MyCredit

Bond investor presentation

October 2026

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The Issuer or its affiliates may, subject to applicable laws, purchase the Bonds. It should be noted that under specific circumstances their interests may conflict with those of other Bondholders.

Target market

The target market assessment by the product manufacturer Signet Bank AS has led to the conclusion that: (i) the target market for the Bonds is eligible counterparties, professional clients, and retail clients, each as defined in Directive 2014/65/EU (MIFID II); (ii) all channels for distribution of the Bonds to eligible counterparties, professional clients and retail clients are appropriate.

Any person subsequently offering, selling or recommending the Bonds (a Distributor) should take into consideration the manufacturer’s target market assessment, however, a Distributor subject to MIFID II is responsible for undertaking its own target market assessment in respect of the Bonds (by either adopting or refining the manufacturer’s target market assessment) and determining appropriate distribution channels.

- MyCredit at a glance
- Business overview
- Financial highlights
- Terms and conditions

MyCredit at a glance

One of Latvia's most seasoned **real estate-secured lenders**, with a balanced, diversified, and growing portfolio, is issuing **secured bonds** to support further growth.

Business description

- **Established in 2005**, MyCredit (formerly FZ Capital) is a **profitable licensed non-bank lender** specializing in **real estate-secured** financial solutions with a **31.7% profit margin** over the **last 10 years**.

Products

- Business Loans
- Consumer Loans
- Lines of credit

Strong portfolio management

- MyCredit maintains a **conservative portfolio loan-to-value (LTV) ratio of 44%**.
- Over 21 years of operations, MyCredit has had **less than 1%** of loans written off from issued loans.

Highly experienced and motivated management

- Management with **15+ years of experience at MyCredit**

Strong strategic investor

- Owners of some of the **largest online and offline non-bank lenders in Europe** supporting the growth of the business.

Key financials (Last 3 years)

€k	2023 audited	2024 audited	2025 audited
Revenue	**1 416**	**1 879**	**2 411**
EBITDA	1 005	1 309	1 816
Profit before tax	**447**	**689**	**913**
Net loan portfolio	**8 794**	**10 217**	**15 069**
Equity	1 875	1 695	2 969
Interest bearing liabilities	7 388	8 866	12 296
Interest coverage ratio	1.81	2.07	2.03
Profit margin[1]	**31.6%**	**36.7%**	**37.8%**
Portfolio LTV[2]	**41.0%**	**38.6%**	**42.1%**

[1] Profit margin = Profit before tax / Revenue
[2] Portfolio LTV = Weighted average of individual LTV ratios, weighted by outstanding loan amounts.
[3] NPL ratio, net portfolio size and portfolio LTV as of 30.06.2026, unaudited

21 years
of operations

5%
NPL ratio[3]

44%
portfolio LTV[3]

