

Base Prospectus

mintos

Dated 14.07.2025

SIA Mintos Finance No. 45

(incorporated as a limited liability company and registered in the Republic of Latvia with registration number 40203407882 and LEI: 98450059H090976DBC22)

EUR 5 000 000 (five million) Note Programme

Under this Programme, the Issuer may from time to time issue Notes denominated in any currency as determined by the Issuer. The Notes will be distributed by way of a public offer.

Notice of the aggregate nominal amount of the Notes, interest (if any) payable in respect of the Notes, the issue price of the Notes and any other terms and conditions applicable to the Notes and not contained in this Base Prospectus will be set out in the applicable Final Terms.

Notes will be issued in registered form. The maximum aggregate nominal amount of all Notes from time to time outstanding under the Programme will not exceed EUR 5 000 000 (five million euro) (or its equivalent in other currencies).

Any payment under the Notes is dependent on, and limited to, the underlying assets.

This Base Prospectus has been approved as a base prospectus by the NCA, as competent authority under the Prospectus Regulation. The NCA has only approved this Base Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation. This approval should not be considered as an endorsement of the Issuer or the quality of the Notes that are the subject of this Base Prospectus. Investors should make their own assessment as to the appropriateness and suitability of investing in the Notes.

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

During the validity period of this Base Prospectus the Issuer plans to request that the NCA provides competent authorities under the Prospectus Regulation in Bulgaria, Croatia, Republic of Cyprus, Denmark, Estonia, Finland, Greece, Hungary, Iceland, Ireland, Liechtenstein, Lithuania, Luxembourg, Malta, Norway, Romania, Slovakia, Slovenia and Sweden with a certificate of approval attesting that this Base Prospectus has been drawn up following the Prospectus Regulation. When such a certificate shall be obtained it will be permitted to make the public offer under this Base Prospectus in other Member States, and the Issuer shall ensure that Mintos provides information about it on the Platform. Such certificate, if and when received, should not be considered as an endorsement of the Issuer or the quality of the Notes.

This Base Prospectus will be valid for a period of up to 12 months after its approval by the NCA. In the event of any significant new factor, material mistake or inaccuracy relating to information included in this Base Prospectus which is capable of affecting the assessment of any Notes, the Issuer will prepare a supplement to this Base Prospectus or publish a new Base Prospectus for use in connection with any subsequent issue of Notes. The obligation to prepare a supplement to this Base Prospectus or publish a new Base Prospectus in the event of any significant new factor, material mistake or inaccuracy will cease to apply upon the expiry of the validity period of this Base Prospectus.

The principal risk factors that may affect the abilities of the Issuer to fulfil its obligations under the Notes are discussed in the section entitled '2. RISK FACTORS' of this Base Prospectus.

Capitalised terms used in this Base Prospectus have the meaning given to them in the section entitled 'GLOSSARY' of this Base Prospectus.

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GLOSSARY

API	application programming interface to exchange and transmit information and data in a structured form between the Issuer and Mintos.
Base Prospectus	this base prospectus.
Cooperation Agreement	the cooperation agreement between the Issuer and Mintos in relation to the Notes.
Final Terms	any duly completed final terms in the form set out in section 11 of this Base Prospectus.
Investment Accounts	the separate accounts at Mintos of the Investor.
Investor	a person registered and accepted on the Platform as an investor.
Issuer	SIA Mintos Finance No. 45, a limited liability company incorporated and existing under the laws of the Republic of Latvia, registered with the Enterprise Register of the Republic of Latvia on 17.06.2022 with registration number: 40203407882, registered address: Skanstes iela 52, Riga, LV-1013, Latvia, a special purpose entity whose principal purpose is the issue of Notes.
Issuer's Account	the cash funds account of the Issuer opened with Mintos which is used solely for settling payments with the Investors.
Bonds	Bonds' Issuer issued bonds held by the Issuer as an asset backed security for the Notes.
Bonds' Issuer	AS PN Project, a joint stock company incorporated and existing under the laws of the Republic of Latvia, registered with the Enterprise Register of the Republic of Latvia on 18.04.2017 with registration number: 40203063602, registered address: Republikas laukums 2A, Riga, LV-1010, Latvia.
Bonds' Issuer Prospectus	the Bonds' Issuer base prospectus that is approved by NCA on 24th April 2025 and is prepared for the programme for the offering of secured bonds of the Bonds' Issuer in the amount of up to EUR 75 000 000. The Bonds' Issuer base prospectus should be read and constructed together with any supplements to it (if any) and any other documents attached to it and, in relation to any tranche of Bonds issue (tranche), with the final terms of the relevant tranche as applicable. The link to the Bonds' Issuer base prospectus as supplemented from time to time is here .
Bonds' Receivables	The Bonds will provide an annual payment determined by the Bonds' Issuer and specified in the respective Bonds' final terms. The Bonds shall be repaid in full at their nominal value on the maturity date, which will be specified in the Bonds' final terms, or on the early redemption date.

Mintos	AS Mintos Marketplace, a joint stock company incorporated and existing under the laws of the Republic of Latvia, registered with the Enterprise Register of the Republic of Latvia on 01.06.2015 with registration number: 40103903643, registered address: Skanstes iela 50, Riga, LV-1013, Latvia, an investment firm authorised by the NCA, which provides investment and related services to Investors through the Platform.
Mintos Group	AS Mintos Holdings, a joint stock company incorporated and existing under the laws of the Republic of Latvia, registered with the Enterprise Register of the Republic of Latvia on 27.05.2015 with registration number: 40103902690, and any of its subsidiaries.
NCA	the Bank of Latvia (in Latvian: <i>Latvijas Banka</i>), national competent authority and the competent authority supervising investment services in the Republic of Latvia (https://www.bank.lv), and as competent authority under the Prospectus Regulation.
Notes	the notes issued or to be issued under this Programme.
Noteholder	the holder for the time being of any Note.
Placement Agreement	the placement agreement between the Bonds' Issuer and Mintos in relation to fees to be paid to Mintos for enabling Notes to be offered to Investors.
Platform	sites created and serviced by Mintos, merged under the domain name www.mintos.com and software application to access it from a smartphone.
Prospectus Regulation	Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC and includes any commission delegated regulation under the Prospectus Regulation.
Programme	this EUR 5 000 000 (five million euro) Note Programme.
Securities Act	the United States Securities Act of 1933, as amended.
Series	a series of Notes.
Transaction Documents	the Cooperation Agreement, the Placement Agreement and any other document designated by the Issuer as a Transfer Document.
Transfer Document	the documents evidencing the transfer of Notes from the Issuer to Investor; and transfer of Bonds and / or Bonds' Receivables from the Bonds' Issuer to the Issuer in accordance with the terms of the Bonds' Issuer Prospectus.

1. GENERAL DESCRIPTION

o What is Mintos?

Mintos is Europe's leading investment platform for earning regular passive income, with over €600 million in assets under management for more than 500 thousand registered users (as of 1 January, 2025). Authorized under MiFID (*Markets in Financial Instruments Directive*), Mintos enables users to build diversified portfolios of income-generating assets through both automated and manual investments. Mintos has earned multiple industry awards since its founding in 2014.

For more information, see section '6. MINTOS' of this Base Prospectus.

o What are Notes?

Notes are financial instruments, namely asset backed securities, issued by the Issuer via Mintos to Investors and backed up by the Bonds. The Issuer by means of Platform provides access to investments in Bonds through the offer and issue of Notes. For the Investors' convenience this sort of Notes that will be offered on Platform are called bond-backed security to differentiate these particular Notes from other notes that are also offered on Platform but are backed up by other assets.

The Notes are backed up by Bonds meaning that the Bonds are held by the Issuer on a separate securities account with a regulated credit institution to act as collateral for the Notes issued.

The Notes will bear the same interest as Bonds' Receivables which is an interest that will be paid to bondholders as provided in the Bonds' Issuer Prospectus, see also section 9 of this Base Prospectus.

The Issuer might offer Notes applying the same principles as the Issuer has acquired Bonds, if any. For example, if the nominal value of the acquired Bonds will be EUR 100, but the price at which the Bonds were purchased was EUR 96, the Issuer will issue Notes in EUR 100 of aggregate nominal amount with the issue price of EUR 96.

The reason to offer Notes is to give the Investors opportunity to invest with relatively small amounts and to provide diversity in their investment portfolios with exposure to assets that usually require substantial investment amounts due to a relatively high minimum investment threshold. Notes are also a well-known product to Mintos Investors and by extending notes offering it provides Investors with even more options to invest in asset-backed securities.

The Issuer is a special purpose legal entity established for the purposes of:

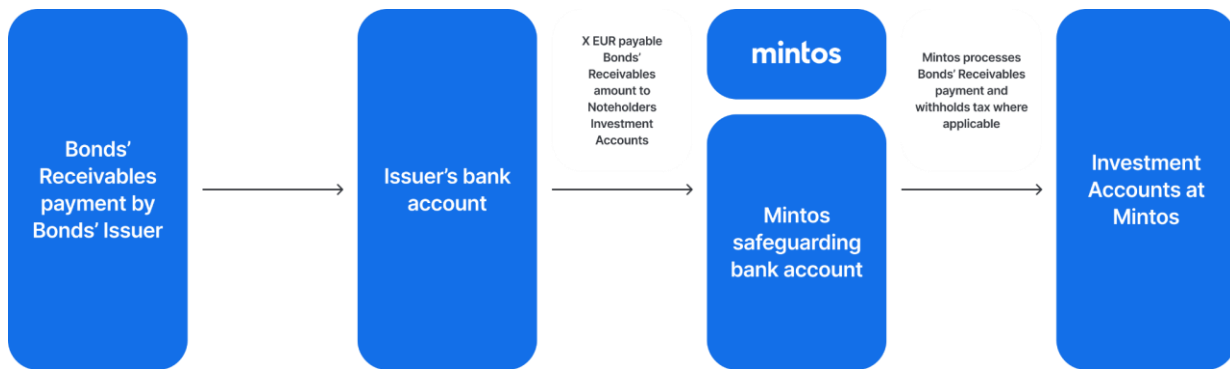
- purchasing Bonds for the purpose of issuance of Notes and dealing with the Bonds according to the Terms and Conditions of the Notes, see the section 9 of this Base Prospectus;
- issuing Notes to Investors via Mintos.

The Issuer may issue financial instruments (notes) in cooperation also with other bonds' issuers.

See the sections entitled '5. THE ISSUER' and '7. THE BONDS' ISSUER' of this Base Prospectus for more information.

o The flow of funds for repayment of Notes

Each time there is Bonds' Receivables payment made by the Bonds' Issuer, the Bonds' Issuer transfers funds to the Issuer, which in turn makes payments under the relevant Series of Notes to the relevant Investor via Mintos. The payments are received into the relevant Investment Account.

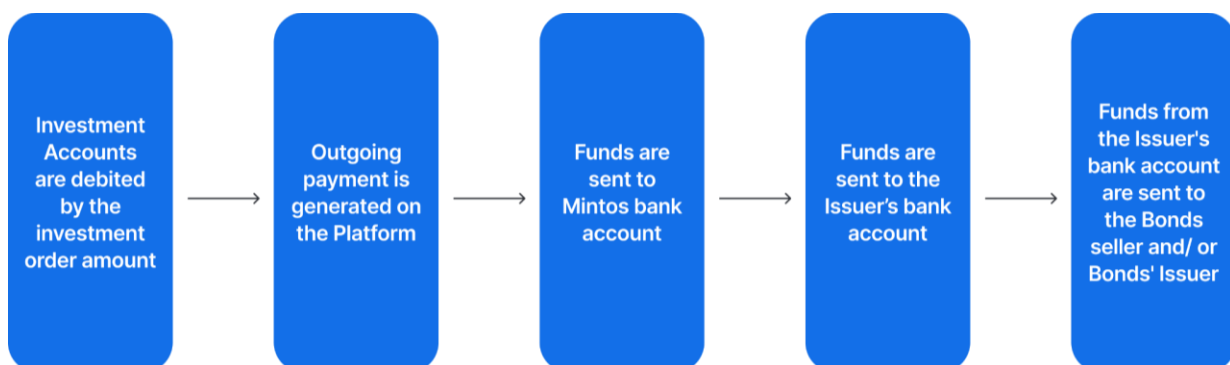


This means that if the Bonds' Issuer:

- is late on its Bonds' Receivables scheduled payment, payments to the Investors will also be delayed; and
- does not pay Bonds' Receivables to the bondholders, there will be no interest payments to the Investors under the Notes.

o *The flow of funds for investment in Notes*

To invest in the Notes, the Investor provides instructions on the Platform to reserve a certain amount of Investor's available funds to purchase Notes. Reserved funds are held by Mintos up to the Bonds' settlement day – the day when Investors' funds are transferred by Mintos to the Issuer's bank account to acquire the Bonds. The Notes are delivered to the Investment Account on the Bonds' settlement day. The Issuer issues a Series of Notes corresponding to the purchased Bonds to Investors via Mintos. When the Investor purchases any Note of the Series, the Investment Accounts are credited with the Note and debited with the purchase price of the Note. The purchase price is transferred to the Bonds' Issuer.



2. RISK FACTORS

The Issuer believes that the factors listed in this section of the Base Prospectus may affect its ability to fulfil its obligations under the Notes. All of these risk factors and events are contingencies which may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such contingency occurring. In addition, factors which are material for the purpose of assessing the market risks associated with the Notes are also described below.

Although the most material risk factors have been presented first within each category, the order in which the remaining risks are presented is not necessarily an indication of the likelihood of the risks actually materialising, the potential significance of the risks or the scope of any potential negative impact to the Issuer's or the Bonds' Issuer's business, financial condition, results of operations and prospects. The Issuer and/or the Bonds' Issuer may face a number of these risks described below simultaneously. While the risk factors below have been divided into categories, some risk factors could belong in more than one category and prospective investors should carefully consider all of the risk factors set out in this section.

The Issuer believes that the factors described below represent the material risks inherent to investing in the Notes, but the inability of the Issuer or the Bonds' Issuer to pay interest, principal or other amounts on or in connection with any Notes may occur for other reasons and the statements below regarding the risks of investing in any Notes are not exhaustive. Other risks, events, facts or circumstances not included in this Base Prospectus, not presently known to the Issuer, or that the Issuer at the date of this Base Prospectus deems to be immaterial could, individually or cumulatively, prove to be important and may have a significant negative impact on the Issuer's or the Bonds Issuer's business, financial condition, results of operations and prospects. Prospective investors should carefully review the entire Base Prospectus and should form their own views before making an investment decision with respect to the Notes.

Before making an investment decision with respect to any Notes, prospective investors should consult their own lawyers, accountants or other financial, legal and tax advisers and carefully review the risks entailed by an investment in the Notes and consider such an investment decision in the light of the prospective investor's personal circumstances.

o RISKS SPECIFIC TO THE BONDS' ISSUER

Risk factors related to macroeconomic and geopolitical environment

Russia's invasion of Ukraine has caused global economic and investor uncertainty. While the Bonds' Issuer has not been directly impacted, its real estate project in Latvia may be affected by reduced investor confidence and foreign investment in the Baltic region, potentially lowering demand in the local real estate market.

Future pandemics, like COVID-19, may increase market uncertainty and affect tenants' ability to meet lease obligations. This could impact the Bonds' Issuer commercial real estate project, though the overall risk is considered low.

Risk factors related to the industry of the Bonds' Issuer

While currently stable, the Latvian real estate market is sensitive to economic factors such as inflation, interest rates, and geopolitical events. Economic downturns could lead to reduced rental income, higher unemployment, and difficulty securing solvent tenants, negatively affecting the Bonds' Issuer financial position and the value of assets securing the Bonds. Phase A of the project involves constructing a 28,300 m² A+ class commercial building, making its success closely tied to the Riga, Latvia office market. Although the market showed strong take-up in 2023 and 2024, it remains vulnerable to volatility driven by

economic, geopolitical, and technological changes. These factors may impact occupancy, rental rates, and property values, making it uncertain whether the Bonds' Issuer will fully lease the premises. These challenges could affect the overall success of the project and the Bonds' Issuer ability to meet its obligations under the Bonds.

