LIMITED LIABILITY COMPANY MINTOS FINANCE NO.1

(UNIFIED REGISTRATION NUMBER 40203387618)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.1	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203387618 Riga, 18 March 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	18.03.2022-31.12.2022
		EUR	**EUR**
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**21 727**	**24 607**
TOTAL CURRENT ASSETS		**21 727**	**24 607**
TOTAL ASSETS		**21 727**	**24 607**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	18 996	21 826
TOTAL CURRENT LIABILITIES		**18 996**	**21 826**
TOTAL EQUITY AND LIABILITIES		**21 727**	**24 607**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.1 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 18 March 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	18.03.2022-31.12.2022
	EUR	EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	EUR
Cash equivalent at the cash holder	18 946	21 826
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**21 727**	**24 607**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	EUR
Withholding tax	18 946	21 826
Corporate income tax	50	-
TOTAL:	**18 996**	**21 826**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 125 061 076 EUR (during the period from 18 March 2022 to 31 December 2022: 63 924 175 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	34 260 627
Outstanding Notes liabilities (principal) to investors	34 260 627

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	22 477 313
Outstanding Notes liabilities (principal) to investors	22 477 313

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG
KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.1 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.1 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.1 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.2
(UNIFIED REGISTRATION NUMBER 40203387637)

ANNUAL REPORT FOR THE YEAR 2023
(2^{nd} financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.2	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203387637 Riga, 18 March 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

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		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
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Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

	Note	31.12.2023	31.12.2022
ASSETS		**EUR**	**EUR**
CURRENT ASSETS			
Cash	6	**3 183**	**9 801**
TOTAL CURRENT ASSETS		**3 183**	**9 801**
TOTAL ASSETS		**3 183**	**9 801**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	452	7 020
TOTAL CURRENT LIABILITIES		**452**	**7 020**
TOTAL EQUITY AND LIABILITIES		**3 183**	**9 801**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

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Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

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The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

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The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

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d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
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2. Summary of Significant accounting policies (continued)

c. Related parties

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   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	18.03.2022-31.12.2022
	EUR	EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	EUR
Cash equivalent at the cash holder	402	7 020
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**3 183**	**9 801**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	EUR
Withholding tax	402	7 020
Corporate income tax	50	-
TOTAL:	**452**	**7 020**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 21 336 519 EUR (during the period from 18 March 2022 to 31 December 2022: 19 330 269 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	-
Outstanding Notes liabilities (principal) to investors	-

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	7 881 777
Outstanding Notes liabilities (principal) to investors	7 881 777

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.2 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.2 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.2 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.3

(UNIFIED REGISTRATION NUMBER 40203387571)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.3	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203387571 Riga, 18 March 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	18.03.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**10 863**	**6 529**
TOTAL CURRENT ASSETS		**10 863**	**6 529**
TOTAL ASSETS		**10 863**	**6 529**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	8 132	3 748
TOTAL CURRENT LIABILITIES		**8 132**	**3 748**
TOTAL EQUITY AND LIABILITIES		**10 863**	**6 529**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.3 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 18 March 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.
d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	18.03.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		8 082	3 748
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**10 863**	**6 529**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	EUR
Withholding tax		8 082	3 748
Corporate income tax		50	-
	TOTAL:	**8 132**	**3 748**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 123 944 696 EUR (during the period from 18 March 2022 to 31 December 2022: 29 201 400 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	9 873 532
Outstanding Notes liabilities (principal) to investors	9 873 532

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	3 324 684
Outstanding Notes liabilities (principal) to investors	3 324 684

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.3 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.3 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.3 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.4
(UNIFIED REGISTRATION NUMBER 40203387707)

ANNUAL REPORT FOR THE YEAR 2023
(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.4	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203387707 Riga, 18 March 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	18.03.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**5 694**	**3 986**
TOTAL CURRENT ASSETS		**5 694**	**3 986**
TOTAL ASSETS		**5 694**	**3 986**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	2 963	1 205
TOTAL CURRENT LIABILITIES		**2 963**	**1 205**
TOTAL EQUITY AND LIABILITIES		**5 694**	**3 986**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.4 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 18 March 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.
d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	18.03.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		2 913	1 205
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**5 694**	**3 986**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	EUR
Withholding tax		2 913	1 205
Corporate income tax		50	-
	TOTAL:	**2 963**	**1 205**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 3 822 324 EUR (during the period from 18 March 2022 to 31 December 2022: 1 389 750 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	3 513 090
Outstanding Notes liabilities (principal) to investors	3 513 090

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	937 725
Outstanding Notes liabilities (principal) to investors	937 725

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors’ Report

To the shareholder of Mintos Finance No.4 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.4 SIA (“the Company”) set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.4 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia.

Basis for Opinion

In accordance with the ’Law on Audit Services’ of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors’ Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the ‘Law on Audit Services‘ of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the ‘Law on Audit Services’ of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company’s management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors’ report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors’ report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.5

(UNIFIED REGISTRATION NUMBER 40203387641)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.5	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203387641 Riga, 18 March 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	18.03.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**3 861**	**4 996**
TOTAL CURRENT ASSETS		**3 861**	**4 996**
TOTAL ASSETS		**3 861**	**4 996**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	1 130	2 215
TOTAL CURRENT LIABILITIES		**1 130**	**2 215**
TOTAL EQUITY AND LIABILITIES		**3 861**	**4 996**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.5 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 18 March 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
    - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
    - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.
d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	18.03.2022-31.12.2022
		EUR	**EUR**
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	**EUR**
Cash equivalent at the cash holder		1 080	2 215
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**3 861**	**4 996**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	**EUR**
Withholding tax		1 080	2 215
Corporate income tax		50	-
	TOTAL:	**1 130**	**2 215**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 8 645 273 EUR (during the period from 18 March 2022 to 31 December 2022: 5 208 348 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	2 020 714
Outstanding Notes liabilities (principal) to investors	2 020 714

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	1 932 930
Outstanding Notes liabilities (principal) to investors	1 932 930

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

T: + 371 67038000
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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.5 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.5 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.5 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

KPMG

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.6

(UNIFIED REGISTRATION NUMBER 40203387711)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

Table of contents

General information

Name of the Company	Mintos Finance No.6	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203387711 Riga, 18 March 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	18.03.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**19 739**	**35 496**
TOTAL CURRENT ASSETS		**19 739**	**35 496**
TOTAL ASSETS		**19 739**	**35 496**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	17 008	32 715
TOTAL CURRENT LIABILITIES		**17 008**	**32 715**
TOTAL EQUITY AND LIABILITIES		**19 739**	**35 496**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.6 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 18 March 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:

i. this person has control over the reporting company;
ii. this person has a substantial influence over the reporting company; or
iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:

i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
iii. both companies are joint companies for the same third party;
iv. one company is the third party's joint company, but the other company is the same third party's associated company;
v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	18.03.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		16 958	32 715
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**19 739**	**35 496**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	EUR
Withholding tax		16 958	32 715
Corporate income tax		50	-
	TOTAL:	**17 008**	**32 715**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 185 269 545 EUR (during the period from 18 March 2022 to 31 December 2022: 88 305 598 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	28 610 234
Outstanding Notes liabilities (principal) to investors	28 610 234

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	24 934 188
Outstanding Notes liabilities (principal) to investors	24 934 188

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.6 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.6 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.6 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.7

(UNIFIED REGISTRATION NUMBER 40203387660)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.7	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203387660 Riga, 18 March 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	18.03.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**4 602**	**3 258**
TOTAL CURRENT ASSETS		**4 602**	**3 258**
TOTAL ASSETS		**4 602**	**3 258**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	1 871	477
TOTAL CURRENT LIABILITIES		**1 871**	**477**
TOTAL EQUITY AND LIABILITIES		**4 602**	**3 258**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.7 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 18 March 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

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All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	18.03.2022-31.12.2022
	EUR	**EUR**
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	**EUR**
Cash equivalent at the cash holder	1 821	477
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**4 602**	**3 258**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	**EUR**
Withholding tax	1 821	477
Corporate income tax	50	-
TOTAL:	**1 871**	**477**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 5 896 571 EUR (during the period from 18 March 2022 to 31 December 2022: 1 957 990 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	5 410 787
Outstanding Notes liabilities (principal) to investors	5 410 787

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	1 133 520
Outstanding Notes liabilities (principal) to investors	1 133 520

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.7 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.7 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.7 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.8
(UNIFIED REGISTRATION NUMBER 40203387798)

ANNUAL REPORT FOR THE YEAR 2023
(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.8	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203387798 Riga, 18 March 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	18.03.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**3 867**	**3 780**
TOTAL CURRENT ASSETS		**3 867**	**3 780**
TOTAL ASSETS		**3 867**	**3 780**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	1 136	999
TOTAL CURRENT LIABILITIES		**1 136**	**999**
TOTAL EQUITY AND LIABILITIES		**3 867**	**3 780**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.8 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 18 March 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	18.03.2022-31.12.2022
	EUR	EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	EUR
Cash equivalent at the cash holder	1 086	999
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**3 867**	**3 780**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	EUR
Withholding tax	1 086	999
Corporate income tax	50	-
TOTAL:	**1 136**	**999**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 12 810 610 EUR (during the period from 18 March 2022 to 31 December 2022: 1 470 985 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	2 426 789
Outstanding Notes liabilities (principal) to investors	2 426 789

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	1 233 284
Outstanding Notes liabilities (principal) to investors	1 233 284

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.8 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.8 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.8 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.9

(UNIFIED REGISTRATION NUMBER 50203387751)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.9	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	50203387751 Riga, 18 March 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	18.03.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

	Note	31.12.2023	31.12.2022
ASSETS		**EUR**	**EUR**
CURRENT ASSETS			
Cash	6	**6 168**	**3 025**
TOTAL CURRENT ASSETS		**6 168**	**3 025**
TOTAL ASSETS		**6 168**	**3 025**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	3 437	244
TOTAL CURRENT LIABILITIES		**3 437**	**244**
TOTAL EQUITY AND LIABILITIES		**6 168**	**3 025**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.9 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 18 March 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023 EUR	18.03.2022-31.12.2022 EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023 EUR	31.12.2022 EUR
Cash equivalent at the cash holder		3 387	244
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**6 168**	**3 025**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023 EUR	31.12.2022 EUR
Withholding tax		3 387	244
Corporate income tax		50	-
	TOTAL:	**3 437**	**244**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 5 821 551 EUR (during the period from 18 March 2022 to 31 December 2022: 1 392 142 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	4 022 825
Outstanding Notes liabilities (principal) to investors	4 022 825

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	234 827
Outstanding Notes liabilities (principal) to investors	234 827

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.9 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.9 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.9 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the ‘Law on Audit Services‘ of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company’s financial reporting process.