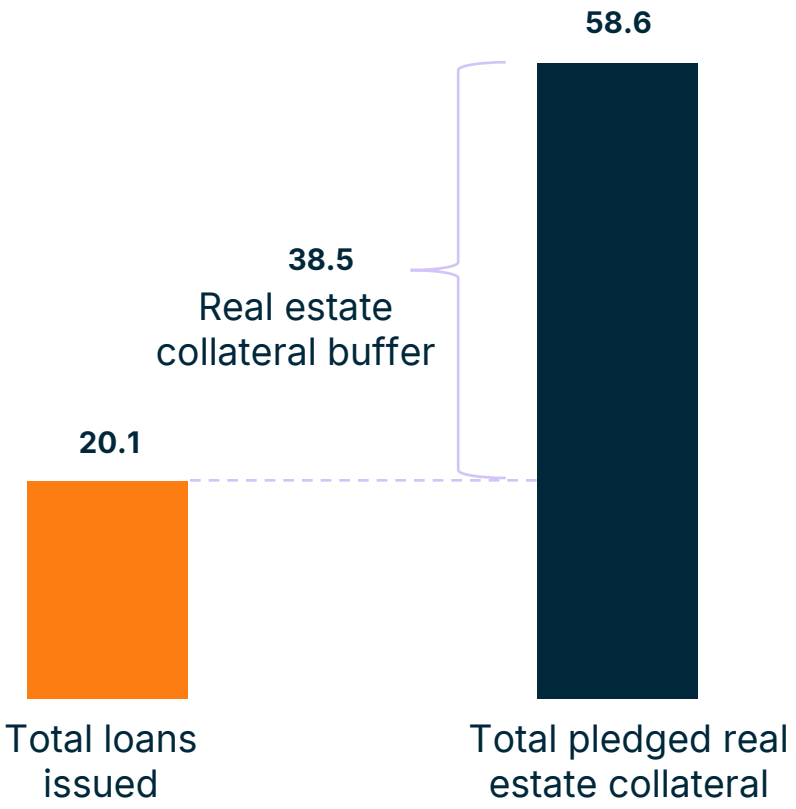
28%
revenue growth '25 y-o-y

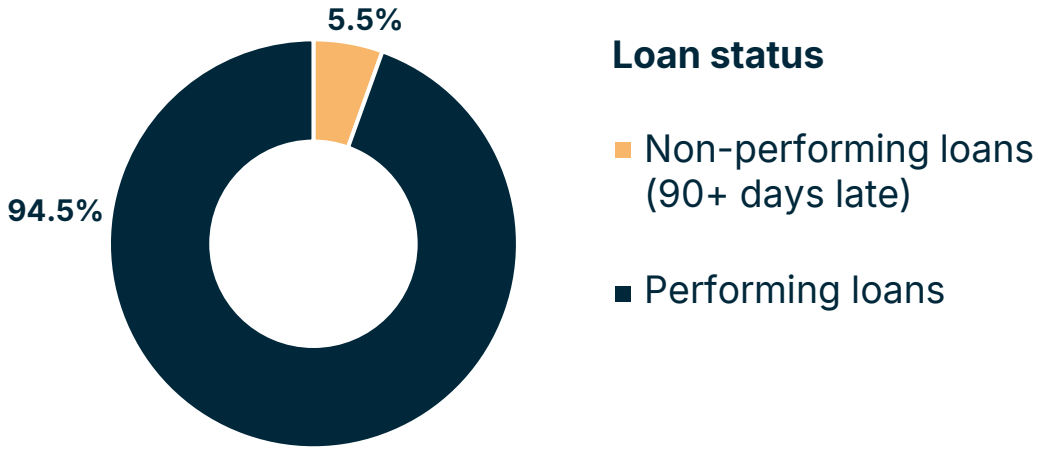
26%
Profit before tax growth '25 y-o-y

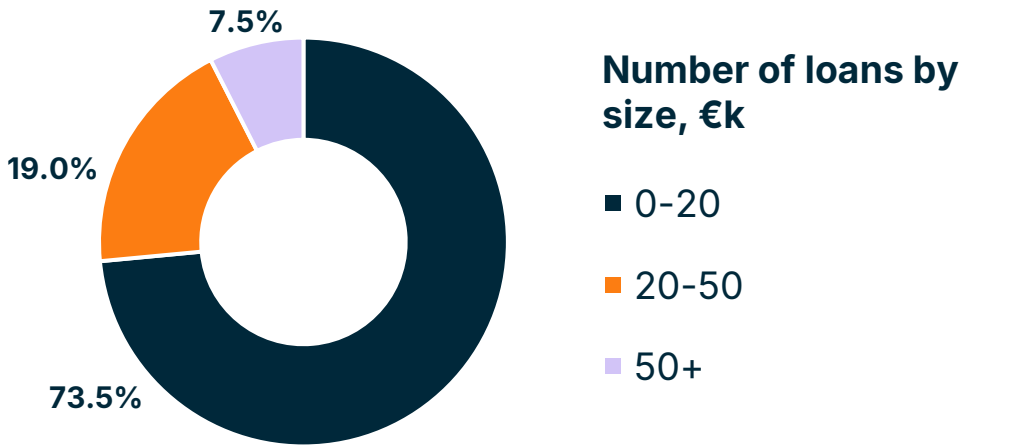
20M+
net portfolio size[3]

MyCredit has built a **secure, diversified** and **high quality loan portfolio** (low NPLs, low LTV and high collateral buffer, low portfolio concentration)

