FINAL TERMS

These final terms (the "**Final Terms**") constitute the final terms within the meaning of Article 8(4) of Regulation (EU) 2017/1129 of the European Parliament and of the Council on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market (the "**Prospectus Regulation**") and contain a note programme supplement relating to the issue of the below specified notes (the "**Notes**"). The complete prospectus consists of (i) these Final Terms and (ii) the base prospectus of (a) **Emma Finance CZ a.s.**, with its registered office at Na Zátorce 672/24, Bubeneč, 160 00 Praha 6, ID No.: 231 17 311, LEI: 315700MSRE6464AXMU05 (the "**Czech Issuer**") and (b) **Emma Finance SK a. s.**, with its registered office at Dúbravská cesta 6313/14, Bratislava, 841 04 Karlova Ves, Slovakia, ID No.: 56 892 659, LEI: 315700T6RBSDARZBKW97 (the "**Slovak Issuer**") (the "**Issuers**"), approved by the decision of the Czech National Bank (the "**CNB**") ref. no. 2025/065452/CNB/650, file no. S-Sp-2025/00211/CNB/653 dated 5 June 2025, which became final and effective on 5 June 2025, as supplemented by supplement no. 1 approved by the decision of the CNB ref. no. 2026/014397/CNB/650, file no. S-Sp-2026/00025/CNB/653 dated 29 January 2026, which became final and effective on 29 January 2026 (the "**Base Prospectus**"). Full information on the Czech Issuer and the offer of the Notes described herein is only available on the basis of a combination of these Final Terms and the Base Prospectus. The Base Prospectus has been published and is available in electronic form on the Issuers' Website.

The Base Prospectus is valid until 5 June 2026.

The public offering of the Notes may continue after the expiry of the Base Prospectus if a subsequent Base Prospectus is approved and published no later than on the last day of the validity of the Base Prospectus. The Issuer's subsequent Base Prospectus will be published on the Issuer's Website. In accordance with Article 8(11) of the Prospectus Regulation, a right of withdrawal pursuant to Article 23(2) shall also apply to investors who have agreed to purchase or subscribe for the securities during the validity period of the previous base prospectus, unless the securities have already been delivered to them.

These Final Terms have been prepared for the purposes of Article 8(4) of the Prospectus Regulation and must be read in conjunction with the Base Prospectus and any supplements thereto.

In accordance with Article 8(5) of the Prospectus Regulation, these Final Terms have been published on the Issuers' Website and have been filed with the CNB in accordance with the law.

The Notes are issued as a 3rd (third) issue under the note programme of the Issuers with the maximum total nominal value of the outstanding Notes of CZK 7,500,000,000 (the **Programme**). The wording of the joint terms and conditions, which are the same for each Issue issued under the Programme commencing on 5 June 2025, is set out in the chapter "*Joint Terms and Conditions of the Notes*" in the Base Prospectus approved by the CNB and published by the Issuer (the "**Joint Terms and Conditions**").

Capitalized terms not defined in these Final Terms shall have the meanings ascribed to them in the Base Prospectus unless the context of their use in these Final Terms indicates otherwise.

Investors should consider the risk factors associated with an investment in the Notes. These risk factors are set out in the section of the Base Prospectus entitled "*Risk Factors*".

These Final Terms were drawn up on 2 February 2026 and the information contained herein is current only as of that date. The Issuer publishes information about itself and the results of its business activities on a regular basis in connection with the fulfilment of its information obligations under the applicable

legislation. After the date of these Final Terms, prospective purchasers of the Notes should base their investment decisions not only on these Final Terms and the Base Prospectus, but also on other information that may have been published by the Issuer after the date of these Final Terms or other publicly available information. This is without prejudice to the obligation of the Issuer to update the Base Prospectus by way of supplements within the meaning of Article 23(1) of the Prospectus Regulation.

The distribution of these Final Terms and the Base Prospectus and the offer, sale or purchase of the Notes are restricted by law in certain countries. The Issuer has notified the Base Prospectus to the National Bank of Slovakia for the purposes of a public offering in Slovakia. The Czech Issuer does not intend to notify the Final Terms to the National Bank of Slovakia for the purposes of a public offering of the Notes in Slovakia.

The Notes will be placed on the market by the Issuer through the following joint lead managers (the "**Joint Lead Manager**s"): (i) J&T BANKA, (ii) **UniCredit Bank Czech Republic and Slovakia, a.s.**, a joint-stock company incorporated and organized under the laws of the Czech Republic, with its registered office at Želetavská 1525/1, Michle, Postal Code 140 92, Prague 4, Czech Republic, Identification Number 649 48 242, registered in the Commercial Register maintained by the Municipal Court in Prague, File Number: B 3608 ("**UCB**"), and (iii) **PPF banka a.s.**, a joint-stock company incorporated and organized under the laws of the Czech Republic, with its registered office at Evropská 2690/17, Postal Code 160 41, Prague 6, Czech Republic, Identification Number 471 16 129, registered in the Commercial Register maintained by the Municipal Court in Prague, File Number: B 1834 ("**PPFB**"). The Czech Issuer aims to enter into a subscription agreement with the Joint Lead Managers before the Issue Date (the "**Subscription Agreement**").

MiFID II PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS, ELIGIBLE COUNTERPARTIES AND RETAIL INVESTORS TARGET MARKET – 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 and retail clients, each as defined in Directive 2014/65/EU (as amended, "**MiFID II**"); and (ii) all channels for distribution of the Notes are appropriate including investment advice, portfolio management, non-advised sales and pure execution services. 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, subject to the distributor's suitability and appropriateness obligations under MiFID II, as applicable.

ISSUE SPECIFIC SUMMARY

The summary below sets out the key information that investors need to understand the nature and the risks of the Czech Issuer and the Notes. The summary should be read in conjunction with the Base Prospectus. Capitalised terms used in the summary have the meanings ascribed to them in the Joint Terms and Conditions or any other part of the Base Prospectus.

