

Bond Terms and Conditions of DOTEK REAL s.r.o.

„RYBAMÍROV 10/29“

1. Basic Characteristics of the Bonds

1.1 Issuer:

The Issuer of the bonds is DOTEK REAL s.r.o., with its registered office at Zenklova 24/54, Libeň, 180 00 Prague 8, ID No. (IČO): 21840814, Tax ID (DIČ): CZ21840814, registered in the Commercial Register maintained by the Municipal Court in Prague under file no. C 407304.

1.2 Bond Name:

The name of the issued bonds is „RYBAMÍROV 10/29“. The International Securities Identification Number (ISIN) is CZ0003581563. The Issuer does not intend to apply for the admission of the bonds to trading on a regulated market or a multilateral trading facility.

1.3 Type of Bonds:

The issued bonds are corporate bonds, not bonds of a special type.

1.4 Form and Manner of Issuance:

The bonds are in paper form, issued to order. They are issued as individual or collective bonds in a total number of 2,400 (two thousand four hundred) pieces with a nominal value of 10,000 CZK.

1.5 Numerical Designation:

Individual bonds will be marked with serial numbers 1 (one) to 2,400 (two thousand four hundred).

1.6 Nominal Value of the Bonds:

Each bond has a nominal value of 10,000 CZK (ten thousand Czech koruna) as the debt amount. The anticipated total value of the entire bond issue is 24,000,000 CZK (twenty-four million Czech koruna). The Issuer may issue the bonds in a smaller volume in accordance with Section 7 of Act No. 190/2004 Coll., on Bonds, as amended.

1.7 Issue Price:

The issue price of the bonds as of the issue date is equal to the nominal value of the bond, i.e., 10,000 CZK (ten thousand Czech koruna).

1.8 Interest Yield:

The bonds bear a fixed interest rate of 10% per annum.

1.9 Issuer Rating:

An assessment of the Issuer's financial creditworthiness (rating) has not been performed.

2. Bond Issuance

2.1 Issue Date:

The Issue Date is March 1, 2026. The bonds may be issued all at once on the issue date or at any time during the issue period, which ends on February 28, 2029. The Issuer has the right to extend the subscription period.

2.2 Bond Yield:

The bonds bear a fixed interest rate of 10% per annum.

2.3 Subscription of Bonds:

The bonds will be offered via a public offering; therefore, the Issuer does not issue or publish a securities prospectus pursuant to Act No. 256/2004 Coll., on Capital Market Undertakings, as amended. The public offering is conducted based on a legal exemption. The subscription period begins on March 1, 2026, and ends on February 28, 2029.

Subscription occurs based on a Bond Subscription Agreement. The place for handing over the bonds is the Issuer's registered office, with the deadline for handover set at a maximum of 14 (fourteen) business days after the payment of the issue price. At the request of the owner, after payment of the issue price to the Issuer's bank account, the completed bond may be sent to the owner within the aforementioned period via registered mail (Czech Post) or courier service. The Issuer manages the issuance, repayment, and payment of the bond yield independently or through an authorized person. The risk of damage passes to the subscriber upon receipt of the bond.

2.4 Payment of the Issue Price:

The issue price shall be paid within 7 business days from the date of subscription by wire transfer to the Issuer's bank account no. 345285806/0300 maintained at Československá obchodní banka a.s.

3. Bond Yield

3.1 Bond Yield:

The bonds bear a fixed interest rate of 10% p.a. The interest rate is fixed for the entire issue period. Interest accrual begins on the day following the day of payment of the issue price, but no earlier than the issue date of the bond.

Interest yields are paid monthly, by the 15th day of the month following the calendar month for which the yield is credited, until the maturity date of the bond.

The calculation of the proportional part of the interest yield is based on a year of 360 days and 12 months of 30 days each. In the case of an incomplete month, the calculation will be based on the number of actual days elapsed in a 30-day month (according to the BCK-standard 30E/360 interest calculation convention).

The Issuer excludes the possibility of separating the right to receive the bond yield from the bond itself within the meaning of Section 18 of Act No. 190/2004 Coll., on Bonds, as amended.

The entitlement to the interest yield expires on the maturity date or the early redemption date.

3.2 Method and Place of Yield Payment:

The record date for the payment of the bond yield is the last day of the relevant month for which the yield is paid. The interest yield will always be received by the person who is the owner of the bond on the last day of each month defined in Article 3.1 until the maturity date.

The payment of the bond yield will be made by wire transfer to the bondholder's account. The bondholder is obliged to notify the Issuer in writing of their bank account upon presentation of the bond and to notify the Issuer of any account changes in writing no later than 3 days after such change. The yield is payable no later than the 15th day following the record date. If the final day for yield payment falls on a non-business day, the payment day shall be the following business day.

Payment is defined as the debiting of the funds from the Issuer's bank account.

