

Emma Finance CZ a.s. and Emma Finance SK a. s.  
CZK 7,500,000,000 Note Programme established in 2025  
(the "Programme")

1. We refer to Clause 4.9 (*Loan to Value Ratio*) of the Joint Terms and Conditions of the Programme (the "Joint Terms and Conditions"). All capitalized terms not defined herein shall have the meaning given to such terms in the Joint Terms and Conditions.
2. We also refer to Clause 4.8 (*Information Obligations*).
3. We hereby confirm that the Loan to Value Ratio calculated as of 31 December 2025 is in compliance with Clause 4.9 (*Loan to Value Ratio*), i.e. is below 40.00%.

In Prague, on 29 JANUARY 2026

**Emma Finance CZ a.s.**

BL  
Name: RADKA BLÁZKOVÁ  
Title: MEMBER OF THE BOARD OF DIRECTORS

**Emma Finance SK a. s.**

BL  
Name: RADKA BLÁZKOVÁ  
Title: CHAIRMAN OF THE BOARD OF DIRECTORS

We, Deloitte Advisory s.r.o., hereby confirm the correctness of the information set out above regarding the calculation of the Loan to Value Ratio.

In Prague, on 29 January 2026

**Deloitte Advisory s.r.o.**

Roman Lux  
Name: Roman Lux  
Title: Partner