1. INTRODUCTION AND WARNINGS

Warnings	This summary should be read as an introduction to the Base Prospectus and the Final Terms. Any decision to invest in the Notes should be based on consideration of the Base Prospectus as a whole including any documents incorporated therein and any supplements thereto. Investors could lose all or part of their capital invested in the Notes in the event that the Issuer does not have sufficient funds to repay the nominal amount of the Notes and/or to pay the yield of the Notes corresponding to the Issue Price of the Notes. The Issuer assumes responsibility for the information contained in this summary. The Issuer can be held liable but only where the summary is misleading, inaccurate or inconsistent, when read together with the Base Prospectus, or where it does not provide, when read together with the Base Prospectus, key information in order to aid investors when considering whether to invest in such securities. In the event that a claim relating to the information contained in the Base Prospectus is brought before a court, the claimant investor might, under national law, be required to bear the costs of translating the Base Prospectus before the legal proceedings are initiated.
Name and ISIN	Name of the Notes Issue: EMMA FINCZ 6,35/31. ISIN of the Notes: CZ0003580300.
The identity and contact details of the Issuer	**Emma Finance CZ a.s.**, with its registered office at Na Zátorce 672/24, Bubeneč, 160 00 Praha 6, ID No.: 231 17 311, LEI: 315700MSRE6464AXMU05.The Issuer may be contacted by telephone at + 420 226 291 600.
The identity and contact details of persons offering the Notes and person asking for admission to trading on a regulated market	The placement of the Notes will be made by the Issuer through the Joint Lead Managers, i.e. • J&T BANKA, a.s., with registered office at Sokolovská 700/113a, Karlín, 186 00 Prague 8, Czech Republic, ID No.: 471 15 378, LEI: 31570010000000043842, tel. +420 221 710 666, e-mail: DealingCZ@jtbank.cz; • UniCredit Bank Czech Republic and Slovakia, a.s., with registered office at, Želetavská 1525/1, Michle, Postal Code 140 92, Prague 4, Czech Republic, ID No.: 649 48 242, LEI: KR6LSKV3BTSJRD41IF75, tel. +420 221 210 031, e-mail: info@unicreditgroup.cz; and • PPF banka a.s. with registered office at Evropská 2690/17, Postal Code 160 41, Prague 6, Czech Republic, ID No.: 471 16 129, LEI: 31570010000000036567, tel. +420 222 244 255, e-mail: info@ppfbanka.cz. The Listing Agent is J&T BANKA ("**Listing Agent**"), which may be contacted as described above. The Issuer will apply through the Listing Agent for admission of the Notes to trading on the Regulated Market of the PSE.
The identity and contact details of the competent authority approving the Base Prospectus	The Base Prospectus has been approved by the Czech National Bank (CNB) as the financial market supervisory authority pursuant to Act No. 6/1993 Coll., on the Czech National Bank, as amended, and Article 31 of the Prospectus Regulation. The CNB may be contacted on telephone number +420 224 411 111 or +420 800 160 170.
Date of approval of the Base Prospectus	The Base Prospectus was approved by the CNB in its decision ref. no. 2025/065452/CNB/650, file no. S-Sp-2025/00211/CNB/653 dated 5 June 2025, which became final and effective on 5 June 2025 as supplemented by the supplement no. 1 approved by the decision of the CNB ref. no. 2026/014397/CNB/650, file no. S-Sp-2026/00025/CNB/653 dated 29 January 2026, which became final and effective on 29 January 2026.

2. KEY INFORMATION ON THE ISSUER

Who is the issuer of the securities?

Registered office, legal form of the Issuer, its country of incorporation, ID number, LEI and law under which it operates	The Issuer is a joint-stock company incorporated under the laws of the Czech Republic, with its registered office at Na Zátorce 672/24, Bubeneč, 160 00 Praha 6, ID No.: 231 17 311, registered in the Commercial Register maintained by the Municipal Court in Prague under file No. B 29611, LEI: 315700MSRE6464AXMU05. The Issuer is governed in its activities by Czech legislation, in particular Act No. 90/2012 Coll., on Companies and Cooperatives, as amended (the "**Act on Business Corporations**"), Act No. 89/2012 Coll., the Civil Code, as amended (the "**Civil Code**").
Principal activities of the Issuer	The issuer is a special purpose company that has not yet conducted any activity. The purpose of the Issuer is to issue the Notes and provide financing to the Guarantor in the form of an intragroup loan.
Shareholders of the Issuer	The Issuer's sole shareholder is EMMA ALPHA HOLDING LTD, a company incorporated under the laws of Cyprus with its registered office at Themistokli Dervi Avenue 48, Athienitis Centennial Building, 3rd floor, Office 303, 1066 Nicosia, Cyprus, registration No. HE 313347 (the "**Guarantor**" or "**EMMA ALPHA HOLDING LTD**").
Key managing director of the Issuer	Key managing director of the Issuer is Ms. Radka Blažková, member of the board of directors of the Issuer.
Statutory auditor	The Issuer's auditor is **Ernst & Young Audit, s.r.o.**, an independent registered auditor with its registered office at Na Florenci 2116/15, 110 00 Prague 1 - Nové Město, Czech Republic, registered with the Commercial Register kept by the Municipal Court in Prague, File no. C 88504 ("**EY**").

What is the key financial information regarding the Issuer?

Key financial information regarding the Issuer

The following table summarises the key financial data of the Issuer.

Statement of Profit or Loss (in CZK thousands):

	Period ended 30 June 2025	Period ended 30 April 2025
Operating loss	(328)	(324)

Statement of Financial Position (in CZK thousands):

	30 June 2025	30 April 2025
Net financial debt (long-term debt plus short-term debt minus cash and cash equivalents)	(1,799)	(1,964)

Statement of Cash Flows (in CZK thousands):

	30 June 2025	30 April 2025
Net cash flow from operating activities	(194)	(35)
Net cash flow from financing activities	(7)	(1)
Net cash flow from investing activities	0	0

The Issuer has prepared interim financial statements as of 30 June 2025 and 30 April 2025, each of which have been prepared in accordance with EU IFRS. The interim financial statements as of 30 June 2025 have not been audited or reviewed by EY. The interim financial statements as of 30 April 2025 have been audited by EY with an "unqualified" opinion.

What are the key risks that are specific to the Issuer?

Key risks specific to the Issuer	**The Issuer is a financing company with limited operational history –** The Issuer has a limited operational history. The Issuer's objective is to operate as a financing company for the Group. The Issuer intends to lend the proceeds from the issuance of the Notes to other Group companies and, in doing so, may enter into certain ancillary arrangements. The Issuer is therefore highly dependent on the other Group companies' financial strength as its only

	source of income will be the repayment of all principal amounts and interest under inter-company loan agreements to be entered into between the Issuer as the lender and other Group companies as the borrowers.

3. KEY INFORMATION ON THE SECURITIES

What are the main features of the securities?

