

TERM SHEET

Issuer	Summus Capital OÜ
Type of notes	Unsecured Notes
Seniority of notes	JUND - Junior Debt
Issuer rating	BB (stable) by Scope Ratings
ISIN	LV0000860187
Issue size	€ 15 000 000
Issue price	100.00%
Annual coupon rate, frequency	9.5%, paid quarterly
Maturity	11 June 2027, bullet
Nominal value	€ 1 000
Use of proceeds	<ul style="list-style-type: none"> ○ Refinancing of the Group's Existing Notes ○ General corporate purposes
Call option	<ul style="list-style-type: none"> ○ @101% after 1st year ○ @100% 3 months before maturity
Financial covenants	<ul style="list-style-type: none"> ○ Equity Ratio at least 30% ○ Debt service coverage ratio (DSCR) at least 1.2x
Key general undertakings	<ul style="list-style-type: none"> ○ Limitations on dividend payments ○ Subordination of shareholder loans ○ Regular property revaluation by reputable property valuator ○ Reporting obligations
Arranger and Certified Adviser	Signet Bank AS
Sales Agent Estonia	AS LHV Pank
Admission to trading	Nasdaq Riga First North Bond List

For full overview, please, refer to the Terms of the Issue

CERTIFIED ADVISER

Signet Bank AS acts as the First North Certified Adviser for Summus Capital OÜ

Official name: **Signet Bank AS**

Registration number: 40003043232

Main field of activity: Banking services

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Representative

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Signet Bank AS is advising Summus Capital OÜ with the preparation of admission documents. The agreement is valid from the day of submitting the application for admission to trading on First North to Nasdaq Riga until the actual first trading day of the Notes on First North platform.

Certified Adviser and employees of the Certified Adviser do not have any direct or indirect shareholdings in the Issuer and are not represented in Board of the Issuer.

TRANSACTIONS WITH RELATED PARTIES

As per the latest audited report for the year ended 31 December 2023, below is a summary of transactions between the Issuer and related parties.

(EUR)	Beginning balance	Loans issued	Loans repaid	Calculated interest	Paid interest	Ending balance
Unsecured interest-bearing receivable (interest 10%, maturity: 30.09.2024)						
Principal balance	3 000 000	-	2 000 000	-	-	1 000 000
Accrued interest	12 500	-	-	295 000	100 000	207 500
Subordinated debt (interest: 7%, termless)						
Balance	23 998 657	-	7 074 716	1 287 927	844 945	17 366 923

(EUR)	Beginning balance	Increase in provisions	Decrease in provisions	Ending balance
Provisions	5 935 177	4 406 047	-	10 341 224

(EUR)	Beginning balance	Declared dividends	Paid dividends	Ending balance
Dividends due	138 650	-	-	138 650

(EUR)		
	Goods and services purchased	1 282 727
	Management and supervisory board remuneration	138 650

The Group considers a party to be related if one party has control over the other party or significant influence over the other party's business decisions:

The Group's related parties are:

- the parent company and its owners;
- other companies belonging to the same consolidation group;
- members of the board;
- close relatives and related companies of the persons listed above.