

FINAL TERMS

MiFID II Product Governance / Eligible Counterparties, Professional Clients

Solely for the purposes of the manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, "MiFID II"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (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 Notes (by either adopting or refining the manufacturer's target market assessment) and determining appropriate distribution channels.

Final Terms, dated 26 April 2023 UAB Partnerystės projektai keturi

issue of EUR 8,000,000 guaranteed fixed rate Notes with the maturity of up to 3 years guaranteed by UAB Eika

Terms used herein shall be deemed to be defined as such for the purposes of the Terms and Conditions regarding the Notes of UAB Partnerystės projektai keturi in the total amount of EUR 8,000,000, dated 26 April 2023 (the "Terms and Conditions").

This document constitutes the Final Terms of the Notes described herein and must be read in conjunction with the Terms and Conditions. Full information on the Issuer and the Notes is only available on the basis of the combination of these Final Terms and the Terms and Conditions.

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| 1. | (i) | Issuer: | UAB Partnerystės projektai keturi |
| | (ii) | Guarantor | UAB Eika |
| 2. | (i) | Series Number | 1 |
| | (ii) | Tranche Number | 1 |
| 3. | | Specified Currency: | Euro (EUR) |
| 4. | | Aggregate Nominal Amount: | EUR 8,000,000 |
| 5. | | Issue Price: | EUR 8,000,000 |
| 6. | | Specified Denominations: | EUR 100,000 and integral multiples of EUR 1,000 in excess thereof |
| 7. | (i) | Issue Date: | 28 April 2023 |
| | (ii) | Interest Commencement Date: | Issue Date |
| 8. | | Final Maturity Date: | 28 April 2026 |
| 9. | | Interest Basis: | 9 per cent Fixed Rate |

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| 10. | Final Redemption Amount | Subject to any early redemption, the Notes will be redeemed on the Final Maturity Date at principal amount together with accrued but unpaid Interest. |
| 11. | Change of Interest Basis: | <p>Starting from the date falling after 24 months from the Issue Date, the 9 per cent Fixed Rate plus 300 basis points per annum.</p> <p>Starting from the date falling after 30 months from the Issue Date, the 9 per cent Fixed Rate plus 600 basis points per annum.</p> |
| 12. | Put/Call Options: | See paragraphs 15 – 18 below |
| 13. | (i) Status of the Notes: | Senior |
| | (ii) Status of the Guarantee | Senior |
| | (iii) Date of the shareholder's decision for issuance of Notes obtained: | 25 April 2023 |

PROVISIONS RELATING TO INTEREST PAYABLE

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| 14. | Fixed Rate Note provision | |
| | (i) Interest Rate: | <p>The Fixed Rate of Interest is 9 per cent per annum in respect of the period from (and including) the Interest Commencement Date to (but excluding) the Final Maturity Date payable in arrears on each Interest Payment Date.</p> <p>Starting from the date falling after 24 months from the Issue Date, the 9 per cent Fixed Rate plus 300 basis points per annum.</p> <p>Starting from the date falling after 30 months from the Issue Date, the 9 per cent Fixed Rate plus 600 basis points per annum.</p> |
| | (ii) Interest Payment Date(s): | 28 October and 28 April in each year (subject to the Business Day Convention) |
| | (iii) Day Count Fraction | 30E/360 |

PROVISIONS RELATING TO EARLY REDEMPTION

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| 15. | Call Option | Applicable |
| | (i) Optional Redemption Date(s): | <p>The Issuer may redeem the outstanding Notes on a Business Day:</p> <p>(a) falling on 24 months after the Issue Date; or</p> |

- (b) falling on 30 months after the Issue Date
- (ii) Optional Redemption Amount(s) of each Note: 100% per Nominal Amount
- (iii) Notice Period: Not less than 30 nor more than 60 days
16. **Put Option** Applicable (due to De-listing Event, Listing Failure or Change of Control)
- (i) Optional Redemption Date(s): The 5th Business Day following the expiration of the Put Period
- (ii) Optional Redemption Amount(s) of each Note: 103% per Nominal Amount
- (iii) Notice Period: Not more than 30 days
17. **Mandatory partial redemption** Applicable
- (i) Redemption Date: The Issuer shall redeem the Notes in the part constituting 50 per cent of the aggregate Nominal Amount of the Notes on a Business Day falling on 18 months after the Issue Date.
- (ii) Redemption Amount(s) of each Note: 100% per Nominal Amount
18. **Early redemption for tax reasons:** Applicable
- (i) Early Redemption Amount: 100% per Nominal Amount
- (ii) Notice period: Not less than 30 nor more than 60 days

GENERAL PROVISIONS APPLICABLE TO THE NOTES

19. Form of Notes: The Notes shall be issued as registered book-entry (dematerialised) securities as entries within Nasdaq CSD. No physical certification shall be issued.

Signed on behalf of UAB Partnerystės projektai keturi:

By: Artūras Klanguškas

Managing Director

Signed on behalf UAB Eika:

By: Domas Dargis

Managing Director

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- (i) Admission to Trading: Application is expected to be made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the Regulated Market of Nasdaq Vilnius (Bond List) within 12 months after the Issue Date.
- (ii) Estimate of total expenses related to admission to trading: Up to 20,000 EUR

2. RATINGS

N/A

3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER

Save for any fees payable to the Dealer, so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The Dealer and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business.

4. YIELD

Indication of yield: 9%

The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

5. OPERATIONAL INFORMATION

- (i) ISIN: LT0000407561
- (ii) Delivery: Delivery versus payment

6. DISTRIBUTION

- (i) Method of Distribution: Non-syndicated
- (ii) Name of Dealer: Luminor Bank AS Lithuanian branch

7. OTHER INFORMATION

- (i) Use of Proceeds: The Issuer shall use the net proceeds from the issue of the Notes for (i) provision of intra-group loan to its Subsidiary (UAB Samogitia miestelis) for the purposes of development of the construction of military unit in Šiauliai, Lithuania, in accordance with the partnership agreement concluded between the Issuer as an investor, the Subsidiary (UAB Samogitia miestelis) as a private entity and Ministry of National Defence of Republic of Lithuania as a public entity, dated 8 January 2021, (ii)

repayment of the intra-group loan to UAB Eika (parent company of the Issuer) used by the Issuer to finance the Project, provided that on the repayment date the share capital of the Issuer is not less than EUR 6,000,000.

(ii) Information about the securities of the Issuer that are already admitted to trading:

No other securities of the Issuer that are already admitted to trading.