Notes	Book-entered Notes with a fixed interest rate in an aggregate anticipated nominal value of the Issue of CZK 1,250,000,000 with the possibility of increase up to CZK 2,000,000,000, due 2031, ISIN CZ0003580300. The Notes will be registered with the **Centrální depozitář cenných papírů, a.s.**, with registered office at Rybná 682/14, Staré Město, 110 00 Prague 1, Czech Republic, ID No.: 250 81 489, registered in the Commercial Register maintained by the Municipal Court in Prague, file number B 4308 ("**Central Depository**"). Each Note is issued with a nominal value of CZK 10,000. The maximum number of Notes that may be issued is 125,000 and up to 200,000 in case of increase of the total nominal amount of the Issue. The Issue Date is 27 February 2026 and the Final Maturity Date is 27 February 2031. The Notes are issued pursuant to the Bonds Act.
Currency of the Notes	CZK
Rights attached to the Notes	The rights and obligations of the Issuer and the Noteholders under the Notes are governed by the Joint Terms and Conditions and the Final Terms. No pre-emption or exchange rights are attached to the Notes. The Notes carry, in particular, the right to payment of the nominal value on the Final Maturity Date and the right to receive the yield on the Notes. If the Notes are not redeemed early, the nominal value of the Notes will be redeemed in a single payment on the Final Maturity Date. The Notes also carry the right to attend and vote at meetings of the Noteholders convened in accordance with the Bonds Act and the Joint Terms and Conditions and the Final Terms. The Notes further carry the right of the Noteholders to require the early redemption of the nominal value of the Notes together with the pro-rata interest accrued on such Notes if an Event of Default occurs and is continuing and in the event of non-participation in, or voting against a Material Change at a meeting of the Noteholders. Beginning 18 months after the relevant Issue Date (inclusive), the Issuer shall have the right to redeem all the outstanding Notes (in part or in full) of that Issue prior to the Final Maturity Date. The Issuer may only exercise this right if it notifies (the "**Early Redemption Notice**") the Noteholders at least 40 days prior to the relevant early redemption date (the "**Early Redemption Date**"). The Issuer may partially redeem the Notes of that Issue only as of an Early Redemption Date that is an Interest Payment Date. The redemption of all Notes in full may be performed as of any Early Redemption Date. The Early Redemption Notice obliges the Issuer to repay all or part of the outstanding nominal amount of the Notes, the relevant interest income accruing on the amount of the early repaid nominal amount of the Notes as of the Early Redemption Date and the extraordinary interest income as defined in Section 8(1) of Act No. 586/1992 Coll., on Income Taxes, as amended (*mimořádný úrokový výnos dluhopisu dle § 8 odst. 1 písm. a) zákona č. 586/1992 Sb. o daních z příjmů, ve znění pozdějších předpisů*), determined as 1/60 of the annual Interest Rate on the total amount of the early repaid nominal amount of the Notes multiplied by the number of commenced (not whole) months remaining from the relevant Early Redemption Date until the Maturity Date (the "**Early Redemption Extraordinary Interest**"). No Early Redemption Extraordinary Interest will be paid with respect to the redemption of the Notes if less than 6 months are remaining from the relevant Early Redemption Date until the Final Maturity Date. If a Change of Control occurs, a Noteholder may, at its own discretion, request purchase its Notes before the Final Maturity Date of the Notes, by a

	written notice addressed to the Issuer of such Issue and delivered to the Fiscal and Paying Agent to the address of the Specified Office (the "**Buyback Notice**"), always for 101% of the outstanding nominal amount of its Notes on the Buyback Date (as defined below), and the Issuer must purchase the Notes of the relevant Noteholder within (and including) 30 days after the end of the calendar month during which the Noteholder delivered the Buyback Notice to the Fiscal and Paying Agent (the "**Buyback Date**"). The Issuer, or any of the Issuer's affiliates, is authorised to purchase the Notes in the market or otherwise at any price.
The relative seniority of the Notes in the event of Issuer's insolvency	The Notes will rank *pari passu* among themselves and at least *pari passu* with any present and future unsubordinated and in the same or similar manner secured liabilities of the Issuer, save for such obligations as may be preferred by provisions of law that are both mandatory and of general application.
Transferability of the Notes	The transferability of the Notes is not restricted.
Yield of the Notes	The Notes bear a fixed interest rate of 6.35% per annum.

Where will the securities be traded?

Admission of the Notes to a regulated or other market	The Issuer, through the Listing Agent, will apply for admission of the Notes to trading on the Regulated Market of the PSE.

Is there a guarantee attached to the securities?

Description of the nature and scope of the guarantee	The Notes will be secured by (i) a financial guarantee (the "**Financial Guarantee**") governed by the Czech law issued by the Guarantor in favour of the Security Agent (as defined below); (ii) a Cypriot law governed pledge (the "**Share Pledge Agreement EMMA GAMMA**") over 100% of shares in EMMA GAMMA LIMITED, a company incorporated under the laws of Cyprus with its registered office at Themistokli Dervi Avenue 48, Athienitis Centennial Building, 3rd floor, Office 303, 1066 Nicosia, Cyprus, registration No. HE 347073 ("**EMMA GAMMA LIMITED**"); (iii) a Romanian law governed pledge (the "**Share Pledge Agreement Premier Energy**") over 62,500,626 shares in Premier Energy PLC which, as of the date of the Base Prospectus, represented more than 50% of all shares in Premier Energy PLC, a company incorporated under the laws of Cyprus with its registered office at Themistokli Dervi Avenue 48, Athienitis Centennial Building, 3rd floor, Office 303, 1066 Nicosia, Cyprus, registration No. HE 316455 ("**Premier Energy PLC**"), and (iv) a Czech law governed pledge over a bank account of selected Issuer opened with the Security Agent, between the Security Agent as pledgee and the relevant Issuer as pledgor (the "**Restricted Account Pledge**") (the Share Pledge Agreement Premier Energy, together with the Financial Guarantee, the Share Pledge Agreement EMMA GAMMA and the Restricted Account Pledge, the "**Security Documents**", and the security established thereunder together as "**Security**").
Description of the Guarantor and the Group	The Guarantor was incorporated on 12 October 2012 as a private limited liability company under the laws of the Republic of Cyprus. The Guarantor was incorporated and registered in the Companies Register maintained by the Cypriot Ministry of Energy, Commerce and Industry under File No. HE 313347. The registered office of the Guarantor is Themistokli Dervi Avenue 48, Athienitis Centennial Building, 3rd floor, Office 303, 1066 Nicosia, Cyprus. The telephone number of the Guarantor is +357 22 222024. The Guarantor's LEI is 213800HSCWVL4275P781. The Guarantor is a part of EMMA Capital, a private investment group founded in 2012 by Mr. Jiří Šmejc. Within the structure of EMMA Capital, the Guarantor acts as the principal holding company, directly or indirectly holding ownership interests in companies involved in EMMA Capital's core business operations and forming a consolidated group with these companies (the Guarantor and its direct and indirect subsidiaries the "**Group**").
Key financial informatio	The table below provides an overview of key financial information related to the Guarantor. **Statement of Profit or Loss and Other Comprehensive Income (in EUR thousands):**

n related to the Guarantor	

	Year ended 31 December 2024	Year ended 31 December 2023
Profit from operations	69,637	98,987