The Bonds' Issuer operates in Riga, Latvia, where the project faces competition from both established office spaces and new developments. High-quality existing offices have strong market presence, while new entrants—especially those offering innovative solutions or lower prices—intensify competition. The rise of co-working spaces may further reduce demand for traditional offices, particularly among SMEs. The success of the project depends on securing high occupancy, especially after Phase A completion in mid-2026. Although several lease agreements have already been signed and occupancy rates for new offices in Riga are reportedly strong (over 80%), the competitive environment may require the Bonds' Issuer to offer rental discounts or invest in furnishing to attract tenants. This could reduce profitability and impact returns on investment.

Risk factors related to the Bonds' Issuer's business

The Bonds' Issuer ability to repay the Bonds depends on completing the real estate project on time and within budget. Phase A, now planned for 2026 (delayed from 2023), is progressing well, but global market instability, supply chain issues, and rising construction costs—driven by the war in Ukraine—pose risks. Unexpected cost increases may require additional financing, which could be difficult to secure, potentially delaying the project or reducing profitability. The Bonds' Issuer is also involved in legal disputes with former contractors. While financial risk is considered low, further supplier issues or litigation could increase costs, harm reputation, and impact the ability to meet Bond obligations.

The Bonds' Issuer ability to complete the real estate project and repay the Bonds relies on the expertise and decisions of its own and the management company's teams. Loss of key individuals or failure to replace them effectively could negatively affect the project's development, operations, and financial results. Staff departures or disruptions in leadership may also indirectly impact the Bonds' Issuer performance and repayment capacity.

Legal and regulatory risk factors

The Bonds' Issuer is involved in legal proceedings with former contractors. Unfavourable outcomes could harm its financial position and reputation, due to potential damage awards and legal costs. Future disputes with tenants, contractors, or other parties may also arise and could impact the Bonds' Issuer ability to meet its obligations and affect the Bonds' attractiveness and liquidity.

Financial risk factors

While the Bonds' Issuer is restricted from taking on new debt, certain exceptions apply (e.g., small amounts or project-related expenses). If the Bonds' Issuer incurs significant additional debt, its ability to repay the Bonds may weaken, reducing potential recovery for bondholders in case of insolvency.

There is a risk that the Bonds' Issuer may fail to meet its payment obligations under the Bonds. This depends on its financial health and operations. In the event of insolvency, bondholders may lose some or all of their investment.

The Bonds' Issuer financial condition is critical to fulfilling its obligations. It relies on proceeds from the Bonds for both real estate project development and an intercompany loan agreement. Its only significant asset is the development land with ongoing construction, valued at EUR 62.61 million as of September 2024. Any change in asset value or financial position could impact the Bonds' Issuer ability to repay the Bonds.

You can read more on the risk categories described above within the Bonds' Issuer Prospectus. The link to the Bonds' Issuer Prospectus is provided in this Base Prospectus under Glossary Section - Bonds' Issuer Prospectus.

o **RISKS SPECIFIC TO THE UNDERLYING ASSET - BONDS**

Before considering an investment in Notes backed by Bonds, it is essential to recognize the array of potential challenges and uncertainties that come from investing in this underlying financial instrument.

Considering that the Bonds repayment is heavily related to the Bonds' Issuer financial position and the security package, the main risks related to the Bonds as underlying asset, are listed below.

1. Risks related to the nature of the Bonds:

- *Early Redemption Risk:* the Bonds may be redeemed early at the Bonds' Issuer initiative. If exercised, investors may earn less than expected and face challenges reinvesting the proceeds at a comparable return.
- *Refinancing Risk:* the Bonds' Issuer plans to use the proceeds to refinance existing bonds and release collateral obligations. Failure to secure full refinancing may affect the collateral ranking and reduce the bondholders' security.
- *Limited Trading Market:* the absence of an established trading market for the Bonds can hinder liquidity, making it challenging to resell them at fair market prices.
- *Inflation Risk:* high inflation reduces the real value of future interest and principal payments. Inflation may also drive up interest rates, further lowering the market value of the Bonds.
- *Interest Rate Impact:* Bonds offer a fixed interest rate. Rising market rates may reduce their market value and attractiveness, making resale more difficult and potentially resulting in losses for investors.
- *Risk Related to Transaction Costs/Charges:* the Bonds' investors may incur additional costs—such as brokerage fees, taxes, and regulatory charges—when buying or selling the Bonds. Legal or tax changes in Latvia or in the investor's home country could further reduce returns.

2. Risks related to the collateral and property valuation:

- *Uncertainty in Collateral Registration:* the Bonds will remain unsecured until the collateral is registered, which is expected to occur within 60 business days after issuance. If the existing recovery notation is not removed in time, the Bonds may remain unsecured, exposing bondholders to heightened risk in the event of default.
- *Existing Mortgages and Pledge Marks:* several existing pledge and mortgage claims are currently registered on the Bonds' Issuer property. Until they are removed, registration of the collateral is not possible. If unresolved, this may delay or prevent the creation of security for the Bonds, leaving them unsecured.
- *Collateral Value Sufficiency:* the value of the collateral depends on construction progress and real estate market conditions. If the Bonds' Issuer defaults before real estate project completion or if the real estate market declines, the collateral may not cover all bondholder claims.
- *Changes in Law Affecting Collateral:* regulatory changes affecting collateral or the rights of the collateral agent may impact the enforceability of the collateral.
- *Collateral Agent Agreement Risks:* there is a possibility that the collateral agent may not fulfil its duties effectively, which could impact the maintenance, release, or enforcement of the collateral.
- *Enforcement Limitations:* procedural delays, legal limitations, and potentially disproportionate enforcement costs may hinder timely and effective collateral enforcement.
- *Collateral Agent's Actions and Financial Standing:* since only the collateral agent may enforce the collateral, any failure on their part—due to mismanagement or poor financial standing—could delay or jeopardize bondholder recovery.

- *Inaccurate Property Valuations:* valuations of real estate properties, including the collateral, are based on subjective assessments and assumptions by external appraisers. Factors such as limited comparable sales, market volatility, appraisal methodology, and liquidity constraints may lead to inaccurate or fluctuating values. Even where valuations exist, they may not reflect actual realizable prices or future market conditions. This poses a risk that the collateral value may be overstated or volatile, affecting bondholders' potential recoveries in enforcement scenarios.

In summary, these risks encompass financial stability challenges for the Bonds' Issuer, uncertainty regarding bond repayment, legal complexities, credit rating implications, foreign exchange exposure, interest rate sensitivity, limited market liquidity, and regulatory restrictions. Investors should consider these factors when evaluating the underlying Bonds. These risks would also be directly reflected in the return for the Noteholders.

You can read more on the categories described above within the Bonds' Issuer Prospectus. The link to the Bonds' Issuer Prospectus is provided in this Base Prospectus under Glossary Section - Bonds' Issuer Prospectus.

◦ **RISKS SPECIFIC TO MINTOS**

1. Various events and failures could cause situations where Mintos is not able to continue operations

As a relatively new service, Mintos operates in a complex and dynamic regulatory and competitive environment and various events and failures could lead to Mintos terminating the provisioning of services, including the operations of the Platform. These events include but are not limited to revocation of licence, weak financial performance, negative reputation, non-compliance events, dramatic changes in the applicable regulations impacting Mintos operating model or an economic downturn. If Mintos ceases operations, this could significantly impact the Noteholder's ability to receive repayment on time.

Should Mintos enter liquidation or insolvency, as a regulated and supervised entity, the process will be supervised by the NCA. The appointed liquidator or administrator will take over the functions of the management board. Mintos will continue servicing its clients and the Investment Accounts, and relevant financial instruments portfolios in line with what Mintos is permitted to do according to the applicable insolvency and liquidation rules. The process from the moment of the appointment would be led by the appointed administrator or liquidator. In some cases, the Investors' Protection Law may apply. Such processes may significantly influence the investment's return times and make the return more complex to the Noteholder.

Furthermore, Mintos could for some reason suddenly stop honouring its obligations under the existing agreements, leading to delayed payments or partial or full loss of the amount invested in the Notes.

2. Non-compliance with regulations could lead to revocation of Mintos' licence

To provide services to clients, Mintos, as the operator of the Platform, has received an investment firm licence from the NCA. The licence could be suspended or revoked due to non-compliance with regulations by Mintos. Loss of licence by Mintos could lead to delayed payments or partial or full loss of invested amount under the Notes.

3. Failure of IT systems or a security breach could lead to significant liabilities and harm relationships with customers

The technology that Mintos has developed over the years is a cornerstone of Mintos' future success. The satisfactory performance, reliability and availability of the Platform is critical to its operations, customer service and reputation.

While Mintos has taken steps to protect confidential information, the techniques used to obtain unauthorised, improper or illegal access to systems, data, or customer data, or to disable or degrade services are constantly evolving and may not be detected quickly.

As a result, Mintos' and Mintos' third-party vendor security measures might be breached, and these security breaches could result in confidential client information being stolen. Breaches of security measures because of third-party action, employee error, third-party vendor error, design flaws in the software, or interruptions in Mintos' systems and services could adversely impact our relationships with Mintos' clients, harm Mintos' reputation and expose Mintos to significant liability.

Furthermore, in the event of damage or interruption, existing insurance policies may not adequately compensate Mintos and Mintos' clients for any losses that may have been incurred. Nevertheless, as IT systems are crucial to Mintos' operations, a substantial amount of resources is devoted to ensuring the stable and uninterrupted performance of the IT systems.

4. Mintos' bank accounts could be frozen or closed and banks, where the Noteholder funds are held, can become insolvent

Mintos clients' funds, including the fund being deposited in the Issuer's Account for settlement under the Notes, are kept segregated from Mintos' own funds in several bank accounts marked as client funds accounts.

One or several of those bank accounts that Mintos uses might be blocked, seized or closed for a number of reasons, including insolvency of the banks, resulting in interruptions of fund transfers to the Issuer and the Noteholder.

5. Significant problem or termination of the agreement with a Mintos partner may affect the provision of services to the Investors

While providing its services, Mintos relies on several carefully selected partners (e.g., cloud computing providers), and any problems with the service providers could impact Mintos' ability to provide services to the Noteholder. Mintos has taken several steps to reduce the likelihood and impact of such occurrences, such as having backup service providers where feasible, there is still a risk that the Noteholder may not be able to access the Platform or receive services.

6. Certain situations or actions may raise conflicts of interests

While the rights and the responsibilities of Mintos and the Issuer are detailed in the Transaction Documents and this Base Prospectus, and Mintos has established policies and procedures to mitigate the risk, it is not possible to fully avoid the possibility of a conflict of interests between the parties that could impact the interests of the Noteholder.

Mintos provides placement services to the Issuer with respect to the Notes, Mintos receives fees from the Bonds' Issuer for placement services. Mintos has carefully set up the fees in a compliant manner and so that it would not violate the conflict of interest management rules. Such placement

fees might qualify as inducements and Mintos would disclose information on these inducements to the Noteholder. In addition to inducement disclosures, Mintos has set up internal procedures to identify and manage conflicts of interest. Some conflicts of interest require disclosure and those are disclosed.

o **RISKS SPECIFIC TO THE ISSUER**

1. The Issuer could default on its obligations or become insolvent

The Issuer is a wholly-owned Mintos Group company, and not engaged in any business activities other than those provided in this Base Prospectus. There is a risk that the Issuer could suddenly stop effectively honouring its obligations under the existing agreements and breaching its provisions, resulting in missing repayments to the Noteholder. This could lead to delays in repayments and partial or full loss of invested amounts.

While the Issuer is created, established and performs its operations as a special purpose undertaking, due to possible legal shortcomings of the applicable law and/or judicial practice, the Issuer might be found insolvent due to the following reasons, including, but not limited to, a Noteholder or other creditor initiating the insolvency procedure against the Issuer in bad faith and the court not finding limited recourse and non-petition provisions defined by this Base Prospectus as a sufficient ground to reject such proceeding. In such situations, the Noteholder could experience delays in receiving its invested funds and its priority as a creditor of the Issuer might be changed by the rule of law, leading to receiving fewer amounts than due under the Notes.

The Terms and Conditions of the Notes (in section 9 of this Base Prospectus) are set up and drafted as having legal force and addressing concerns as legally binding contractual obligations. There can be external circumstances that might influence such legal construction, including, but not limited to court ruling, and/or new or modified legal enactments.

2. Mintos may not be able to cover the maintenance and administrative costs of the Issuer

Considering the pass-through nature of the Issuer, the maintenance costs and administrative expenses of the Issuer are, in essence, covered by Mintos, via a compensation mechanism. If for any reason mentioned above in '*RISKS SPECIFIC TO MINTOS*', Mintos is not able to cover such costs, it could significantly influence the operations of the Issuer and its ability to service Notes and make payments to the Noteholder.

3. Information asymmetry

There is a risk that the Bonds' Issuer can provide material information with delay or fails to provide information to the Issuer at all. As a consequence:

- the Issuer through Mintos acting as its authorised representative will not be able to timely enforce its rights provided in the Transaction Documents and to act in the interests of Noteholders; and
- the Issuer will not be able to prepare and publish supplements to this Base Prospectus in a timely manner, which could impact the Noteholders' judgement on purchasing the Notes being unaware of any significant new factor, material mistake or inaccuracy related to the information being sourced from the Bonds' Issuer.

4. Cross-risks applicable to the Issuer

Considering the pass-through nature of the Issuer, the Issuer and its abilities to pay amounts due to the Noteholders under the Note are exposed to all the risks listed above in '*RISKS SPECIFIC TO THE UNDERLYING ASSET - BONDS*', and '*RISKS SPECIFIC TO MINTOS*'.

o RISKS SPECIFIC TO NOTES

1. The Noteholder has no rights of recourse against the Bonds' Issuer, the Bonds' guarantors or the collateral agent

The Noteholder has no direct right to the Bonds. Instead, the Noteholder is acquiring Notes, which are backed by the corresponding Bonds. The legal title in the Bonds and relevant rights arising from them are vested in the Issuer. This means that the Noteholder will have no direct recourse against the Bonds' Issuer and no ability to independently and in its discretion to pursue the Bonds' Issuer to collect payments under the Bonds. For the same reason the Noteholder will have no direct recourse against the Bonds' guarantor (if any) and/or the collateral agent and no ability to pursue the Bonds' Issuer, the Bonds' guarantor (if any) and/or the collateral agent (if any) to enforce them to duly perform their duties and obligations due. All such actions are carried out by the Issuer as the legal owner of the Bonds according to the provisions of this Base Prospectus and the Transaction Documents.

2. Change of creditors priority

The outcome of judicial or insolvency procedure could overrule the creditors' priority in this Base Prospectus due to requirements of the law, meaning that the Noteholders of one Series of Notes could become equal creditors to Noteholders of other Series of Notes, thus all the proceeds the Issuer receives from all the Notes is distributed on *pro rata* basis or otherwise.

3. Certain costs may rank higher than payments to the Noteholder

While it is the Issuer's responsibility to transfer to the Noteholder all payments that have been received from the Bonds' Issuer, there are certain costs, such as taxes, Mintos' fees and recovery costs that rank higher than payments to the Noteholder. This means that the Noteholder would only receive payment after the payment obligations of a higher priority have been settled.

Also, there is a risk that the outcome of judicial or insolvency procedure could define other priority of payments, which differs from the priority in this Base Prospectus.

