



FIRST SUPPLEMENT TO THE BASE PROSPECTUS

dated 14 November 2024

This first supplement (Supplement) is supplemental to, forms part of and must be read and construed in conjunction with, the Base Prospectus dated 02.07.2024 in respect to Kazakhstani tenge (KZT) 100 000 000 000 Note Programme (Base Prospectus) and constitutes a supplement for the purposes of Article 23 of Regulation (EU) No. 2017/1129 (Prospectus Regulation).

Issuer: SIA Mintos Finance No.28, incorporated as a limited liability company and registered in the Republic of Latvia with the registration number 40203394785.

Lending Company: Limited Liability Partnership “MICROFINANCE ORGANIZATION “FINTECHFINANCE”, established on 14.08.2020, existing under the laws of the Republic of Kazakhstan, registration number 200840014753, having its registered address at Seifullin Avenue 502, 9th floor, Almaty, 050012, Kazakhstan.

Base Prospectus approved by the shareholder of the Issuer on 02.07.2024.

Base Prospectus approved by Latvijas Banka (NCA) on 10.07.2024.

GENERAL INFORMATION

Terms specified in capital letters, yet not explained herein are explained in the [Base Prospectus](#).

This Supplement has been approved by the NCA as competent authority in the Republic of Latvia under the Prospectus Regulation. NCA only approves this Supplement, as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation. Such an approval should not be considered as an endorsement of the Issuer or the quality of the Notes that are the subject of the Base Prospectus (as supplemented by this Supplement). To the best of the knowledge of the Issuer the information contained in this Supplement is in accordance with the facts and does not omit anything likely to affect the import of such information.

The purpose of this Supplement is to amend the Base Prospectus by adding information on passporting to Portugal on *page 1* and also in section ‘6. MINTOS’; as well as updating other information, including information on Borrowers’ Loans and Loans issuance process in section ‘8. THE LENDING COMPANY’; updating information on LTV (loan to value) in section ‘9. THE LOANS’, and updating information on repayment and maturity and Loan portfolio data in section ‘10. THE BORROWERS’ LOANS’.

Amendments to the Base Prospectus as described in this Supplement come into force on the day when this Supplement document is published on Mintos [website](#), providing the adjusted conditions are (i) not applicable to the Notes which were issued by the day when this Supplement document is published on Mintos website, and (ii) are applicable to the Notes issued starting the day when this Supplement document is published on Mintos website.

To the extent that there is any inconsistency between (a) any statement in this Supplement or any statement incorporated by reference into the Base Prospectus by this Supplement and (b) any other statement in or incorporated by reference in the Base Prospectus, the statements referred to in (a) shall prevail.



Save as disclosed in this Supplement, no other significant new factor, material mistake or material inaccuracy relating to information included in the Base Prospectus has arisen or been noted since the publication of the Base Prospectus.

AMENDMENTS TO THE BASE PROSPECTUS

With effect from the date of this Supplement, the information appearing in the Base Prospectus shall be amended and/or supplemented in the manner described below:

- 1) On page 1 of the Base Prospectus information shall be modified as follows, whereby added text is printed in **blue and underlined** and deleted text is printed in **red and strikethrough**:

i) Sixth paragraph shall be modified as follows, whereby added text is printed in **blue and underlined**:

The public offer of the Real Estate Securities is made in Latvia, France, Germany, Italy, Poland, Netherlands, Czech Republic, Belgium, Austria, Portugal and Spain under this Base Prospectus.

ii) First sentence of seventh paragraph shall be modified as follows, whereby deleted text is printed in **red and strikethrough**:

During the validity period of this Base Prospectus the Issuer plans to request that the NCA provides competent authorities under the Prospectus Regulation in Bulgaria, Croatia, Republic of Cyprus, Denmark, Estonia, Finland, Greece, Hungary, Iceland, Ireland, Liechtenstein, Lithuania, Luxembourg, Malta, Norway, ~~Portugal~~, Romania, Slovakia, Slovenia and Sweden with a certificate of approval attesting that this Base Prospectus has been drawn up following the Prospectus Regulation.

- 2) On page 42 of the Base Prospectus in section '6. *Mintos*' first sentence of the fourth paragraph shall be modified as follows, whereby added text is printed in **blue and underlined**:

Mintos provides services in Latvia, France, Germany, Italy, Poland, Netherlands, Czech Republic, Belgium, Austria, Portugal and Spain.

- 3) On page 47 of the Base Prospectus in section '8. *THE LENDING COMPANY*' sub-section '*Borrowers' Loans*' shall be modified as follows, whereby added text is printed in **blue and underlined** and deleted text is printed in **red and strikethrough**:

The Lending Company provides online short term loans and restructuring loans for already issued loans that were delayed.