Statement of Cash Flows (in EUR thousands):

	31 December 2024	31 December 2023
Net cash flow from operating activities	67,285	244,056
Net cash flow from financing activities	11,069	66,584
Net cash flow from investing activities	(209,357)	(225,236)

The financial information relating to the Group has been derived from Guarantor's audited consolidated financial statements as of and for the year ended 31 December 2024 (with comparatives as of and for the year ended 31 December 2023) and from Guarantor's audited consolidated financial statements as of and for the year ended 31 December 2023 (with comparatives as of and for the year ended 31 December 2022), together with the related notes.

Risk factors related to the Guarantor and the Group

The key risk factors that are specific to the Guarantor and the Group are:

The Group may be unable to successfully implement its business strategy and capital expenditure plans — There is no guarantee that the Group will be able to successfully implement its key strategies. The implementation of the Group's key strategies may be affected by a number of factors beyond the Group's control, such as macroeconomic conditions, regulatory approvals, increased competition, the geopolitical situation, increases in operating costs or changes in legislation or regulation in the countries where the Group does business.

The Group may not be successful in future material acquisitions — There can be no assurance that (i) the Group will be able to identify suitable opportunities for acquisitions, (i) such transactions will be successful or (iii) that the Group will be able to complete any such transactions on terms and conditions acceptable to it.

Credit risk — The Group is exposed to credit risk, which represents potential losses that the Group may incur if debtors, such as customers or clients, fail to fulfil their payment obligations in a timely and proper manner.

Gaming regulatory risk — The Group operates in gaming sector which is highly regulated. The Group is subject to a range of complex gaming laws and regulations. It is also subject to changes in laws and regulations affecting the market and licensing conditions, as well as to changes in the interpretation of existing laws, policies, codes of practice and conduct and other regulatory requirements or guidance.

Taxation risk — The Group is required to make payments to the countries in which it operates through fees to obtain and/or maintain licences, taxes on revenues (including VAT imposed on non-gaming products) and general corporate taxes on profits. It may be subject to increases in these taxes or the introduction of new taxes.

Energy regulatory risk — The Group is subject to decisions imposed by multiple Romanian and Moldovan regulatory bodies. The relevant regulators have a significant influence on the revenue and profit margin the Group is allowed to generate from such services.

Labour-related risks — The Group's activities in the logistics segment are dependent on sufficient numbers of employees. Having regard to the developments in the labour markets, the Group could be adversely affected by labour shortages, which would affect its ability to provide its customers with the requisite level of quality of its services.

Medical equipment regulatory risk — The Group engages in medical equipment business in a number of jurisdictions, primarily in Serbia and Romania, and the Group imports products from several countries outside the region, including Germany, Italy or Denmark. The Group is therefore subject to the local laws and regulations applicable in the respective jurisdiction, as well as EU and international rules. If regulatory changes occur, it could have a negative impact on the Group's business and its financial condition.

What are key risks that are specific to the securities?

Key risks that are	**Risk of non-payment** — Like any other monetary debt, the Notes are exposed to the risk of non-payment. Under certain circumstances, the relevant Issuer may be unable to pay interest on

specific to the Notes	the Notes, and the value for the Noteholders upon redemption may be lower than their initial investment; under certain circumstances, the Notes could even be worthless. **Liquidity risk** — Notwithstanding the intention to admit the Notes to trading on a regulated market, there can be no assurance that the Notes will in fact be admitted to trading, that a sufficiently liquid secondary market will develop or, if one does develop, that such secondary market will be sustained. The fact that Notes may be admitted to trading on a regulated market will not necessarily result in greater liquidity for such Notes than for Notes not admitted to trading on a regulated market.

4. KEY INFORMATION ON THE OFFER OF SECURITIES TO THE PUBLIC A THE ADMISSION TO TRADING ON A REGULATED MARKET

Under which conditions and timetable can I invest in this security?

Conditions of the public offering	The Notes will be offered to investors in the Czech Republic by the Issuer through the Joint Lead Managers by way of public offering under Article 2(d) of the Prospectus Regulation between 2 February 2026 and 5 June 2026. The Notes will be issued in tranches during the Subscription Period or during the Additional Subscription Period. Participation in the public offer is subject to proof of the investor's identity with a valid identity document. In connection with the placing of an order, investors are obliged to enter into a commission/brokerage/investment services agreement with the relevant Joint Lead Manager for, inter alia, the purpose of opening a securities account in the investment instruments register of the Central Depository (provided that such account has not already been established). Such investors are further obliged to open a CZK denominated cash account with the relevant Joint Lead Manager with a sufficient credit balance for the purpose of settling the purchase of the Notes (the maintenance of such account will be subject to fees in accordance with the standard price list of the relevant Joint Lead Manager for CZK denominated cash accounts), or may be required by the relevant Joint Lead Manager to submit other necessary documents and identification data.
Expected timetable for the public offer	The Notes will be offered from 2 February 2026 to 5 June 2026.
Information regarding admission to trading on a regulated market	The Issuer will apply through the Listing Agent for admission of the Notes to trading on the Regulated Market of the PSE.
Plan for distribution and public offer of the Notes	The Issuer, through the Joint Lead Managers, intends to offer the Notes by way of a public offering to all categories of investors in the Czech Republic and to selected qualified investors (and, where applicable, to other investors on terms that do not require the offeror to prepare and publish a prospectus in the relevant country) abroad, always in accordance with the relevant laws and regulations applicable in each country in which the Notes are to be offered. Investors will always be contacted by the relevant Joint Lead Manager (in particular by means of remote communication) and invited to place an order to purchase the Notes ("**Order**"). On the Issue Date or, in the case of Notes issued in tranches after the Issue Date, on the relevant Settlement Date pursuant to the Subscription Agreement, the Notes will be subscribed for by the relevant Joint Lead Manager against payment of the issue price of the Notes to the Issuer pursuant to the Subscription Agreement. Subsequently, on the same date, the Notes, other than those which continue to be held by and offered through the relevant Joint Lead Manager (in accordance with the Prospectus Regulation), will be sold by the relevant Joint Lead Manager to end investors. The relevant Joint Lead Manager will satisfy the instructions for the subscription of the Notes submitted by the end investors and arrange for the transfer of the Notes to the individual investors' securities accounts held in the relevant records of the Central