Portfolio vs pledged real estate collateral, €m

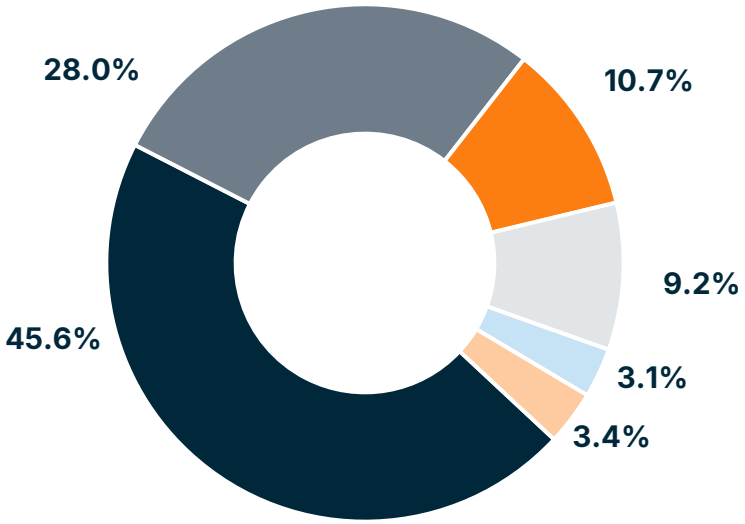




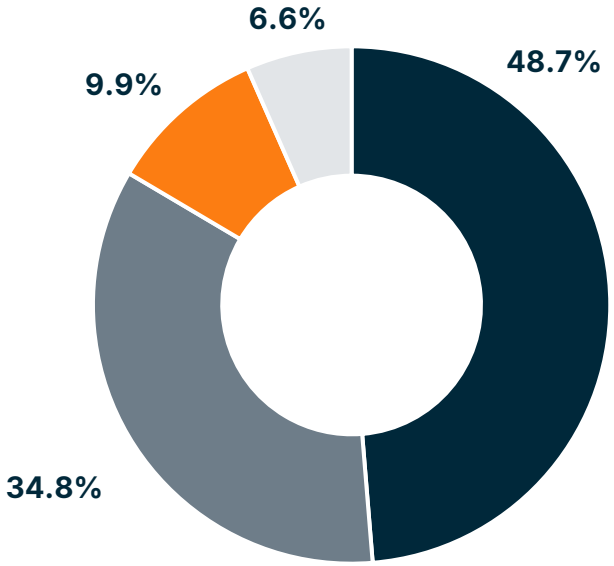


MyCredit has a **diversified collateral portfolio**, including different types of properties from various regions and with varying valuations