4. Liabilities that are not Series specific will be allocated to all Series of Notes proportionally

If there are higher priority costs, i.e., taxes, fees and recovery costs, related to the specific Note, then these will be covered from the payments due to the Noteholders according to the Priority of Payments defined in this Base Prospectus. Where the liability is not Series-specific, for example, legal costs, the liability will be allocated to all Series of Notes proportionally unless otherwise defined by the Priority of Payments.

5. No specific securitisation laws in Latvia

There are no dedicated laws and regime in Latvia addressing specific special purpose vehicle issuer insolvency or limited recourse concepts at the date of this Base Prospectus. Mintos believes the Terms and Conditions of the Notes are set up and drafted as having legal force and addressing such concerns as legally binding contractual obligations. There might be

circumstances that influence such legal construction, including, but not limited to the court ruling, or new or modified legal enactments. Eventually, this could lead to delayed payments or partial or full loss of the amount invested in the Notes.

6. Bonds repurchase could impact planned return

The Bonds' Issuer may repurchase the Bonds from its investors at any time at value determined in the Bonds' Issuer Prospectus without any penalty or other compensation. This may happen, for example, in cases where the Bonds' Issuer decides to repurchase all Bonds before maturity date for the reasons described in the Bonds' Issuer Prospectus.

The Bonds' Issuer not only has a right to repurchase, but also has an obligation to repurchase the Bonds from the investors upon the occurrence of certain events specified in the Bonds' Issuer Prospectus.

If the early redemption right is exercised by the Bonds' Issuer, the relevant Series of Notes will be redeemed early in full or in part once the Issuer has received the repurchase price from the Bonds' Issuer. The Noteholders' return on the investments in the Notes which are redeemed due to the repurchase will be lower than the initially planned return.

7. New regulations introduced in the future could impact the Noteholder and Mintos

Due to several reasons, such as improvements in computer technology, the financial crisis of the past decade and a greater focus on preventing the legalisation of illegally gained proceeds, the financial industry over the last years has experienced the introduction of several new regulations. With further developments and adoption of technologies, jurisdictions, either where Noteholders or Mintos Group are domiciled are likely to introduce new regulations or administrative interventions that could relate to Notes or online marketplaces such as the Platform. Such regulation in the future, for example, could enhance investors' protection measures, limit access to Notes to only qualified or sophisticated Noteholders, limit the proportion of the portfolio that can be invested through Notes or introduce any other restricting measures.

Furthermore, the introduction of new regulations or significant changes to the existing regulations could impact the profitability, cost base and future operations of Mintos. Failure to comply with regulation could lead to, among other things, lawsuits, administrative enforcement actions, penalties, and revocation of licences and authorisations. Eventually, this could lead to delayed payments or partial or full loss of invested amounts under Notes.

8. New regulation in relation to taxes could impact the expected return for the Noteholder

In the event that new regulation is introduced, or existing regulation or its interpretation changes so that the Issuer and/or Mintos needs to withhold additional taxes before making payments to the Noteholder, and the Issuer and/or Mintos is required to withhold any transfer tax, stamp duty and/or financial transactions tax, this could impact the expected return on investment for the Noteholder. Similar developments in the Noteholders' tax residence country can lead to the same consequences.

9. Notes have limited liquidity and transferability

The Notes are illiquid securities and there is no active market for them, and the Notes are not admitted to any trading venue. The potential buyers and transferees are limited only to other Mintos' clients who are registered on the Platform. Which all means that the Noteholder might need to offer the Notes with a significant discount and hence would not meet the expected return

on the investment, or might even be unable to sell them at all during a shorter or longer period of time. Furthermore, to protect Noteholders that use automatic investment solutions from making investment decisions, Mintos may restrict the execution of orders to sell the Notes according to the terms and conditions of the agreements between the Investors and Mintos.

The Noteholder should therefore only invest in Notes that the Noteholder is comfortable with holding to maturity.

10. An undiversified investment portfolio may lead to greater exposure to the Bonds' Issuer and country-specific risks than a well-diversified portfolio

Investment in a single Note, Notes issued in relation to the Bonds' Issuer or Notes with underlying Bonds, means that the performance of the portfolio and risk exposure depends on that Note, the Bonds' Issuer, country and currency risk.

Mintos encourages its customers to build a well-diversified portfolio and provides several tools to automate investing in Notes, making this easier.

11. Investing in Notes issued in other currencies increase the Noteholder's exposure to currency risk

If a Noteholder invests in Notes denominated in a currency that is different from the currency that the Noteholder earns and/or spends, the return on the investment could be significantly impacted by the fluctuations in the exchange rate between those currencies. This means that if the underlying currency depreciates significantly, the Noteholder could lose part of the investment, and if the currency appreciates significantly, the Noteholder could earn a higher return on investment.

12. Notes are not bank deposits

Investment in Notes does not have the status of a bank deposit in Latvia or elsewhere and is not within the scope of the deposit protection or guarantee scheme operated by the Republic of Latvia or any other jurisdiction.

3. GENERAL INFORMATION

Important notices

THIS BASE PROSPECTUS MAY NOT BE FORWARDED OR DISTRIBUTED OTHER THAN AS PROVIDED BELOW AND MAY NOT BE REPRODUCED IN ANY MANNER WHATSOEVER. THIS BASE PROSPECTUS MAY ONLY BE DISTRIBUTED OUTSIDE THE UNITED STATES TO PERSONS THAT ARE NOT U.S. PERSONS AS DEFINED IN REGULATIONS UNDER THE SECURITIES ACT. ANY FORWARDING, DISTRIBUTION OR REPRODUCTION OF THIS BASE PROSPECTUS IN WHOLE OR IN PART IS UNAUTHORISED. FAILURE TO COMPLY WITH THIS DIRECTIVE MAY RESULT IN A VIOLATION OF THE SECURITIES ACT OR THE APPLICABLE LAWS OF OTHER JURISDICTIONS.

NOTHING IN THIS BASE PROSPECTUS CONSTITUTES AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY ANY SECURITIES IN ANY JURISDICTION. THE SECURITIES DESCRIBED IN THIS BASE PROSPECTUS HAVE NOT BEEN AND WILL NOT BE REGISTERED UNDER THE SECURITIES ACT OR WITH ANY SECURITIES REGULATORY AUTHORITY OF ANY STATE OR OTHER JURISDICTION OF THE UNITED STATES AND MAY NOT BE OFFERED OR SOLD WITHIN THE UNITED STATES OR TO, OR FOR THE ACCOUNT OR BENEFIT OF, U.S. PERSONS.

Any materials relating to any potential offering do not constitute, and may not be used in connection with, an offer or solicitation in any place where offers or solicitations are not permitted by law.

Under no circumstances will this Base Prospectus constitute an offer to sell or the solicitation of an offer to buy any securities in any jurisdiction other than provided on page 1 of this Base Prospectus.

Responsibility for this Base Prospectus

The Management Board of the Issuer:

Title	Name
Chairman of the Management Board	Martins Sulte
Member of the Management Board	Martins Valters

accepts responsibility for the information contained in this Base Prospectus (other than the information in the sections entitled '7. THE BONDS' ISSUER' and '8. THE BONDS'). To the best of its knowledge, the information (other than the information in the sections entitled '7. THE BONDS' ISSUER' and '8. THE BONDS') contained in this Base Prospectus is in accordance with the facts and makes no omission likely to affect its import. Any information from third parties identified in this Base Prospectus as such has been accurately reproduced and that as far as the Issuer is aware and are able to ascertain from the information provided by a third party, no facts have been omitted which would render the reproduced information inaccurate or misleading.

The information contained in the sections entitled '7. THE BONDS' ISSUER' and '8. THE BONDS' of this Base Prospectus is derived from the Bonds' Issuer Prospectus and the link to the Bonds' Issuer Prospectus is provided in this Base Prospectus under Glossary section - *Bonds' Issuer Prospectus*. The Bonds' Issuer accepts responsibility for the information contained in the sub-section entitled *Financial information* in section '7. THE BONDS' ISSUER' of this Base Prospectus. To the best of its knowledge, the information in the above-mentioned sub-section is in accordance with the facts and makes no omission likely to affect its import.

The link to the Bonds' Issuer Prospectus provided in this Base Prospectus is for informational purposes only and should not be regarded as the information that is incorporated by reference where it has been previously or simultaneously published electronically, drawn up in a language fulfilling the requirement of Prospectus Regulation and where it is contained in documents which have been approved by a competent authority, or filed with it, in accordance with the provisions of the Prospectus Regulation.

Final Terms

Each Series of Notes will be issued on the terms and conditions set out under the section entitled '9. TERMS AND CONDITIONS OF THE NOTES' of this Base Prospectus as completed by the applicable Final Terms. The Final Terms will be published on the website www.mintos.com. A form of applicable Final Terms is set out under the section entitled '11. APPLICABLE FINAL TERMS' of this Base Prospectus.

Other relevant information

This Base Prospectus must be read and construed together with any supplements to this Base Prospectus and with any information incorporated by reference in this Base Prospectus and, concerning any Series of Notes, must be read and construed together with the relevant applicable Final Terms.

Unauthorised information

No person has been authorised to give any information or to make any representation not contained in or not consistent with this Base Prospectus or any other document entered into concerning the Programme, any information supplied by the Issuer, or such other information as is in the public domain and, if given or made, such information or representation should not be relied upon as having been authorised by the Issuer.

Mintos has not authorised the whole or any part of this Base Prospectus and does not make any representation or warranty, or accept any responsibility as to the accuracy or completeness of the information contained in this Base Prospectus or any responsibility for the acts or omissions of the Issuer or any other person in connection with the issue and offering of the Notes, nor does Mintos or any of its shareholders, directors, affiliates, advisers or agents take any responsibility for the acts or omissions of the Issuer or any other person in connection with the issue, offering and sale of the Notes.

Restrictions on distribution

The distribution of this Base Prospectus and any Final Terms, and the offer, sale and delivery of the Notes in certain jurisdictions may be restricted by law. Persons into whose possession this Base Prospectus or any Final Terms comes are required by the Issuer and Mintos to inform themselves about and to observe any such restrictions. In particular, Notes have not been and will not be registered under the Securities Act. Subject to certain exceptions, Notes may not be offered, sold or delivered within the United States or to U.S. persons. Neither this Base Prospectus nor any Final Terms constitute an offer or an invitation to subscribe for or purchase any Notes and should not be considered as a recommendation by the Issuer, Mintos or any of them that any recipient of this Base Prospectus or any Final Terms should subscribe for or purchase any Notes. Each recipient of this Base Prospectus or any Final Terms will be taken to have made its own investigation and appraisal of the condition (financial or otherwise) of the Issuer. Mintos has not provided any financial or taxation advice in connection with the Programme or the Notes.

Programme limit

The maximum aggregate nominal amount of all Notes from time to time outstanding under the Programme will not exceed EUR 5 000 000 (five million euro) (or its equivalent in other currencies).

Language

The language of this Base Prospectus is English. Certain legislative references and technical terms have been cited in their original language so that the correct technical meaning may be ascribed to them under applicable law.

Ratings

No Series of Notes issued under the Programme will be rated by any credit rating agency.

Currencies

Unless otherwise indicated, the financial information contained in this Base Prospectus has been expressed in euro. The Issuer's functional currency is euro, and the Issuer prepares its financial statements in euro.

Third-party and market share data

This Base Prospectus contains information regarding business of the Issuer, Mintos, the Bonds' Issuer and others, and the industry in which they operate and compete. Where third party information has been used in this Base Prospectus, the source of such information has been identified. Statistical information included in this Base Prospectus has been derived from official public sources, including the statistical releases. All such statistical information may differ from that stated in other sources for a variety of reasons, including the use of different definitions and cut-off times. This data may subsequently be revised as new data becomes available and any such revised data will not be circulated by the Issuer to Investors who have purchased the Notes. In some cases, independently determined industry data is not available. In these cases, any market share data included in this Base Prospectus is referred to as having been estimated. All such estimates have been made by either the Issuer or the Bonds' Issuer using its information and other publicly available market information. Each of the Issuer and the Bonds' Issuer believes that these estimates of market share are helpful as they give prospective Investors a better understanding of the industry in which the Issuer or the Bonds' Issuer operates as well as its position within that industry. Although all such estimations have been made in good faith based on the information available and the Issuer's or the Bonds' Issuer's knowledge of the market within which it operates, neither the Issuer nor the Bonds' Issuer may guarantee that a third-party expert using different methods would reach the same conclusions. Where information has not been independently sourced, it is the Issuer's or the Bonds' Issuer's own information.

No incorporation of website information

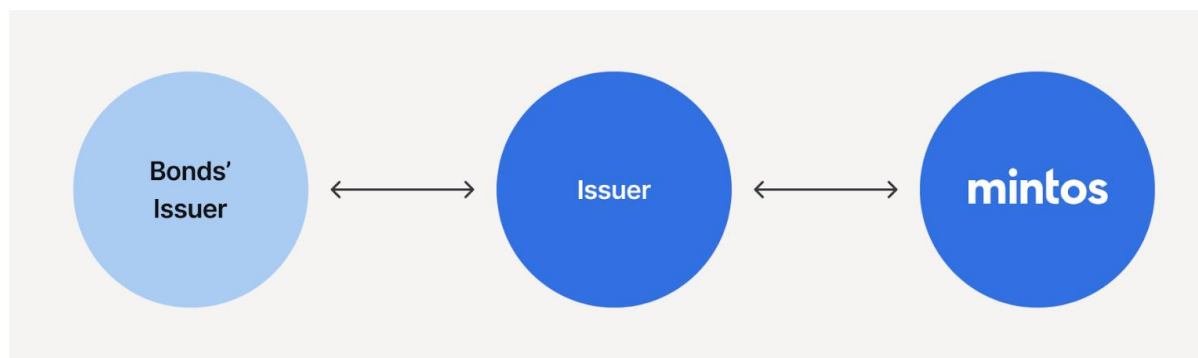
The Issuer is affiliated with Mintos and their website is www.mintos.com. Unless specifically incorporated by reference into this Base Prospectus, information on the website or any other website mentioned in this Base Prospectus or any website directly or indirectly linked to these websites has not been verified, is not incorporated by reference into, and does not form part of, this Base Prospectus, and Investors should not rely on it.

4. TRANSACTION OVERVIEW

◦ THE DESCRIPTION OF THE TRANSACTIONS IN RELATION TO THE NOTES

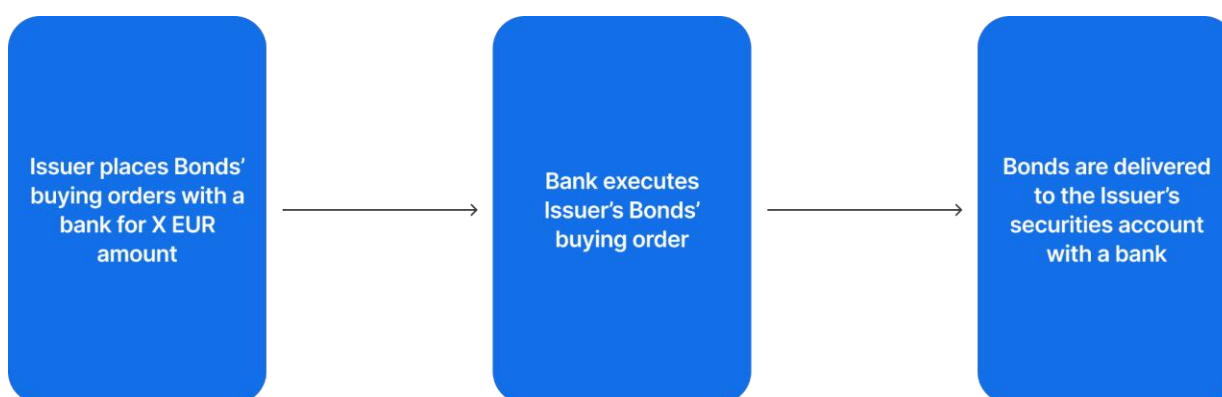
▪ The Issuer, Mintos and the Bonds' Issuer

The Issuer has entered into the Transaction Documents with Mintos and the Bonds' Issuer for the issue and sale of the Notes as described in this Base Prospectus.