	Depository against payment of the Issue Price, on the Issue Date or, in the case of Notes issued in tranches after the Issue Date, on the relevant date of issue of such tranche of Notes and as instructed by the end investor and on the terms and conditions set out in the agreement between the relevant Joint Lead Manager and the end investor. At the same time, the relevant Joint Lead Manager shall collect from the cash account of the end investor an amount equal to the issue price for the Notes. Minimum order amount: CZK 10,000. The maximum aggregate nominal amount of Notes requested by an individual investor in an Order is limited to the aggregate anticipated nominal value of the Notes offered. If the volume of Orders exceeds the volume of the Issue, the Joint Lead Managers shall be entitled to shorten investors' bids at their sole discretion (if the investor has already paid the respective Joint Lead Manager the full price for the Notes originally requested in the order, the relevant Joint Lead Managers shall send back any overpayment without undue delay to the account communicated to the relevant Joint Lead Manager by the investor). The final nominal value of the Notes allocated to each investor will be indicated in the confirmation of acceptance of the offer which will be sent by the relevant Joint Lead Manager to each investor (in particular by means of remote communication). The investor shall not be able to trade the subscribed Notes prior to the delivery of this confirmation. The public offer may be terminated if the whole volume of the Issue has been subscribed for by investors or based on a decision of the Issuer. The purchase price for the Notes issued on the Issue Date corresponds to 100% of the nominal value of the Notes. The purchase price for the Notes issued (in tranches) after the Issue Date in the event of a public offering in connection with the primary subscription of Notes within the Subscription Period or the Additional Subscription Period will be determined based on a joint decision of the Issuer and the Joint Lead Managers at all times on the basis of current market conditions and will be published periodically on the Issuers' Website and on the website of each respective Joint Lead Manager: in the case of: (i) J&T BANKA, a.s., at www.jtbank.cz, in the section *Important information,* link *Securities issue*, tab *Emma Finance CZ a.s.*, (ii) UniCredit Bank Czech Republic and Slovakia, a.s., at www.unicreditbank.cz, in the section Information for investors, Information for investors in securities of UniCredit Bank's clients, under Information concerning the selected issues of bonds, and (iii) PPF banka a.s. at www.ppfbanka.cz, in the section *Důležité dokumenty, Cenné papíry, Emma Finance CZ a.s.*
An estimate of the total costs associated with the Issue or public offer	The costs of preparing the Issue are estimated at approximately CZK 32,000,000 and in the event of an increase in the total nominal amount of the Issue up to the maximum amount, such costs are estimated at approximately CZK 50,000,000. In connection with the acquisition of the Notes through: (a) J&T BANKA, the investor in the Notes will be charged fees according to the current standard price list of J&T BANKA published on the website of J&T BANKA www.jtbank.cz, in the section Important information, Fee schedule (*Důležité informace, Sazebník poplatků*). As at the date of these Final Terms, such fees amount to 0.15% of the trading volume of the Notes to be acquired pursuant to the subscription order, subject to a minimum of CZK 2,000; (b) UniCredit Bank Czech Republic and Slovakia, a.s., the investor will be charged a fee of 0.25% of the nominal value of the Notes purchased. Each investor who purchases the Notes through UniCredit Bank Czech Republic and Slovakia, a.s. will be subject to the bank's standard securities account maintenance fees in accordance with the current price list available on the website www.unicreditbank.cz, in the section Price lists – Price list for individuals, Part 10. These costs amount to 0.20% per annum of the total nominal value of the Notes as at the date of this Final Terms, at least CZK 300 per quarter, plus VAT; and (c) PPF banka a.s., the investor may be charged a fee in accordance with PPF banka's current standard price list published on PPF banka's website www.ppfbanka.cz, in the section Důležité dokumenty, Produktové informace, Ceníky. Fees may be reduced or waived by PPF banka a.s.

	The investor may be required to pay additional fees charged by the intermediator of the purchase or sale of the Notes, the person keeping the records of the Notes, the person who performs the clearing of the Notes transaction, or by another person, e.g. fees for opening and maintaining an investment account, for arranging the transfer of the Notes, services related to custody of the Notes, their registration.

Who is the offeror and/or the person asking for admission to trading?

Description of the persons offering the Notes	The Notes will be placed on the market by the Issuer through the Joint Lead Managers. The Joint Lead Managers are regulated banks and securities dealers based in the Czech Republic, governed by Czech legislation, in particular the Civil Code, the Act on Business Corporations, Act No. 21/1992 Coll., on Banks, as amended (the "**Act on Banks**"), the Capital Market Act, and other Czech or directly applicable European regulations governing banking activities and the capital market.
Description of the person asking for admission to trading on a regulated market	The Issuer will apply through the Listing Agent for admission of the Notes to trading on the Regulated Market of the PSE. The Listing Agent is a bank and its activities are governed by Czech legislation, in particular the Civil Code, the Act on Business Corporations, the Act on Banks and the Capital Market Act.

Why is this base prospectus being produced?

Use and estimated net amounts of the proceeds	The Issuer will provide an amount of the net proceeds to EMMA ALPHA HOLDING LTD through an intragroup loan and EMMA ALPHA HOLDING LTD will use such amount finance its general corporate purposes. The costs of preparing the Issue are estimated at approximately CZK 32,000,000 and in the event of an increase in the total nominal amount of the Issue up to the maximum amount, such costs are estimated at approximately CZK 50,000,000. The net proceeds of the Issue obtained by the Issuer (if the expected total nominal amount of the Issue is issued) will be approximately CZK 1,218,000,000 and if the total nominal amount of the Issue is increased up to the total maximum amount, the net proceeds of the Issue will be approximately CZK 1,950,000,000. The entire proceeds will be used for the above-described purpose.
Placement of the Notes	The Joint Lead Managers have undertaken to use its best efforts as may be reasonably required to locate potential investors in the Notes and to place and sell the Notes to such investors. The offering of the Notes will thus be made on a "best efforts" basis, i.e. the Joint Lead Managers will use all efforts that may reasonably be required of them to place (i.e. subscribe for or purchase by investors) the Notes, but in the event that such placement fails, the Joint Lead Managers will not be obliged to subscribe for and purchase any further Notes expected to be issued under the Issue. Neither the Joint Lead Managers nor any other persons have assumed any firm obligation to the Issuer to subscribe for or purchase Notes in connection with the Issue.
Material conflicts of interest pertaining to the offer or the admission to trading	To the Issuer's knowledge, no person or entity participating in the Issue or offering of the Notes has an interest in such Issue or offering that is material to such Issue or offering of the Notes except for J&T BANKA which also serves as Fiscal and Paying Agent, Security Agent, Calculation Agent and Listing Agent.