Auditors’ Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors’ report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors’ report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors’ report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.10
(UNIFIED REGISTRATION NUMBER 40203387694)

ANNUAL REPORT FOR THE YEAR 2023
(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

Table of contents

General information

Name of the Company	Mintos Finance No.10	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203387694 Riga, 18 March 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	18.03.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**33 338**	**21 449**
TOTAL CURRENT ASSETS		**33 338**	**21 449**
TOTAL ASSETS		**33 338**	**21 449**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	30 607	18 668
TOTAL CURRENT LIABILITIES		**30 607**	**18 668**
TOTAL EQUITY AND LIABILITIES		**33 338**	**21 449**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.10 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 18 March 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
    - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
    - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.
d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023 EUR	18.03.2022-31.12.2022 EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023 EUR	31.12.2022 EUR
Cash equivalent at the cash holder	30 557	18 668
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**33 338**	**21 449**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023 EUR	31.12.2022 EUR
Withholding tax	30 557	18 668
Corporate income tax	50	-
TOTAL:	**30 607**	**18 668**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 49 747 479 EUR (during the period from 18 March 2022 to 31 December 2022: 27 033 547 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	28 525 155
Outstanding Notes liabilities (principal) to investors	28 525 155

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	12 663 213
Outstanding Notes liabilities (principal) to investors	12 663 213

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.10 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.10 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.10 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.11

(UNIFIED REGISTRATION NUMBER 50203392201)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.11
Legal status of the Company	Limited liability company
Unified registration number, place and date of registration	50203392201 Riga, 7 April 2022
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board
Financial period	1 January 2023 - 31 December 2023
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200 KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	07.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**2 906**	**2 781**
TOTAL CURRENT ASSETS		**2 906**	**2 781**
TOTAL ASSETS		**2 906**	**2 781**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	175	-
TOTAL CURRENT LIABILITIES		**175**	**-**
TOTAL EQUITY AND LIABILITIES		**2 906**	**2 781**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.11 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 7 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	07.04.2022-31.12.2022
	EUR	EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	EUR
Cash equivalent at the cash holder	125	-
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**2 906**	**2 781**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	EUR
Withholding tax	125	-
Corporate income tax	50	-
TOTAL:	**175**	**-**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 735 722 EUR (during the period from 7 April 2022 to 31 December 2022: 0 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	142 637
Outstanding Notes liabilities (principal) to investors	142 637

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	-
Outstanding Notes liabilities (principal) to investors	-

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.11 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.11 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.11 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.12

(UNIFIED REGISTRATION NUMBER 40203391492)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.12	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203391492 Riga, 5 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	05.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**2 797**	**4 034**
TOTAL CURRENT ASSETS		**2 797**	**4 034**
TOTAL ASSETS		**2 797**	**4 034**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	66	1 253
TOTAL CURRENT LIABILITIES		**66**	**1 253**
TOTAL EQUITY AND LIABILITIES		**2 797**	**4 034**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.12 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 5 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity’s own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity’s own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity’s own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity’s own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity’s own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity’s own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023 EUR	05.04.2022-31.12.2022 EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023 EUR	31.12.2022 EUR
Cash equivalent at the cash holder		16	1 253
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**2 797**	**4 034**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023 EUR	31.12.2022 EUR
Withholding tax		16	1 253
Corporate income tax		50	-
	TOTAL:	**66**	**1 253**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 127 163 EUR (during the period from 5 April 2022 to 31 December 2022: 1 579 888 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	235 219
Outstanding Notes liabilities (principal) to investors	235 219

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	940 087
Outstanding Notes liabilities (principal) to investors	940 087

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.12 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.12 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.12 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors’ report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors’ report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.13

(UNIFIED REGISTRATION NUMBER 50203391511)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.13	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	50203391511 Riga, 5 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	05.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**7 014**	**6 073**
TOTAL CURRENT ASSETS		**7 014**	**6 073**
TOTAL ASSETS		**7 014**	**6 073**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	4 283	3 292
TOTAL CURRENT LIABILITIES		**4 283**	**3 292**
TOTAL EQUITY AND LIABILITIES		**7 014**	**6 073**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.13 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 5 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:

i. this person has control over the reporting company;
ii. this person has a substantial influence over the reporting company; or
iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:

i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
iii. both companies are joint companies for the same third party;
iv. one company is the third party's joint company, but the other company is the same third party's associated company;
v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023 EUR	05.04.2022-31.12.2022 EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023 EUR	31.12.2022 EUR
Cash equivalent at the cash holder	4 233	3 292
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**7 014**	**6 073**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023 EUR	31.12.2022 EUR
Withholding tax	4 233	3 292
Corporate income tax	50	-
TOTAL:	**4 283**	**3 292**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 10 259 204 EUR (during the period from 5 April 2022 to 31 December 2022: 3 931 134 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	7 310 040
Outstanding Notes liabilities (principal) to investors	7 310 040

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	2 660 611
Outstanding Notes liabilities (principal) to investors	2 660 611

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.13 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.13 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.13 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.14

(UNIFIED REGISTRATION NUMBER 40203391651)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.14	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203391651 Riga, 5 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	05.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**5 669**	**2 845**
TOTAL CURRENT ASSETS		**5 669**	**2 845**
TOTAL ASSETS		**5 669**	**2 845**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	2 938	64
TOTAL CURRENT LIABILITIES		**2 938**	**64**
TOTAL EQUITY AND LIABILITIES		**5 669**	**2 845**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.14 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 5 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023 EUR	05.04.2022-31.12.2022 EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023 EUR	31.12.2022 EUR
Cash equivalent at the cash holder	2 888	64
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**5 669**	**2 845**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023 EUR	31.12.2022 EUR
Withholding tax	2 888	64
Corporate income tax	50	-
TOTAL:	**2 938**	**64**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 6 226 547 EUR (during the period from 5 April 2022 to 31 December 2022: 588 150 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	3 742 789
Outstanding Notes liabilities (principal) to investors	3 742 789

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	50 742
Outstanding Notes liabilities (principal) to investors	50 742

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.14 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.14 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.14 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.15

(UNIFIED REGISTRATION NUMBER 40203392252)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.15	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203392252 Riga, 7 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	07.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Debtors			
Other debtors	8	31	-
Total Debtors		**31**	**-**
Cash	6	**2 781**	**4 796**
TOTAL CURRENT ASSETS		**2 812**	**4 796**
TOTAL ASSETS		**2 812**	**4 796**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	50	2 015
Other creditors		31	-
TOTAL CURRENT LIABILITIES		**81**	**2 015**
TOTAL EQUITY AND LIABILITIES		**2 812**	**4 796**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.15 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 7 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023 EUR	07.04.2022-31.12.2022 EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023 EUR	31.12.2022 EUR
Cash equivalent at the cash holder	-	2 015
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**2 781**	**4 796**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023 EUR	31.12.2022 EUR
Withholding tax	(31)	2 015
Corporate income tax	50	-
TOTAL:	**19**	**2 015**
Of which "Other debtors"	**31**	**-**
Of which “Taxes and State mandatory social insurance payments”	**50**	**2 015**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 1 702 387 EUR (during the period from 7 April 2022 to 31 December 2022: EUR 3 010 964 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	181 880
Outstanding Notes liabilities (principal) to investors	181 880

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	1 023 714
Outstanding Notes liabilities (principal) to investors	1 023 714

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.15 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.15 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.15 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.16

(UNIFIED REGISTRATION NUMBER 40203391524)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.16	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203391524 Riga, 5 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	05.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**2 781**	**5 153**
TOTAL CURRENT ASSETS		**2 781**	**5 153**
TOTAL ASSETS		**2 781**	**5 153**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	50	2 372
TOTAL CURRENT LIABILITIES		**50**	**2 372**
TOTAL EQUITY AND LIABILITIES		**2 781**	**5 153**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.16 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 5 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
    - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
    - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	05.04.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		-	2 372
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**2 781**	**5 153**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	EUR
Withholding tax		-	2 372
Corporate income tax		50	-
	TOTAL:	**50**	**2 372**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 699 668 EUR (during the period from 5 April 2022 to 31 December 2022: 3 134 038 EUR) and 1 081 243 370 KZT (during the period from 5 April 2022 to 31 December 2022: 2 019 576 976 KZT), total 2 845 352 EUR (during the period from 5 April 2022 to 31 December 2022: 7 215 603 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	In local currency		**Total**
	31.12.2023 EUR	**31.12.2023 KZT**	**31.12.2023 EUR**
Rights of claim related to issued Notes	-	-	-
Outstanding Notes liabilities (principal) to investors	-	-	-

Off-balance sheet assets and liabilities as of 31 December 2022:

	In local currency		**Total**
	31.12.2022 EUR	**31.12.2022 KZT**	**31.12.2022 EUR**
Rights of claim related to issued Notes	755 650	949 712 207	2 675 018
Outstanding Notes liabilities (principal) to investors	755 650	949 712 207	2 675 018

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG

KPMG Baltics SIA
Roberta Hirsa iela 1
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Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.16 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.16 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.16 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.17

(UNIFIED REGISTRATION NUMBER 40203392888)

ANNUAL REPORT FOR THE YEAR 2023

(2^{nd} financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.17	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203392888 Riga, 11 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	11.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**11 464**	**15 650**
TOTAL CURRENT ASSETS		**11 464**	**15 650**
TOTAL ASSETS		**11 464**	**15 650**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	8 733	12 869
TOTAL CURRENT LIABILITIES		**8 733**	**12 869**
TOTAL EQUITY AND LIABILITIES		**11 464**	**15 650**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.17 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 11 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
    - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
    - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.
d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	11.04.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		8 683	12 869
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**11 464**	**15 650**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	EUR
Withholding tax		8 683	12 869
Corporate income tax		50	-
	TOTAL:	**8 733**	**12 869**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 23 786 911 EUR (during the period from 11 April 2022 to 31 December 2022: 20 265 821 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	12 145 582
Outstanding Notes liabilities (principal) to investors	12 145 582

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	10 970 170
Outstanding Notes liabilities (principal) to investors	10 970 170

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors’ Report

To the shareholder of Mintos Finance No.17 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.17 SIA (“the Company”) set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.17 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia.

Basis for Opinion

In accordance with the ’Law on Audit Services’ of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors’ Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the ‘Law on Audit Services‘ of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the ‘Law on Audit Services’ of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company’s management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.18

(UNIFIED REGISTRATION NUMBER 40203391755)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.18	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203391755 Riga, 6 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	06.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**6 765**	**3 869**
TOTAL CURRENT ASSETS		**6 765**	**3 869**
TOTAL ASSETS		**6 765**	**3 869**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	4 034	1 088
TOTAL CURRENT LIABILITIES		**4 034**	**1 088**
TOTAL EQUITY AND LIABILITIES		**6 765**	**3 869**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.18 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 6 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	06.04.2022-31.12.2022
		EUR	**EUR**
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	**EUR**
Cash equivalent at the cash holder		3 984	1 088
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**6 765**	**3 869**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	**EUR**
Withholding tax		3 984	1 088
Corporate income tax		50	-
	TOTAL:	**4 034**	**1 088**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 12 738 578 EUR (during the period from 6 April 2022 to 31 December 2022: 3 424 452 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	8 593 281
Outstanding Notes liabilities (principal) to investors	8 593 281

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	1 248 834
Outstanding Notes liabilities (principal) to investors	1 248 834

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.18 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.18 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.18 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.19

(UNIFIED REGISTRATION NUMBER 40203391628)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.19	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203391628 Riga, 5 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	05.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Other interest income and similar income:		**6**	**-**
2) from other persons	4	6	-
Profit or (loss) before corporate income tax		**6**	**(19)**
Corporate income tax for the reporting year	5	(50)	-
Profit or (loss) for the reporting year		**(44)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
LONG-TERM INVESTMENTS			
Long-term financial investments:			
Other securities and investments	7	2 944	-
Total Long-term financial investments		**2 944**	**-**
TOTAL LONG-TERM INVESTMENTS		**2 944**	**-**
CURRENT ASSETS			
Debtors			
Accrued income		6	-
Total Debtors		**6**	**-**
Cash	8	**-**	**3 023**
TOTAL CURRENT ASSETS		**6**	**3 023**
TOTAL ASSETS		**2 950**	**3 023**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	9	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(44)	(19)
TOTAL EQUITY		**2 737**	**2 781**
CURRENT LIABILITIES			
Debts to related companies	10	163	-
Taxes and State mandatory social insurance payments	11	50	242
TOTAL CURRENT LIABILITIES		**213**	**242**
TOTAL EQUITY AND LIABILITIES		**2 950**	**3 023**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.19 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 5 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by Bonds acquired from the Bond Issuer. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Long-term financial investments

Long-term financial investments are initially evaluated at amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. Income from securities are recognized as income in the profit or loss statement.

f. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

g. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 8 (cash equivalents at cash holder) and note 11 for the amount of tax that has been withheld but not yet paid to the state budget.

h. Income and expense recognition

All significant income and expenses are recorded, based on the accrual basis.

i. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

j. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 12.

k. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	05.04.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Other interest income and similar income

		2023	05.04.2022-31.12.2022
		EUR	EUR
Interest income from securities		6	-
	TOTAL:	**6**	**-**

5. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

6. Personnel expenses

The Company did not have employees in the reporting period.