▪ Acquisition of the Bonds by the Issuer

The Bonds will be purchased by the Issuer either directly from the Bonds' Issuer, from any other third party willing to sell the Bonds, or on the regulated market where the Bonds are traded. Additionally, if the Bonds have not yet been issued, the Issuer may subscribe for the Bonds during the subscription period in accordance with the terms of the Bonds' Issuer Prospectus. Funds collected from the Investors who have indicated their interest in investing in the Notes will be used to settle the Bonds' acquisition transaction.



If the Bonds settlement date, when the Issuer buys Bonds, does not match the Bonds' Receivables payment date, i.e., when the Bonds are actually delivered to the Issuer's security account with a regulated credit institution, the Bonds' accrued interest for these days of difference between settlement date and previous Bonds' Receivables payment date will be covered by the Issuer's own funds from its fully paid up share capital to purchase the Bonds, which will be reimbursed later with the next Bonds' Receivables payment.

The Issuer may also cover the missing fraction with its own funds to fulfil the Bonds purchase. As an example: The Bonds' price is EUR 1000, and the Issuer has collected EUR 900 from Investors. In this case, the Issuer may add EUR 100 from its own funds to ensure the Bond's purchase. The Issuer is a

Payment for the Bonds is subject to placement of the Series of Notes.

The diagram illustrates the flow of funds and bonds in a securitization process. It shows the following components and flow:

- Bonds' Issuer** (light blue box) issues **Bonds** (text) to the **Regulated credit institution (bank)** (dark blue box).
- The **Regulated credit institution (bank)** delivers **Bonds** (text) to the **Issuer** (dark blue box).
- The **Issuer** issues a series of **Notes** and places it on the **Platform** (text).
- The **Platform** (mintos logo) collects funds from **Investor 1**, **Investor 2**, **Investor 3**, and **Investor 4** (light blue boxes).
- The collected funds are transferred to the **Issuer**.
- The **Issuer** buys **Bonds** (text) from the **Regulated credit institution (bank)**.

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graph LR; BI[Bonds' Issuer] -- "Bonds" --> RCI[Regulated credit institution (bank)]; RCI -- "Bank delivers Bonds" --> I[Issuer]; I -- "Issuer issues a series of Notes and places it on Platform" --> P[mintos]; P -- "Collected funds are transferred to Issuer" --> I; I -- "Issuer buys Bonds" --> RCI; P --> I1[Investor 1]; P --> I2[Investor 2]; P --> I3[Investor 3]; P --> I4[Investor 4];
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Once the Investors have indicated on Mintos platform that they wish to purchase the Notes, Mintos reserves those funds to be ready available for the Issuer to submit its purchase order to buy the Bonds and then, after the Bonds are purchased, delivers the Notes to the Investors on their Investment Accounts. The reservation means that those funds remain on the Investment Account of the Investor but are not available for other transactions until the Notes are delivered, or, in the event of insufficient total interest of Investors to perform the Bond purchase, until the Notes purchase is cancelled. The Issuer has the right to cancel the Notes purchase at its own discretion at any time with no obligation to inform Investors about cancelling the Notes purchase.

The process for purchasing Notes is automated and takes place in real-time. When the transaction order is accepted by the Platform, Mintos debits cash funds from the Investor's cash account with Mintos in exchange for delivery of the Notes to the Investor's financial instruments account with Mintos. The Notes allotted are available as soon as the transaction order is executed by Mintos, by means of the Investor's profile on the Platform. Further alienation of Notes may be done as soon as available on the Investor's Investment Accounts.

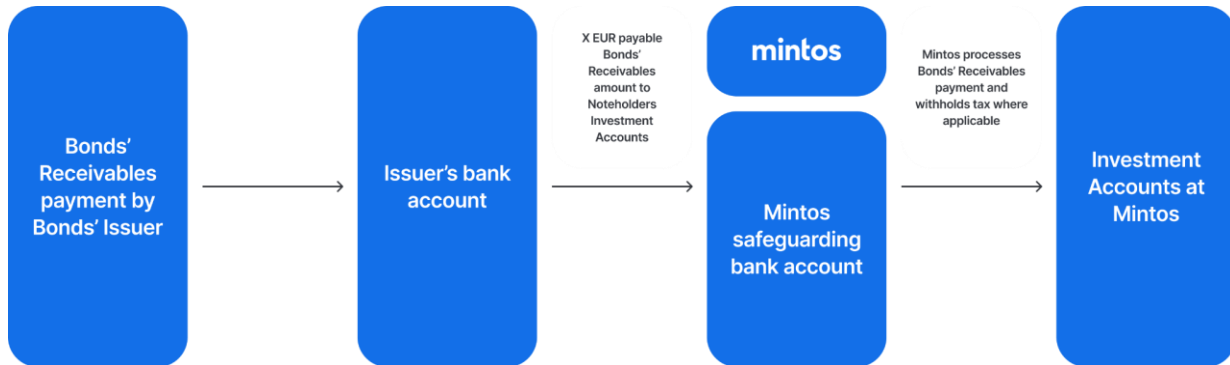
21

No expenses are expected to be charged to the Investor by the Issuer when purchasing Notes. There is no financial transaction tax to be applied at the date of this Base Prospectus by the Issuer and/or Mintos to the Investor in subscribing or purchasing any Note.

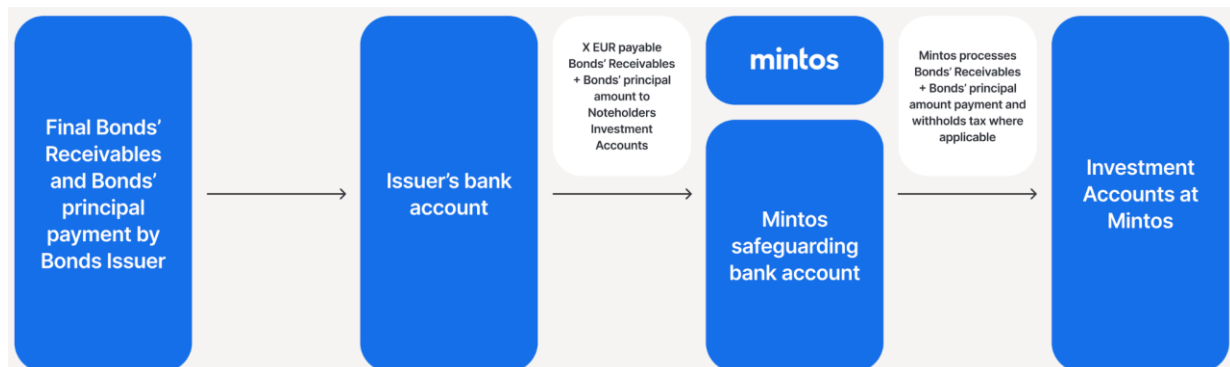
Underlying assets will be formed by matching one on one euro amounts invested into a Series of Notes and amounts of purchased Bonds as underlying assets.

▪ Payments under the Notes

Bonds' Receivables (interest) payout process to the Investor



Final Bonds' Receivables and the Bonds' principal amount is paid to the Investors on the Bonds' maturity date. The same applies in cases of the Bonds' early redemption. In the event of Bonds' early redemption, the Investors receive the Bonds' principal amount together with the accrued Bonds' Receivables up to the date of early redemption in accordance with the Bonds' Issuer Prospectus.



The Interest specified in the Final Terms will begin to be calculated and accrue from the first day when the Investor has acquired the Notes from the Issuer and the Notes are booked by Mintos in the Investor's Investment Accounts.

The interest and principal payments under the Notes are linked to and contingent upon corresponding payments made under the Bonds. The Bonds will bear interest at an annual rate based on their nominal amount, with interest payable in arrears on each interest payment date. Interest will begin to accrue from the interest commencement date, as specified in the Bonds' Issuer Prospectus.

▪ **Redemption of the Notes**

The Issuer may exercise its right but not the obligation to redeem the Notes from the Investors on the occurrence of certain events specified in the Bonds' Issuer Prospectus, including, but not limited to:

- the Bonds' Issuer exercises any of its rights of early redemption and/or repurchase of the Bonds in accordance with the terms of the Bonds' Issuer Prospectus.

In this event of early redemption of the Bonds, which has been initiated by the Bonds' Issuer, the Bonds held by the Issuer will be redeemed from the Issuer in accordance with the terms of the Bonds' Issuer Prospectus and all funds received by the Issuer in case of early redemption of the Bonds will be used proportionally to redeem the Notes.

In some cases, including, but not limited to:

- if the Issuer is required by the applicable regulation to sell the Bonds and/or,
- if the Issuer is not able to continue to service the Notes and/or,
- if there are risks to the Issuer and/or Mintos that do not allow the Issuer to hold the Bonds,

the Issuer may exercise its right to sell the Bonds at its own discretion for any price that is available to the Issuer and use these funds received from the Bonds sale to redeem the Notes. As the Notes may be redeemed only with the funds acquired from the sale of the Bonds, the Investors should be fully aware that in such cases of discretionary sale of the Bonds by the Issuer, it could lead to delays in repayments and to a partial or full loss of the invested funds in the Notes.

▪ **No credit enhancement**

The Notes have no credit enhancements and no liquidity support in relation to payment of interest or principal.

The Issuer, as a special purpose entity, has no obligation to make any payment on the Notes unless sufficient funds have been received from the Bonds' Issuer.

○ **THE TRANSACTION DOCUMENTS**

The information in this section is a summary of certain features of the Transaction Documents provided for information purposes and will not be treated as the full binding text of the relevant agreement.

This section does not entail summary of those transaction documents which will be executed by the Issuer with respect to the acquisition of the Bonds from third parties, as those transaction documents will be market standard transaction documents as customary for such transactions. They will include agreements on the opening and maintenance of a cash account and financial instruments account for the Issuer and documents necessary for transactions to be performed with respect to the Bonds according to the provisions of this Base Prospectus.

Further are provided summaries of contracts that are necessary for the matters outlined in the above section entitled '**THE DESCRIPTION OF THE TRANSACTIONS IN RELATION TO THE NOTES**' which are other than those customarily necessary to purchase and hold financial instruments such as Bonds.

▪ **The Cooperation Agreement**

General

The Cooperation Agreement contains the agreement between the Issuer and Mintos on the matters outlined in the above section entitled '*THE DESCRIPTION OF THE TRANSACTIONS IN RELATION TO THE NOTES*'.

Mintos

Mintos acts as a placement agent, calculation agent, transfer agent and paying agent of the Issuer in relation to the Notes.

Issuer

Issuer has undertaken to transact with Bonds only in line with this Base Prospectus. The Issuer is obliged to provide Mintos with information and documentation with respect to the Bonds, including the financial instruments account on which the Bonds will be held. The Issuer has undertaken to procure that there are no encumbrances, liens or other security interests in favour of any third parties over the Bonds.

Term and termination

The Cooperation Agreement continues until all liabilities of the Issuer and Mintos according to its provisions are fully satisfied.

Governing law

The Cooperation Agreement and any non-contractual obligations arising out of, or in connection with it, is governed by and will be construed in accordance with the laws of the Republic of Latvia.

▪ **The Placement Agreement**

The Placement Agreement contains the agreement between the Bonds' Issuer and Mintos on the matters related to the above section entitled '*THE DESCRIPTION OF THE TRANSACTIONS IN RELATION TO THE NOTES*'. The Placement Agreement mandates Mintos to act as a platform through which the Notes backed by the Bonds will be offered during the placement period as agreed in that agreement. Mintos shall receive fees from the Bonds' Issuer in relation to the issuance of Notes backed by the Bonds, in view of the Bonds acquired by the Issuer being deemed as placed by Mintos within the placement arrangement. The Placement Agreement is governed by the laws of the Republic of Latvia.

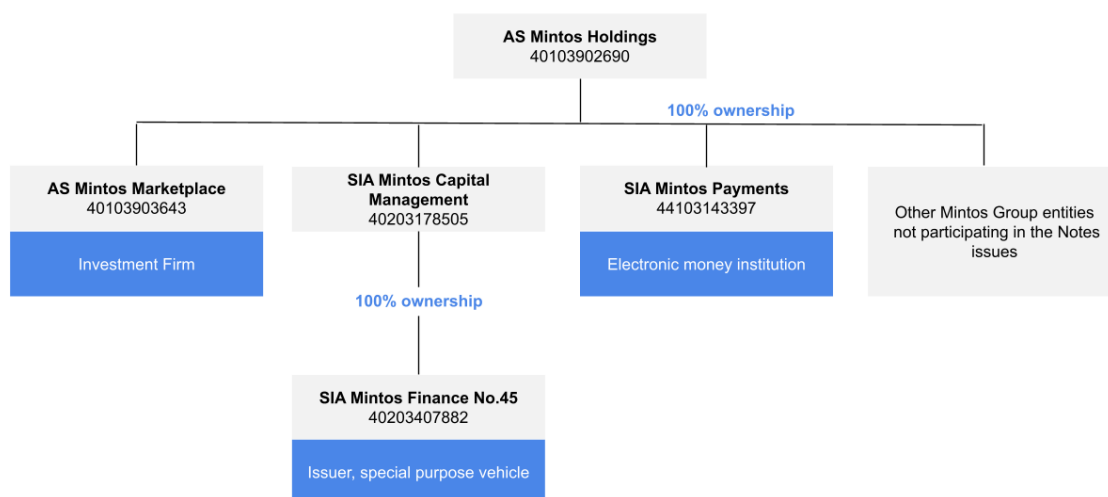
5. THE ISSUER

o General

The Issuer is a special purpose undertaking established for the sole purpose of issuing and offering Notes to Investors on the Platform, which are backed up by the Bonds acquired by the Issuer. The Issuer does not take part in any other business activities.

The Issuer is incorporated as a limited liability company and registered with the Enterprise Register of the Republic of Latvia on 17.06.2022 under the name SIA Mintos Finance No. 45 with registration number 40203407882. It operates under the laws of the Republic of Latvia and has its registered office at Skanstes iela 52, Riga, LV-1013, Latvia. The Legal Entity Identifier (LEI) of the Issuer is: 98450059H090976DBC22.

The registered and paid-up share capital of the Issuer is EUR 2800 consisting of 2800 shares each having a nominal value of EUR 1. Each share is entitled to one vote. The sole shareholder of the Issuer is SIA Mintos Capital Management, registration No 40203178505.



The Issuer has no subsidiaries and does not own any shares or equity. The Issuer is managed by the Management Board, the members being appointed by the sole shareholder of the Issuer:

Title	Name	Other roles
Chairman of the Management Board	Martins Sulte	Chairman of the Management Board of AS Mintos Holdings, SIA Mintos Capital Management and Mintos
Member of the Management Board	Martins Valters	Member of the Management Board of AS Mintos Holdings, SIA Mintos Capital Management and Mintos

For so long as the Notes of any Series remain outstanding or Notes may be issued under the Programme, the articles of association (Statutes) of the Issuer can be accessed on www.mintos.com.

- **Activities**

The activities of the Issuer are as follows:

- issue and publicly offer Notes to the Investors, including preparation, submission to the NCA and publication on the Platform of this Base Prospectus;
- purchase and safekeeping of the Bonds;
- payments under the Notes through Mintos, subject to receiving Bonds' Receivables and principal amount of the Bonds from the Bonds' Issuer; and
- publication of financial and other information to the Investors in accordance with applicable law.

- **Financial information**

The financial statements for years 2023 - 2024 are prepared in accordance with the Latvian Generally Accepted Accounting Principles (GAAP).