4. Taxation of Bond Yield

4.1 Bond Yield:

According to the legal regulations of the Czech Republic, the repayment of the nominal value and the payment of interest yields will be made without withholding taxes or fees of any kind, unless such withholding or fees are required by relevant Czech legal regulations effective as of the payment date. If any such withholding is required, the Issuer shall not be obliged to pay bondholders any additional amounts as compensation. The relevant regulation is Act No. 586/1992 Coll., on Income Tax, as amended.

Under the regulations effective as of the date of these terms, interest income paid to a natural person who is a Czech tax resident (or a Czech permanent establishment of a non-resident natural person) is subject to a 15% withholding tax at source.

For legal entities that are Czech tax residents (or Czech permanent establishments of non-residents), the interest income is part of their general tax base subject to the applicable corporate income tax rate.

In the case of interest income realized by a Czech tax non-resident, the relevant double taxation treaty, if applicable, must be taken into account.

5. Repayment of Bonds

5.1 Maturity Date:

The nominal value of the bond as the debt amount will be repaid on the maturity date, which is December 31, 2029.

5.2 Early Redemption:

The Issuer has the right, at its discretion, to repay all or part of the outstanding bonds, together with the proportional accrued interest, as of any date. The Issuer shall announce this decision to bondholders no later than 15 days before the early redemption date. Article 5.3 of these terms applies to the redemption process. The bondholder does not have the right to request redemption before the maturity date specified in Article 5.1.

5.3 Method and Place of Redemption:

The Issuer hereby declares that it owes each bondholder the nominal value of the bond and the relevant accrued but unpaid yield. The bonds will be repaid at their nominal value on December 31, 2029. Interest accrual ends on this day. The nominal value and the final interest yield will be paid to the investor who is the owner of the bond on December 31, 2029. If the principal repayment date falls on a non-business day, payment will be made on the next business day without entitlement to additional yield for the delay.

Repayment of the nominal value will be made by wire transfer to the bondholder's account. The bondholder must provide their bank account details in writing and notify changes within 3 days.

5.4 Repayment Currency:

The Issuer undertakes to pay interest yields and the nominal value exclusively in Czech koruna (CZK) or any other legal currency of the Czech Republic that may replace it.

5.5 Issuer's Right to Purchase Bonds:

The Issuer may purchase bonds on the market at any price at any time. Bonds purchased by the Issuer do not expire unless the Issuer decides otherwise. If the Issuer does not decide on the expiration of the purchased bonds, it may dispose of them at its discretion.

6. Identification of Persons Participating in the Issuance and Repayment

6.1 Issuer's Declaration:

The Issuer hereby declares that all activities related to the issuance, repayment, and yield payment are secured by the Issuer itself.

6.2 Security of Bonds:

The bond is a security expressing the Issuer's debt obligation to the holder. No Security Agent services or standard security instruments (such as a guarantee declaration) are used in this issue. The company guarantees its obligations with all its assets. Due to the nature of the issue, no approval of a Prospectus was requested from the CNB (Czech National Bank) or any other EU supervisory authority.

7. Meeting of Bondholders

7.1 Notice of Meeting:

The Issuer shall announce a meeting of bondholders at least 15 days in advance by publishing a notice according to Article 8. Another convener shall announce the meeting in the *Hospodářské noviny* daily; if it ceases to exist, in *MF DNES*. Another convener must deliver the notice to the Issuer at least 30 days before the meeting with a request to publish it according to Article 8.

7.2 Record Date for Participation:

The record date for participation in the meeting of bondholders is the day the meeting is held.

8. Method of Publishing and Accessing Information

8.1 Publishing Method:

Information and data about the bonds will be made available on the Issuer's website, which as of the date of these terms is **www.rybamirov.cz**, unless a legal regulation stipulates another method.

8.2 Availability of Terms:

These terms and conditions are available in printed form at the Issuer's registered office and on the website www.rybamirov.cz.

9. Final Provisions

9.1 Issuer's Commitment:

The Issuer undertakes to ensure the payment of interest yields and the nominal value to the owners according to these terms. The bonds are direct, unconditional, and unsubordinated obligations of DOTEK REAL s.r.o., ranking *pari passu* with all other existing and future direct, unconditional, and unsubordinated obligations of the company.

9.2 Translation of Terms:

These terms and conditions may be translated into foreign languages. In the event of a conflict between different language versions, the Czech version shall prevail.

9.3 Statute of Limitations:

All rights associated with the bonds shall lapse ten years from the date they could first be exercised, pursuant to Section 42 of Act No. 190/2004 Coll., on Bonds.

9.4 Governing Law and Arbitration Clause:

Legal relations arising from the bonds are governed by the laws of the Czech Republic, in particular Act No. 190/2004 Coll. All disputes regarding rights and obligations associated with the Bond will be finally decided by the Arbitration Court attached to the Czech Chamber of

Commerce and the Agricultural Chamber of the Czech Republic by three arbitrators according to its Rules.

Prague, March 1, 2026

DOTEK REAL s.r.o.