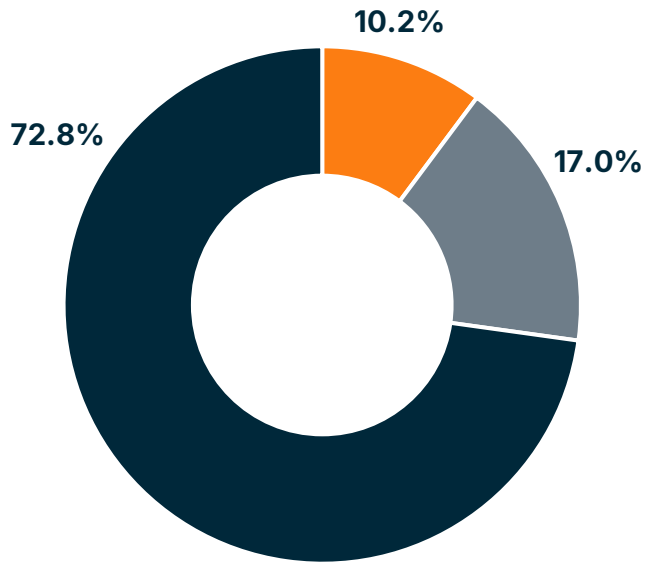
Property regions

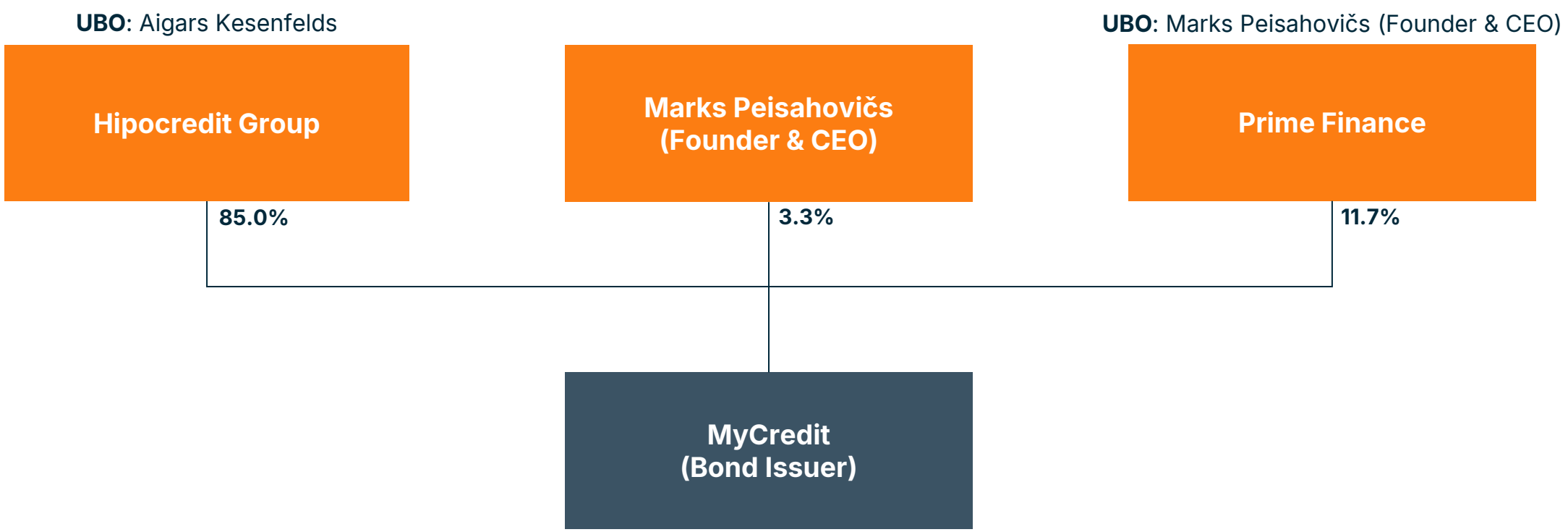


Property types



Property values, €k




UBO: Aigars Kesenfelds
UBO: Marks Peisahovičs (Founder & CEO)
Hipocredit Group
Marks Peisahovičs (Founder & CEO)
Prime Finance
85.0%
3.3%
11.7%
MyCredit (Bond Issuer)

MyCredit has an experienced **management team** with a strong commitment to the company's growth.

Marks Peisahovičs

Founder & CEO



R·EVOLUTION RE/MAX

- In 2003, worked in the Netherlands at **RE/MAX**, a real estate company.
- From 2004 to 2007, served as **Head of the Project Department** at the real estate development firm **R.Evolution**.
- Founded **MyCredit** in 2005 and has successfully led the company for **21 years**.
- Possesses a deep understanding of **financing** and **real estate**.

Maksims Meļņikovs

Head of Credit



OranžNami ISMA ANNO1994

- Graduated from **ISMA** in 2004 with a bachelor's degree in **Business Management**.
- From 2004 to 2013, worked as a real estate agent at **Oranžnami**.
- Has been with **MyCredit** since 2013, and has served as **Head of Credit** since 2016.
- Brings extensive experience in **credit management** and the **real estate market**.

Business overview

MyCredit provides **loans secured by real estate collateral** to both businesses and individuals.



Business Loans

- **Interest rate** from **12%** p.a.
- **LTV** up to 70% (**weighted average 44%**)
- **Loan size** from EUR 3000 to EUR 530 000 (**average EUR 21 525**)
- **Flexible** repayment schedule



Consumer Loans

- **Interest rate** from **12%** p.a.
- **LTV** up to 70% (**weighted average 39%**)
- **Loan size** from EUR 10 000 to EUR 350 000 (**average EUR 11 930**)
- **Flexible** repayment schedule



Lines of credit

- **Interest rate** from **12%** p.a.
- **LTV** up to 70% (**weighted average 37%**)
- **Limit size** from EUR 300 to EUR 300 000 (**average EUR 68 635**)
- **Flexible** repayment schedule

MyCredit is experienced in managing the entire **loan lifecycle**.

1



Application

Lead generation through 2 main channels:

Brokers. MyCredit works with multiple credit brokers.

Referrals. Large network of customers who recommend MyCredit to others and return for further financing.

2

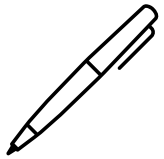


Real estate valuation & credit assessment

MyCredit collaborates with various partners and has in-house experts for **real estate valuation**.

For **credit assessment**, MyCredit uses data from the Credit Information Bureau and other sources to evaluate risk and financial standing.

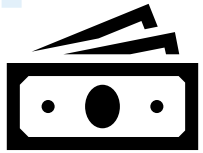
3



Loan contract signing

MyCredit ensures a **quick** and **seamless** loan finalization, using in-house loan contract templates.