For accounting purposes, Bonds' Receivables and principal amount of the Bonds are classified as a pass-through of a financial asset under International Financial Reporting Standard (IFRS) 9 3.2.5.

The appointed auditors of the Issuer for the financial years 2023 - 2024 are "KPMG Baltics SIA", registered in the Republic of Latvia on 16 December 1994 with registration number 40003235171.

The Issuer's financial data:

[Audited financials 2023](#)

[Audited financials 2024](#)

- **Authorisation**

The establishment of this Programme and the issue of Notes have been duly authorised by decisions of the sole shareholder of the Issuer on 14.07.2025.

- **Significant or material change**

At the date of this Base Prospectus, there has been no significant or material change in the financial position of the Issuer since the date of its last published audited financial statements.

- **Litigation**

The Issuer (whether as a defendant or otherwise) is not and has not been involved in any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Issuer is aware) in the 12 months preceding the date of this Base Prospectus which may have, or have in such period had, a significant effect on the financial position or profitability of the Issuer.

6. MINTOS

Mintos, under the name AS Mintos Marketplace, was registered as a joint-stock company on 1 June 2015 in the Commercial Register, Enterprises Register of the Republic of Latvia with the unified registration number 40103903643.

All the shares in Mintos are held by AS Mintos Holdings.

Mintos has been authorised as an investment firm by the NCA on 17 August 2021, and it provides following investment services and ancillary services:

- reception and transmission of orders in relation to one or more financial instruments;
- execution of orders on behalf of clients;
- dealing on own account;
- portfolio management;
- investment advice;
- placing of financial instruments without a firm commitment basis;
- holding of financial instruments;
- currency exchange services, if they are related to the provision of investment services;
- providing investment research, financial analysis or other general advice regarding transactions in financial instruments; and
- provision of services related to the initial placement of financial instruments.

Mintos provides services in Austria, Belgium, Czech Republic, France, Germany, Italy, Latvia, Netherlands, Poland, Portugal and Spain. Mintos has not commenced provision of services in other countries as of the date of this Base Prospectus but may do so during the validity period of this Base Prospectus.

Cash funds of the Investors are held by Mintos in regulated credit institutions, including but not limited to AS LHV Pank (Estonia), Signet Bank AS (Latvia), and money market funds.

Mintos owns and operates the Platform which is the technical infrastructure through which (a) companies sell loans and other receivables or other assets to issuers, (b) the issuers offer and sell asset backed securities to investors backed by the acquired receivables or other assets and (c) information exchange and money flows occur between Investors, issuers and originators and services of the assets and receivables. Notes which are backed up by bonds are one of the types of assets backed securities offered and available on the Platform. Also, Mintos offers and may offer other investment products or services to the Investors.

○ Key activities performed by Mintos with respect to Notes are as follows:

- Opens and services Investment Accounts for investors and (a) carries out anti-money laundering, combating the financing of terrorism and know your client policies and procedures, (b) carries out appropriateness and suitability tests, (c) responsible for compliance with product governance

requirements and (d) informs Investors regarding the risks inherent in the products and services depending on the status of the Investor.

- Prepares this Base Prospectus and engages lawyers and other advisors and submits it to the NCA for approval.
- Operates the Platform for (a) Investors to acquire Notes, exchange currencies related to investment services and transactions with Notes and receive automated portfolio management services and, including but not limited (b) the Issuer and the lending company or other originator to transfer title in the receivables and exchange information in relation to the receivables.
- Acts as an assignment, placement, calculation, transfer and paying agent for the Notes including (a) transfer of funds to the Issuer following placement of Notes, (b) settlement of payments due between the Issuer and other parties, (c) payments to the Investment Accounts, (d) provides information regarding Investors to the Issuer to calculate any withholding taxes on payments and (e) provides information on Payment Events through API from the involved parties.
- Maintains the register of Noteholders.
- Complies with the Transaction Documents including monitoring of compliance with the covenants and other provisions of the transaction documents. See the section entitled '4. TRANSACTION OVERVIEW – *TRANSACTION DOCUMENTS*' of this Base Prospectus for more information.
- Prepares and submits reports for legal and regulatory purposes to the NCA, the Latvian State Revenue Service and others.

7. THE BONDS' ISSUER

o Business overview

The Bonds' Issuer is AS "PN Project", a joint stock company incorporated and existing under the laws of the Republic of Latvia, registered with the Enterprise Register of the Republic of Latvia on 18.04.2017 with registration number: 40203063602, registered address: Republikas laukums 2A, Riga, LV-1010, Latvia. The Bonds' Issuer's legal identifier (LEI) is 6488MO7801E7SK91DC04.

The Bonds' Issuer is operating in the construction and real estate segment as described further below. This includes construction of residential and non-residential buildings, rental and operating of own or leased real estate, as well as related management services. As a real estate development company, the Bonds' Issuer is primarily engaged in investment-driven activities, including the initiation of real estate projects, such as defining the concept and setting initial objectives, as well as the sale and rental of premises and buildings upon project completion.

The Bonds' Issuer has been established as a special purpose vehicle (SPV). The key purpose of the Bonds' Issuer is the development and construction of the real estate project located in 2 Balasta dambis, Riga, Latvia known as "Preses Nama Kvartāls" (hereinafter in this section - the Project).

o Financial information

The audited consolidated financial statements for the year 2023 have been prepared in accordance with the International Financial Reporting Standards (IFRS) and audited consolidated financial statements for the year 2024 have been prepared in accordance with the Law on Annual Reports and Consolidated Annual Reports of the Republic of Latvia; financial statements are prepared in euro (EUR) currency.

The latest available historical financial information of the Bonds' Issuer is available on Mintos website:

[Audited consolidated financials 2023*](#)

*Auditors draw attention to material uncertainty related to going concern:

"We draw attention to Note 3.18. of the consolidated financial statements, which states that as at 31 December 2023 the Group had a working capital deficit equal to EUR 31 599 710, of which EUR 20 094 463 related to the loan received from Matuda UAB with the maturity of 26 April 2024 and EUR 11 219 375 related to amounts payable to suppliers and contractors. Furthermore, in October 2024 the Group has terminated the contract with its general contractor and, as of the date of this report, the operations of the Group – the development of the multifunctional real estate centre on its controlled land plot – are suspended. During the building development and construction period the Group has been financed by the funds received from the shareholder and/or its controlled entities considering the course of the project and the need of working capital to finance the construction activities. The Group's ability to continue operations on a going concern basis is highly dependent on the Group's ability to attract additional financing, settle its outstanding liabilities and resume the real estate development project. At the date of these consolidated financial statements, the Group, its shareholder and its other controlled SPVs have not received a written confirmed financing commitment from the potential investors. These events and conditions, along with other matters as set forth in Note 3.18., indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern. Our opinion is not modified in respect of this matter."

Auditors draw attention to other matters:

“As part of our audit of the consolidated financial statements as at and for the years ended 31 December 2022 and 31 December 2023, we audited the transitory adjustments to IFRS Accounting Standards as adopted by the European Union described in Note 2.13. that were applied to restate the comparative information presented as at and for the year ended 31 December 2021. We were not engaged to audit, review, or apply any procedures to the financial statements for the year ended 31 December 2021, other than with respect to the adjustments described in Note 2.13. to the consolidated financial statements. Accordingly, we do not express an opinion or any other form of assurance on those respective consolidated financial statements taken as a whole. However, in our opinion, the adjustments described in Note 2.13. are appropriate and have been properly applied.”

Audited consolidated financials 2024**

**Auditors draw attention to material uncertainty related to going concern:

“We draw attention to Note 18 “Going concern” of the financial statements, which states that as at 31 December 2024 the Company had a working capital deficit of 39 876 584 EUR. Settlement of the Company’s outstanding and contingent liabilities and further development and finalization of the 1st stage of the construction is highly dependent on the Company’s ability to attract additional financing. These conditions, along with other matters as set forth in Note 18, indicate that a material uncertainty exists that may cast significant doubt on the Company’s ability to continue as a going concern. Our opinion is not modified in respect of this matter.”

2023 year figures were restated to reflect the revaluation of investment properties, resulting in adjustments to their carrying amounts. Additionally, errors in cost recognition have been identified and corrected, impacting the reported expenses of 2023. These changes aim to provide a more accurate representation of the Bonds’ Issuer financial position and performance.

o **Auditors**

The statutory auditors of the audited consolidated financial statements as of and for the financial years ended 31 December 2024 were PricewaterhouseCoopers SIA, registration number: 40003142793, legal address: Marijas iela 2A, Riga, LV-1050, Latvia.

The statutory auditors of the audited consolidated financial statements as of and for the financial year ended December 2023 were KPMG Baltics SIA, registration number: 40003235171, legal address: Roberta Hirša iela 1, Riga, LV-1045, Latvia. KPMG Baltics SIA is a certified auditor (license No. 55) and a member of the Latvian Association of Certified Auditors.

o **Litigation**

The Bonds’ Issuer (whether as a defendant or otherwise) is not and has not been involved in any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Bonds’ Issuer is aware) in the 12 months preceding the date of this Base Prospectus which may have, or have in such period had, a significant effect on the financial position or profitability of the Bonds’ Issuer, except the Bonds’ Issuer and its subsidiary were previously involved in multiple legal proceedings with former contractors of the Project. These litigations have been fully resolved. The final settlement agreement was signed and respective final repayment was made in June, 2025. As a result, all related claims have been settled, and the real estate within the Project is no longer encumbered by litigation-related restrictions. The property is legally eligible to be pledged as collateral for the benefit of the bondholders as described in the Bonds’ Issuer Prospectus.

o **Administrative, management and supervisory bodies**

The following table shows the main administrative, managerial and supervisory positions of the Bonds' Issuer:

Name	Position / function (year since)	Education and business experience summary
Povilas Urbonavičius	Member of the Management Board (2024)	Povilas Urbonavičius is an experienced real estate professional with a demonstrated history of working in the development of real estate. Mr. Urbonavičius is skilled in real estate, business development, management and business planning. His prior experience includes leadership positions in Darnu Group and Omberg Group, key players of the Lithuanian real estate development field. Povilas Urbonavičius holds a bachelor's degree in civil engineering.
Igors Danilovs	Member of the Management Board (2024)	Igors Danilovs is a financial management executive who has more than 17 years of experience in finance and asset management. His previous workplaces include Swedbank, Citadele Asset Management and Parex Asset Management. Mr. Danilovs holds an economics bachelor's degree from Stockholm School of Economics and a master's degree in mathematics and financial engineering from computer science faculty of Riga Technical University. Igors is a CFA charter holder.
Marius Žemaitis	Chairman of Supervisory Board (2024)	Marius Žemaitis has 13 years of experience in real estate funds management, real estate development, property advisory and management consulting. His prior experience includes Newsec and McKinsey & Company. In the Lords LB Management Company, Mr. Žemaitis is responsible for managing Lords LB Special Fund I Subfund A and Central Development Fund. Mr. Žemaitis holds a Bachelor's degree in Economics and Business Administration from the Stockholm School of Economics in Riga, as well as Executive MBA from BMI Executive Institute.
Mindaugas Marcinkevičius	Deputy Chairman of Supervisory Board (2024)	Mindaugas Marcinkevičius has over 21 years of experience in real estate development within Vilniaus Prekyba Group, the largest business consortium in the Baltics. For ten years Mindaugas Marcinkevičius was a Chairman of Akropolis, the largest and most successful shopping centre developer in the Baltics with operations in Lithuania, Latvia, Estonia, and Bulgaria. Under Mr Marcinkevičius' management, Akropolis developed over 250 000 m2 of flagship retail and office space, which was recognized as the most valuable commercial real estate asset in Lithuania at the time. Furthermore, Mr Marcinkevičius is responsible for real estate development and project management at UAB "Lords LB Asset Management", legal entity code 301849625 (Lithuania). Mr Marcinkevičius is also the sole shareholder of UAB "Glera", which directly owns 47% of the authorized capital of UAB "Lords LB Asset

		Management". Mr Marcinkevičius holds a master's degree in real estate valuation and management from Vilnius Gediminas Technical University.
Andrius Stonkus	Supervisory Board Member (2024)	Andrius Stonkus is the founder of the leading Real Estate advisory and asset management company in the Baltic States Re&Solution, which was later partly acquired by Newsec and became Newsec / Re&Solution. Mr. Stonkus also founded Lords LB Asset Management in 2008 where he is responsible for fund raising and acquisitions. Prior to Re&Solution, during 2001 – 2004, Mr Stonkus was the director of RE investment company Prime Real Estate and held several financial and management positions at Prime Investment. During his career Mr. Stonkus was managing and participating in Real Estate transactions totalling EUR 1 billion.

o Shareholders

The share capital of the Bonds' Issuer is EUR 51 507 800 divided into 51 507 800 ordinary shares with a par value of EUR 1 in registered form, all of which are fully paid. Each share is entitled to one vote. The sole shareholder of the Bonds' Issuer is Lords LB Special Fund V (a closed-ended real estate investment fund).

Name	Share %	Code	Form of control	Domicile
Lords LB Special Fund V	100	I052	Sole Shareholder	Lithuania

8. THE BONDS

o Legal nature, jurisdiction and the applicable law of the Bonds

The Bonds are dematerialized debt securities in a bearer form and registered with Nasdaq CSD in a bookentry form with the securities settlement system governed by Latvian law. It is planned that all Bond's tranches will bear the same ISIN (*International Security Identification Number*) code. However, if required by the Nasdaq CSD it is possible that each tranche will be assigned a separate ISIN. In any case, the ISIN code of the respective tranche will be specified in the respective Bonds' final terms.

The Bonds are freely transferable secured financial instruments denominated in euro, with the nominal value of EUR 1000. The Bonds represent the secured debt obligation of the Bonds' Issuer towards the bondholder subject to the collateral registration as described in the Bonds' Issuer Prospectus. The Bonds are issued in euro (EUR).

The Bonds have not been rated by any credit rating agencies.

In connection with the Bond offering, an application will be made to Nasdaq Riga (<http://www.nasdaqbaltic.com>) for admitting each Bonds' tranche to listing and trading on the regulated market according to the requirements of Nasdaq Riga not later than within 3 (three) months after the Bonds' issue date of the respective Bonds' tranche.

The Bonds will rank *pari passu* with other senior secured obligations of the Bonds' Issuer. In case of the insolvency of the Bonds' Issuer, the bondholders will be entitled to recover their investment on the same terms as other senior secured creditors in the respective claims' group according to the relevant applicable law.

Each issue of the Bonds is governed by the laws of Latvia. Any disputes relating to or arising from the Bonds' issue will be subject to the exclusive jurisdiction of the competent courts of the Republic of Latvia. Claims arising from the Bonds shall expire in accordance with the statutory terms of Latvian law.

o Collateral

Each tranche of the Bonds will be secured by mortgage over the property, i.e., over real estate property with unique cadastre number 0100 062 0093, Riga city land register folio No. 13063 with address Balasta dambis 2, Riga, the Republic of Latvia.

The maximum amount of secured claim will be up to EUR 82 500 000 for the benefit of the bondholders, with the particular claim amount specified in the final terms of the respective Bonds' tranche according to the total aggregate amount of Bonds issued under the programme at the time.

The collateral shall be established in accordance with the terms and conditions of the collateral agreement concluded between the collateral agent as the mortgagee and the Bonds' Issuer as the collateral provider (mortgagor) with regards to establishment of the mortgage over the property and the respective collateral shall be registered in the Land Register within 60 (sixty) business days after the Bonds' issue date of the first tranche under the respective final terms.

o Repayment and maturity

Each tranche of the Bonds shall have a maturity up to 2 (two) years starting from the issue date of the Bonds' first tranche. The Bonds shall be repaid in full at their nominal value on the maturity date, which will be specified in the Bonds' final terms, or on the early redemption date.

The Bonds' Issuer will pay the nominal value in accordance with Nasdaq CSD intermediary and applicable Nasdaq CSD regulations.