7. Other securities and investments

		31.12.2023	05.04.2022-31.12.2022
		EUR	EUR
Long-term securities with fixed income		2 944	-
	TOTAL:	**2 944**	**-**

8. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		-	242
Cash in electronic money institution in the Republic of Latvia		-	2 781
	TOTAL:	**-**	**3 023**

The Company has a negative working capital as of December 31, 2023, as it started issuing securities only at the end of the year. Issuing securities allows to generate additional revenue and funds, and it is expected to improve the working capital ratio and will cover losses in the following reporting year.

9. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

10. Debts to related companies

	31.12.2023 EUR	31.12.2022 EUR
Received advance	163	-
TOTAL:	**163**	**-**

11. Taxes and State mandatory social insurance payments

	31.12.2023 EUR	31.12.2022 EUR
Withholding tax	-	242
Corporate income tax	50	-
TOTAL:	**50**	**242**

12. Off-balance sheet assets and liabilities

The Company acquires Bonds from Bond Issuers and issues Notes backed by those Bonds. The Company does not assume any underlying asset risk, therefore, Bonds are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional Bonds backing the Notes. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 10 882 326 EUR (during the period from 5 April 2022 to 31 December 2022: EUR 7 497 857 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Bonds related to issued Notes	997 056
Outstanding Notes liabilities (principal) to investors	997 056

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Bonds related to issued Notes	378 811
Outstanding Notes liabilities (principal) to investors	378 811

13. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.19 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.19 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.19 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the ‘Law on Audit Services‘ of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company’s financial reporting process.

Auditors’ Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors’ report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

— Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

— Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

— Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

— Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.20

(UNIFIED REGISTRATION NUMBER 40203392233)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

**PREPARED IN ACCORDANCE WITH THE
LAW ON THE ANNUAL REPORTS
AND CONSOLIDATED ANNUAL
REPORTS TOGETHER WITH
INDEPENDENT AUDITORS' REPORT**

Riga, 2024

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General information

Name of the Company	Mintos Finance No.20	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203392233 Riga, 7 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	07.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**30 587**	**26 690**
TOTAL CURRENT ASSETS		**30 587**	**26 690**
TOTAL ASSETS		**30 587**	**26 690**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	27 856	23 909
TOTAL CURRENT LIABILITIES		**27 856**	**23 909**
TOTAL EQUITY AND LIABILITIES		**30 587**	**26 690**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.20 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 7 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023 EUR	07.04.2022-31.12.2022 EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023 EUR	31.12.2022 EUR
Cash equivalent at the cash holder	27 806	23 909
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**30 587**	**26 690**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023 EUR	31.12.2022 EUR
Withholding tax	27 806	23 909
Corporate income tax	50	-
TOTAL:	**27 856**	**23 909**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 103 663 854 EUR (during the period from 7 April 2022 to 31 December 2022: 47 745 276 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	30 188 693
Outstanding Notes liabilities (principal) to investors	30 188 693

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	25 310 470
Outstanding Notes liabilities (principal) to investors	25 310 470

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.20 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.20 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.20 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.21

(UNIFIED REGISTRATION NUMBER 40203393775)

ANNUAL REPORT FOR THE YEAR 2023

(2^{nd} financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.21	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203393775 Riga, 14 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	14.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**3 040**	**5 953**
TOTAL CURRENT ASSETS		**3 040**	**5 953**
TOTAL ASSETS		**3 040**	**5 953**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	309	3 172
TOTAL CURRENT LIABILITIES		**309**	**3 172**
TOTAL EQUITY AND LIABILITIES		**3 040**	**5 953**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.21 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 14 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.
d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:

i. this person has control over the reporting company;
ii. this person has a substantial influence over the reporting company; or
iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:

i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
iii. both companies are joint companies for the same third party;
iv. one company is the third party's joint company, but the other company is the same third party's associated company;
v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	14.04.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		259	3 172
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**3 040**	**5 953**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	EUR
Withholding tax		259	3 172
Corporate income tax		50	-
	TOTAL:	**309**	**3 172**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 17 916 472 EUR (during the period from 14 April 2022 to 31 December 2022: 10 227 530 EUR) and 6 705 229 PLN (during the period from 14 April 2022 to 31 December 2022: 32 832 293 PLN), total 19 461 632 EUR (during the period from 14 April 2022 to 31 December 2022: 17 241 778 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	In local currency		Total
	31.12.2023 EUR	**31.12.2023 PLN**	**31.12.2023 EUR**
Rights of claim related to issued Notes	380	-	380
Outstanding Notes liabilities (principal) to investors	380	-	380

Off-balance sheet assets and liabilities as of 31 December 2022:

	In local currency		Total
	31.12.2022 EUR	**31.12.2022 PLN**	**31.12.2022 EUR**
Rights of claim related to issued Notes	1 777 214	6 551 314	3 176 828
Outstanding Notes liabilities (principal) to investors	1 777 214	6 551 314	3 176 828

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
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Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.21 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.21 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.21 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.22

(UNIFIED REGISTRATION NUMBER 40203393811)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.22	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203393811 Riga, 14 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	14.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**9 131**	**4 833**
TOTAL CURRENT ASSETS		**9 131**	**4 833**
TOTAL ASSETS		**9 131**	**4 833**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	6 400	2 052
TOTAL CURRENT LIABILITIES		**6 400**	**2 052**
TOTAL EQUITY AND LIABILITIES		**9 131**	**4 833**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.22 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 14 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.
d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023 EUR	14.04.2022-31.12.2022 EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023 EUR	31.12.2022 EUR
Cash equivalent at the cash holder	6 350	2 052
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**9 131**	**4 833**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023 EUR	31.12.2022 EUR
Withholding tax	6 350	2 052
Corporate income tax	50	-
TOTAL:	**6 400**	**2 052**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 8 701 724 EUR (during the period from 14 April 2022 to 31 December 2022: 5 745 540 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	8 665 084
Outstanding Notes liabilities (principal) to investors	8 665 084

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	2 504 467
Outstanding Notes liabilities (principal) to investors	2 504 467

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.22 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.22 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.22 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.23

(UNIFIED REGISTRATION NUMBER 40203394107)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.23	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203394107 Riga, 20 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	20.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

	Note	31.12.2023 EUR	31.12.2022 EUR
ASSETS			
CURRENT ASSETS			
Cash	6	**11 095**	**4 641**
TOTAL CURRENT ASSETS		**11 095**	**4 641**
TOTAL ASSETS		**11 095**	**4 641**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	8 364	1 860
TOTAL CURRENT LIABILITIES		**8 364**	**1 860**
TOTAL EQUITY AND LIABILITIES		**11 095**	**4 641**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.23 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 20 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	20.04.2022-31.12.2022
	EUR	EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	EUR
Cash equivalent at the cash holder	8 314	1 860
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**11 095**	**4 641**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	EUR
Withholding tax	8 314	1 860
Corporate income tax	50	-
TOTAL:	**8 364**	**1 860**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 40 542 630 EUR (during the period from 20 April 2022 to 31 December 2022: 6 561 044 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	14 017 776
Outstanding Notes liabilities (principal) to investors	14 017 776

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	1 635 796
Outstanding Notes liabilities (principal) to investors	1 635 796

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.23 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.23 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.23 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.24

(UNIFIED REGISTRATION NUMBER 40203393436)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.24	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203393436 Riga, 13 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	13.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**2 781**	**3 372**
TOTAL CURRENT ASSETS		**2 781**	**3 372**
TOTAL ASSETS		**2 781**	**3 372**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	50	591
TOTAL CURRENT LIABILITIES		**50**	**591**
TOTAL EQUITY AND LIABILITIES		**2 781**	**3 372**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.24 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 13 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.
d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	13.04.2022-31.12.2022
	EUR	EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	EUR
Cash equivalent at the cash holder	-	591
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**2 781**	**3 372**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	EUR
Withholding tax	-	591
Corporate income tax	50	-
TOTAL:	**50**	**591**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 5 031 358 EUR (during the period from 13 April 2022 to 31 December 2022: EUR 6 252 467 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	-
Outstanding Notes liabilities (principal) to investors	-

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	355 053
Outstanding Notes liabilities (principal) to investors	355 053

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.24 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.24 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.24 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

— Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

— Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

— Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

— Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.25

(UNIFIED REGISTRATION NUMBER 40203393188)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.25	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203393188 Riga, 12 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	12.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**4 571**	**2 897**
TOTAL CURRENT ASSETS		**4 571**	**2 897**
TOTAL ASSETS		**4 571**	**2 897**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	1 840	116
TOTAL CURRENT LIABILITIES		**1 840**	**116**
TOTAL EQUITY AND LIABILITIES		**4 571**	**2 897**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.25 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 12 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023 EUR	12.04.2022-31.12.2022 EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023 EUR	31.12.2022 EUR
Cash equivalent at the cash holder	1 790	116
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**4 571**	**2 897**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023 EUR	31.12.2022 EUR
Withholding tax	1 790	116
Corporate income tax	50	-
TOTAL:	**1 840**	**116**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 8 615 619 EUR (during the period from 12 April 2022 to 31 December 2022: 819 657 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	5 105 494
Outstanding Notes liabilities (principal) to investors	5 105 494

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	434 525
Outstanding Notes liabilities (principal) to investors	434 525

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
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Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.25 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.25 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.25 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the ‘Law on Audit Services‘ of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company’s financial reporting process.