4



Loan disbursement & repayment

MyCredit quickly **disburses** funds, **tracks** payments, and **offers to modify** repayment schedules when needed.

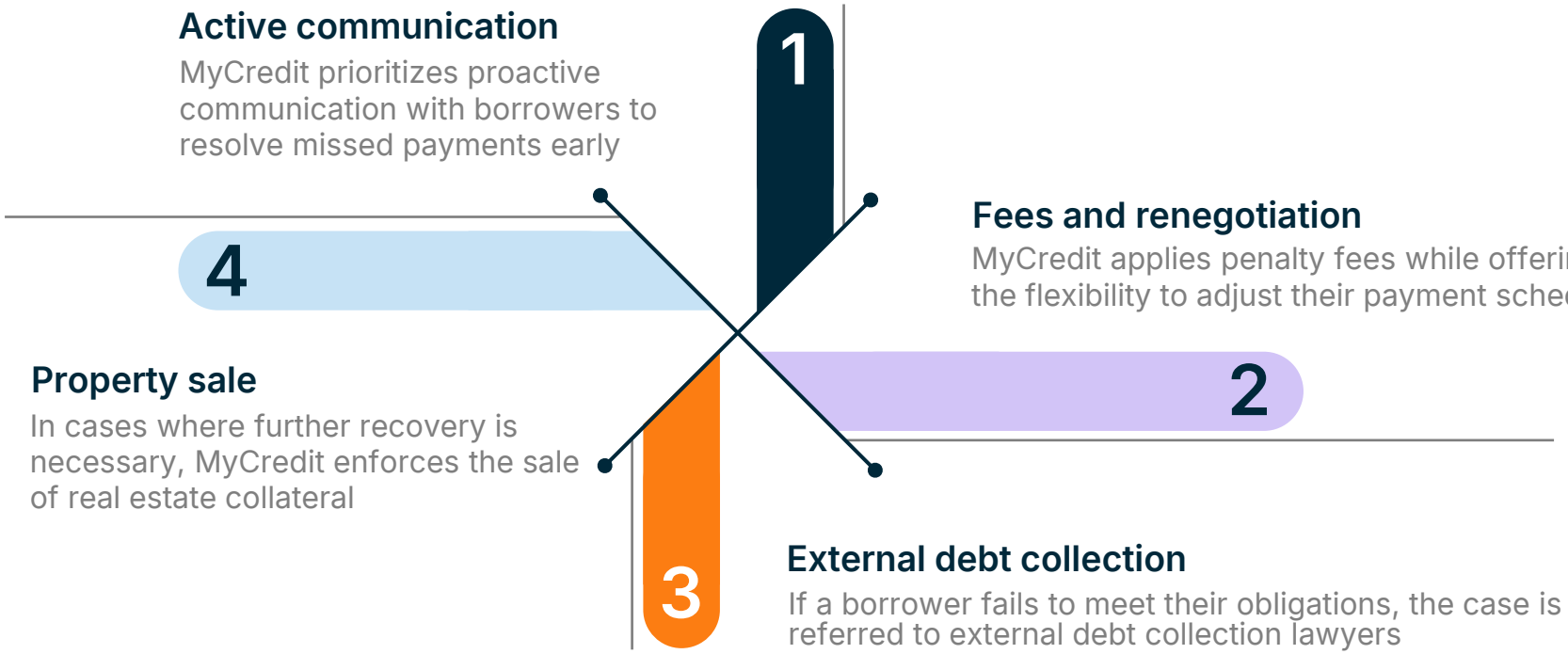
5



Loan closure & default resolution

In **cases of default**, MyCredit partners with experienced lawyers to **secure the asset** before managing the **sale of the real estate**.

MyCredit has an efficient and prudent debt collection process, ensuring **timely recovery** while maintaining **strong relationships** with its clients.



Over 21 years of operations, **less than 1%** of the total issued amount on secured loans has been written off.

MyCredit intends to continue growing its secured loan portfolio within the same conservative risk framework.



