its legal address at Mārupes nov., Babītes pag., Dzilnuciems, Parka aleja 5, LV-2107, Latvia (holding 50.00 % of the shares of Storent Holding Corporation).

The ultimate beneficial owners of the Issuer are Erī Esta (through Storent Holding Corporation and SIA EEKI) and Andris Pavlovs (through Storent Holding Corporation and SIA "SUPREMO").

Key managing directors

The Management Board of the Issuer consists of Andris Pavlovs who serves as the Chairman of the Management Board, and Baiba Onkele who serves as a member of the Management Board.

The Supervisory Board of the Issuer consists of Mišels Zavadskis who serves as the Chairman of the Supervisory Board, Erī Esta who serves as the Deputy Chairperson of the Supervisory Board, and Daiga Auziņa-Melalksne who serves as an independent member of the Supervisory Board.

Auditors

"KPMG Baltics SIA", registration number: 40003235171, legal address: Vesetas iela 7, Riga, LV-1013 Latvia, has audited the Group's consolidated annual report for the year ending 31 December 2025, and issued an unqualified auditors' report. "KPMG Baltics SIA" has also audited the Group's consolidated annual report for the year ending 31 December 2024 and issued unqualified auditor's report. "KPMG Baltics SIA" is included in the register of audit firms maintained by the Latvian Association of Certified Auditors and holds audit company license No. 55. On behalf of "KPMG Baltics SIA" the auditors' report on the Group's consolidated annual reports for the year ending 31 December 2025 and 31 December 2024 were signed by Armine Movsisjana, holding auditor's certificate No. 178.

Guarantee and Guarantors

Due and timely payment, discharge and performance of the Notes by the Issuer shall be jointly and severally guaranteed to the Noteholders by the Guarantee issued by the following Subsidiaries of the Issuer: (i) SIA "Storent", a limited liability company registered with the Register of Enterprises of the Republic of Latvia under registration number 40103164284, legal address: Zolitūdes iela 89, Riga, LV-1046, the Republic of Latvia; (ii) UAB "Storent", a private limited liability company registered with the Register of Legal Entities of the Republic of Lithuania under registration number 302251303, legal address: Vilnius, Savanorių pr. 180B-101, LT-03154, the Republic of Lithuania; and (iii) any Subsidiary that becomes a Material Subsidiary (as defined in the Base Prospectus) at any time while any Note remains outstanding.

The Noteholders may enforce the Guarantees at any time when all of the following conditions are satisfied: (i) the Noteholders representing at least 10 (ten) % of the principal amount of all outstanding Notes have notified the Issuer about the occurrence of an Event of Default pursuant to Clause 18.1 of the General Terms and Conditions, AND (ii) the Issuer has failed to prepay all Noteholders the outstanding principal amount of the Notes and the Interest accrued on the Notes within a term specified in Clause 18.1 of the General Terms and Conditions or within a term specified in Clause 18.2 of the General Terms and Conditions has notified the Noteholders that it is unable to make payments in accordance with Clause 18.1 of the General Terms and Conditions, AND (iii) the Noteholders have voted in favour of enforcement of the Guarantee pursuant to Clause 19.2 of the General Terms and Conditions.

What is the key financial information regarding the Issuer?

The following table is a summary of the Group's consolidated financial performance and key performance indicators for six-month period ending 30 June 2026 and the two financial years ending 31 December 2025 and 2024, respectively. The information set out in the table below has been extracted (without any material adjustment) from, and is qualified by reference to and should be read in conjunction with the unaudited consolidated interim report of the Group for the six-month period ending 30 June 2026 and the audited Group's consolidated annual reports for the years ending 31 December 2025 and 31 December 2024, respectively, each of which is incorporated by reference to the Base Prospectus and forms an integral part of the Base Prospectus. The Group's interim reports and consolidated annual reports are prepared according to International Financial Reporting Standards (IFRS).