Auditors’ Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors’ report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.26

(UNIFIED REGISTRATION NUMBER 40203394802)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.26	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203394802 Riga, 22 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	22.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**4 588**	**6 343**
TOTAL CURRENT ASSETS		**4 588**	**6 343**
TOTAL ASSETS		**4 588**	**6 343**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	1 857	3 562
TOTAL CURRENT LIABILITIES		**1 857**	**3 562**
TOTAL EQUITY AND LIABILITIES		**4 588**	**6 343**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.26 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 22 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
  i. this person has control over the reporting company;
  ii. this person has a substantial influence over the reporting company; or
  iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
  i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
  ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
  iii. both companies are joint companies for the same third party;
  iv. one company is the third party's joint company, but the other company is the same third party's associated company;
  v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
  vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
  vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
  viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	22.04.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	-	19

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		1 807	3 562
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	4 588	6 343

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	EUR
Withholding tax		1 807	3 562
Corporate income tax		50	-
	TOTAL:	1 857	3 562

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 17 077 239 EUR (during the period from 22 April 2022 to 31 December 2022: 9 344 553 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	2 421 605
Outstanding Notes liabilities (principal) to investors	2 421 605

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	2 637 786
Outstanding Notes liabilities (principal) to investors	2 637 786

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

T: + 371 67038000
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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.26 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.26 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.26 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.27

(UNIFIED REGISTRATION NUMBER 40203396269)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.27	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203396269 Riga, 27 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	27.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**27 970**	**15 242**
TOTAL CURRENT ASSETS		**27 970**	**15 242**
TOTAL ASSETS		**27 970**	**15 242**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	25 239	12 461
TOTAL CURRENT LIABILITIES		**25 239**	**12 461**
TOTAL EQUITY AND LIABILITIES		**27 970**	**15 242**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.27 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 27 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	27.04.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		25 189	12 461
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**27 970**	**15 242**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	EUR
Withholding tax		25 189	12 461
Corporate income tax		50	-
	TOTAL:	**25 239**	**12 461**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 37 976 459 EUR (during the period from 27 April 2022 to 31 December 2022: 23 024 469 EUR) and 7 727 139 750 KZT (during the period from 27 April 2022 to 31 December 2022: 642 639 207 KZT), total 53 310 659 EUR (during the period from 27 April 2022 to 31 December 2022: 24 323 243 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	In local currency		**Total**
	31.12.2023 EUR	**31.12.2023 KZT**	**31.12.2023 EUR**
Rights of claim related to issued Notes	21 498 591	2 148 692 601	25 762 586
Outstanding Notes liabilities (principal) to investors	21 498 591	2 148 692 601	25 762 586

Off-balance sheet assets and liabilities as of 31 December 2022:

	In local currency		**Total**
	31.12.2022 EUR	**31.12.2022 KZT**	**31.12.2022 EUR**
Rights of claim related to issued Notes	8 752 326	381 726 874	9 523 796
Outstanding Notes liabilities (principal) to investors	8 752 326	381 726 874	9 523 796

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg.com/lv
kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.27 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.27 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.27 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.28

(UNIFIED REGISTRATION NUMBER 40203394785)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.28	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203394785 Riga, 21 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	21.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**11 668**	**7 380**
TOTAL CURRENT ASSETS		**11 668**	**7 380**
TOTAL ASSETS		**11 668**	**7 380**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	8 937	4 599
TOTAL CURRENT LIABILITIES		**8 937**	**4 599**
TOTAL EQUITY AND LIABILITIES		**11 668**	**7 380**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.28 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 21 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

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The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
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- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
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2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

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   i. this person has control over the reporting company;
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b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

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2. Summary of Significant accounting policies (continued)

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All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	21.04.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		8 887	4 599
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**11 668**	**7 380**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	EUR
Withholding tax		8 887	4 599
Corporate income tax		50	-
	TOTAL:	**8 937**	**4 599**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 41 210 134 EUR (during the period from 21 April 2022 to 31 December 2022: 16 454 645 EUR) and 8 793 791 333 KZT (during the period from 21 April 2022 to 31 December 2022: 1 394 901 450 KZT), total 58 661 061 EUR (during the period from 21 April 2022 to 31 December 2022: 19 273 741 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	In local currency		Total
	31.12.2023 EUR	31.12.2023 KZT	31.12.2023 EUR
Rights of claim related to issued Notes	7 990 067	981 463 637	9 937 742
Outstanding Notes liabilities (principal) to investors	7 990 067	981 463 637	9 937 742

Off-balance sheet assets and liabilities as of 31 December 2022:

	In local currency		Total
	31.12.2022 EUR	31.12.2022 KZT	31.12.2022 EUR
Rights of claim related to issued Notes	3 262 844	523 238 999	4 320 310
Outstanding Notes liabilities (principal) to investors	3 262 844	523 238 999	4 320 310

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.28 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.28 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.28 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.29

(UNIFIED REGISTRATION NUMBER 40203393506)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.29	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203393506 Riga, 14 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	14.04.2022-31.12.2022
		EUR	**EUR**
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**7 464**	**7 304**
TOTAL CURRENT ASSETS		**7 464**	**7 304**
TOTAL ASSETS		**7 464**	**7 304**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	4 733	4 523
TOTAL CURRENT LIABILITIES		**4 733**	**4 523**
TOTAL EQUITY AND LIABILITIES		**7 464**	**7 304**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.29 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 14 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	14.04.2022-31.12.2022
	EUR	EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	EUR
Cash equivalent at the cash holder	4 683	4 523
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**7 464**	**7 304**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	EUR
Withholding tax	4 683	4 523
Corporate income tax	50	-
TOTAL:	**4 733**	**4 523**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 29 585 363 EUR (during the period from 14 April 2022 to 31 December 2022: 9 815 788 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	8 015 024
Outstanding Notes liabilities (principal) to investors	8 015 024

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	3 710 014
Outstanding Notes liabilities (principal) to investors	3 710 014

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
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Independent Auditors' Report

To the shareholder of Mintos Finance No.29 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.29 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.29 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

— Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

— Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

— Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

— Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.30

(UNIFIED REGISTRATION NUMBER 40203395795)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.30	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203395795 Riga, 26 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	26.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**3 447**	**11 082**
TOTAL CURRENT ASSETS		**3 447**	**11 082**
TOTAL ASSETS		**3 447**	**11 082**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	716	8 301
TOTAL CURRENT LIABILITIES		**716**	**8 301**
TOTAL EQUITY AND LIABILITIES		**3 447**	**11 082**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.30 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 26 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.
d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	26.04.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		666	8 301
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**3 447**	**11 082**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	EUR
Withholding tax		666	8 301
Corporate income tax		50	-
	TOTAL:	**716**	**8 301**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 11 385 358 EUR (during the period from 26 April 2022 to 31 December 2022: 8 410 039 EUR) and 82 617 372 PLN (during the period from 26 April 2022 to 31 December 2022: 39 365 966 PLN), total 30 423 788 EUR (during the period from 26 April 2022 to 31 December 2022: 16 820 132 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	In local currency		**Total**
	31.12.2023 EUR	**31.12.2023 PLN**	**31.12.2023 EUR**
Rights of claim related to issued Notes	-	-	-
Outstanding Notes liabilities (principal) to investors	-	-	-

Off-balance sheet assets and liabilities as of 31 December 2022:

	In local currency		**Total**
	31.12.2022 EUR	**31.12.2022 PLN**	**31.12.2022 EUR**
Rights of claim related to issued Notes	3 926 924	14 290 647	6 979 959
Outstanding Notes liabilities (principal) to investors	3 926 924	14 290 647	6 979 959

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg.com/lv
kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.30 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.30 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.30 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.31

(UNIFIED REGISTRATION NUMBER 40203395846)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.31	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203395846 Riga, 26 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	26.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

	Note	31.12.2023	31.12.2022
ASSETS		**EUR**	**EUR**
CURRENT ASSETS			
Cash	6	**18 983**	**12 998**
TOTAL CURRENT ASSETS		**18 983**	**12 998**
TOTAL ASSETS		**18 983**	**12 998**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	16 252	10 217
TOTAL CURRENT LIABILITIES		**16 252**	**10 217**
TOTAL EQUITY AND LIABILITIES		**18 983**	**12 998**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.31 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 26 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	26.04.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		16 202	10 217
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**18 983**	**12 998**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	EUR
Withholding tax		16 202	10 217
Corporate income tax		50	-
	TOTAL:	**16 252**	**10 217**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 200 203 644 EUR (during the period from 26 April 2022 to 31 December 2022: 97 212 457 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	20 813 597
Outstanding Notes liabilities (principal) to investors	20 813 597

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	15 785 139
Outstanding Notes liabilities (principal) to investors	15 785 139

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.31 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.31 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.31 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.32

(UNIFIED REGISTRATION NUMBER 40203394376)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.32	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203394376 Riga, 20 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

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Chairman of the Management Board

Martins Valters
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Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**3 278**	**3 204**
TOTAL CURRENT ASSETS		**3 278**	**3 204**
TOTAL ASSETS		**3 278**	**3 204**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	547	423
TOTAL CURRENT LIABILITIES		**547**	**423**
TOTAL EQUITY AND LIABILITIES		**3 278**	**3 204**

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28 February 2024

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b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

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d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash compromise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023 EUR	20.04.2022-31.12.2022 EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023 EUR	31.12.2022 EUR
Cash equivalent at the cash holder	497	423
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**3 278**	**3 204**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023 EUR	31.12.2022 EUR
Withholding tax	497	423
Corporate income tax	50	-
TOTAL:	**547**	**423**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 0 EUR (during the period from 20 April 2022 to 31 December 2022: EUR 1 203 209 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	586 647
Outstanding Notes liabilities (principal) to investors	586 647

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	664 810
Outstanding Notes liabilities (principal) to investors	664 810

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.32 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.32 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.32 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.33

(UNIFIED REGISTRATION NUMBER 40203396555)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.33	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203396555 Riga, 28 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	28.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**3 673**	**2 828**
TOTAL CURRENT ASSETS		**3 673**	**2 828**
TOTAL ASSETS		**3 673**	**2 828**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	942	47
TOTAL CURRENT LIABILITIES		**942**	**47**
TOTAL EQUITY AND LIABILITIES		**3 673**	**2 828**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.33 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 28 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	28.04.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		892	47
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	**3 673**	**2 828**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	EUR
Withholding tax		892	47
Corporate income tax		50	-
	TOTAL:	**942**	**47**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 743 975 EUR (during the period from 28 April 2022 to 31 December 2022: 774 814 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	956 588
Outstanding Notes liabilities (principal) to investors	956 588

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	82 988
Outstanding Notes liabilities (principal) to investors	82 988

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.33 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.33 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.33 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.34

(UNIFIED REGISTRATION NUMBER 40203393629)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.34	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203393629 Riga, 14 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	14.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

	Note	31.12.2023	31.12.2022
ASSETS		**EUR**	**EUR**
CURRENT ASSETS			
Cash	6	**7 353**	**5 095**
TOTAL CURRENT ASSETS		**7 353**	**5 095**
TOTAL ASSETS		**7 353**	**5 095**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	4 622	2 314
TOTAL CURRENT LIABILITIES		**4 622**	**2 314**
TOTAL EQUITY AND LIABILITIES		**7 353**	**5 095**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.34 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 14 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.
d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:

i. this person has control over the reporting company;
ii. this person has a substantial influence over the reporting company; or
iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:

i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
iii. both companies are joint companies for the same third party;
iv. one company is the third party's joint company, but the other company is the same third party's associated company;
v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity’s own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity’s own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity’s own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity’s own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity’s own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity’s own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023 EUR	14.04.2022- 31.12.2022 EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023 EUR	31.12.2022 EUR
Cash equivalent at the cash holder	4 572	2 314
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**7 353**	**5 095**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023 EUR	31.12.2022 EUR
Withholding tax	4 572	2 314
Corporate income tax	50	-
TOTAL:	**4 622**	**2 314**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 5 624 129 EUR (during the period from 14 April 2022 to 31 December 2022: 5 321 786 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	5 258 409
Outstanding Notes liabilities (principal) to investors	5 258 409

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	2 066 648
Outstanding Notes liabilities (principal) to investors	2 066 648

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg.com/lv
kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.34 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.34 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.34 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.35

(UNIFIED REGISTRATION NUMBER 40203396574)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.35
Legal status of the Company	Limited liability company
Unified registration number, place and date of registration	40203396574 Riga, 28 April 2022
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board
Financial period	1 January 2023 - 31 December 2023
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200 KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	28.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**4 202**	**4 310**
TOTAL CURRENT ASSETS		**4 202**	**4 310**
TOTAL ASSETS		**4 202**	**4 310**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	1 471	1 529
TOTAL CURRENT LIABILITIES		**1 471**	**1 529**
TOTAL EQUITY AND LIABILITIES		**4 202**	**4 310**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.35 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 28 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	28.04.2022-31.12.2022
	EUR	EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	EUR
Cash equivalent at the cash holder	1 421	1 529
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**4 202**	**4 310**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	EUR
Withholding tax	1 421	1 529
Corporate income tax	50	-
TOTAL:	**1 471**	**1 529**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 0 EUR (during the period from 28 April 2022 to 31 December 2022: EUR 4 798 971 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	1 361 626
Outstanding Notes liabilities (principal) to investors	1 361 626

