

# FINAL TERMS OF ROTERMANN CITY OÜ BOND ISSUE

Final Terms dated 25 May 2026  
Rotermann City OÜ

Issue of Bonds with the Maximum Aggregate Nominal Value of EUR 6,000,000<sup>1</sup>  
under the Rotermann City OÜ Terms and Conditions of the Bonds dated 25 May 2026

## 1. GENERAL PROVISIONS

- 1.1 These Final Terms of the Bonds (**Final Terms**) constitute the specific terms and conditions of the Bonds issued by the Issuer, within the framework of the Rotermann City OÜ Terms and Conditions of the Bonds dated 25 May 2026 (**Terms**).
- 1.2 The Final Terms form an integral component of, and shall at all times be read together with, the Terms. Any capitalised term used in the Final Terms which are defined in the Terms shall have the meanings attributed to them therein. In the event of any divergence between the provisions of the Final Terms and the Terms, the provisions of the Final Terms shall prevail.
- 1.3 The Issuer assumes responsibility for ensuring that the information contained in these Final Terms is complete, accurate and sufficient for the purposes for which it is provided.
- 1.4 The Issuer shall, in accordance with the Securities Register Maintenance Act (in Estonian: *väärtpaberite registri pidamise seadus*), notify the Registrar of all corporate actions relating to the Bonds.
- 1.5 Following the partial or full redemption of the Bonds, the Issuer shall be authorised to take all actions necessary to procure the deletion of the Bonds from the Register and request cooperation from the Investors as set out in section 7.5 of the Terms.

## 2. TERMS OF THE BONDS

2.1. Issuer:	Rotermann City OÜ
2.2. Securities to be issued:	Unsecured Bonds
2.3. Maximum Aggregate Nominal Value of the Bonds to be issued under Final Terms on the Issue Date	EUR 6,000,000. The Maximum Aggregate Nominal Value of the Bonds may be increased up to EUR 8,000,000 until the Issue Date
2.4. Information on Bonds:	
2.4.1. Currency of denomination:	EUR
2.4.2. Nominal Value of a Bond:	1,000
2.4.3. Offering Period:	26 May 2026 at 10:00 until 5 June 2026 at 15:30
2.4.4. Issue Date:	12 June 2026
2.4.5. Maturity Date:	12 December 2029

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<sup>1</sup> The Maximum Aggregate Nominal Value of the tranche may be changed by the decision of the Issuer until the Issue Date (including).

2.4.6.	Issue Price of a Bond:	EUR 1,000
2.4.7.	Interest rate:	7.75% per annum, 30/360
2.4.8.	Interest Payment Date(s):	12 March, 12 June, 12 September and 12 December each year, while the first Interest Payment Date will be 12 September 2026
2.4.9.	Redemption amounts:	(1) On Maturity Date: 100% of the Nominal Value (2) On Call Option Date: 100% of the Nominal Value (3) In case of Put Option: 101% of the Nominal Value
2.4.10.	Record Date:	Two (2) Business Days before the due date for the relevant payment
2.4.11.	Call Option Date(s):	Any date from (and including) 12 December 2028
2.4.12.	Put Option:	Investor's Put Option in case of: (1) Change of Control (2) De-Listing Event or Listing Failure
2.4.13.	ISIN:	EE0000004364
2.4.14.	Repayment date of Nominal Value:	Maturity Date (at the latest)
2.5.	Register:	Estonian Register of Securities
2.6.	Registrar:	Nasdaq CSD SE