Growth

- **Core business** remains real estate-secured lending, MyCredit's focus for over 21 years
- **Portfolio growth** supported by the proceeds of the Notes



Risk framework

- **Underwriting** based on real estate collateral, conservative LTV and in-house credit assessment
- **Covenants** of the Notes: capitalization > 20%, portfolio coverage > 1.2x, interest coverage > 1.25x



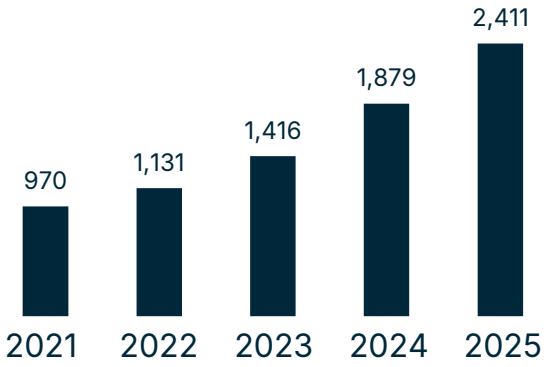
Track record

- **21 years** of operations, profitable for the last 16 years
- **Less than 1%** of issued loans written off
- **Consistent** servicing of all debt obligations to noteholders and Signet Bank

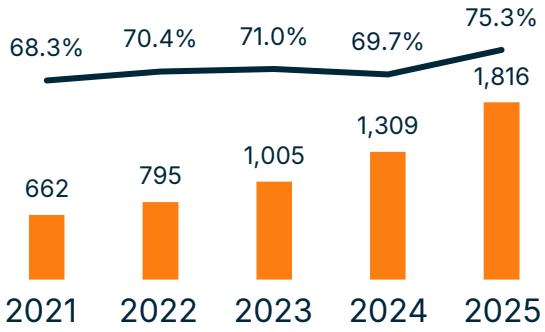
Financial highlights

MyCredit has achieved **profitable growth** while maintaining strong **operational efficiency** and solid **collateral base**.

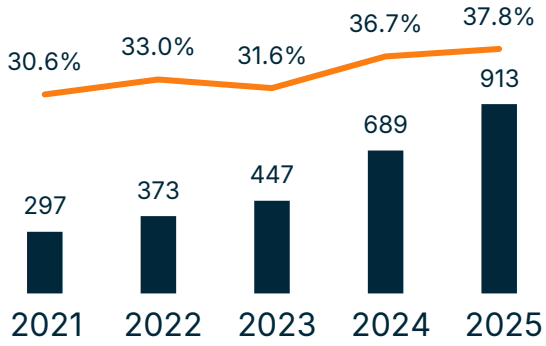
Total revenue (€k)



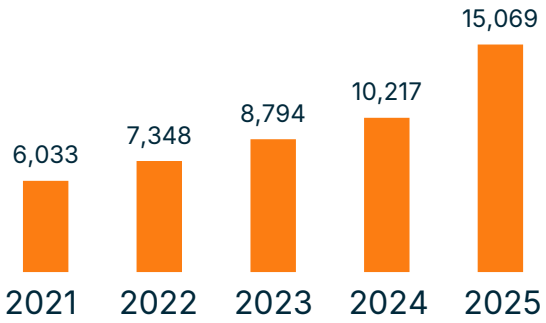
EBITDA (€k) & EBITDA margin



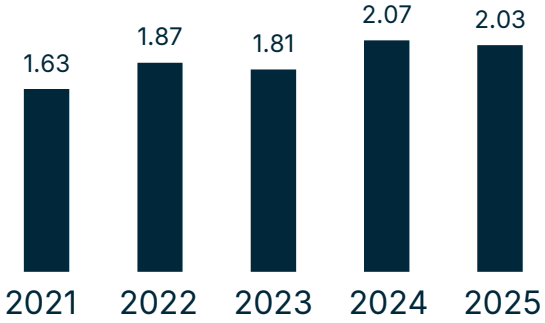
Profit before tax (€k) & PBT margin



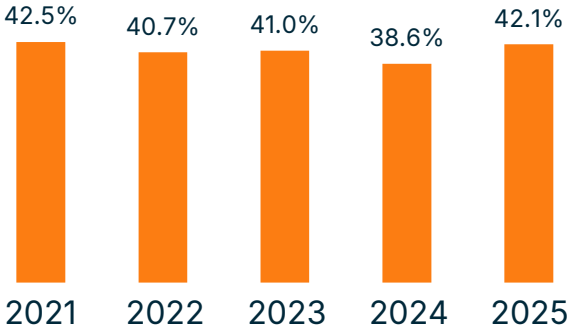
Net loan portfolio (€k)