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	2 365 633
Outstanding Notes liabilities (principal) to investors	2 365 633

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.35 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.35 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.35 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.36

(UNIFIED REGISTRATION NUMBER 40203394342)

ANNUAL REPORT FOR THE YEAR 2023

(2^{nd} financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

Table of contents

General information

Name of the Company	Mintos Finance No.36	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203394342 Riga, 20 April 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	20.04.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**21 236**	**5 104**
TOTAL CURRENT ASSETS		**21 236**	**5 104**
TOTAL ASSETS		**21 236**	**5 104**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	18 505	2 323
TOTAL CURRENT LIABILITIES		**18 505**	**2 323**
TOTAL EQUITY AND LIABILITIES		**21 236**	**5 104**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.36 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 20 April 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	20.04.2022-31.12.2022
	EUR	EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	EUR
Cash equivalent at the cash holder	18 455	2 323
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**21 236**	**5 104**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	EUR
Withholding tax	18 455	2 323
Corporate income tax	50	-
TOTAL:	**18 505**	**2 323**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 32 854 039 EUR (during the period from 20 April 2022 to 31 December 2022: 11 357 994 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	19 249 541
Outstanding Notes liabilities (principal) to investors	19 249 541

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	5 287 725
Outstanding Notes liabilities (principal) to investors	5 287 725

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.36 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.36 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.36 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.37

(UNIFIED REGISTRATION NUMBER 40203405650)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.37	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203405650 Riga, 10 June 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	10.06.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**2 781**	**4 913**
TOTAL CURRENT ASSETS		**2 781**	**4 913**
TOTAL ASSETS		**2 781**	**4 913**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	50	2 132
TOTAL CURRENT LIABILITIES		**50**	**2 132**
TOTAL EQUITY AND LIABILITIES		**2 781**	**4 913**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.37 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 10 June 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:

i. this person has control over the reporting company;
ii. this person has a substantial influence over the reporting company; or
iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:

i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
iii. both companies are joint companies for the same third party;
iv. one company is the third party's joint company, but the other company is the same third party's associated company;
v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

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All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

		2023	10.06.2022-31.12.2022
		EUR	EUR
Bank commissions		-	19
	TOTAL:	-	19

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

		31.12.2023	31.12.2022
		EUR	EUR
Cash equivalent at the cash holder		-	2 132
Cash in electronic money institution in the Republic of Latvia		2 781	2 781
	TOTAL:	2 781	4 913

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

		31.12.2023	31.12.2022
		EUR	EUR
Withholding tax		-	2 132
Corporate income tax		50	-
	TOTAL:	50	2 132

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 4 640 982 EUR (during the period from 10 June 2022 to 31 December 2022: EUR 10 023 071 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	-
Outstanding Notes liabilities (principal) to investors	-

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	1 634 627
Outstanding Notes liabilities (principal) to investors	1 634 627

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.37 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.37 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.37 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.38

(UNIFIED REGISTRATION NUMBER 40203404284)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.38	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203404284 Riga, 2 June 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	02.06.2022-31.12.2022
		EUR	**EUR**
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**5 419**	**3 456**
TOTAL CURRENT ASSETS		**5 419**	**3 456**
TOTAL ASSETS		**5 419**	**3 456**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	2 688	675
TOTAL CURRENT LIABILITIES		**2 688**	**675**
TOTAL EQUITY AND LIABILITIES		**5 419**	**3 456**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.38 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 2 June 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
    - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
    - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:

i. this person has control over the reporting company;
ii. this person has a substantial influence over the reporting company; or
iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:

i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
iii. both companies are joint companies for the same third party;
iv. one company is the third party's joint company, but the other company is the same third party's associated company;
v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	02.06.2022-31.12.2022
	EUR	EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	EUR
Cash equivalent at the cash holder	2 638	675
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**5 419**	**3 456**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	EUR
Withholding tax	2 638	675
Corporate income tax	50	-
TOTAL:	**2 688**	**675**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 7 487 606 EUR (during the period from 2 June 2022 to 31 December 2022: 1 278 272 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	3 768 611
Outstanding Notes liabilities (principal) to investors	3 768 611

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	593 061
Outstanding Notes liabilities (principal) to investors	593 061

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.38 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.38 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.38 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.39

(UNIFIED REGISTRATION NUMBER 40203404049)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.39	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203404049 Riga, 2 June 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	02.06.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**10 665**	**4 099**
TOTAL CURRENT ASSETS		**10 665**	**4 099**
TOTAL ASSETS		**10 665**	**4 099**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	7 934	1 318
TOTAL CURRENT LIABILITIES		**7 934**	**1 318**
TOTAL EQUITY AND LIABILITIES		**10 665**	**4 099**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.39 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 2 June 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:

i. this person has control over the reporting company;
ii. this person has a substantial influence over the reporting company; or
iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:

i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
iii. both companies are joint companies for the same third party;
iv. one company is the third party's joint company, but the other company is the same third party's associated company;
v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023 EUR	02.06.2022-31.12.2022 EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023 EUR	31.12.2022 EUR
Cash equivalent at the cash holder	7 884	1 318
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**10 665**	**4 099**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023 EUR	31.12.2022 EUR
Withholding tax	7 884	1 318
Corporate income tax	50	-
TOTAL:	**7 934**	**1 318**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 20 965 852 EUR (during the period from 2 June 2022 to 31 December 2022: 3 969 410 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	10 816 003
Outstanding Notes liabilities (principal) to investors	10 816 003

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	1 672 307
Outstanding Notes liabilities (principal) to investors	1 672 307

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.39 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.39 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.39 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.40

(UNIFIED REGISTRATION NUMBER 40203406374)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.40	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203406374 Riga, 13 June 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	13.06.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**20 585**	**4 936**
TOTAL CURRENT ASSETS		**20 585**	**4 936**
TOTAL ASSETS		**20 585**	**4 936**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	17 854	2 155
TOTAL CURRENT LIABILITIES		**17 854**	**2 155**
TOTAL EQUITY AND LIABILITIES		**20 585**	**4 936**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.40 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 13 June 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.
d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023 EUR	13.06.2022-31.12.2022 EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023 EUR	31.12.2022 EUR
Cash equivalent at the cash holder	17 804	2 155
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**20 585**	**4 936**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023 EUR	31.12.2022 EUR
Withholding tax	17 804	2 155
Corporate income tax	50	-
TOTAL:	**17 854**	**2 155**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 26 227 685 EUR (during the period from 13 June 2022 to 31 December 2022: 12 886 837 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	16 655 833
Outstanding Notes liabilities (principal) to investors	16 655 833

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	5 636 528
Outstanding Notes liabilities (principal) to investors	5 636 528

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.40 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.40 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.40 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.41

(UNIFIED REGISTRATION NUMBER 40203404528)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.41	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203404528 Riga, 3 June 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	03.06.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

	Note	31.12.2023	31.12.2022
ASSETS		**EUR**	**EUR**
CURRENT ASSETS			
Cash	6	**8 456**	**7 149**
TOTAL CURRENT ASSETS		**8 456**	**7 149**
TOTAL ASSETS		**8 456**	**7 149**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	5 725	4 368
TOTAL CURRENT LIABILITIES		**5 725**	**4 368**
TOTAL EQUITY AND LIABILITIES		**8 456**	**7 149**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.41 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 3 June 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:

i. this person has control over the reporting company;
ii. this person has a substantial influence over the reporting company; or
iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:

i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
iii. both companies are joint companies for the same third party;
iv. one company is the third party's joint company, but the other company is the same third party's associated company;
v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	03.06.2022-31.12.2022
	EUR	EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	EUR
Cash equivalent at the cash holder	5 675	4 368
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**8 456**	**7 149**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	EUR
Withholding tax	5 675	4 368
Corporate income tax	50	-
TOTAL:	**5 725**	**4 368**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 105 634 426 EUR (during the period from 3 June 2022 to 31 December 2022: 38 758 246 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	10 842 301
Outstanding Notes liabilities (principal) to investors	10 842 301

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	2 804 517
Outstanding Notes liabilities (principal) to investors	2 804 517

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg.com/lv
kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.41 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.41 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.41 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors’ report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors’ report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.42

(UNIFIED REGISTRATION NUMBER 40203410257)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.42	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203410257 Riga, 30 June 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	30.06.2022-31.12.2022
		EUR	**EUR**
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**24 515**	**3 305**
TOTAL CURRENT ASSETS		**24 515**	**3 305**
TOTAL ASSETS		**24 515**	**3 305**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	21 784	524
TOTAL CURRENT LIABILITIES		**21 784**	**524**
TOTAL EQUITY AND LIABILITIES		**24 515**	**3 305**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.42 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 30 June 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	30.06.2022-31.12.2022
	EUR	**EUR**
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	**EUR**
Cash equivalent at the cash holder	21 734	524
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**24 515**	**3 305**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	**EUR**
Withholding tax	21 734	524
Corporate income tax	50	-
TOTAL:	**21 784**	**524**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 38 834 783 EUR (during the period from 30 June 2022 to 31 December 2022: 1 568 058 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	24 704 553
Outstanding Notes liabilities (principal) to investors	24 704 553

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	1 087 126
Outstanding Notes liabilities (principal) to investors	1 087 126

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

28 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.42 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.42 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.42 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.43

(UNIFIED REGISTRATION NUMBER 40203410365)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.43	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203410365 Riga, 30 June 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	30.06.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**2 781**	**2 781**
TOTAL CURRENT ASSETS		**2 781**	**2 781**
TOTAL ASSETS		**2 781**	**2 781**

EQUITY AND LIABILITIES	Note	31.12.2023 EUR	31.12.2022 EUR
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	50	-
TOTAL CURRENT LIABILITIES		**50**	**-**
TOTAL EQUITY AND LIABILITIES		**2 781**	**2 781**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.43 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 30 June 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution.

f. Expense recognition

All significant expenses are recorded, based on the accrual basis.

2. Summary of Significant accounting policies (continued)

g. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

h. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023 EUR	30.06.2022-31.12.2022 EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023 EUR	31.12.2022 EUR
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**2 781**	**2 781**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023 EUR	31.12.2022 EUR
Corporate income tax	50	-
TOTAL:	**50**	**-**

9. Business continuity

The company continues preparatory work to start the core business and cooperation with partners to be able to offer Notes to investors in the next reporting year.

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte Chairman of the Management Board	Martins Valters Member of the Management Board
Santa Novikova Accountant	

29 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.43 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.43 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the year then ended,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.43 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

— Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

— Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

— Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

— Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.44

(UNIFIED REGISTRATION NUMBER 40203409012)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.44	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203409012 Riga, 22 June 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	22.06.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Balance sheet

	Note	31.12.2023	31.12.2022
ASSETS		**EUR**	**EUR**
CURRENT ASSETS			
Cash	6	**12 955**	**4 457**
TOTAL CURRENT ASSETS		**12 955**	**4 457**
TOTAL ASSETS		**12 955**	**4 457**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	10 224	1 676
TOTAL CURRENT LIABILITIES		**10 224**	**1 676**
TOTAL EQUITY AND LIABILITIES		**12 955**	**4 457**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.44 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 22 June 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution and cash equivalents at the cash holder.