	2024	2025	2025	H1 2025	H1 2026
	EUR	EUR	EUR	EUR	EUR
	Audited	Audited	Pro-forma[1]	Unaudited[2]	Unaudited
Net revenue	45 253 919	52 591 927	62 514 050	27 393 541	30 563 964
Other operating income	62 345	7 153 413	1 269 947	616 976	249 013
Profit / (loss) for the year from continuing operations	-3 011 898	3 279 467	1 563 008	116 269	-2 171 479
EBITDA	13 315 997	26 296 342	24 946 116	9 961 835	9 967 609
Intangible assets	16 124 019	24 368 196	-	17 287 962	23 865 964
Total property, plant and equipment	43 933 478	55 938 350	-	44 041 490	63 920 241
Inventories	846 694	1 249 807	-	1 521 457	1 462 553
Cash and cash equivalents	2 688 030	4 444 551	-	12 584 257	1 817 878
Total assets	115 764 736	167 126 354	-	132 010 433	177 517 058
Total equity	51 005 887	55 360 942	-	47 539 853	51 990 709
Total long-term liabilities	32 466 143	76 094 145	-	51 131 379	88 602 917
Total short-term liabilities	32 292 706	35 671 267	-	33 339 202	36 923 432
Net cash flow generated from operating activities	7 757 499	1 531 022	-	5 208 494	2 757 848
Net cash used in investing activities	-8 624 620	-24 995 416	-	-9 855 093	-9 716 363
Net cash used in financing activities	1 838 063	25 066 885	-	14 542 824	4 331 842
Total interest-bearing debt	55 250 435	94 689 696	94 689 696	70 112 507	106 880 106
Net debt to EBITDA (x)	3.95x	3.62x	3.62x	3.93x	4.21x
Net debt	52 562 405	90 245 145	90 245 145	57 528 250	105 062 228
Current ratio	0.36	0.50	0.50	0.69	0.91
Total Liabilities / Equity	1.27	2.35	2.35	1.78	2.41
Shareholders Equity to Assets Ratio	44.1%	34.8%	34.8%	36.0%	30.9%

[1] *Pro-forma profit and loss statement, reflecting the situation as if the acquisition of Connect Rentals LLC had taken place on 1 January 2025.*

[2] *Pro-forma profit and loss statement information, reflecting the situation as if the acquisition of Connect Rentals LLC had taken place on 1 January 2025.*

There are no qualifications in the Group's consolidated annual reports for the years ending 31 December 2025 and 2024.

What are the key risks that are specific to the issuer?

Negative economic developments in the countries in which the Group operates may affect the Group's operations and customers. Economic slowdown or a recession, regardless of its depth, or any other negative economic developments in the countries in which the Group operates may affect the Group's business in a number of ways, including among other things, the income, wealth, liquidity, business and/or financial position of the Group, its customers and its suppliers.

The Group's corporate acquisitions and asset purchases in outsourcing arrangements may not integrate successfully or integration may require more resources than estimated. The Group's growth strategy and business development may involve corporate acquisitions, asset purchases, outsourcing arrangements, and other strategic transactions. The success of such transactions depends, among other things, on the Group's ability to integrate acquired businesses, assets, operations, systems, and personnel effectively into its existing organisation. Integration processes may involve significant operational, financial and managerial challenges, including the alignment of business processes, corporate cultures, reporting practices, IT systems, fleet management, sales channels, customer relationships and other operational functions. The Group may not be able to successfully achieve the expected benefits, synergies or operational efficiencies from such transactions.

Failure to manage and optimise rental fleet may negatively impact profitability, utilisation rates, and the Group's financial performance. Seasonal variations affect the demand for rental items and consequently, the fleet volume. In order to optimise the utilisation of the fleet in relation to the demand, the Group sells and purchases rental equipment. The trading requires that efficient secondary markets exist for the equipment. Absence of, or diminished, secondary market may have an adverse effect on the possibility to optimise the equipment fleet. Possible disturbances in the equipment deliveries and/or failure to manage the fleet volume may have a material adverse effect on the Group's business, financial position, results of operations and future prospects and, thereby, on the Company's ability to fulfil its obligations under the Notes, as well as the market price and value of the Notes.

<u>The Group's continuously growing and developing operations require careful capital expenditure planning and working capital management.</u> Expansion of operations and increase in demand for the Group's products and services require careful capital expenditure planning and optimisation, as well as working capital management. In case of unexpected level of demand fluctuations, tied-up capital may significantly render the Group's level of profitability, as well as liquidity position. Failure of successful capital expenditure and working capital management may have a material adverse effect on the Group's business, financial position, results of operations and future prospects and, thereby, on the Company's ability to fulfil its obligations under the Notes, as well as the market price and value of the Notes.

<u>Geopolitical risks and international conflicts may adversely affect the Group's business, financial condition and results of operations.</u> The Group's business, financial condition and results of operations may be adversely affected by geopolitical developments, including ongoing military conflicts, heightened international tensions, sanctions regimes and other events affecting global and regional economic conditions.