Interest coverage ratio



Portfolio LTV



€k	2023 audited	2024 audited	2025 audited
Interest revenue	1,415.5	1,878.8	2,411.3
Interest expense	(555.0)	(632.3)	(896.5)
Net interest revenue	**860.5**	**1,246.5**	**1,514.9**
Operating expense	(405.9)	(562.9)	(567.1)
Other operating income and expense	(7.2)	5.0	(35.2)
Profit before tax	**447.4**	**688.7**	**912.6**
Tax	(50.3)	(175.1)	(138.5)
Net Profit	**397.1**	**513.6**	**774.0**

- **Interest revenue** has **grown by 28%** from 2024 to 2025, with **net interest revenue growing by 22%** in the same period, reflecting portfolio growth and growing net interest revenue
- **Profit before tax** has **grown by 33%** from 2024 to 2025, and the Issuer has been **profitable for the last 16 years**.
- The **profit before tax (PBT) margin** was **37.8%** in 2025, **5.5 percentage points** higher than the **32.3% average** over the last 10 years.

€k	2023 audited	2024 audited	2025 audited
Assets			
Intangible assets	-	-	59.6
Property and equipment	30.2	19.1	12.5
Total non-current assets	**30.2**	**19.1**	**71.3**
Inventory	390.3	263.3	4.7
Loans and receivables	8,793.9	10,217.1	15,069.2
Other receivables	57.6	56.7	82.5
Cash and cash equivalents	30.4	146.3	254.7
Total current assets	**9,272.2**	**10,683.4**	**15,411.1**
TOTAL ASSETS	**9,302.4**	**10,702.6**	**15,483.0**
Shareholder's equity			
Share capital	500.8	500.8	1,000.8
Retained earnings	1,374.2	1,193.9	1,967.9
Total equity	**1,875.1**	**1,694.7**	**2,968.7**
Liabilities			
Loans and borrowings	7,388.2	8,866.3	12,296.5
Other liabilities	39.1	141.5	217.7
Total liabilities	**7,427.3**	**9,007.8**	**12,514.2**
TOTAL EQUITY AND LIABILITIES	**9,302.4**	**10,702.6**	**15,483.0**

- The **net portfolio** has **grown by 47.5%** from 2024 to 2025, while the **LTV ratio** has **remained low, increasing from 38.6% to 42.1%** over the same period.
- MyCredit has **consistently met its debt obligations**, building trust with existing noteholders and Signet Bank as the senior creditor.
- **Loans and receivables** account for **97.3%** of MyCredit's balance sheet, providing **solid collateral** coverage for the Notes investors.

Terms and conditions

Bond terms

Issuer	MyCredit SIA
Type of notes	Secured notes
Collateral	2nd ranking commercial pledge on assets of the Issuer
Program size	Up to € 30,000,000
Issue size	Up to € 10,000,000
Coupon rate	8%, paid monthly
Issue price	100%
YTM	8%
Maturity	3 years, bullet
Call option	@101% after 1st year; @100% last 6 months before maturity
Put option	In case of Change of Control @101%
Nominal value	€ 1,000
Type of placement	Private placement with minimum subscription of € 100,000
Financial covenants	• Capitalization ratio[1] >20% • Portfolio coverage ratio[2] > 1.2x • Interest coverage ratio[3] > 1.25x
Use of proceeds	• Refinancing of existing loans • Financing growth of loan portfolio • General corporate purposes
Arranger	Signet Bank AS
Collateral Agent	ZAB Eversheds Sutherland Bitāns SIA
Listing	Planned listing on Nasdaq First North within 18 months from the issue date

[1] Capitalization ratio = (Equity + Subordinated Debt) / Net Loan Portfolio
[2] Portfolio coverage ratio = (Net Loan Portfolio + Cash – unpaid principal amount of the credit line) / Secured notes
[3] Interest coverage ratio = EBITDA / Net Finance Charges

- **Use of proceeds**: To refinance the existing loans and to finance the company's growth, business expansion in line with the Issuer's strategy, and for other general corporate purposes

MyCredit represents a **secure investment opportunity**, supported by a **robust portfolio**, **long-standing track record**, **experienced team**, and **a reliable strategic investor**.

1



Well structured portfolio

- 44% portfolio LTV
- 5% NPL ratio

2



Long history of profitable operations

- 21 years of operations
- 31% average PBT margin last 10 years

3



Experienced management team

- CEO 20 years in charge
- Head of credit 12 years at the company

4



Strong strategic investor

- Investments in some of the largest non-bank lenders in Europe

Risk factors

In the next slide is a list of risk factors that are material for the assessment of the market risk associated with the Notes and risk factors that may affect the Issuer's ability to fulfil its obligations under the Notes. Should one or more of the risks described below materialize, this may have a material adverse effect on the cash flows, results of operations, and financial condition of the Issuer and the Group. Moreover, if any of these risks materialize, the market value of the Notes and the likelihood that the Issuer will be in a position to fulfil its payment obligations under the Notes may decrease, in which case the investors could lose all or part of their investments.