2. Summary of Significant accounting policies (continued)

f. Withholding tax

According to the Law on Personal Income Tax, for investors who are tax residents of Latvia, the withholding tax rate for interest is 20%. For individual investors are tax residents of EU/EEA countries outside of Latvia and who do not invest in the course of business activity, the withholding tax rate is 5% of interest income. For all other investors, the standard withholding tax rate is 20%. The rate may be reduced if the foreign investor submits an approved tax residency certificate. The Company is required to deduct withholding tax from interest payments made to investors. Company reports the withheld income tax on monthly basis in the Electronic Declaration System of the State Revenue Service. The investment firm, responsible for payment, withholding and income accounting, makes the withholding tax payment on behalf of the Company in accordance with the procedures prescribed by law. Please refer to notes 6 (cash equivalents at cash holder) and note 8 for the amount of tax that has been withheld but not yet paid to the state budget.

g. Expense recognition

All significant expenses are recorded, based on the accrual basis.

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 9.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	22.06.2022-31.12.2022
	EUR	EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	EUR
Cash equivalent at the cash holder	10 174	1 676
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**12 955**	**4 457**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	EUR
Withholding tax	10 174	1 676
Corporate income tax	50	-
TOTAL:	**10 224**	**1 676**

9. Off-balance sheet assets and liabilities

The Company acquires loan receivables from Lending Companies or the SPV and issues Notes backed by those loan receivables. The SPV is a special purpose undertaking established for the purpose of issuing loans to the Lending Companies and selling those loans to the issuers for the issuance of financial instruments. The Company does not assume any underlying asset risk, therefore, the loan receivables are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional to the loan receivables backing the Notes or the loan receivables linked to the borrower's loan backing the Notes and the performance of the Lending Company's buyback and repurchase obligation. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 17 053 455 EUR (during the period from 22 June 2022 to 31 December 2022: 3 880 176 EUR).

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Rights of claim related to issued Notes	15 462 627
Outstanding Notes liabilities (principal) to investors	15 462 627

Off-balance sheet assets and liabilities as of 31 December 2022:

	31.12.2022 EUR
Rights of claim related to issued Notes	2 142 069
Outstanding Notes liabilities (principal) to investors	2 142 069

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.44 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.44 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.44 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.45

(UNIFIED REGISTRATION NUMBER 40203407882)

ANNUAL REPORT FOR THE YEAR 2023

(2nd financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.45	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203407882 Riga, 17 June 2022	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	1 January 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	2023	17.06.2022-31.12.2022
		EUR	EUR
Other operating expenses	3	**-**	**(19)**
Profit or (loss) before corporate income tax		**-**	**(19)**
Corporate income tax for the reporting year	4	(50)	-
Profit or (loss) for the reporting year		**(50)**	**(19)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR	31.12.2022 EUR
CURRENT ASSETS			
Cash	6	**2 781**	**2 781**
TOTAL CURRENT ASSETS		**2 781**	**2 781**
TOTAL ASSETS		**2 781**	**2 781**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	7	2 800	2 800
Non-covered losses brought forward from previous years		(19)	-
Profit or (loss) for the reporting year		(50)	(19)
TOTAL EQUITY		**2 731**	**2 781**
CURRENT LIABILITIES			
Taxes and State mandatory social insurance payments	8	50	-
TOTAL CURRENT LIABILITIES		**50**	**-**
TOTAL EQUITY AND LIABILITIES		**2 781**	**2 781**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.45 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 17 June 2022.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 1 January 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment methods are consistent with those used in the previous year.
c) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

d) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
e) Assets and liabilities items have been valued separately.
f) The opening balance sheet conforms to closing balance sheet of the previous year.
g) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
h) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash in the electronic money institution.

f. Expense recognition

All significant expenses are recorded, based on the accrual basis.

2. Summary of Significant accounting policies (continued)

g. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

h. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	2023	17.06.2022-31.12.2022
	EUR	EUR
Bank commissions	-	19
TOTAL:	**-**	**19**

4. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year 2022 but in the reporting year 2023 calculated minimal corporate income tax in amount of 50 EUR.

5. Personnel expenses

The Company did not have employees in the reporting period.

6. Cash

	31.12.2023	31.12.2022
	EUR	EUR
Cash in electronic money institution in the Republic of Latvia	2 781	2 781
TOTAL:	**2 781**	**2 781**

7. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

8. Taxes and State mandatory social insurance payments

	31.12.2023	31.12.2022
	EUR	EUR
Corporate income tax	50	-
TOTAL:	**50**	**-**

9. Business continuity

The company continues preparatory work to start the core business and cooperation with partners to be able to offer Notes to investors in the next reporting year.

10. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte Chairman of the Management Board	Martins Valters Member of the Management Board

Santa Novikova
Accountant

29 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.45 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.45 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the year then ended,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.45 SIA as at 31 December 2023 and of its financial performance for the year then ended in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.46

(UNIFIED REGISTRATION NUMBER 40203460718)

ANNUAL REPORT FOR PERIOD
FROM 8 FEBRUARY 2023 TO 31 DECEMBER 2023
(1st financial year)

PREPARED IN ACCORDANCE WITH THE
LAW ON THE ANNUAL REPORTS
AND CONSOLIDATED ANNUAL
REPORTS TOGETHER WITH
INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.46	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203460718 Riga, 8 February 2023	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	8 February 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	08.02.2023-31.12.2023 EUR
Other operating expenses	3	**(8)**
Other interest income and similar income:		**4**
2) from other persons	4	4
Profit or (loss) before corporate income tax		**(4)**
Corporate income tax for the reporting year	5	-
Profit or (loss) for the reporting year		**(4)**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR
LONG-TERM INVESTMENTS		
Long-term financial investments:		
Other securities and investments	7	1 007
Total Long-term financial investments		**1 007**
TOTAL LONG-TERM INVESTMENTS		**1 007**
CURRENT ASSETS		
Debtors:		
Accrued income		4
Total Debtors		**4**
Cash	8	**2 999**
TOTAL CURRENT ASSETS		**3 003**
TOTAL ASSETS		**4 010**
EQUITY AND LIABILITIES		
EQUITY		
Share capital	9	2 800
Profit or (loss) for the reporting year		(4)
TOTAL EQUITY		**2 796**
CURRENT LIABILITIES		
Debts to related companies	10	1 214
TOTAL CURRENT LIABILITIES		**1 214**
TOTAL EQUITY AND LIABILITIES		**4 010**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.46 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 8 February 2023.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by Bonds acquired from the Bond Issuer. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 8 February 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.
c) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
d) Assets and liabilities items have been valued separately.
e) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
f) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Long-term financial investments

Long-term financial investments are initially evaluated at amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. Income from securities are recognized as income in the profit or loss statement.

f. Cash

Cash comprise cash at bank account and the electronic money institution.

g. Income and expense recognition

All significant income and expenses are recorded, based on the accrual basis.

2. Summary of Significant accounting policies (continued)

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 11.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	08.02.2023-31.12.2023 EUR
Bank commissions	**8**
TOTAL:	**8**

4. Other interest income and similar income

	08.02.2023-31.12.2023 EUR
Interest income from securities	4
TOTAL:	**4**

5. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year.

6. Personnel expenses

The Company did not have employees in the reporting period.

7. Other securities and investments

	31.12.2023 EUR
Long-term securities with fixed income	1 007
TOTAL:	**1 007**

8. Cash

	31.12.2023 EUR
Commercial bank in the Republic of Latvia	1 599
Cash equivalent at the cash holder	1 400
TOTAL:	**2 999**

9. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is 2 800 EUR.

10. Debts to related companies

	31.12.2023 EUR
Received advance	1 214
TOTAL:	**1 214**

11. Off-balance sheet assets and liabilities

The Company acquires Bonds from Bond Issuers and issues Notes backed by those Bonds. The Company does not assume any underlying asset risk, therefore, Bonds are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional Bonds backing the Notes. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 2 000 000 EUR.

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Bonds related to issued Notes	370 993
Outstanding Notes liabilities (principal) to investors	370 993

12. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

KPMG

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.46 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.46 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the period from 8 February 2023 to 31 December 2023,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.46 SIA as at 31 December 2023 and of its financial performance for the period from 8 February 2023 to 31 December 2023 in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

— Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

— Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

— Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

— Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.47

(UNIFIED REGISTRATION NUMBER 50203493941)

ANNUAL REPORT FOR THE PERIOD
FROM 29 JUNE 2023 TO 31 DECEMBER 2023
(1st financial year)

PREPARED IN ACCORDANCE WITH THE LAW ON THE ANNUAL REPORTS AND CONSOLIDATED ANNUAL REPORTS TOGETHER WITH INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.47	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	50203493941 Riga, 29 June 2023	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	29 June 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	29.06.2023-31.12.2023 EUR
Profit or (loss) before corporate income tax		**-**
Corporate income tax for the reporting year	3	-
Profit or (loss) for the reporting year		**-**

The accompanying notes on pages 6 to 10 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Balance sheet

	Note	31.12.2023
ASSETS		**EUR**
CURRENT ASSETS		
Cash	5	**2 827**
TOTAL CURRENT ASSETS		**2 827**
TOTAL ASSETS		**2 827**
EQUITY AND LIABILITIES		
EQUITY		
Share capital	6	2 800
TOTAL EQUITY		**2 800**
CURRENT LIABILITIES		
Debts to related companies	7	27
TOTAL CURRENT LIABILITIES		**27**
TOTAL EQUITY AND LIABILITIES		**2 827**

The accompanying notes on pages 6 to 10 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.47 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 29 June 2023.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 29 June 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

c) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
d) Assets and liabilities items have been valued separately.
e) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
f) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash at bank account.

f. Income and expense recognition

All significant income and expenses are recorded, based on the accrual basis.

2. Summary of Significant accounting policies (continued)

g. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

h. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year.

4. Personnel expenses

The Company did not have employees in the reporting period.

5. Cash

	31.12.2023 EUR
Commercial bank in the Republic of Latvia	2 827
TOTAL:	**2 827**

6. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

7. Debts to related companies

	31.12.2023 EUR
Received advance payment	27
TOTAL:	**27**

8. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

T: + 371 67038000
kpmg.com/lv
kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.47 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.47 SIA ("the Company") set out on pages 4 to 10 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the period from 29 June 2023 to 31 December 2023,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.47 SIA as at 31 December 2023 and of its financial performance for the period from 29 June 2023 to 31 December 2023 in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.48

(UNIFIED REGISTRATION NUMBER 40203504514)

ANNUAL REPORT FOR THE PERIOD
FROM 29 AUGUST 2023 TO 31 DECEMBER 2023

(1^{st} financial year)

PREPARED IN ACCORDANCE WITH THE
LAW ON THE ANNUAL REPORTS
AND CONSOLIDATED ANNUAL
REPORTS TOGETHER WITH
INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.48	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203504514 Riga, 29 August 2023	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	29 August 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	29.08.2023-31.12.2023 EUR
Profit or (loss) before corporate income tax		**-**
Corporate income tax for the reporting year	3	-
Profit or (loss) for the reporting year		**-**

The accompanying notes on pages 6 to 10 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Balance sheet

	Note	31.12.2023
ASSETS		**EUR**
CURRENT ASSETS		
Cash	5	**2 827**
TOTAL CURRENT ASSETS		**2 827**
TOTAL ASSETS		**2 827**
EQUITY AND LIABILITIES		
EQUITY		
Share capital	6	2 800
TOTAL EQUITY		**2 800**
CURRENT LIABILITIES		
Debts to related companies	7	27
TOTAL CURRENT LIABILITIES		**27**
TOTAL EQUITY AND LIABILITIES		**2 827**

The accompanying notes on pages 6 to 10 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.48 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 29 August 2023.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 29 August 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

c) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
d) Assets and liabilities items have been valued separately.
e) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
f) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash at bank account.

f. Income and expense recognition

All significant income and expenses are recorded, based on the accrual basis.