<u>The Group's business performance is dependent on the growth and cyclicality of the construction and industrial equipment rental markets across different geographical regions.</u> The Group operates in the construction and industrial equipment rental services markets which is subject to continuous development in the Group's current and potential future geographical market areas. Adverse construction and rental market development and absence of market growth may have a material adverse effect on the Group's business, financial condition, results of operations and future prospects and thereby, on the Company's ability to fulfil its obligations under the Notes, as well as the market price and value of the Notes.

<u>The capital-intensive nature of the Group's operations requires significant capital expenditures and may limit the Group's ability to react to changes in market circumstances.</u> Disadvantageous changes in the equipment demand, as well as unfavourable terms of financing or unavailability of financing may have a material disadvantageous effect on the Group's business, financial condition, results of operations and future prospects and, thereby, on the Company's ability to fulfil its obligations under the Notes, as well as the market price and value of the Notes.

<u>Expansion into new markets may introduce operational, regulatory and cultural challenges that may impact business performance and financial stability.</u> The Group has historically operated primarily in several European jurisdictions. The Group's international growth strategy, in particular its expansion to the United States, may expose the Group to additional risks and complexities. These include differences in business cultures, unfamiliarity with local markets, evolving or more stringent legislation and regulation, inconsistent interpretations or practices relating to such legislation, administrative complexities, inadequate or absent legal protections, labour-related issues, and potential adverse tax implications.

<u>Increased competition in the equipment rental industry may have an adverse effect on the profitability of the Group's operations.</u> The competitor's activities, such as launching new service concepts, innovations in pricing, improvements in promotional and marketing activities and business strategies, may reduce the Group's sales or profitability or increase costs, which may in turn have a material adverse effect on the Group's business, financial position, results of operations and future prospects and, thereby, on the Company's ability to fulfil its obligations under the Notes, as well as the market price and value of the Notes.

<u>Market uncertainty and liquidity constraints may limit the Group's ability to secure and maintain adequate financing.</u> Uncertainty in the financial market may mean that the price of the financing needed to carry out the Group's business may increase and that financing may be less readily available. It is possible that the Group could encounter difficulties in raising funds and, as a result, lack the access to liquidity that it needs and there can be no assurance that the Group will be able to meet its financial covenants when required. This may have a material adverse effect on the Group's business, financial position, results of operations and future prospects and, thereby, on the Company's ability to fulfil its obligations under the Notes, as well as the market price and value of the Notes.

C. Key information on the securities

What are the main features of the securities?

Form of the Notes: The Notes are dematerialized debt securities in bearer form which are disposable without any restrictions and can be pledged. The Notes are book-entered with Nasdaq CSD SE (the "**Depository**").

ISIN: LV0000113132.

Transferability: The Notes cannot be offered, sold, resold, transferred or delivered in such countries or jurisdictions or otherwise in such circumstances in which it would be unlawful or require measures other than those required under Latvian laws, including the United States, Australia, Japan, Canada, Hong Kong, South Africa, Singapore, Russia, Belarus and certain other jurisdictions. In addition, the Noteholders are prohibited to resell, transfer or deliver the Notes to any person in a manner that would constitute a public offer of securities.

Status and Security: The Notes constitute direct, unsecured and guaranteed obligations of the Issuer ranking *pari passu* without any preference among each other and with all other unsecured, guaranteed and unsubordinated indebtedness of the Issuer, save for such obligations as may be preferred by mandatory provisions of law. In case of insolvency of the Issuer, the Noteholders will be entitled to recover their investment on the same terms as other creditors in the respective claims' group according to the applicable laws. Save for mandatory provisions of the applicable laws, there are no contracts or other transaction documents that would subordinate the claims of the Noteholders to other secured or unsecured liabilities of the Issuer.

Currency: EUR

Denomination: The nominal amount of each Note is EUR 100 (one hundred euros).

Issue price: The issue price of the Note is EUR 100 (one hundred euros).

Minimum Investment Amount: The Notes are offered for subscription for a minimum investment amount EUR 100 (one hundred euros) (the "**Minimum Investment Amount**").

Interest: The Notes bear interest at a fixed annual interest rate of 10.00 per-cent, payable 17 December, 17 March, 17 June and 17 September each year.

Maturity: The Notes shall be repaid in full at their nominal amount on 17 March 2030.