The average short-term loan amount is approximately ~~116,000~~~~95,000~~ Kazakhstani tenge (KZT) and it ranges from ~~24,000~~~~9,700~~ KZT to ~~400,000~~~~210,000~~ KZT. The average term of the loans is 26 days and it ranges from 6 to 36 days. The average annual percentage rate (APR) of short-term loans is 365% and it ranges from 0% to 548%.

The average restructuring loan amount is approximately 180,000 KZT and it ranges from 36,000 KZT to 600,000 KZT. The average restructuring loan term is 9 months and it ranges from 3 months to 18 months. The average APR of restructuring loans is 43% and it ranges from 0% to 56%.

- 4) On page 48 of the Base Prospectus in section '8. *THE LENDING COMPANY*' sub-section '*Borrowers' Loans issuance process*' a new second paragraph shall be added as follows, whereby added text is printed in **blue and underlined**:

For restructuring loans the process includes the following steps: (i) proposal formation; (ii) customer application; (iii) scoring; (iv) approval and disbursement.

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- 5) On page 50 of the Base Prospectus in section '9. THE LOANS' sub-section 'LTV (loan to value)' information shall be modified as follows, whereby added text is printed in blue and underlined and deleted text is printed in red and strikethrough:

The maximum LTV for the credit line issued under the Cooperation Agreement on Issuance of Loans is ~~72.83~~%.

- 6) On page 51 of the Base Prospectus in section '10. THE BORROWERS' LOANS' sub-section 'Repayment and maturity' shall be modified as follows, whereby added text is printed in blue and underlined:

i) First sentence of the first paragraph shall be modified as follows, whereby added text is printed in blue and underlined:

Under the Borrower's Loan for short-term loans, the Borrower makes a bullet payment of the total amount of the Borrower's Loan which includes an amount of the principal, interest and/or late payment interest (if any) not later than on the repayment date specified under the Borrower's Loan Agreement.

ii) A new second paragraph shall be added as follows, whereby added text is printed in blue and underlined:

Under the Borrower's Loan for restructuring loans, the Borrower makes several equal payments, which sum up to a total amount of the restructuring loan, which include an amount of the principal, interest and/or late payment interest (if any) not later than on any of the repayment dates specified under the Borrower's Loan Agreement. The Borrower is entitled to make the repayments by wire transfers or by cash. The annual percentage rate (APR) ranges from 0% to 56%. The term ranges from 3 months to 18 months with the average term being 9 months.

- 7) On page 53 of the Base Prospectus in section '10. THE BORROWERS' LOANS' the sub-section 'Borrowers' Loan portfolio data' shall be added with the text in a new paragraph printed in blue as follows:

As of 30 September 2024, the Lending Company portfolio of gross receivables from restructured loans was EUR 23.1m. Below is the cross-section of the Lending Company restructured loans portfolio in terms of Days Past Due (DPD).

Days Past Due	2023Q2	2023Q3	2023Q4	2024Q1	2024Q2	2024Q3
Current %	93.36%	84.22%	82.43%	80.52%	83.31%	71.21%
1-30 days %	6.47%	10.19%	8.03%	10.15%	7.12%	9.68%
31-60 days %	0.16%	2.99%	2.31%	4.32%	2.30%	4.88%
61-90 days %	0.00%	2.10%	2.10%	2.00%	2.12%	2.90%
91-120 days %	0.00%	0.50%	2.17%	1.98%	1.56%	2.28%
121-150 days %	0.00%	0.00%	1.47%	1.02%	1.52%	1.86%
151-180 days %	0.00%	0.00%	1.20%	0.00%	0.86%	2.04%
>180 days %	0.00%	0.00%	0.29%	0.00%	1.22%	5.14%

RIGHTS OF WITHDRAWAL

Pursuant to Article 23 (2) of the Prospectus Regulation, Investors who have already accepted to purchase or subscribe for any Notes to be issued under the Programme before this Supplement is published, shall have the right to withdraw their acceptances, provided that the new factor, material mistake or material inaccuracy was prior to the final closing of the public offer and delivery of the Notes. Taking into account all the Notes are delivered to the Investors immediately upon acceptance of their order to buy Notes on the Platform, rights of withdrawal do not apply to the Investors.

RESPONSIBILITY

Section 'AMENDMENTS TO THE BASE PROSPECTUS' of this Supplement is prepared according to the information provided by the Lending Company and the SPV. As prescribed in the Base Prospectus section '3. GENERAL INFORMATION' the Lending Company accepts responsibility for the information contained in the certain sections of Base Prospectus, including but not limited to the sections '8. THE LENDING COMPANY' and '10. THE BORROWERS' LOANS', and the SPV accepts responsibility for the information contained in the certain sections of Base Prospectus, including but not limited to the section '9. THE LOANS'.

The Issuer, considering information in the sub-section 'Responsibility for this Base Prospectus' of the section '3. GENERAL INFORMATION' of the Base Prospectus, accepts responsibility for the information contained in this Supplement and declares that, to the best of its knowledge, the information contained in this Supplement is in accordance with the facts.