2. Summary of Significant accounting policies (continued)

g. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

h. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year.

4. Personnel expenses

The Company did not have employees in the reporting period.

5. Cash

	31.12.2023 EUR
Commercial bank in the Republic of Latvia	2 827
TOTAL:	**2 827**

6. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

7. Debts to related companies

	31.12.2023 EUR
Received advance payment	27
TOTAL:	**27**

8. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.48 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.48 SIA ("the Company") set out on pages 4 to 10 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the period from 29 August 2023 to 31 December 2023,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.48 SIA as at 31 December 2023 and of its financial performance for the period from 29 August 2023 to 31 December 2023 in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.49

(UNIFIED REGISTRATION NUMBER 40203515541)

ANNUAL REPORT FOR THE PERIOD
FROM 17 OCTOBER 2023 TO 31 DECEMBER 2023

(1st financial year)

PREPARED IN ACCORDANCE WITH THE
LAW ON THE ANNUAL REPORTS
AND CONSOLIDATED ANNUAL
REPORTS TOGETHER WITH
INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.49	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203515541 Riga, 17 October 2023	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	17 October 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	17.10.2023-31.12.2023 EUR
Profit or (loss) before corporate income tax		**-**
Corporate income tax for the reporting year	3	-
Profit or (loss) for the reporting year		**-**

The accompanying notes on pages 6 to 10 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR
CURRENT ASSETS		
Cash	5	**2 827**
TOTAL CURRENT ASSETS		**2 827**
TOTAL ASSETS		**2 827**
EQUITY AND LIABILITIES		
EQUITY		
Share capital	6	2 800
TOTAL EQUITY		**2 800**
CURRENT LIABILITIES		
Debts to related companies	7	27
TOTAL CURRENT LIABILITIES		**27**
TOTAL EQUITY AND LIABILITIES		**2 827**

The accompanying notes on pages 6 to 10 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.49 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 17 October 2023.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 17 October 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.
c) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
d) Assets and liabilities items have been valued separately.
e) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
f) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity’s own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity’s own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity’s own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity’s own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity’s own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity’s own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash at bank account.

f. Income and expense recognition

All significant income and expenses are recorded, based on the accrual basis.

2. Summary of Significant accounting policies (continued)

g. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

h. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year.

4. Personnel expenses

The Company did not have employees in the reporting period.

5. Cash

	31.12.2023
	EUR
Commercial bank in the Republic of Latvia	2 827
TOTAL:	**2 827**

6. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

7. Debts to related companies

	31.12.2023
	EUR
Received advance payment	27
TOTAL:	**27**

8. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

KPMG Baltics SIA
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Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.49 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.49 SIA ("the Company") set out on pages 4 to 10 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the period from 17 October 2023 to 31 December 2023,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.49 SIA as at 31 December 2023 and of its financial performance for the period from 17 October 2023 to 31 December 2023 in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.50

(UNIFIED REGISTRATION NUMBER 40203506680)

ANNUAL REPORT FOR PERIOD
FROM 7 SEPTEMBER 2023 TO 31 DECEMBER 2023
(1st financial year)

PREPARED IN ACCORDANCE WITH THE
LAW ON THE ANNUAL REPORTS
AND CONSOLIDATED ANNUAL
REPORTS TOGETHER WITH
INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.50	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203506680 Riga, 7 September 2023	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	7 September 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	07.09.2023-31.12.2023 EUR
Other operating expenses	3	**(8)**
Other interest income and similar income:		**39**
2) from other persons	4	39
Profit or (loss) before corporate income tax		**31**
Corporate income tax for the reporting year	5	-
Profit or (loss) for the reporting year		**31**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR
LONG-TERM INVESTMENTS		
Long-term financial investments:		
Other securities and investments	7	4 578
Total Long-term financial investments		**4 578**
TOTAL LONG-TERM INVESTMENTS		**4 578**
CURRENT ASSETS		
Debtors:		
Related companies' debts	8	2 508
Accrued income		39
Other debtors	9	19 743
Total Debtors		**22 290**
Cash	10	**3 163**
TOTAL CURRENT ASSETS		**25 453**
TOTAL ASSETS		**30 031**
EQUITY AND LIABILITIES		
EQUITY		
Share capital	11	30 000
Profit or (loss) for the reporting year		31
TOTAL EQUITY		**30 031**
TOTAL EQUITY AND LIABILITIES		**30 031**

The accompanying notes on pages 6 to 11 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.50 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 7 September 2023.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by Bonds acquired from the Bond Issuer. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 7 September 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

c) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
d) Assets and liabilities items have been valued separately.
e) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
f) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Long-term financial investments

Long-term financial investments are initially evaluated at amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. Income from securities are recognized as income in the profit or loss statement.

f. Cash

Cash comprise cash at bank account.

g. Income and expense recognition

All significant income and expenses are recorded, based on the accrual basis.

2. Summary of Significant accounting policies (continued)

h. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

i. Off-balance assets and liabilities

Off-balance assets and liabilities are accumulated from contracts, that are concluded with the Company or where the Company is one of the parties involved and, in the future, could produce to the Company assets, liabilities, which depends on future events. Please see note 12.

j. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Other operating expenses

	07.09.2023-31.12.2023 EUR
Bank commissions	**8**
TOTAL:	**8**

4. Other interest income and similar income

	07.09.2023-31.12.2023 EUR
Interest income from securities	39
TOTAL:	**39**

5. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year.

6. Personnel expenses

The Company did not have employees in the reporting period.

7. Other securities and investments

	31.12.2023 EUR
Long-term securities with fixed income	4 578
TOTAL:	**4 578**

8. Related companies' debts

	31.12.2023 EUR
Cost compensation	2 508
TOTAL:	**2 508**

9. Other debtors

By acquiring the Bonds that back Company's issued Notes, Company also makes payments for this Bonds' accrued interest until the date of purchase, which the Company expects to get back on the next interest payment date.

	31.12.2023 EUR
Claim for accrued interest	19 743
TOTAL:	**19 743**

10. Cash

		31.12.2023 EUR
Commercial bank in the Republic of Latvia		3 163
	TOTAL:	**3 163**

11. Share capital

As of December 31, 2023 the share capital consists of 30 000 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is 30 000 EUR.

12. Off-balance sheet assets and liabilities

The Company acquires Bonds from Bond Issuers and issues Notes backed by those Bonds. The Company does not assume any underlying asset risk, therefore, Bonds are kept off-balance sheet. The Company does not assume risk and obligation to repay the Notes from its own funds as the repayment of the Notes is fully conditional Bonds backing the Notes. Consequently, the Notes are also kept off-balance sheet.

The total amount of the Notes issued at the initial nominal value in 2023 and available for investment during the reporting period, was 6 100 000 EUR.

Off-balance sheet assets and liabilities as of 31 December 2023:

	31.12.2023 EUR
Bonds related to issued Notes	3 381 667
Outstanding Notes liabilities (principal) to investors	3 381 667

13. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

T: + 371 67038000
kpmg.com/lv
kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.50 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.50 SIA ("the Company") set out on pages 4 to 11 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the period from 7 September 2023 to 31 December 2023,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.50 SIA as at 31 December 2023, and of its financial performance for the period from 7 September 2023 to 31 December 2023 in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

- the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.51

(UNIFIED REGISTRATION NUMBER 40203521904)

ANNUAL REPORT FOR THE PERIOD
FROM 14 NOVEMBER 2023 TO 31 DECEMBER 2023

(1st financial year)

PREPARED IN ACCORDANCE WITH THE
LAW ON THE ANNUAL REPORTS
AND CONSOLIDATED ANNUAL
REPORTS TOGETHER WITH
INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.51	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203521904 Riga, 14 November 2023	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	14 November 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	14.11.2023-31.12.2023 EUR
Profit or (loss) before corporate income tax		**-**
Corporate income tax for the reporting year	3	-
Profit or (loss) for the reporting year		**-**

The accompanying notes on pages 6 to 10 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR
CURRENT ASSETS		
Cash	5	**2 827**
TOTAL CURRENT ASSETS		**2 827**
TOTAL ASSETS		**2 827**
EQUITY AND LIABILITIES		
EQUITY		
Share capital	6	2 800
TOTAL EQUITY		**2 800**
CURRENT LIABILITIES		
Debts to related companies	7	27
TOTAL CURRENT LIABILITIES		**27**
TOTAL EQUITY AND LIABILITIES		**2 827**

The accompanying notes on pages 6 to 10 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.51 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 14 November 2023.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

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b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment has been made with a reasonable precaution:

- all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
- all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

c) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
d) Assets and liabilities items have been valued separately.
e) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
f) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

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   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

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d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

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A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash at bank account.

f. Income and expense recognition

All significant income and expenses are recorded, based on the accrual basis.

2. Summary of Significant accounting policies (continued)

g. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

h. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year.

4. Personnel expenses

The Company did not have employees in the reporting period.

5. Cash

	31.12.2023 EUR
Commercial bank in the Republic of Latvia	2 827
TOTAL:	**2 827**

6. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

7. Debts to related companies

	31.12.2023 EUR
Received advance payment	27
TOTAL:	**27**

8. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

KPMG Baltics SIA
Roberta Hirsa iela 1
Riga, LV-1045
Latvia

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Independent Auditors' Report

To the shareholder of Mintos Finance No.51 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.51 SIA ("the Company") set out on pages 4 to 10 of the accompanying Annual Report, which comprise:

— the balance sheet as at 31 December 2023,

— the profit and loss statement for the period from 14 November 2023 to 31 December 2023,

— the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.51 SIA as at 31 December 2023 and of its financial performance for the period from 14 November 2023 to 31 December 2023 in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

— Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the ‘Law on Audit Services‘ of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the ‘Law on the Annual Reports and Consolidated Annual Reports’ of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company’s financial reporting process.

Auditors’ Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors’ report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
Certificate No. 200
Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.

LIMITED LIABILITY COMPANY MINTOS FINANCE NO.52

(UNIFIED REGISTRATION NUMBER 40203522007)

ANNUAL REPORT FOR THE PERIOD
FROM 14 NOVEMBER 2023 TO 31 DECEMBER 2023

(1st financial year)

PREPARED IN ACCORDANCE WITH THE
LAW ON THE ANNUAL REPORTS
AND CONSOLIDATED ANNUAL
REPORTS TOGETHER WITH
INDEPENDENT AUDITORS' REPORT

Riga, 2024

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General information

Name of the Company	Mintos Finance No.52	
Legal status of the Company	Limited liability company	
Unified registration number, place and date of registration	40203522007 Riga, 14 November 2023	
Registered office	Skanstes iela 52 Riga, Latvia, LV-1013	
Board Members	Martins Sulte – Chairman of the Management Board Martins Valters – Member of the Management Board	
Financial period	14 November 2023 - 31 December 2023	
Auditors	Rainers Vilans Latvian Certified Auditor Certificate No. 200	KPMG Baltics SIA Roberta Hirsa iela 1, Riga Latvia, LV-1045 Licence No. 55

Profit or loss statement

	Note	14.11.2023-31.12.2023 EUR
Profit or (loss) before corporate income tax		**-**
Corporate income tax for the reporting year	3	-
Profit or (loss) for the reporting year		**-**

The accompanying notes on pages 6 to 10 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Balance sheet

ASSETS	Note	31.12.2023 EUR
CURRENT ASSETS		
Cash	5	**2 827**
TOTAL CURRENT ASSETS		**2 827**
TOTAL ASSETS		**2 827**
EQUITY AND LIABILITIES		
EQUITY		
Share capital	6	2 800
TOTAL EQUITY		**2 800**
CURRENT LIABILITIES		
Debts to related companies	7	27
TOTAL CURRENT LIABILITIES		**27**
TOTAL EQUITY AND LIABILITIES		**2 827**

The accompanying notes on pages 6 to 10 form an integral part of these financial statements.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

Notes to the financial statements

1. Corporate information

SIA Mintos Finance No.52 (hereinafter – the Company) was registered with the Republic of Latvia Enterprise Register on the 14 November 2023.