1. RESPONSIBILITY STATEMENT

1.1 Persons responsible for the information contained in the Final Terms

The person responsible for the accuracy and completeness of the information contained in these Final Terms is the Issuer, **Emma Finance CZ a.s.**, with its registered office at Na Zátorce 672/24, Bubeneč, 160 00 Praha 6, ID No.: 231 17 311, LEI: 315700MSRE6464AXMU05.

1.2 Declaration of the Issuer

The Issuer declares that, to the best of its knowledge, the information contained in these Final Terms is in accordance with the facts and that these Final Terms make no omission likely to affect their import.

In Prague on 2 February 2026

Emma Finance CZ a.s.

Name: Radka Blažková
Position: Member of the Board of Directors

2. NOTE PROGRAMME SUPPLEMENT

This note programme supplement dated 2 February 2026 and prepared in relation to the Notes (the "**Pricing Supplement**") constitutes a supplement to the Joint Terms and Conditions as the joint terms and conditions of the Programme within the meaning of Section 11(3) of the Bonds Act.

This Pricing Supplement and the Joint Terms and Conditions together form the complete Terms and Conditions of the below specified issue of Notes under the Programme.

The Pricing Supplement and the Joint Terms and Conditions have to be read and interpreted altogether. In case of any discrepancy between the Joint Terms and Conditions and this Pricing Supplement, the provisions of this Pricing Supplement will prevail; however, this does not affect the Joint Terms and Conditions in relation to any other Issue under the Programme.

The following parameters of the Notes specify and supplement, in connection with this Issue, the Joint Terms and Conditions published earlier in the manner described above. The terms and conditions indicated in the table below as "not applicable" do not apply to the Notes.

The capitalised terms used in this Pricing Supplement have the same meaning as ascribed to them in the Joint Terms and Conditions, unless otherwise defined in this Pricing Supplement.

The Notes are issued under Czech law, in particular pursuant to the Bonds Act.

PART A – CONDITIONS OF THE ISSUE

1.	Issuer of the Notes:	Emma Finance CZ a.s.
2.	ISIN of the Notes:	CZ00035800300
3.	CFI of the Notes:	DBFSGN
4.	FISN of the Issue:	EMMA FINANCE CZ/6.35 DEB 20310227
5.	Clause 4 (*Obligations of the Issuer*):	applicable
6.	Nominal value of each Note:	CZK 10,000
7.	Aggregate anticipated nominal value of the Issue:	CZK 1,250,000,000
8.	Issuer's right to increase the total nominal value of the Issue and conditions of such increase:	Yes; the Issuer has the right to increase the total nominal value of the Issue; the amount of such increase will not exceed CZK 750,000,000 (i.e., CZK 2,000,000,000 as the total nominal value of the Issue). With the consent of the Arranger and the Joint Lead Managers, the Issuer may issue Notes in the anticipated or higher total nominal value even after the expiration of the Subscription Period. In such a case, the Issuer will also determine an Additional Subscription Period which will end no later than the Record Date for Nominal Amount Repayment and will make it available in the manner stated in Clause 14 (*Notices*) without unnecessary delay.
9.	Quantity of Notes:	The maximum number of Notes that may be issued is 125,000 and up to 200,000 in case of increase of the total nominal amount of the Issue.
10.	Currency of the Notes:	CZK
11.	Issue Method:	The Notes will be issued at once on the Issue Date, but if the aggregate nominal value of the Notes Issue is not issued on the Issue Date, they may also be issued in tranches after the Issue Date during the Subscription Period or during the Additional Subscription Period.

12.	Name of the Notes Issue:	EMMA FINCZ 6,35/31
13.	Issue Date:	27 February 2026
14.	Final Maturity Date:	27 February 2031
15.	Subscription period:	2 February 2026 – 5 June 2026
16.	Issue Price of the Notes issued on the Issue Date:	100% of the nominal value of the Notes
17.	Issue Price of the Notes issued after the Issue Date:	The purchase price of any Notes issued after the Issue Date will be determined based on a joint decision of the Issuer and the Joint Lead Managers taking into account the current market conditions. Where relevant, a corresponding accrued interest will be added to the amount of the issue price for any Notes issued after the Issue Date. The current purchase price will be published on the website of the website of the Joint Lead Managers: in the case of: (i) J&T BANKA, a.s., at www.jtbank.cz, in the section Important information, link Securities issue, tab Emma Finance CZ a.s., (ii) UniCredit Bank Czech Republic and Slovakia, a.s., at www.unicreditbank.cz, in the section Information for investors, Information for investors in securities of UniCredit Bank's clients, under Information concerning the selected issues of bonds, and (iii) PPF banka a.s. at www.ppfbanka.cz, in the section Důležité dokumenty, Cenné papíry, Emma Finance CZ a.s.
18.	Day Count Fraction:	30E/360 The Day Count Fraction also applies in respect of the calculation of interest on the Notes accrued for the period of one current year.
19.	**Fixed Rate Notes:**	applicable
	19.1 Interest rate:	6.35% p.a.
	19.2 Interest Payment Dates:	27 February and 27 August in each year, whereas the first Interest Payment Date will fall on 27 August 2026 For the purposes of determining any Interest Period, the Interest Payment Date will be