If the maturity date of the Bonds is not a business day, the Bonds' Issuer will pay the nominal value of the Bonds on the next business day after the maturity date. In this case, the interest accrues for the days prior to the next business day (actual redemption of the Bonds).

If the Bonds' Issuer has failed to make nominal value payment in accordance with the deadlines specified in the Bonds' Issuer Prospectus and respective final terms, the bondholders shall have the right to submit claims regarding the repayment of the nominal value not earlier than after 10 (ten) business days following the maturity date.

o **Early redemption**

The Bonds' Issuer shall be entitled to early redemption (*call option*) starting:

- one year (i.e., 12 months) after the issue date of respective tranche by paying 100.5% of the nominal amount plus accrued and unpaid interest;
- after one and a half year (i.e., 18 months) the issue date of respective tranche by paying 100% of the nominal amount plus accrued and unpaid interest.

Each Bonds' final terms shall specify exact dates when the Bonds' Issuer can exercise the early redemption (*call option*). The Bonds' Issuer also reserves the right, in accordance with the procedure set out in the Bonds' Issuer Prospectus, to cancel the early redemption or to increase the amount subject to early redemption.

These characteristics of the Bonds as described above demonstrate capacity to produce funds to service any payments due and payable on the Notes.

9. TERMS AND CONDITIONS OF THE NOTES

The following are the terms and conditions of the Notes (the **Terms and Conditions**) which, together with the relevant Final Terms, will be applicable to the specified Series of Notes. The relevant Final Terms will complete the Terms and Conditions in relation to each Series of Notes.

Save where the context requires otherwise, references in the Terms and Conditions to **Notes** are to the Notes of one Series only, not to all Notes of other Series that may be issued under these Terms and Conditions.

In these Terms and Conditions, unless the context otherwise requires, words denoting the singular include the plural and *vice versa*.

In these Terms and Conditions, references to a specified Condition will be construed as a reference to that specific Condition of these Terms and Conditions as in force for the time being and as amended or supplemented from time to time.

The headings are inserted for convenience of reference only and will not affect the interpretation of these Terms and Conditions.

In these Terms and Conditions, reference to any other document will be construed as references to that document as in force the time being and as amended, supplemented or substituted.

The use of the word **including** means **including without limitation**.

Words and expressions used in these Terms and Conditions in capitals and not defined will have the meanings given to them in the Final Terms unless the context otherwise requires or unless otherwise stated.

DEFINITIONS

In these Terms and Conditions, unless the context otherwise requires, the following definitions will apply:

Aggregate Nominal Amount: the aggregate nominal amount of the Notes as specified in the Final Terms.

Available Distribution Amount: the amounts received by the Issuer from the Series Specific Notes.

Base Prospectus: the base prospectus in relation to the Notes.

Bonds: Bonds' Issuer issued bonds held by the Issuer as an asset backed security for the Notes.

Bonds' Issuer: AS PN Project, a joint stock company incorporated and existing under the laws of the Republic of Latvia, registered with the Enterprise Register of the Republic of Latvia on 18.04.2017 with registration number: 40203063602, registered address: Republikas laukums 2A, Riga, LV-1010, Latvia.

Bonds' Issuer Prospectus: the Bonds' Issuer base prospectus that is approved by NCA on 24th April 2025 and is prepared for the programme for the offering of secured bonds of the Bonds' Issuer in the amount of up to EUR 75 000 000. The Bonds' Issuer base prospectus should be read and constructed together with any supplements to it (if any) and any other documents attached to it and, in relation to any tranche of Bonds issue (tranche), with the final terms of the relevant tranche, as applicable. The link to the Bonds' Issuer base prospectus as supplemented from time to time is [here](#).

Bonds' Receivables: The Bonds will provide an annual payment determined by the Bonds' Issuer and specified in the respective Bonds' final terms. The Bonds shall be repaid in full at their nominal value on the maturity date, which will be specified in the Bonds' final terms, or on the early redemption date.

Bonds' Receivables Payments: interest payments made by the Bonds' Issuer under the Bonds' Issuer Prospectus.

Business Day: any day on which banks in the Republic of Latvia are open for business, except for Saturdays, Sundays and national holidays of the Republic of Latvia.

Cooperation Agreement: the cooperation agreement between the Issuer and Mintos in relation to the Notes.

Final Terms: the final terms of the Notes.

Interest: the interest under the Notes or the Series Specific Notes.

Interest Accrual Periods: the periods during which Interest accrues on the Notes as specified in the Final Terms.

Interest Payment Date: each date on which Interest is payable under the Notes as specified in the Final Terms.

Interest Rate: the rate at which Interest accrues on the Notes as specified in the Final Terms.

Investment Accounts: the financial instruments account and the cash account of the Investor opened with Mintos.

Issue Date: the issue date of the Notes being the date on which the Notes are first made available for subscription as specified in the Final Terms.

Issuer: SIA Mintos Finance No. 45, a limited liability company incorporated and existing under the laws of the Republic of Latvia, registered with the Enterprise Register of the Republic of Latvia on 17.06.2022 with registration number: 40203407882, registered address: Skanstes iela 52, Riga, LV-1013, Latvia, a special purpose entity whose principal purpose is the issue of Notes.

Issuer's Account: the cash funds account of the Issuer opened with Mintos which is used solely for settling payments with the Investors.

Maturity Date: the scheduled maturity date of the Notes as specified in the Final Terms.

Mintos: AS Mintos Marketplace, a joint stock company incorporated and existing under the laws of the Republic of Latvia, registered with the Enterprise Register of the Republic of Latvia on 01.06.2015 with registration number: 40103903643, registered address: Skanstes iela 50, Riga, LV-1013, Latvia.

Noteholder: each person who appears as a holder of any Note from time to time in the electronic register maintained by Mintos.

Notes: notes issued or to be issued by the Issuer.

Payment Event: the date on which any full or partial payment under the Bonds occurs.

Principal Amount Outstanding: the Aggregate Nominal Amount multiplied by the Sink Factor.

Priority of Payments: the priority of payments set out in Condition 7.

Redemption Date: each date on which the Notes are redeemed as specified in the Final Terms.

Series: Notes with the same Issue Date and the same Terms and Conditions and identified in the relevant Final Terms as forming a series.

Sink Factor: a fractional number between 0 to 1 (inclusive) up to 16 decimal figures as determined by the Issuer from time to time which reflects the then Principal Amount Outstanding taking into account any partial redemptions of the Notes.

Specified Currency: the currency of the Notes as specified in the Final Terms.

Specified Denominations: the specified denominations of the Notes as specified in the Final Terms.

Transaction Documents: the Cooperation Agreement, the placement agreement and any other document designated by the Issuer as a Transfer Document.

Transfer Document: the documents evidencing the transfer of Notes from the Issuer to Investor; and transfer of Bonds and / or Bonds' Receivables from the Bonds' Issuer to the Issuer in accordance with the terms of the Bonds' Issuer Prospectus.

1. UNDERTAKINGS OF THE ISSUER

The undertakings in this Condition 1 remain in force for so long as any of the Notes are outstanding.

1.1 *Authorisations and compliance with laws*

The Issuer will promptly obtain, comply with and do all that is necessary to maintain in full force and effect any authorisation required under any law or regulation of Latvia to enable it to perform its obligations under the Notes or own title in the Bonds, and carry on its business as it is being conducted. The Issuer will comply in all respects with all laws to which it is subject.

1.2 *Negative covenants*

Other than in connection with the Notes or as provided in the Base Prospectus, the Issuer will not:

- (a) sell, transfer, create any security over or otherwise dispose of any of the Bonds;
- (b) incur or permit to be outstanding any financial indebtedness;
- (c) be the creditor to any person;
- (d) give or allow to be outstanding any guarantee or indemnity to or for the benefit of any person in respect of any obligation of any other person;
- (e) carry on any business other than as a special-purpose pass-through undertaking established for the purpose of issuing and offering Notes, which are backed by the Bonds, to Investors on the Platform; or
- (f) use the Issuer's Account for any purpose other than as provided in these Terms and Conditions and the Transaction Documents.

These provisions are without prejudice to the Issuer's right to have transactions with other bonds issuers, if any, with the aim of approving base prospectuses and issuing bonds' backed and contingent notes.

2. GENERAL

2.1 The Issuer under these Terms and Conditions together with the corresponding Final Terms has authorised the creation, issue and sale of the Notes. The issue of Notes on the Issue Date specified in the Final Terms will correspond to the Issuer obtaining title to the Bonds with a total amount equal to the Aggregate Nominal Amount.

2.2 Subject to Condition 25, the Issuer will obtain the title to the Bonds on the condition that Mintos

has determined that it has all the data it requires in relation to the Bonds' Receivables in accordance with the Bonds' Issuer Prospectus. The condition in no case implies either the Issuer or Mintos has any obligation to examine, verify or assess Bonds' Issuer Prospectus data, including, through the use of any documentary evidence.

- 2.3 In each case where amounts of principal, Interest, other return and additional amounts (if any) are payable in respect of the Notes, the obligations of the Issuer to make any such payment will constitute an obligation only to account to the Noteholders on each date on which such amounts are due, for an amount equal to amounts of principal, Interest, other return and additional amounts (if any) actually received by the Issuer in relation to the Bonds.
- 2.4 Neither the Issuer nor Mintos are liable to make any payments in respect of the Notes other than as expressly provided in these Terms and Conditions.
- 2.5 Save for any fees payable to the Mintos, so far as the Issuer is aware, no person involved in the issue of the Notes has any material interest to the offer of the Notes.

3. STATUS

- 3.1 The Notes constitute direct, general, unsubordinated and limited recourse debt obligations of the Issuer, which rank *pari passu* among themselves; and at all times these obligations rank at least *pari passu* with all other present and future direct, general, unsubordinated and limited recourse obligations of the Issuer arising from the present and further Series, except for those obligations as may be preferred by applicable law.
- 3.2 No proprietary or other direct interest in the Issuer's rights under or in respect of any of the Transaction Documents, the Transfer Document, the Bonds' Receivables, exists for the benefit of the Noteholders. Subject to these Terms and Conditions, no Noteholder will and will have any right to enforce any of the Transaction Documents and the Bonds' Receivables, or any direct recourse to the Bonds' Issuer.

4. FORM

The Notes are issued by the Issuer in registered form which are deposited and held as book-entry with Mintos.

5. ISSUE OF NOTES

The Notes are issued on the Issue Date in the Aggregate Nominal Amount, the Specified Denominations and the Specified Currency as specified in the Final Terms.

6. REGISTER, TITLE AND TRANSFERS

- 6.1 Mintos maintains an electronic register of Noteholders in accordance with the Cooperation Agreement. No certificates will be issued to any Noteholder in respect of its holding.
- 6.2 Each Noteholder will (except as otherwise required by law) be treated as the absolute owner of any relevant Note for all purposes (whether or not it is overdue and regardless of any notice of ownership, trust, nominee ship or any other interest in the Note), and no person will be liable for so treating the Noteholder.
- 6.3 The Notes are held and freely transferred only between the financial instrument accounts at Mintos of Noteholders. No application has been or will be made to trade the Notes on any regulated market or any other trading venue, other than the Platform.

- 6.4 A transfer of any Note between the Noteholders may be affected by Mintos which may require as conditions to the transfer of (a) provision of documents and information, (b) payment of any transfer fee and (c) payment of any tax or other governmental charges, in each case, by the relevant Noteholder in accordance with terms and conditions of the Platform.

7. PRIORITY OF PAYMENTS

All funds received by the Issuer in relation to the Bonds, to the extent legally permitted, will be applied by the Issuer in the following order of priority:

- (a) *first*, in or towards payment of any amounts owed by the Issuer to any tax authority and required to be paid by the Issuer under or pursuant to the Notes;
- (b) *second*, in payment or satisfaction of all fees and penalty fees then due and unpaid to Mintos if any;
- (c) *third*, in or towards payment or satisfaction of all amounts then due and unpaid as commissions, fees, costs, charges, expenses and liabilities incurred or payable for servicing of the Bonds;
- (d) *fourth*, in or towards payment or satisfaction of any costs, including legal fees, for any action to recover funds, collect or restructure payment obligations, or taking any other actions to receive the Bonds' Receivables.
- (e) *fifth*, to the Noteholders in or towards the payment or discharge of all amounts of Interest and Principal Amount Outstanding then due and payable under or in respect of Series. Such payment or discharge being done by placing Notes of all Series outstanding in the chronological order from the Notes having oldest Payment Event to the Notes having newest Payment Event, and then applying pro rata approach on each particular Series level.

Neither the Issuer nor Mintos will be liable for applying the Priority of Payments, including for any minor errors, pursuant to Condition 25.

8. INTEREST

8.1 *Payment of Interest*

Each Note bears Interest from (and including) the date on which the Note is delivered to the Noteholder's Investment Account. Interest will be calculated in accordance with Conditions 8.2, and payable in the Specified Currency in arrears on each Interest Payment Date.

8.2 *Accrual of Interest*

The Interest payable on any Interest Payment Date in respect of each Note is as follows:

Interest Rate X Principal Amount Outstanding X Day Count*

**from the day when the Notes are purchased or from the day of the last Interest Payment Date, as the case may be, but not including the next Interest Payment Date, divided by actual calendar days in the interest period multiplied by the number of interest periods in the year.*

Any payment of Interest will be made only in accordance with Conditions 7, 11 and 25, and will be subject to the relevant Payment Event having occurred and the Issuer having

actually received the corresponding payment under the Bonds.

9. PRINCIPAL REDEMPTION

9.1 *Redemption at maturity*

Unless previously redeemed or purchased and cancelled as specified in these Terms and Conditions, each Note will be redeemed at the Principal Amount Outstanding on the Maturity Date.

9.2 *Early Redemption*

A proportion of the Principal Amount Outstanding of the Notes will be redeemed *pro rata* on each Redemption Date and at any other time any principal payment from the Bonds is received by the Issuer, without any prior notice to Noteholders. The Principal Amount Outstanding of the Notes redeemed will be in the same proportion as the proportion that the principal payment received by the Issuer has to the total principal amount outstanding of the Bonds immediately before the principal payment. Any accrued but unpaid Interest associated to that proportion of the Principal Amount Outstanding of the Notes being redeemed will be paid at the same time. For the avoidance of doubt if the Principal Amount Outstanding of the Notes is redeemed, the nominal amount of each Note (as specified in Final Terms) is constant and remains unchanged.

Any repayment of the Principal Amount Outstanding will be made only in accordance with Conditions 7, 11 and 25, and will be subject to the relevant Payment Event having occurred and the Issuer having actually received the corresponding payment under the Bonds.

10. INTEREST AND PRINCIPAL DETERMINATION

10.1 Mintos determines (a) the amount of Interest payable in accordance with Condition 8 for each Interest Payment Date and (b) the amount of principal payable in accordance with Condition 9 on each Redemption Date and the Maturity Date, on its review of the following information:

- (i) the Payment Events which have arisen;
- (ii) aggregate payment amounts paid by the Bonds' Issuer which have been received from the Bonds' Issuer;
- (iii) the amounts then due and owed by the Issuer according to the Priority of Payments on the Interest Payment Date, the Redemption Date or the Maturity Date.

10.2 On each Interest Payment Date, each Redemption Date and the Maturity Date, Mintos on the Issuer's behalf will direct the payment of Interest and principal amounts to the Noteholders in accordance with Condition 11.

10.3 If after application of the Priority of Payments the Issuer has insufficient funds on any Interest Payment Date, any Redemption Date or the Maturity Date to make a payment of Interest or principal in full as required by Conditions 8 and 9, on behalf of the Issuer, Mintos at its sole discretion may decide that the Issuer pays part of the amount due or defers the payment until the full amount due is available, and such partial payment or deferral will not constitute an Event of Default under these Terms and Conditions.