The registered office of the Company is at Skanstes iela 52, Riga, Latvia.

The main operation of the Company in the reporting period was Other financial service activities, except insurance and pension funding (Nace 2.red classification – 64.99).

The parent company of the Company is SIA Mintos Capital Management (Latvia), reg. no. 40203178505.

The company as the issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to investors on the Mintos investment platform (mintos.com), which are backed by the Loan Receivables acquired from the Lending Company or from the SPV. The Company has prepared the Base Prospectus and the competent authority has approved it. The Company does not take part in any other business activities other than those provided in this Base Prospectus. The Company is wholly owned by Mintos Group.

2. Summary of significant accounting policies

a. Basis of preparation

These financial statements have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports. The financial statements have been prepared according to the accounting principle of initial value. Profit or loss statement is prepared according to the function of expenses.

The presentation currency used in the financial statements is euro (EUR), the presentation currency of the Republic of Latvia. The financial statements cover the period from 14 November 2023 to 31 December 2023.

The Law on Annual Reports and Consolidated Annual Reports foresees additional advantages to micro, small and medium companies for financial statements preparation, but at the same time foresees, that the financial statements shall provide true and clear notion on the financial condition and profits or losses of the company, but annual report of medium and large companies – also cash flow. Company is identifiable as a micro-company, which allows also to not prepare cash flow statement, statement of changes in equity and the management report, if it provides information about their shares or stocks in their financial statement specified in point 3 of paragraph 55. The Management of the Company has chosen not to prepare a management report, cash flow statement and statement of changes in equity.

b. Accounting principles applied

The items of the financial statements have been assessed according to the following accounting principles:

a) It is assumed that the Company will operate also in the future.
b) Assessment has been made with a reasonable precaution:
   - all expected risk amounts and losses incurred during the reporting year have been taken into consideration, even if identified during the period from the last day of the reporting year until the date of signing this financial statement;
   - all impairments and depreciation amounts have been calculated and considered irrespective of whether the reporting year was concluded in loss or profit.

c) Expenses related to the reporting year are considered irrespective of the payment date and the date or receipt of issuance of the invoice.
d) Assets and liabilities items have been valued separately.
e) All items that have a significant influence on the evaluation or taking of decisions by the users of the financial statement have been specified, insignificant items are merged and details thereof are provided in notes hereto.
f) Economic transactions are reflected in the financial statement, taking into account their economic substance and nature, not their legal form.

2. Summary of Significant accounting policies (continued)

c. Related parties

The related parties are legal and physical persons related to the Company, in accordance with the provisions below.

a) A person or a close family member of this person is related to the reporting company if:
   i. this person has control over the reporting company;
   ii. this person has a substantial influence over the reporting company; or
   iii. this person is a representative of senior management of the reporting company or its subsidiary.

b) The company is related to the reporting company if it conforms with these conditions:
   i. the company and reporting company belong to one company group (which means, that the holding company, subsidiary and sister companies are related parties to one another);
   ii. one company is the other company's associated company or joint company (or associated company or joint company for the group company, who owns the other company);
   iii. both companies are joint companies for the same third party;
   iv. one company is the third party's joint company, but the other company is the same third party's associated company;
   v. company is post-employment benefit plan for reporting company's employees or company's, that is related to the reporter, employee; If the reporting company is such a plan itself, the related parties are also they sponsoring employers;
   vi. the company is controlled or jointly controlled by a person, that is identified on point (a);
   vii. the person identified on point (a)(i) has a substantial influence over the company or is the company's (or its holding's company) senior management representative;
   viii. company or any participant of a concern, in which a company is included, provides management personnel services to the company or the company's holding company.

Transactions with related parties – handing over resources, services or obligations between the reporting company and its related party regardless of whether there is a reward for it.

d. Financial instruments

(i) Classification

A financial asset is any asset that is cash, an equity instrument of another entity, a contractual right to receive cash or another financial asset from another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets are classified as investments, which the Company initially recognizes in profit or loss after their true value, investments, which by definition are loans and trade receivables. Initially recognizing finance assets, they are considered in their true value, adding directly applicable transaction costs, if the relevant investments in profit or losses are not considered in their true value. After initial recognition, the Company determines its financial asset classification and, if it is permissible and according, reviews this classification at the end of every fiscal year. Currently all financial assets are classified as loans and trade receivables.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, the company's equity instruments are not instruments, that are the contracts themselves for receiving equity instruments or delivery in the future.

2. Summary of Significant accounting policies (continued)

(ii) Date of recognition

All financial assets or obligations are initially recognised in the balance only on the date of the transaction, meaning the moment, when the Company becomes a contracting entity party in accordance with the instrument contract's conditions and makes a money transfer. It includes basic purchase or selling of financial assets, meaning, purchase or selling of such financial assets, which require asset purchase in a period that has been stated in the regulations and conventions if force in the market.

(iii) Initial and subsequent measurement of financial instruments

The classification of financial instruments in the initial recognition depends on the aim and features of these instruments and also on the management's intention at the time of purchase. All financial instruments initially are evaluated in their true value, adding directly applicable transaction costs, excluding financial assets and financial liabilities, that are listed in the true value with revaluation recognition in the profit or loss calculation.

Claims against banks and debtors are non-derivative financial assets with fixed or identifiable transactions, that are not quoted in the active market, excluding:

- those, which the Company immediately or in the nearest future has foreseen to sell, those, which the Company has initially recognised as financial assets in the true value with revaluation recognition in the profit or loss calculation;
- those, which the Company in the initial recognition has determined as assets available for selling;
- those, which the Company us unable to regain all initial investment, excluding, if the reason for it is credit condition deterioration.

After initial recognition, claim against banks and debtors are evaluated in the amortize acquisition cost, using the effective interest rate, excluding savings for decrease of value. The amortized purchase value is calculated, considering any discounts or bonuses related to the purchase, and also payments and costs, that are an integral part of the actual interest rate. The amortization is profit or loss statement as "Other income from interest and similar income".

(iv) Derecognition

Recognition of financial assets is stopped only if the rights to receive cash flow from the relevant asset as specified in the contract have ended or the Company fully transfers the financial assets and all risks and benefits related to financial assets to the counterparty. The recognition of financial liabilities is stopped only if they are being deleted/ paid according to the concluded contract, canceled or the period specified in the contract has ended. All purchases or sales of financial assets are recognised and stopped during the payment day.

(v) Impairment of financial assets

At the end of every reporting period, the Company assesses whether there is objective proof that the value of a financial asset or asset group has decreased. Value decrease for financial asset or asset group is recognised only in cases if there are objective proof that such value decrease has happened because of one or several occurrences after the initial recognition of assets ("loss occurrence"), and if this loss occurrence has left a plausibly assessable impact on the financial asset's or asset group's estimated future cash flows.

e. Cash

Cash comprise cash at bank account.

f. Income and expense recognition

All significant income and expenses are recorded, based on the accrual basis.

2. Summary of Significant accounting policies (continued)

g. Corporate income tax

In accordance with the Corporate income Tax Law of the Republic of Latvia, legal entities do not have to pay income tax for gained profit. The corporate income tax is paid for the distributed profit and conditionally distributed profit. A 20 % tax rate from the gross amount or 20/80 from net expenses is applied to the distributed and conditionally distributed profit. The corporate income tax for dividend payments is recognised in the profit or loss statement as expenses in the accounting period, where the relevant dividend was announced however for other notional profit objects – the moment, when expenses occurred in the framework of the accounting year.

h. Events after balance sheet date

The financial statements reflect such events after the balance sheet date that provide additional information about the financial status of the Company at the date of preparing the balance sheet (adjusting events). If events after the balance sheet date are not adjustable, they are reflected in the notes to the financial statement only if they are significant.

3. Corporate income tax for the reporting year

In accordance with the Corporate income Tax Law of the Republic of Latvia if the amount of the enterprise income tax calculated for the reporting year is less than 50 EUR, a taxpayer shall indicate the difference of the tax to be paid into the budget in the return for the last taxation period of the reporting year which, together with the tax calculated in the reporting year, accounts for 50 EUR that shall be transferred to the budget within the time period specified in the law. In accordance with this law, the amount of tax to be additionally paid into the budget shall not be considered overpayment of tax. The minimal corporate income tax is not payable if the Company is registered in the Enterprise Register in the reporting year. The Company used this exemption in the reporting year.

4. Personnel expenses

The Company did not have employees in the reporting period.

5. Cash

		31.12.2023 **EUR**
Commercial bank in the Republic of Latvia		2 827
	TOTAL:	**2 827**

6. Share capital

As of December 31, 2023 the share capital consists of 2 800 shares. The value per share is 1 EUR. The registered share capital is fully paid and together is EUR 2 800.

7. Debts to related companies

		31.12.2023 **EUR**
Received advance payment		27
	TOTAL:	**27**

8. Events after balance sheet date

In the period from the last day of the reporting year to the date of signing of this financial statement, there have been no significant events that would require adjustments to be made to this financial statement or that should be explained in this financial statement.

Martins Sulte
Chairman of the Management Board

Martins Valters
Member of the Management Board

Santa Novikova
Accountant

29 February 2024

KPMG Baltics SIA
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Riga, LV-1045
Latvia

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kpmg@kpmg.lv

Independent Auditors' Report

To the shareholder of Mintos Finance No.52 SIA

Our Opinion on the Financial Statements

We have audited the accompanying financial statements of Mintos Finance No.52 SIA ("the Company") set out on pages 4 to 10 of the accompanying Annual Report, which comprise:

- the balance sheet as at 31 December 2023,
- the profit and loss statement for the period from 14 November 2023 to 31 December 2023,
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Mintos Finance No.52 SIA as at 31 December 2023 and of its financial performance for the period from 14 November 2023 to 31 December 2023 in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Basis for Opinion

In accordance with the 'Law on Audit Services' of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibility for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) developed by the International Ethics Standards Board for Accountants (IESBA Code) and the independence requirements included in the 'Law on Audit Services' of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the IESBA Code and the 'Law on Audit Services' of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- Information about the Company, as set out on page 3 of the accompanying Annual Report.

Our opinion on the financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia* section of our report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed and in light of the knowledge and understanding of the entity and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Reporting Responsibilities in Accordance with the Legislation of the Republic of Latvia

In addition, in accordance with the 'Law on Audit Services' of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Based solely on the work required to be undertaken in the course of our audit, in our opinion, in all material respects:

— the information given in the Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

— the Management Report has been prepared in accordance with the requirements of the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the 'Law on the Annual Reports and Consolidated Annual Reports' of the Republic of Latvia and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG Baltics SIA
Licence No. 55

Rainers Vilāns
Member of the Board
Latvian Sworn Auditor
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Riga, Latvia
29 February 2024

This report is an English translation of the original Latvian. In the event of discrepancies between the two reports, the Latvian version prevails.