Before deciding to purchase the Notes, potential investors should carefully review and consider the following risk factors, in addition to all other information presented in the terms, and consult with their own professional advisors, if necessary. Moreover, potential investors should bear in mind that several of the described risk factors can occur simultaneously and together with other circumstances could have a potentially stronger impact on the Issuer and thr Group. This is not an exclusive list of risk factors, and additional risks, of which the Issuer is not presently aware, could also have a material adverse effect on the Issuer and the Group.

Important note

The risks indicated in this section, if some or all of them materialize, may reduce the Issuer's ability to fulfil its obligations or cause its insolvency or restructuring in the worst-case scenario.

This section may not feature all the potential risks, which may affect the Issuer.

List of risk factors

- Risks related to the economic and regulatory environment
  - Macroeconomic risk
  - Global pandemic risk
  - Geo-political risk
  - Licensing and regulatory risk
- Risks related to the Issuer's business and industry
  - Risks related to credit assessment
  - Consumer and counterparty risk
  - Risks related to deterioration in debt recovery
  - Working capital risk
  - Financial leverage risk
  - Risks related to incurring additional indebtedness
  - Liquidity risk
  - Operational risk
  - Privacy and data protection breach risk
  - IT system and process risk
  - Cybersecurity risk
  - Funding risk
  - Employee risk
  - Operational management risk
  - Competition risk
  - Decreased demand risk
  - Risk relating to industry trends
  - E-commerce risk
  - Risks relating to potential acquisitions
  - New product risk
  - Expansion risks
  - AML/CFT and Sanctions breach risk
  - Brand reputation risk
  - Fraud risk
  - Risks relating to third-party service dependency
  - Litigation risk
  - Risks relating to the potential decline in real estate collateral value
  - Risks relating to retaining company premises
  - Risks relating to changes in underwriting standards
  - Interest rate spread risk
- Risks related to Notes
  - Cashflow and debt servicing risk
  - Notes repayment risk
  - Foreign exchange risk
  - Tax risk
  - Early redemption risk
  - Resolutions of Noteholders risk
  - Subordination risk
  - Price risk
  - Liquidity risk
  - Delisting risk
  - Risk that some investors might have more preferential terms than others
- Risks related to Collaterals
  - Risks associated with certain limitations relating to the validity and enforceability of the Collateral
  - Risks associated with Parallel Debt
  - Risks associated with the market value of the Collateral
  - Risks associated with the Collateral Agent Agreement
  - Risks associated with the limitations and procedures concerning enforcement of the Collateral
  - Risks related to amendments to Applicable Laws
  - Risks related to actions of the Collateral Agent
  - Risks associated with the intercreditor agreements

Thank you!

Contact us!

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info@mycredit.lv

MyCredit's transactions with related parties are limited to shareholder funding and office services, all on arm's length terms.

Related parties, as defined in IAS 24 and note 2.16 of the audited report, are:

- the parent company Hipocredit Group (formerly Next Mile Group) and its shareholders
- current and former (until May 2025) shareholders of MyCredit, including SIA Prime Finance and Marks Peisahovičs (Founder & CEO)
- entities controlled by shareholders or management (SIA Uzņēmumu vadības birojs, SIA Projekts B220)
- key management personnel and their close family members

Balances / transactions	EUR	Related party
Receivables from related parties		
Loans and receivables from related parties	-	
Borrowings from related parties, 31.12.2025		
Loans and borrowings	155,000	SIA Prime Finance, SIA Projekts B220
Notes held by related parties	962,000	SIA Prime Finance, SIA Projekts B220
Transactions with related parties, FY2025		
Interest expense	229,003	Current and former shareholders and entities under their control
Office lease and services	28,355	SIA Uzņēmumu vadības birojs
Key management remuneration	39,747	Management Board

Source: SIA MyCredit audited annual report 2025 (notes 12, 22, 23); office lease and services per management accounts. Transactions are on arm's length terms, unsecured and settled in cash; no loans or guarantees have been issued to related parties or members of the Management Board.