10.4 All determinations, calculations and adjustments made by Mintos will be made in conjunction with the Issuer and will, in the absence of manifest error, be conclusive in all respects and binding upon the Issuer and all Noteholders.

11. PAYMENTS

11.1 *Payments of Interest and principal*

Subject to Conditions 7 and 12, the Issuer will, from any Available Distribution Amount:

- (a) pay the Interest on the Notes in accordance with Condition 8 on each Interest Payment Date; and
- (b) redeem the Notes in accordance with Condition 9 on each Redemption Date and the Maturity Date.

11.2 *Notes contingent payments*

All payments of Interest and principal by the Issuer under the Notes are dependent on the Issuer having received information on the Payment Event and the Available Distribution Amount being sufficient to make the relevant payments in accordance with the Priority of Payments. The Notes will not give rise to the Issuer having any payment obligation in excess of the foregoing.

11.3 *Pending Payments Penalty Fee*

Not applicable.

11.4 *Insufficient funds on the Maturity Date*

If any amounts on the Notes are outstanding on the Maturity Date, the Maturity Date will be automatically postponed to the date on which all amounts due and payable under the Notes are paid.

11.5 *Payments to the Noteholders*

Any payments of Interest and redemption amounts in respect of the Notes will be made to the relevant Investment Account.

11.6 *Taxes*

All payments and/or deliveries in respect of the Notes made by or on behalf of the Issuer will be made subject to any withholding or deduction for any taxes, duties, assessments or governmental charges of whatever nature which may be required to be withheld or deducted.

The Issuer or Mintos will:

- (a) not be liable as a result for, or otherwise obliged to pay, any additional amount to any of the Noteholders in respect of, or compensation for, any such withholding or deduction or any other amounts withheld or deducted;
- (b) not be liable for or otherwise obliged to pay, and the relevant Noteholder will be liable for and/or pay, any tax, duty, charge, withholding or other payment whatsoever which may arise as a result of, or in connection with, the ownership, any transfer (or agreement to transfer), any payment and/or any delivery (or any agreement for delivery) in respect of the Notes held by such Noteholder; and
- (c) have the right but will not be obliged (unless required by law), to withhold or deduct from any amount payable or, as the case may be, any delivery due to the relevant Noteholder,

such amount or portion as will be necessary to account for or to pay any such tax, duty, charge, withholding or other payment.

The Noteholders will agree to provide the Issuer and/or Mintos with all information and documentation required by the Issuer and/or Mintos, as the case may be, to satisfy any Latvian or other country tax or regulatory obligations at any time.

11.7 *Payments on Business Days*

If the due date for payment of any amount in respect of any Notes is not a Business Day, the Noteholder will not be entitled to payment of the amount due until the next succeeding Business Day in such place and will not be entitled to any further interest or other payment in respect of any such delay.

12. **LIMITED RECOURSE AND NON-PETITION**

- 12.1 Notwithstanding anything in the Base Prospectus, the obligations of the Issuer in respect of the Notes are limited recourse obligations which are payable solely from the sums of principal, Interest, other return and additional amounts (if any) actually received (and identified as such) in relation to the Bonds.
- 12.2 All payments to be made by the Issuer in respect of the Notes will be made only from and to the extent of the sums received or recovered from time to time by or on behalf of the Issuer under the Bonds, subject always to the Priority of Payments.
- 12.3 In relation to any sums received or recovered, the Issuer (or Mintos on its behalf) will follow these Terms and Conditions in determining to which Series of Notes such sums relate and such determination will be binding on Noteholders of all Series in the absence of manifest error.
- 12.4 To the extent that the sums referred to in Condition 12.1 are less than the amount which the Noteholders may have expected and been entitled to receive (such difference being referred to as the **shortfall**), the shortfall will be borne by the Noteholders.
- 12.5 Each Noteholder, on subscribing or buying any Note directly, of the Platform or any other way, irrevocably accept and acknowledge that it is fully aware that:
- (a) only the sums referred to in this Condition 12, and Conditions 7 and 11 will be available for any payments to be made by the Issuer in respect of the Notes;
 - (b) the sums which are attributable to another Series of Notes are only available in satisfaction of the obligations of the Issuer to such Noteholders;
 - (c) the obligations of the Issuer to make payments in respect of the Notes will be limited to the sums and the Noteholders will have no recourse to the Issuer, Mintos or their respective shareholders, directors, officers, employees, affiliates, successors or assigns in respect of the Notes for the shortfall;
 - (d) no Noteholder is entitled to proceed against the Issuer or Mintos for the shortfall;
 - (e) following the realisation and distribution of the net proceeds from the Bonds' Receivables in accordance with the Priority of Payments, the Noteholders or anyone acting on behalf of any of them will not be entitled to take any further steps against the Issuer or Mintos to recover any further sum and the right to receive any such further sum will be deemed as fulfilled; and

- (f) no Noteholder will be entitled to petition or take any other step or join with any other person in bringing, instituting or joining, insolvency, winding-up, liquidation or bankruptcy proceedings (whether court-based or otherwise), or for the appointment of an examiner, liquidator or analogous person in relation to the Issuer, nor will it have any claim to, or in respect of any sum arising in respect of any assets of the Issuer.

12.6 Non-payment of the shortfall referred to in this Condition 12 will not constitute an Event of Default.

12.7 None of the shareholders of the Issuer, Mintos, the Bonds' Issuer has any obligation to any Noteholder for payment of any amount by the Issuer in respect of the Notes.

12.8 The provisions of this Condition 12 will survive redemption of the Notes.

13. PURCHASE

13.1 The Issuer may at any time purchase Notes at any price on the Platform.

13.2 Any Note purchased by the Issuer on the sole discretion of the Issuer may be either cancelled or sold to any investor on behalf of the Issuer by Mintos.

14. CANCELLATION

All Notes which are redeemed or cancelled may not be re-issued or resold.

15. PRESCRIPTION

Any and all claims against the Issuer for payment in respect of the Notes will be prescribed and become void unless made within 10 years from the date on which payment in respect of the Notes first becomes due.

16. FURTHER ISSUES

The Issuer may from time to time without the consent of the Noteholders create and issue further Series and further tranches of existing Series of Notes. A further tranche of an existing Series will:

- (a) be fungible with the Notes of that existing Series;
- (b) have the same terms and conditions as the Notes of that Series except for the Aggregate Nominal Amount, the Issue Date, the Issue Price, the Interest Accrual Periods, the first Interest Payment Date and the first Redemption Date; and
- (c) be consolidated and form a single Series with that existing Series of Notes, and references in these Terms and Conditions to Notes will be construed accordingly.

The right of the Issuer from time to time without the consent of the Noteholders to create and issue further Series, includes also the Issuer's right to issue bonds' backed and contingent notes according to the base prospectuses and transaction documents for other bonds' issuers.

17. EVENTS OF DEFAULT

17.1 Any of the following events will constitute an event of default under the Notes (each, an **Event of Default**):

- (a) if any order is made by any competent court or any resolution passed for the winding-up or dissolution (including any bankruptcy, insolvency, voluntary, forced or judicial liquidation, composition with creditors, a reprieve from payment, controlled management, fraudulent conveyance, general settlement with creditors or reorganisation proceedings or similar proceedings affecting the rights of creditors generally) of the Issuer (save for the purposes of amalgamation, merger, consolidation, reorganisation or other similar arrangements); or
 - (b) formal notice is given of an appointment an administrator (including any receiver, liquidator, auditor, verifier), provisional administrator; or
 - (c) any application is made, or petition is lodged, or documents are filed with the court or administrator in relation to the Issuer for the actions, proceeding or procedures specified in paragraphs (a) or (b) above, unless such proceedings or petitions are disputed in good faith and are discharged, stayed or dismissed within 90 calendar days of commencement.
- 17.2 The Issuer is obliged to inform Mintos immediately if any Event of Default should occur. Should Mintos not receive such information, Mintos is entitled to assume that no Event of Default exists or can be expected to occur, provided that Mintos does not have knowledge of any Event of Default. Mintos is under no obligation to make any investigations relating to any Event of Default. The Issuer will, at the request of Mintos, provide Mintos with details of any Event of Default and provide Mintos with all documents that may be of significance for the application of this Condition 17.
- 17.3 If Mintos has been notified by the Issuer or has otherwise determined that there is an Event of Default, Mintos will, within 20 Business Days of the day of notification or determination, notify the Noteholders according to Condition 20.
- 17.4 Upon the occurrence of an Event of Default, Notes are repaid according to the terms and conditions stipulated by this Base Prospectus and relevant Series Final Terms, unless otherwise required by a rule of the law.
- 17.5 Mintos, subject to the Noteholders indemnifying and holding Mintos harmless from any reasonable expenses, loss or liability, will take every reasonable measure necessary to recover the amounts outstanding under the Notes according to their terms and conditions and Transaction Documents. Mintos will in each case inform the Noteholders about the costs which should be compensated prior to requesting any indemnification. In any case Mintos will charge this compensation of costs only up to the recovered amount. Mintos will not ask for compensation of costs for its in-house staff and resources.
- 17.6 For the avoidance of doubt, if any payment is not made by the Issuer because the Issuer has not received the relevant amounts under the Series Specific Notes so that the Available Distribution Amount after application of the Priority of Payments is not enough to make payments due under the Notes in full, the occurrence of such event will, as such, not constitute an Event of Default.

18. MEETING OF NOTEHOLDERS

18.1 General provisions

The Issuer from time to time may convene a meeting of the Noteholders (the **Noteholders Meeting**) to adopt resolutions on certain matters. The Issuer at its own discretion decides which matters will be reserved for passing at the Noteholders Meeting.

These provisions permit defined majorities to bind all Noteholders including Noteholders who did not attend and vote at the Noteholders Meeting or in respect of the relevant resolution and Noteholders who voted in a manner contrary to the majority. As a result, Noteholders may be bound by a change to these Terms and Conditions or by some other decision that affects Noteholders' investment in the Notes even though they have not agreed to such change.

The Noteholders Meeting may adopt its resolutions in one of the two forms as chosen by the Issuer:

- (a) at a meeting held by attendance of the Noteholders to discuss the items on the agenda and pass resolutions on the matters put to the vote using ballots provided; or
- (b) by absentee voting (without attendance of the Noteholders to discuss the items on the agenda and pass resolutions on the matters put to the vote).

The Noteholders Meeting will be chaired, and minutes taken by a representative of Mintos.

18.2 *Resolutions of the Noteholders Meeting*

Matters put to the vote at a Noteholders Meeting and its agenda will be decided by the Issuer.

The Noteholders may neither pass resolutions on the matters not included in its agenda nor amend the agenda.

Resolutions passed by the Noteholders Meeting and voting results will be provided to the persons eligible to participate in the Noteholders Meeting in a report, which will be disclosed to the Noteholders as per the procedure prescribed with regard to sending notices of the Noteholders Meeting, within 5 Business Days after the closing date of the meeting or the final date for submitting the voting ballots in case of absentee voting. However, the failure to do so will not invalidate the resolution.

The resolution will be binding on all the Noteholders, whether or not present at the Noteholders Meeting and each of them will be bound to give effect to it accordingly.

18.3 *Information on holding a Noteholders Meeting*

The Issuer will notify the Noteholders about the Noteholders Meeting in accordance with the procedure below.

A notice of the Noteholders Meeting (the **Notice**) will be given according to Condition 20 no later than 10 days in advance.

The Notice will be given to the Noteholders registered on the date of the Notice in the electronic register of Noteholders maintained by Mintos.

The Issuer may decide not to publish the Notice on the Platform. In such a case within the time specified in this Condition 18.3 the Issuer will send the Notice to the Noteholders by email.

The Issuer may at its own discretion make available information to the Noteholders entitled to participate in the Noteholders Meeting as part of preparations for the Noteholders Meeting.

18.4 *Quorum at a Noteholders Meeting*

A Noteholders Meeting will be deemed quorate if attended by Noteholders aggregately holding

more than 50% of:

- (a) the aggregate Principal Amount Outstanding of all Series of Notes on the date of the Notice if the decision is related towards all Series of Notes outstanding; or
- (b) the aggregate Principal Amount Outstanding of the relevant Series of Notes on the date of the Notice if the decision is related towards the relevant Series of Notes outstanding.

The number of votes for each Noteholder equals the Principal Amount Outstanding in the respective Series on the date of the Notice.

When a Noteholders Meeting is held by attendance of the Noteholders to discuss the items on the agenda and pass resolutions on the matters put to the vote, the Noteholders registered to participate in the Noteholders Meeting and the Noteholders whose ballots have been received no later than 2 days before the meeting will be deemed to have participated in the meeting.

When a Noteholders Meeting is held in the form of absentee voting, the Noteholders whose ballots have been received before the final date for submitting the ballots will be deemed to have participated in the meeting.

Where there is no quorum for a Noteholders Meeting, a second Noteholders Meeting will be held with the same agenda. Such second Noteholders Meeting will be deemed quorate if attended by Noteholders aggregately holding more than 30% of:

- (a) the aggregate Principal Amount Outstanding of all Series of Notes on the date of the Notice if the decision is related towards all Series of Notes outstanding; or
- (b) the aggregate Principal Amount Outstanding of the relevant Series of Notes on the date of the Notice if the decision is related towards the relevant Series of Notes outstanding.

Subject to the quorum being present, the decisions on the Noteholders Meeting agenda will be adopted per each item of the agenda by the majority from the total number of votes provided.

18.5 Voting ballots

Ballots for voting at a Noteholders Meeting will be sent together with the Notice according to Condition 18.3.

Ballots for voting will be in the English language.

Voting could be convened as an e-voting through filling-out an electronic voting ballot through the interface of the Platform.

Noteholders included in the list of those entitled to participate in the Noteholders Meeting other than the Noteholders Meeting held in the form of absentee voting, or their representatives, may register to participate or forward their completed ballots to the Issuer. Voting ballots will be counted towards the calculation of the quorum and voting results if received by the company no later than 2 days before the Noteholders Meeting.

The voting ballot will contain the information about the Noteholders Meeting including but not limited to:

- information about the Issuer, including address and contact person;

- details identifying the Series of Notes;
- form of the Noteholders Meeting (attendance or by absentee voting);
- date, place and time of the Noteholders Meeting if it is held in the form of attendance of the Noteholders;
- Principal Amount Outstanding; and
- voting options for each item on the agenda, expressed as “for”, “against”, or “abstained”, and the indication that the voting ballot must be signed by a person entitled to participate in the Noteholders Meeting or its representative unless convened by e-voting.

When voting by ballots, only those voting ballots are counted where for each item only one voting option is selected. The voting ballots completed in breach of the aforementioned requirement will be deemed invalid. However, if there are several items put to the vote on the voting ballot, breach of the aforementioned requirement with respect to one or several items will not affect the validity of the remaining ballot. If a voting ballot is rendered invalid with respect to voting on one, several or all items included in such ballot, the votes so cast in such ballot will not be excluded from the calculation of the quorum. If a voting ballot is rendered invalid, the votes on the items contained in the voting ballot will not be counted.

18.6 Counting

The counting functions will be performed by Mintos, which will check the powers of, and register the participants in a Noteholders Meeting, determine the quorum at a Noteholders Meeting, count the votes and determine the voting results, draw up the voting minutes and hand over the voting ballots to the archive.

19. SUBSTITUTION

- 19.1 The Issuer or any previous substitute company may be substituted by any other company as principal obligor under all of the Notes then outstanding provided that such substitution would not be materially prejudicial to the interests of the Noteholders and subject to the other Terms and Conditions being complied with, including with provisions of the Transaction Documents, and further provided that NCA has given its prior consent to such substitution if any needed according to the applicable law.
- 19.2 By subscribing to, or otherwise acquiring, the Notes, the Noteholders expressly consent to the substitution of the Issuer and to the release of the Issuer from any and all obligations in respect of the Notes and any relevant agreements and are expressly deemed to have accepted such substitution and the consequences of such substitution.
- 19.3 Any such substitution will be notified to Noteholders in accordance with Condition 20.