		adjusted pursuant to the Business Day Convention.
20.	**Floating Rate Notes:**	not applicable
21.	**Zero Coupon Notes**:	not applicable
22.	Other value the that the Issuer will pay to the Noteholders at final maturity:	not applicable
23.	Record Date for Interest Payment:	as defined in the Joint Terms and Conditions
24.	Record Date for Nominal Amount Repayment:	as defined in the Joint Terms and Conditions
25.	Early redemption at the option of the Issuer:	applicable
	25.1 The Issuer is entitled to redeem early the nominal value of the Notes partially:	applicable
	25.2 Minimum Prepayment Amount:	not applicable
	25.3 Maximum Prepayment Amount:	not applicable
	25.4 Dates on which the Issuer may redeem the Notes early upon decision of the Issuer:	on any date beginning 18 months after the Issue Date (inclusive) of the Issue
	25.5 Period for notification of the early redemption at the option of the Issuer to the Noteholders:	The Issuer must notify the Noteholders no later than 40 days prior to the Early Redemption Date.
	25.6 Early redemption Payment Amount in respect of each Note:	100% of the outstanding nominal amount of the Note, the relevant interest income accruing on the amount of the early repaid nominal amount of such Note as of the Early Redemption Date and the Early Redemption Extraordinary Interest
	25.7 Early Redemption Extraordinary Interest	as defined in the Joint Terms and Conditions, i.e., 1/60 of the annual Interest Rate on the total amount of the early repaid nominal amount of the Notes multiplied by the number of commenced months remaining from the relevant Early Redemption Date until the Maturity Date
	25.8 Period without right for the Early Redemption Extraordinary Interest:	6 months or less are remaining from the relevant Early Redemption Date until the Final Maturity Date
26.	Noteholder Buyback under Clause 6.5:	applicable

	26.1 Period for notification of the Early Redemption Decision to the Issuer:	as defined in the Joint Terms and Conditions
	26.2 Early redemption Payment Amount in respect of each Note:	as defined in the Joint Terms and Conditions, i.e., 101% of the outstanding nominal amount of its Notes on the Buyback Date
27.	Obligation of the Issuer to pay to the Noteholders any additional amounts as a compensation of the withholding or deduction of any taxes, duties, assessments or governmental charges of whatever nature over nominal amount and interest in respect of the Notes:	as defined in the Joint Terms and Conditions
28.	Fiscal and Paying Agent:	J&T BANKA
29.	Specified Office:	as defined in the Joint Terms and Conditions
30.	Security Agent:	J&T BANKA
31.	Calculation Agent:	J&T BANKA
32.	Listing Agent:	J&T BANKA
33.	Financial Centre:	Prague
34.	Persons Authorized to Attend the Meeting:	as defined in the Joint Terms and Conditions
35.	Internal approval of the Issue:	The decision of the sole shareholder of the Czech Issuer dated 28 January 2026, the decision of the managing director of the Czech Issuer dated 28 January 2026 and the decision of the supervisory board of the Czech Issuer dated 28 January 2026
36.	Details of the persons involved in the arrangement of the issuance of the Notes:	The issuance of Notes is arranged by J&T IB and Capital Markets, a.s.
37.	Advisors	The names, functions and addresses of the Advisors are set out on the last page of these Final Terms.
38.	Information sourced from third parties included in the Final Terms / source of information:	not applicable
39.	Post-issuance information:	not applicable

PART B – OTHER INFORMATION

This part of the Final Terms contains other supplemental information ("**Supplemental Information**") which is required under applicable laws to form a part of a prospectus drawn up for the purposes of a public offering of the Notes or the admission of the Notes to trading on a regulated market.

The Supplemental Information set out below supplements the information contained above in these Final Terms for the purposes of the public offering of the Notes and the admission of the Notes to trading on a regulated market. The Supplemental Information, together with the Pricing Supplement, form the Final Terms of the relevant Issue.

The terms and conditions indicated in the table below as "not applicable" do not apply to the Notes.

The capitalised terms used in this part of the Final Terms have the same meaning as ascribed to them in the Joint Terms and Conditions.

1.	Public offering: *If not applicable, delete the remaining subparagraphs.*	The Notes will be distributed by way of a public offering. The Issuer will offer the Notes up to the volume of total nominal amount of the Issue to domestic and foreign qualified and non-qualified (mainly retail) investors.
	1.1 Conditions of the public offering:	Conditions of the public offering: Participation in the public offer is subject to proof of the investor's identity with a valid identity document. Investors will always be contacted by the relevant Joint Lead Manager (in particular by means of remote communication) and invited to place an order to purchase the Notes. In connection with the placing of an order, such investors are obliged to enter into a commission, brokerage or investment services agreement with the relevant Joint Lead Manager for, inter alia, the purpose of opening a securities account in the investment instruments register of the Central Depository (provided that such account has not already been established). Such investors are further obliged to open a CZK denominated cash account with the relevant Joint Lead Manager with a sufficient credit balance for the purpose of settling the purchase of the Notes (the maintenance of such account will be subject to fees in accordance with the standard price list of the relevant Joint Lead Manager for CZK denominated cash accounts), or may be

required by the relevant Joint Lead Manager to submit other necessary documents and identification data.

On the Issue Date or, in the case of Notes issued in tranches after the Issue Date, on the relevant Settlement Date pursuant to the Subscription Agreement, the Notes will be subscribed for by the relevant Joint Lead Manager against payment of the issue price of the Notes to the Issuer pursuant to the Subscription Agreement. Subsequently, on the same date, the Notes, other than those which continue to be held by and offered through the relevant Joint Lead Manager (in accordance with the Prospectus Regulation), will be sold by the relevant Joint Lead Manager to end investors.

The relevant Joint Lead Manager will satisfy the instructions for the subscription of the Notes submitted by the end investors and arrange for the transfer of the Notes to the individual investors' securities accounts held in the relevant records of the Central Depository against payment of the Issue Price, on the Issue Date or, in the case of Notes issued in tranches after the Issue Date, on the relevant date of issue of such tranche of Notes and as instructed by the end investor and on the terms and conditions set out in the agreement between the relevant Joint Lead Manager and the end investor. At the same time, the relevant Joint Lead Manager shall collect from the cash account of the end investor an amount equal to the issue price for the Notes.

Minimum order amount: CZK 10,000.

The maximum aggregate nominal amount of Notes requested by an individual investor in an order is limited to the aggregate nominal amount of the Notes offered.

The Joint Lead Managers shall be entitled to shorten investors' bids at its sole discretion (if the investor has already paid the Joint Lead Manager the full price for the Notes originally requested in the order, the relevant Joint Lead Managers shall send back any overpayment without undue delay to the account communicated to the relevant Joint Lead Managers by the investor).

