Kvalifikuotas elektroninis parašas
JULIUS DOVIDONIS
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Paskirtis: Parašas

FINAL TERMS

FOR TRANCHE 7 of UAB "Sostinės bokštai"

Issue of up to EUR 26,536,000 (being part of the total EUR 67 000 000 Issue)
Notes due 2026 under the Base Prospectus dated 24 April 2025

Terms used herein shall be deemed to be defined in the Base Prospectus of the Programme for the Offering of Notes of UAB Sostinės bokštai in the amount of up to EUR 26,536,000 (being a part of total EUR 67,000,000 Issue) and Additional Admission of the issued Notes to trading on the First North Bond List dated 24 April 2025. This document constitutes the Final Terms of Tranche No. 7 of the Notes described herein and must be read in conjunction with the Base Prospectus in order to obtain all relevant information. Full information on the Offering of the Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus and other Issue Documents. In case of any discrepancy between the Base Prospectus and these Final Terms, the Final Terms shall prevail.

The terms not defined herein, shall have the meaning given to them in the Base Prospectus.

The Final Terms and the Base Prospectus have been published on the Issuer's website www.bc-hero.lt, as well as on www.nasdaqbaltic.com. Copies may also be obtained from the registered office of the Issuer at the address Ozo st. 12A-1, Vilnius, Lithuania.

1.	Issuer:	UAB "Sostinės bokštai"
2.	Legal Entity Identifier ("LEI") of the Issuer:	9845009C3QBB08EFB768
3.	ISIN:	LT0000407629
4.	CFI:	DBVUGR
5.	FISN:	SOSTINES BOKSTA/BD 629 20260518
6.	Approval of the Tranche	The issue of the Tranche was authorised by the resolution of the shareholders of the Issuer, dated 18 September 2025; as amended by the resolutions of the shareholders of the Issuer, dated 26 September 2025 and 29 September 2025
7.	Tranche Number:	7
8.	Specified Currency:	Euro (EUR)
9.	Aggregate Nominal Amount of the Tranche:	Up to EUR 6,000,000
10.	Issue Price:	1,037.3478 EUR
11.	Yield:	7.121 %

12.	Specified Denominations:	EUR 1,000
13.	(i) Issue Date of the Tranche:	07-10-2025
	(ii) First Issue Date:	18-05-2023
14.	Maturity Date:	18-05-2026
15.	Final Redemption Amount:	Subject to any early redemption, the Notes will be redeemed on the Maturity Date at 100% per Nominal Amount
16.	Put/Call Options:	Issuer Call
		See Section 6.3 of the Base Prospectus, item *Maturity (redemption) date and principal repayment*.
17.	(i) Status of the Notes:	Secured
	(ii) Collateral:	1st rank mortgage over: (i) the land plot, total size 0.6979 ha, unique No. 4400-6123-4635, address Lvivo st. 21, Vilnius, Lithuania, cadastral No. 0101/0032:1181; (ii) the building – office building, unique No. 1099-4035-8012, address: Lvivo st. 21, Vilnius, Lithuania; (iii) the building – office building, unique No. 4400-5858-8104, address: Lvivo st. 21B, Vilnius, Lithuania.
	(iii) Principal amount secured by the Collateral Agreement:	EUR 67,000,000
	(iv) Maximum amount under the maximum mortgage, securing only the payment of penalties (including default interest, premium and fines) and compensation for the secured parties' losses secured by the Collateral Agreement:	EUR 20,100,000
PROVISIONS RELATING TO INTEREST PAYABLE		
18.	Floating Rate Note Provisions	
	(i) Interest Rate:	Interest base rate of 6-month EURIBOR plus a margin of 6% per annum as set forth in Section 6.3 of the Base

		Prospectus, item *Interest rate and dates of payment thereof*.
	(ii) Interest base rate determination:	6-month EURIBOR value 5 (five) Business Days before the commencement of a respective Interest Period
	(iii) Interest Period:	Each period beginning on the previous Interest Payment Date and ending on (but excluding) the Maturity Date or relevant Interest Payment Date. Interest accrues semi-annually.
	(iv) Interest Payment Date(s):	18 May and 18 November, subject to Business Day Convention.
	(v) Day Count Fraction:	Act/365
GENERAL PROVISIONS APPLICABLE TO THE NOTES		
19.	Form of Notes:	The Notes are issued in book-entry form. The Notes are not convertible to the shares of the Issuer. The Notes shall be valid from the date of their registration until the date of their redemption. No physical certificates will be issued to the Noteholders. Principal and interest accrued will be credited to the Noteholders' accounts through Nasdaq CSD.
OFFERING OF NOTES		
20.	Issuing Agent:	AB Artea bankas, reg. No 112025254, address: Tilžės st. 149, 76348 Šiauliai, Lithuania.
21.	Arranger:	Redgate Capital AS, reg. No. 11532616, address: Pärnu mnt 10, Kesklinna linnaosa, 10148 Tallinn, Harju maakond, Estonia.
22.	Managers:	AB Artea bankas, reg. No 112025254, address: Tilžės st. 149, 76348 Šiauliai, Lithuania. Evernord UAB FMĮ, reg. No 303198227, address: Konstitucijos av. 15-90, LT-09319, Vilnius, Lithuania.
23.	Subscription channels	Auction through Nasdaq Vilnius AB - Subscription Orders may only be submitted through financial institutions that are participants of Nasdaq Vilnius AB.
24.	Subscription Period	22-09-2025 – 29-09-2025 15:30 (Vilnius time)
25.	Allocation Date	06-10-2025
26.	Settlement Date	07-10-2025
LISTING AND ADMISSION TO TRADING		
27.	Listing:	Newly issued Notes under this Tranche 7 shall be admitted to trading on Nasdaq First North alternative market via a separate application once the Notes are

		subscribed and fully paid by the investors and registered with Nasdaq CSD.
OTHER INFORMATION		
28.	Use of Proceeds:	The proceeds will be transferred to the Issuer and used to finance (or refinance), in part or in full, development of the Project, as described in Section 6.2 of the Base Prospectus, item *Reasons for the Offering and Use of Proceeds*.
29.	Information about the securities of the Issuer that are already admitted to trading:	Notes issued under Tranches 1-6 are admitted to trading on Nasdaq First North alternative market.

Signed on behalf of the Issuer:
UAB "Sostinės bokštai" General Manager on 29-09-2025

By: .....
Duly authorised