Taxation: All payments in respect of the Notes by the Issuer shall be made without withholding or deduction for, or on account of, any present or future taxes, duties, assessments or governmental charges of whatever nature ("**Taxes**"), unless the withholding or deduction of the Taxes is required by laws of the Republic of Latvia. In such case, the Issuer shall make such payment after the withholding or deduction has been made and shall account to the relevant authorities in accordance with the applicable laws for the amount so required to be withheld or deducted. The Issuer shall not be obligated to make any additional compensation to the Noteholders in respect of such withholding or deduction.

Governing law: Latvian law.

Dispute resolution: Any disputes relating to or arising in relation to the Notes shall be settled solely by the courts of the Republic of Latvia of competent jurisdiction.

Where will the securities be traded?

Application will be made to Akciju sabiedrība "Nasdaq Riga", registration number: 40003167049, legal address: Vaļņu 1, Riga, LV- 1050, Latvia ("**Nasdaq Riga**") for admitting each Tranche to listing and trading on the official bond list (the Baltic Bond List) of Nasdaq Riga according to the requirements of Nasdaq Riga not later than within 1 (one) month after the Issue Date.

What are the key risks that are specific to the securities?

<u>Investors may lose all or part of their investment in the Notes.</u> If the Issuer experiences significant financial difficulties, becomes insolvent or is subject to bankruptcy, restructuring, legal protection proceedings, out-of-court legal protection proceedings or any other insolvency or similar proceedings under the applicable law, investors may not receive all amounts due under the Notes. In such circumstances investors may lose all or part of the principal amount invested and any accrued or future interest.

<u>Unsecured nature of the Notes may limit Noteholders' recovery in case of insolvency.</u> The Notes are unsecured debt instruments, and the Noteholders would be unsecured creditors in the event of the Issuer's insolvency.

The Guarantee will be subject to certain limitation on enforcement and may be limited by the applicable law or subject to certain defences that may limit its validity and enforceability. The Guarantee (as defined in the General Terms and Conditions of the Notes) provides the Noteholders with a claim against the relevant Guarantors (as defined in the General Terms and Conditions of the Notes). However, the Guarantee will be limited to the maximum amount that can be guaranteed by the relevant Guarantors without rendering the respective Guarantee voidable or otherwise ineffective under the applicable law, and enforcement of the respective Guarantee would be subject to certain generally available defenses. There is also a possibility that the entire Guarantee may be set aside, in which case the entire liability may be extinguished. If a court decides that the Guarantee was a preference, fraudulent transfer or conveyance and voids the Guarantee, or holds it unenforceable for any other reason, the Noteholders may cease to have any claim in respect of the Guarantors and would be a creditor solely of the Issuer.

The enforcement of the Guarantee will be subject to the procedures and limitations set out in the General Terms and Conditions of the Notes. Even when the Guarantee is enforceable, the enforcement is subject to the procedures and limitations agreed in the General Terms and Conditions of the Notes. Any enforcement of the Guarantee may be delayed due to the provisions of the General Terms and Conditions of the Notes.

D. Key information on the offer of securities to the public and the admission to trading on a regulated market

Under which conditions and timetable can I invest in this security?

Subscription Period

The subscription period of the Notes is from 25 August 2026 10.00 am until 10 September 2026 3.30 pm (Riga time) (the "**Subscription Period**"). The Issuer may decide on shortening or lengthening the Subscription Period.

Submission of Subscription Orders

The Investors wishing to subscribe for and purchase the Notes shall submit their orders to acquire the Notes (the "**Subscription Orders**") at any time during the Subscription Period.

A Retail Investor wishing to subscribe for the Notes should contact the entities of their choice, which are licensed to provide such services within the territory of the Republic of Latvia, of the Republic of Lithuania or of the Republic of Estonia and are members of Nasdaq Riga or have relevant arrangements with a member of Nasdaq Riga, with whom Retail Investors have opened securities accounts (each a **"Custodian"**), and submit the Subscription Order using the Subscription Order forms and methods (e.g., physically, over the internet or by other means) made available by the Custodian. The Subscription Orders by the Custodians shall be filed through the Nasdaq Riga Auction System. The total amount of the Notes to be acquired and indicated in each Subscription Order shall be for at least the Minimum Investment Amount.

