

Final Terms dated 28 March 2025
SIA "Marijas 2"
Issue of up to EUR 3,000,000 Tranche No. 3 of Bonds due 30 May 2025
under the Programme for the Issuance of Bonds
in the total amount of up to EUR 50,000,000

1. General Provisions

The terms used herein shall be deemed to be defined as such for the purposes of the General Terms and Conditions set forth in the Base Prospectus of the offering Programme of non-convertible secured and unguaranteed bonds (the "**Bonds**") of SIA "Marijas 2" in the total amount of up to EUR 50,000,000 ("**Base Prospectus**"), which constitutes a base prospectus for the purposes of Regulation 2017/1129 as may be amended from time to time ("**Prospectus Regulation**").

This document constitutes the Final Terms of Tranche No. 3 of the Bonds described herein for the purposes of Article 8(4) of the Prospectus Regulation and must be read in conjunction with the Base Prospectus.

These Final Terms constitute an inseparable part of the Base Prospectus and will at all times be interpreted and applied together with the Base Prospectus. Words and expressions used, which are defined in the Base Prospectus, shall have the same meanings in these Final Terms. In the event of inconsistency between the provisions of these Final Terms and provisions of the Terms, the Final Terms shall prevail.

Full information on the Issuer and the Offering of the Bonds is only available on the basis of the combination of these Final Terms and the Base Prospectus. However, a Tranche (issue) specific summary of the Bonds is annexed to these Final Terms.

The Issuer is responsible for the adequacy, accuracy and completeness of the information provided for in these Final Terms.

The Base Prospectus has been published on the Issuer's website <https://www.noviraplaza.lv/en/investor/>.

The Bonds offered under these Final Terms shall be subject to the terms specified below.

General Information

1. Issuer:	SIA "Marijas 2"
2. Securities to be issued:	Bonds
3. Currency	EUR
4. Tranche number	3
5. Maximum Aggregate Nominal Value of the 3 rd tranche of Bonds:	Up to EUR 3,000,000
6. Number of Bonds:	Up to 3,000
7. Nominal Value:	EUR 1,000
8. ISIN:	LV0000803179
Issue, Subscription and Allotment	
9. Issue Date:	17 April 2025

10. Allotment Date:	11 April 2025
11. Payment Date:	14 April 2025
12. Subscription Period	31 March at 9:00 (EEST) – 11 April at 12:00 (EEST)
13. Issue Price of a Bond	EUR 1,016.32
14. Minimum Investment Amount:	EUR 1,016.32
15. Procedure for submission of the Subscription Orders:	Investors might submit the Subscription Orders by the Issuer's email noviraplaza@novira.lv or by Manager's email info@evernord.com respectively submitting the Subscription Orders signed with a qualified e-signature.
16. Procedure for allotment of the Bonds and settlement:	<i>FOP (free of payment)</i> for subscriptions
17. Bank, with which the Escrow Account (bank (investment) account of the Issuer to which the Issue Price of the Bonds shall be paid) is opened:	Šiaulių bankas AB (BIC: CBSBLT26XXX)
18. Number of the Escrow Account (bank (investment) account of the Issuer to which the Issue Price of the Bonds shall be paid):	LT33 7189 9000 2090 0756

Interest, Yield and Payments

19. Interest rate:	10% (fixed) annually, as described in Section 8.2 of the Base Prospectus.
	Coupon for the period from 30 May 2024 (including) until 30 May 2025 (excluding), shall be paid quarterly.
20. Interest Payment Dates	30 May 2025, or, if applicable, Early Redemption Date or Early Maturity Date.
	Record Date in regards to principal payments mean the Business Day preceding the due date for such payment.
21. Record Date:	Record Date in regards to interest payments mean the 5th (fifth) Business Day preceding the due date for such payment.
22. Yield to Maturity:	7,5%
	Redemption
23. Final Maturity Date:	30 May 2025
24. Redemption Price:	The sum of the Nominal Value of the Bond and the accrued Interest.

The Redemption Price to be paid to the Investor on the Early Redemption Date equals the portion of the Nominal Value as indicated in the respective notification sent to the Investors in accordance with Section 8.3 of the Base Prospectus together with the unpaid Interest accrued up to the relevant Early Redemption Date (inclusive).

25. Early Redemption Date:

Anytime with a 30 (thirty)-day notice to the Investors and to the Collateral Agent, as provided for in Section 8.3 of the Base Prospectus.

26. Repayment Date of Principal Value:

Final Maturity Date or, if applicable, Early Redemption Date or Early Maturity Date.

Other information

27. Collateral:

(1) Mortgage of the Property; and (2) Pledge of Escrow Funds.

28. Collateral Agent:

ZAB VILGERTS SIA, a private limited liability company established and existing under the laws of the Republic of Latvia, with registration No. 40203309933 and a registered address at Audēju iela 15 - 8, Riga, LV-1050, Latvia.
Contact details:
E-mail: latvia@vilgerts.com
Representative: Gints Vilgerts

29. Depository:

Nasdaq CSD, SE.

30. Manager:

Evernord UAB FMĮ, with registration No. 303198227 and a registered address at Konstitucijos av. 15-90, Vilnius, Lithuania.
Contact details:
E-mail: vismante.sepetiene@evernord.com
Representative: Vismantė Šepetienė

These Final Terms have been approved by the Management Board of the Issuer at its meeting on 28 March 2025.

Riga, 28 March 2025

On behalf SIA "Marijas 2"

Nikolay Kryzhanovskiy
Board Member

Jolanta Jurga
Board Member

A summary of the individual issue is annexed to these Final Terms.

The document is signed electronically with a secure electronic signature and contains a time stamp.