20. NOTICES AND PROVISION OF INFORMATION

- 20.1 Notices to the Noteholders will be given upon sole discretion of the Issuer in the English language and/or any other language the Issuer deems fit for such purposes and will be given by using one or several communication channels:
- (a) emailed to respective email addresses in the register of Noteholders and deemed to have been given within 24 hours after the dispatch; and

- (b) delivered to Mintos for further communication to the Noteholder according to the services provision agreement between Mintos and the Noteholder (including times when deemed to have been duly given).
- 20.2 Any notices, demands, claims or other communication to the Issuer by any Noteholder will be in the English language and will be given by using one of the following communication channels:
- (a) delivered by hand or courier and deemed to have been given on the same day of delivery; and
 - (b) delivered by registered mail and deemed to have been given on the 10th calendar day following the date indicated on the stamp by the postal service provider on the acceptance of a registered letter.
- 20.3. For the purposes of Condition 20.2 notices or other communications addressed to the Issuer will be given to Mintos, serving as an agent for this purpose:

AS Mintos Marketplace
50 Skanstes Street, Riga, LV-1013, Latvia
For the attention of SIA Mintos Finance No. 45

21. AGENTS

- 21.1 Mintos acts solely as an agent of the Issuer and does not assume any obligation or duty to, or any relationship of agency or trust for or with, any Noteholder.
- 21.2 The Issuer subject to the provisions of the Transaction Documents reserves the right at any time to vary or terminate the appointment of Mintos and any other party to any of the Transaction Documents.
- 21.3 Without prejudice to section 18 of these Terms and Conditions neither Mintos nor Issuer is representing the Noteholders in regards to the Notes and on the basis of this Base Prospectus there are no organisations representing the Investors and there are no provisions applying to such representation.

22. FORCE MAJEURE

Neither the Issuer nor Mintos will be responsible for any failure to perform any of its respective obligations under these Terms and Conditions which is due to any reason that is independent of that person's will and has resulted from a *force majeure* event. A *force majeure* event will apply only and solely if that person has taken all steps that depend on it in order to perform the obligation. Once the *force majeure* event has finished, that person must immediately resume the performance of the obligation. The following circumstances will be considered as *force majeure* events:

- (a) extraordinary and unavoidable circumstances including natural disasters, fire, flood, earthquake, warfare, terror acts, riots and strikes;
- (b) technical failures, delays or malfunctions; failure of computers, communications systems, hardware and/or software; power supply malfunctions; or other critical infrastructure malfunctions, which neither the Issuer nor Mintos could have prevented or predicted;
- (c) decisions and/or activities of local and/or foreign public authorities, and/or international organisations;

- (d) entry into force, amendments and/or suspension of a statutory act binding on either the issuer or Mintos affecting the performance of obligations under these Terms and Conditions; and
- (e) any circumstance defined as a *force majeure* circumstance in any of the Transaction Documents.

23. GOVERNING LAW AND JURISDICTION

- 23.1 The Notes (and any non-contractual obligations arising out of or in connection with the Notes) are governed by and will be construed in accordance with the law of the Republic of Latvia.
- 23.2 The courts of the Republic of Latvia are to have jurisdiction to settle any disputes which may arise out of or in connection with the Notes (including any disputes relating to any non-contractual obligations arising out of or in connection with the Notes) and accordingly any legal action or proceedings arising out of or in conjunction with the Notes may be brought in such courts. The Issuer and each of the Noteholders irrevocably submits to the jurisdiction of such courts.

24. AMENDMENTS AND MODIFICATIONS

To comply with any applicable law, the Issuer may validly amend or supplement these Terms and Conditions by publishing the changed Terms and Conditions on the Platform without the consent of the Noteholders.

25. LIMITATION OF LIABILITY, AND REPRESENTATION AND WARRANTIES OF THE NOTEHOLDER

- 25.1 Notwithstanding anything in the Base Prospectus, other than with respect to gross negligence or wilful misconduct by the Issuer and/or Mintos, neither the Issuer nor Mintos will be held liable by any Noteholder for:
 - (a) any material error, misrepresentation, omission or fraud by the Bonds' Issuer;
 - (b) failure of the Bonds' Issuer for whatever reason to inform the Issuer and/or Mintos of the Payment Event having occurred or for the information being inaccurate or wrong;
 - (c) the Bonds' Receivables; or
 - (d) determinations and decisions when distributing amounts under the Notes, including, when applying the Priority of Payments, deciding whether to defer payment or make a partial payment, relying upon or deciding if and when there is no realistic prospect of collecting further funds under issued Notes, including in the event of default of the Bonds' Issuer.
- 25.2 In any and all cases liability of the Issuer and/or Mintos to any Noteholder under these Terms and Conditions will be limited to the amount invested in the impacted Notes by the Noteholder.
- 25.3 Each Noteholder, on subscribing or buying any Note directly, through a portfolio management service of the Platform or any other way, irrevocably accept and acknowledge that it is fully aware that:
 - (a) the Issuer and Mintos do not make any representation or warranty in respect of, or will not at any time have any responsibility for, or, save as otherwise expressly provided in these Terms and Conditions, liability or obligation in respect of the performance and

observance by the Bonds' Issuer of its obligations under the Bonds' Issuer Prospectus;

- (b) the Issuer and Mintos will not at any time have any responsibility for, or obligation or liability in respect of, the condition, financial or otherwise, covenant, creditworthiness, affairs, status or nature of the Bonds' Issuer or any other person;
- (c) the Issuer and Mintos will not at any time be liable for any representation or warranty, or any act, default or omission of the Bonds' Issuer or other person;
- (d) the Issuer will not at any time have any responsibility for, or liability or obligation in respect of, the performance and observance by Mintos of its obligations under the Transaction Documents or any other agreement entered or to be entered into by and between the Noteholders and Mintos;
- (e) financial servicing and performance of the terms of the Notes depend upon the performance of the Bonds' Issuer of its obligations under the Bonds' Issuer Prospectus, its duties to make payments under the terms of the Bonds' Issuer Prospectus and its credit and financial standing, and the performance of its guarantors (if any) and/or the pledgors (if any) of their respective contractual obligations towards the Issuer and Mintos as well as their respective credit and financial standing;
- (f) the Notes, which the Noteholder has or will acquire, reflect the performance of the Bonds. The Noteholder has no direct recourse to any of the Bonds. Once the Bonds' Receivables have been realised according to these Terms and Conditions, the Noteholder is not entitled to take any further steps against the Issuer or Mintos to recover any further sums due and the right to receive any such sum will be extinguished. The Noteholder accepts not to attach or otherwise seize any of the assets of the Issuer. In particular, the Noteholder will not be entitled to petition or take any step for the winding-up, the liquidation or the bankruptcy of the Issuer or any similar insolvency-related proceedings and such petition or action will be treated as null and void as from its initiation time; and
- (g) the Investment Accounts will be opened and be held by the Noteholder fully operational with Mintos while the Noteholder holds any Notes.

10. TAXATION

The information provided in this section will not be treated as legal or tax advice; and prospective investors are advised to consult their own tax advisors as to the tax consequences of the subscription, ownership and disposal of the Notes applicable to their particular circumstances. The following is a general summary of certain tax considerations in the Republic of Latvia in relation to the Notes. It is not exhaustive and does not purport to be a complete analysis of all tax consequences relating to the Notes, as well as does not take into account or discuss the tax implications of any country other than the Republic of Latvia.

Tax laws of the Noteholder's country of residence for taxation purposes and of the Issuer's country of residence may have an impact on the income received from the Notes.

This summary is based on the laws of Latvia as in force on the date of this Base Prospectus and is subject to any change in the law that may take effect after such date, provided that such changes could apply also retroactively.

Latvia has entered into a number of tax conventions on elimination of the double taxation (hereinafter - DTT), which may provide a more favorable taxation regime. Therefore, if there is a valid DTT between Latvia and the country of tax residence of a prospective Noteholder, it should be also examined. The procedures for application of tax conventions are provided in the Republic of Latvia Cabinet of Ministers' Regulations No. 178 "Procedures for Application of Tax Relief Determined in International Agreements for Prevention of Double Taxation and Tax Evasion", adopted on 30 April 2001.

Taxation of the Issuer

The Issuer is a corporate income tax payer in Latvia. According to the Latvian tax law, the annual profit earned by entities in Latvia is not taxed. Instead, corporate income tax is paid on dividends, fringe benefits, gifts, donations, representation costs, non-business related disbursements and transfer pricing adjustments. The tax rate applicable is 20%, however, the taxable base is divided by the coefficient 0.8, thus the effective Corporate income tax rate is 25%.

Taxation of individual Noteholders

Resident individuals

An individual will be considered a resident of Latvia for taxation purposes if at least one of the following requirements is met:

- the declared place of residence of this person is in Latvia;
- the person stays in Latvia for at least 183 days for a period of 12 consecutive calendar months;
- the person is a Latvian citizen who is employed by the government of Latvia in a foreign country.

Following the Latvian tax laws the interest income received by the individual tax resident in Latvia is subject to tax at the rate of 25.5%. The interest income from the Notes for resident individuals will be subject to 25.5% personal income tax that will be withheld by the Issuer before the Interest payment is made by the Issuer to the Noteholder. The tax withheld by the Issuer is a final tax liability on the interest income received.

The income from the sale of the Notes is treated as an income similar to the interest income for Latvian personal income tax purposes and will be subject to 25.5% personal income tax and the tax is payable by the individual him/herself.

Non-resident individuals

An individual would be considered a non-resident of Latvia for taxation purposes in all cases unless he/she is a tax resident of Latvia. Interest income from the Notes received by the non-resident individual is subject to a 5% withholding tax rate for investors who invest as private persons and are tax residents of the EU/EEA. For other individual investors and those who have not confirmed tax residence and not investing

as a private person 25.5% withholding tax rate is applied. According to the general practice the tax withheld in Latvia might be deducted from the tax payable by the investor in his/her residence country (as tax paid abroad). However, we recommend consulting with the respective country's tax administration or tax adviser to clarify the procedure and documents required to perform such a deduction (if any).

The tax rate might be reduced based on the Double Tax Treaty between Latvia and the respective country. The list of the Double Tax Treaties concluded by Latvia is available [here](#).

The income from the sale of the Notes will be subject to 25.5% tax and the tax would be payable by the individual him/herself, if the buyer of the Notes is an individual or legal entity non-resident of Latvia.

Taxation of legal entity Noteholders

Resident legal entities

A legal entity would be considered a resident of Latvia for tax purposes, if established pursuant to Latvian law. Interest payments on the Notes and proceeds from the disposal of the Notes received by Latvian resident legal entities will not be subject to withholding tax in Latvia. Under the Latvian tax law retained earnings are exempt from corporate income tax and only profit distributions are taxed. Distributed gross profits are subject to the 20% profit tax. Corporate income tax on the net amount of profit distribution is determined by dividing the net amount with a coefficient of 0.8 (i.e., the effective tax rate on net distributed profit is 25%).

Non-resident legal entities

A legal entity would be considered a non-resident of Latvia for taxation purposes in all cases unless it is a tax resident of Latvia. The interest income and capital gains from the sale of the Notes for non-resident legal entities will not be taxable in Latvia (i.e. gross income will be paid), except if the income recipient is located, registered, or incorporated in a no-tax or low-tax country (so-called "tax havens"; if this is the case - 25.5% tax will be withheld by the Issuer in Latvia). The list of "tax havens" according to the Latvian law includes UK Anguilla, US Guam, US Samoa, US Virgin Islands, Russian Federation, Republic of Fiji, Republic of Palau, Republic of Panama, Independent State of Samoa, Republic of Trinidad and Tobago, Republic of Vanuatu. The list of mentioned countries and territories may be amended from time to time.

11. APPLICABLE FINAL TERMS

The form of Final Terms that will be issued in respect of each Series, subject only to the deletion of non-applicable provisions, is set out below. The completed Final Terms for each Series, which are described in this Base Prospectus as the "Final Terms" will be published on the website: www.mintos.com.

Final Terms dated [...] [...] [...]

SIA Mintos Finance No. 45 (the "Issuer")

(incorporated as a limited liability company and registered in the Republic of Latvia with registration number: 40203407882)
LEI: 98450059H090976DBC22

Series [...] EUR [...] Notes

relating to the Bonds with the ISIN number:

[...]

issued by AS PN Project (Latvia) (the Bonds' Issuer)

Terms used herein will be deemed to be as defined in the Base Prospectus dated [...] for the purposes of Prospectus Regulation, in respect of Notes issued by the Issuer. This document constitutes the Final Terms of the Notes described herein for the purposes of Article 8 (4) of the Prospectus Regulation and must be read in conjunction with the Base Prospectus. Full information on the Issuer and the offer of Notes is only available on the basis of a combination of these Final Terms and the Base Prospectus [as so supplemented]. The Base Prospectus [and the supplements, if any] is available for viewing on the website www.mintos.com/**. The summary of the individual issue of the Notes is annexed to these Final Terms as Appendix 1.

The Base Prospectus under which the Notes specified in these Final Terms are issued, loses its validity on [...] or by the publication of a new base prospectus for the Notes in the Programme currency related to the Bonds immediately succeeding this Base Prospectus (the "New Base Prospectus") depending on which event occurs earlier (the "Expiry Date of the Base Prospectus"). Notwithstanding the above, the Notes specified in these Final Terms* shall continue to be subject to the terms and conditions of the Base Prospectus. From the Expiry Date of the Base Prospectus, these Final Terms must be read in conjunction with the New Base Prospectus. The New Base Prospectus will be available (no later than the Expiry Date of the Base Prospectus) on the website <https://www.mintos.com/en/>.

**Notes, which Maturity Date specified in the Final Terms exceeds Expiry Date of the Base Prospectus.*

Part 1 - Contractual terms

1.1. Information concerning the Notes to be offered to the public:

Number	Disclosure requirement	Details
1.1.1.	Series:	[...]
1.1.2.	ISIN Code:	LV[...]
1.1.3.	Specified Currency:	[...]
1.1.4.	Aggregate Nominal Amount:	[...]

1.1.5.	Specified Denominations:	The Series Aggregate Nominal Amount is divided into [...] Notes. Nominal amount of the Note is [...].
1.1.6.	Issue Price of one Note:	[...] % of the Notes nominal amount
1.1.7.	Issue Date:	[...]
1.1.8.	Maturity Date:	[...]
1.1.9.	Interest Rate:	[...] % per annum
1.1.10.	Interest Accrual Periods:	From the Notes purchase date up to, but not including the Interest Payment Date for the first Interest payment. From the previous Interest Payment Date up to, but not including the next Interest Payment Date or the last Interest Payment Date
1.1.11.	Interest Payment Date (s):	Up to 10 Business Days after the corresponding Bonds' Receivables payment date and subject to the actual receipt by the Issuer of the relevant payment in relation to the Bonds
1.1.12.	Redemption Date (s):	Up to 10 Business Days after the corresponding Bonds maturity date and subject to the actual receipt by the Issuer of the relevant payment in relation to the Bonds
1.1.13.	Indication of Yield:	[...] % per annum

Part 2 - Responsibility and authorisation

The Management Board of the Issuer:

Title Name, surname
Chairman of the Management Board Martins Sulte
Member of the Management Board Martins Valters

accepts responsibility for the information contained in these Final Terms which, when read together with the Base Prospectus referred to above, contains all information that is material to the issue of the Notes.

The limitation of the Issuer's and Mintos liability provided in the Subsection 9.25. "Limitation of a Liability" in the Base Prospectus applies.

This Notes Series issue is authorised by [...] of the Issuer, Minutes No. [...] as of [...] [...] 202[...].