The Institutional Investors wishing to purchase the Notes may submit their Subscription Orders to the Dealers, or the Custodian, which in turn shall submit the orders to the Dealers. The Institutional Investors shall submit their own Subscription Orders or Subscription Orders received from other Investors, if any, to the Dealers.

Exchange of the Notes

The holders of the existing notes of the Issuer (notes with ISIN LV0000850345 and maturity on 21 September 2026) (the "**Existing Notes**") wishing to participate in the public exchange offering of the Existing Notes with the Notes (the "**Exchange Offering**") can submit their instructions with their Custodian in writing using the offer form provided by the Custodian stating the number of the Existing Notes to be exchanged (the "**Exchange Instruction**"). The exchange period (the "**Exchange Period**") is equal to the Subscription Period.

Cancelation

On the next Business Day following the end of the Exchange Period and the Subscription Period the Issuer will decide whether to proceed with the issuance of the Tranche of the relevant Series or cancel the relevant issuance. In case the issuance of the Tranche of the relevant Series is cancelled, the Issuer will publish an announcement on its website www.storentholding.com and the website of Nasdaq Riga www.nasdaqbaltic.com, as well as submit this information to the Bank of Latvia.

Allocation of the Notes

The Issuer will establish the exact amount of the Notes to be allotted to the Existing Noteholders who have participated in the Exchange Offering, by submitting their Exchange Instructions. All Existing Noteholders who have elected to participate in the Exchange Offering shall be allotted the Notes fully, observing the exchange ratio.

The Issuer will establish the exact amount of the Notes to be allotted with respect to each Subscription Order.

If the total number of the Notes subscribed for (including the Notes requested pursuant to the Exchange Instructions) is equal to or less than the number of the Notes offered, and the Issuer decides to proceed with the issuance of the Tranche of Notes, the Notes will be allotted based on the Subscription Orders and Exchange Instructions placed. In case the total number of the Notes subscribed for is higher than the number of the Notes and the Issuer decides to proceed with the Offering, the Notes may be allocated to the Investors in an entirely discretional manner of the Issuer.

After completion of the allotment, the Investor shall receive a notification about partial or full satisfaction or rejection of the Subscription Order or the Exchange Instruction submitted by the Investor and the number of the Notes allotted to the Investor, if any. A confirmation shall be provided by the Custodian where an Investor has submitted his/her/its Subscription Order or Exchange Instruction to the Dealers.

Settlement

The settlement of the Offering will be carried out by the Depository. The Notes allocated to the Retail Investors and Institutional Investors will be transferred to their securities accounts on the Issue Date 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. The title to the Notes will pass to the relevant Retail Investors and Institutional Investors when the Notes are transferred to their securities accounts. If the Retail Investor or the Institutional Investor has submitted several Subscription Orders through several securities accounts, the Notes allocated to such Retail Investor or Institutional Investor will be transferred to all such securities accounts proportionally to the number of the Notes indicated in the Subscription Orders submitted for each account, rounded up or down as necessary. The settlement will take place on the Issue Date. All paid up Notes shall be treated as issued.

Information about the results of the offering of the Notes

Information about the results of the offering of the Notes shall be published on the Issuer's website www.storentholding.com and the website of Nasdaq Riga www.nasdaqbaltic.com.

Expenses charged to the Investors

No expenses or taxes will be charged to the investors by the Issuer in respect to the issue of the Notes. However, the investors may be obliged to cover expenses which are related to the opening of securities accounts with the credit institutions or investment brokerage firms, as well as commissions which are charged by the credit institutions or investment brokerage firms in relation to the execution of the investor's purchase or selling orders of the Notes, the holding of the Notes or any other operations in relation to the Notes. The Issuer shall not compensate the Noteholders for any such expenses.

Why is this prospectus being produced?

Use of proceeds

The Issuer expects to receive net proceeds of approximately up to EUR 9,669,378 from the issue of the Notes. Expenses directly related to the issue of the Notes are estimated to be up to approximately EUR 330,622 including fees and commissions to be paid to the consultants of the offering of the Notes. The net proceeds from the issue of the Notes, less the total expenses, will be used by the Issuer: (1) for redemption of the Existing Notes; and (2) for general corporate purposes and any possible future acquisitions.

Underwriting

The Notes will not be underwritten.

Conflicts of interest

The Issuer is not aware of any conflicts of interest or potential conflicts of interest between the company duties of the members of the Supervisory Board, the Management Board and/or the Audit Committee and their private interests and/or their other duties.