

Summary of terms

Issuer	UAB "Sostinės bokštai"
Type of security	Secured floating rate non-convertible bonds
Type of placement	Public offering in Lithuania, Latvia and Estonia
ISIN	LT0000407629
Nominal	EUR 1,000
Issue size	Up to EUR 67,000,000 (multiple tranches)
Size of the 3 rd tranche	Up to EUR 6,000,000
Subscription period (3 rd tranche)	30 April 2024 – 14 May 2024
Issue price (3 rd tranche)	EUR 1,000
Issue date (3 rd tranche)	20 May 2024
Interest rate	6M EURIBOR + 6.0%
Interest base rate determination	6M EURIBOR value five business days before the Issue date
Interest payments	Semi-annually, 18 May and 18 November
First issue date	18 May 2023
Maturity date	18 May 2026
Early redemption	<p>Bonds may be redeemed at the option and sole discretion of the Issuer in whole or in part on any business day.</p> <p>Premium after First issue date: up to 1y: 1%; 1y-2y: 0.5%; over 2y: n/a</p>
Covenants	<ul style="list-style-type: none"> • LTC < 80% • Subordinated debt
Use of proceeds	To finance the development of the commercial property at Kalvarijų st. 24, Vilnius, Lithuania
Collateral	<p>1st rank mortgage over:</p> <ul style="list-style-type: none"> • office building, unique No. 1099-4035-8012, address: Kalvarijų st. 24A, Vilnius, Lithuania; • office building, unique No. 4400-5858-8104, address: Kalvarijų st. 24, Vilnius, Lithuania; • land plot, total size 0.6979 ha, unique No. 4400-6123-4635, cadastral No. 0101/0032:1181, address Kalvarijų st. 24, Vilnius, Lithuania.

Admission to trading	First North Bond List, Nasdaq Vilnius, within 6 months from the Issue date
Arranger	Redgate Capital AS
Legal adviser	Sorainen
Collateral agent	Audifina
Issuing agent	Šiaulių bankas AB
Depository	Nasdaq CSD SE
Governing law	The agreement shall be governed by the Lithuanian laws
Documentation language	English
Standards of the financial statements	IFRS

Overview of URBAN HUB Kaunas

Property name	HERO business center
Property type	A class office building
Address	Kalvarijų st. 24, Vilnius, Lithuania
Gross building area (GBA)	44,639 m ²
Gross leasable area (GLA)	31,606 m ²
Territory	6,979 m ²
Parking spaces	438
Floors	15
Start of construction / Commissioning	Q2 2022 / 2025
Total development cost	EUR 112m
Developer	Realco
Architectural bureau	Cloud architects

The property is being developed on a land plot at Kalvarijų st. 24, which is located in the central business district of Vilnius. It is projected that the office building will have 44,639 m² of gross building area, out of which 32,010 m² will be above ground and 12,629 m² underground. The net leasing area will be 31,606 m² and the building will have 15 floors.

The HERO offices will be among the most modern in Lithuania and will include new architectural designs, great aesthetics, multifunctional spaces, integrated technology and recreation areas. The HERO offices will seek to obtain WELL Gold and BREEAM Excellent certifications. Commissioning is planned for 2025.



Investment highlights

Modern office building in an excellent location in Vilnius

The business centre HERO is being built in the Central Business District of Vilnius to provide:

- **Premium class** offices in the capital city
- Two fifteen and fourteen-storey buildings connected by a three-storey stylobate
- Gross leasable area of **31,606 m²**
- Health-oriented environment
- Wide range of services and shops
- Intelligent ventilation, cooling and heating system
- Large floor plate on one floor – 4,000 m², this is a great advantage in such a location
- Good access to both public and private transport, including scooters and bicycles

High standards

The **HERO** offices are the first in Lithuania to seek **WELL Gold certificate** issued by the International WELL BUILDING Institute™ (IWBI™). For this purpose, the business centre will be evaluated by the institute's experts, according to more than 100 criteria applied to healthy offices. The certificate confirms that the building has been designed and constructed to maximum extent focusing on human well-being and health. Moreover, HERO will meet the highest sustainability standards and shall qualify for **BREEAM Excellent sustainability certificate**, which demonstrates our social responsibility, quality control and environmental-conscious approach.

Reliable and experienced developer

Since 2006, Realco has completed 7 residential projects — Ozo parkas, Linkmenų ežerai, Žvėryno panoramos, Šventosios vartai, Prie Vilnelės, 7 Vakarai and GO Life. The company has made **3,745 flats** and **185,374 m²** available to the market. Realco is currently developing **5 new residential projects** in exclusive locations of the city: Vileišio 27, Algirdo 3, Baltupis, as well as Justiniškių St. and Parodų St., where it will build almost **1,500 flats in projects covering 86,637 m²**. The company has extensive experience in developing commercial and public buildings. The scope of the project includes the Ozas shopping and entertainment centre, Delfi sports centre, as well as the Penta, Alfa, Beta and Gama commercial projects. In total, Realco has developed more than **55,170 m²** of commercial space.

Additional information

Target market

Manufacturer target market (MIFID II product governance), for whom the product is intended for is eligible counterparties, professional clients and retail clients (execution with appropriateness). All distribution channels can be used. Investors should: have at least average understanding of relevant financial instruments (have several investment holdings, frequent investment/trading activity); be able to bear moderate to high losses on the capital invested; have a moderate risk tolerance; have a time horizon and an investment objective that meets the terms of the bonds.

No negative target market has been assigned for this product.

No PRIIPs key information document (KID) has been prepared.

Fee

Redgate Capital will receive a fee for distributing the instrument based on the distributed amount.

There are risks associated with the securities

The securities have their own particular terms and conditions, which should be read and consulted before entering into any transaction. Investments in securities are associated with risks and the investors shall conduct their own investigation related to the investment into the securities. Nothing in this email shall be construed as the giving of investment advice.