		The final nominal value of the Notes allocated to each investor will be indicated in the confirmation of acceptance of the offer which will be sent by the relevant Joint Lead Managers to each investor (in particular by means of remote communication). The period during which the public offer will be open is from 2 February 2026 to 5 June 2026. In a public offering made by the Issuer, the price for the Notes offered will be equal to 100% of the nominal value of the Notes being purchased on the Issue Date and thereafter determined at all times based on current market conditions and will be published from time to time on the Issuers' Website, in the section "*Obligatory disclosures*" and on the website of each respective Joint Lead Manager: in the case of: (i) J&T BANKA, a.s., at www.jtbank.cz, in the section *Important information,* link *Securities issue*, tab *Emma Finance CZ a.s.*, (ii) UniCredit Bank Czech Republic and Slovakia, a.s., at www.unicreditbank.cz, in the section Information for investors, Information for investors in securities of UniCredit Bank's clients, under Information concerning the selected issues of bonds, and (iii) PPF banka a.s. at www.ppfbanka.cz, in the section Důležité dokumenty, Cenné papíry, Emma Finance CZ a.s.
1.2	Indication whether dealing may begin before notification is made:	not applicable
1.3	Manner and date in which results of the offer are to be made public:	The final results of the public offering, containing also the total nominal amount of all the Notes that the Issue consists of, will be published on the Issuers' website and on the website of the Joint Lead Managers: in the case of: (i) J&T BANKA, a.s., at www.jtbank.cz, in the section Important information, link Securities issue, tab Emma Finance CZ a.s., (ii) UniCredit Bank Czech Republic and Slovakia, a.s., at www.unicreditbank.cz, in the section Information for investors, Information for investors in securities of UniCredit Bank's clients, under Information concerning the selected issues of bonds, and (iii) PPF banka a.s. at www.ppfbanka.cz, in the section

		Důležité dokumenty, Cenné papíry, Emma Finance CZ a.s., immediately after its closure, i.e. (i) after the expiry of the Subscription Period or Additional Subscription Period or (ii) after all the Notes of a particular Issue are subscribed (prior to the expiry of the Subscription Period or the Additional Subscription Period).
1.4	Method and time limits for paying up the Notes and for delivery of the Notes:	The settlement will be performed on a DVP (delivery versus payment) or DFP (delivery free of payment) basis through the Central Depository and the Fiscal and Paying Agent, as applicable, or through persons keeping the related records following the standard practices in accordance with the rules and operating procedures of the PSE and the Central Depository and within the deadlines set by the applicable rules. The settlement will be administered by J&T BANKA in the role of the Fiscal and Paying Agent.
1.5	The procedure for the exercise of any right of pre-emption, the negotiability of subscription rights and the treatment of subscription rights not exercised:	No pre-emption, subscription or exchange rights will be attached to the Notes.
1.6	If the offer is being made simultaneously in the markets of two or more countries and if a tranche has been or is being reserved for certain of these, indicate any such tranche:	Not applicable, no tranche has been reserved specifically for a particular market.
1.7	Amount of expenses charged to the subscriber / purchaser:	In connection with the acquisition of the Notes through: (a) J&T BANKA, the investor in the Notes will be charged fees according to the current standard price list of J&T BANKA published on the website of J&T BANKA www.jtbank.cz, in the section Important information, Fee schedule (*Důležité informace, Sazebník poplatků*). As at the date of these Final Terms, such fees amount to 0.15% of the trading volume of the Notes to be acquired pursuant to the subscription order, subject to a minimum of CZK 2,000;

		(b) UniCredit Bank Czech Republic and Slovakia, a.s., the investor will be charged a fee of 0.25% of the nominal value of the Notes purchased. Each investor who purchases the Notes through UniCredit Bank Czech Republic and Slovakia, a.s. will be subject to the bank's standard securities account maintenance fees in accordance with the current price list available on the website www.unicreditbank.cz, in the section Price lists – Price list for individuals, Part 10. These costs amount to 0.20% per annum of the total nominal value of the Notes as at the date of this Final Terms, at least CZK 300 per quarter, plus VAT; and (c) PPF banka a.s., the investor may be charged a fee in accordance with PPF banka's current standard price list published on PPF banka's website www.ppfbanka.cz, in the section Důležité dokumenty, Produktové informace, Ceníky. Fees may be reduced or waived by PPF banka a.s.
1.8	Name and address of the co-ordinator(s) of the global offer and of single parts of the offer and, to the extent known to the Issuer or the offeror, or the placers in the various countries where the offer takes place:	not applicable
1.9	Placing of the Issue through the Joint Lead Managers on a non-firm commitment basis / entering into the Subscription Agreement and its material features / underwriting and placement commissions:	Neither the Joint Lead Managers nor any other persons have assumed any firm obligation to the Issuer to subscribe for or purchase Notes in connection with the Issue. The Issuer aims to enter into the Subscription Agreement with the Joint Lead Managers before the Issue Date, pursuant to which on the relevant settlement date the Notes will be subscribed for by the Joint Lead Managers (or directly by the investor through the Joint Lead Managers) against payment of the Issue Price.
1.10	Manner and place of subscription of the Notes, manner and time of delivery of the Notes to individual subscribers and manner and place of	On the relevant settlement date in accordance with the Subscription Agreement, the Notes will be subscribed for by the Joint Lead Managers (or directly by the investor through

	payment of the issue price of the subscribed Note.	the Joint Lead Managers) against payment of the Issue Price in the manner specified in the Subscription Agreement. The settlement will be performed on a DVP (delivery versus payment) or DFP (delivery free of payment) basis through the Central Depository, as applicable, or through persons keeping the related records following the standard practices in accordance with the rules and operating procedures of the PSE and the Central Depository and within the deadlines set by the applicable rules.
2.	Interest of natural and legal persons participating in the Issue/offering:	To the Issuer's knowledge, no person or entity participating in the Issue or offering of the Notes has an interest in such Issue or offering that is material to such Issue or offering of the Notes, except for J&T BANKA which also serves as the Fiscal and Paying Agent, the Security Agent, the Calculation Agent, the Listing Agent for the Issue.
3.	Reasons for the offer and use of proceeds from the Notes:	The Issuer will provide an amount of the net proceeds to EMMA ALPHA HOLDING LTD through an intragroup loan and EMMA ALPHA HOLDING LTD will use such amount finance its general corporate purposes. The costs of preparing the Issue are estimated at approximately CZK 32,000,000 and in the event of an increase in the total nominal amount of the Issue up to the maximum amount, such costs are estimated at approximately CZK 50,000,000. The net proceeds of the Issue obtained by the Issuer (if the expected total nominal amount of the Issue is issued) will be approximately CZK 1,218,000,000 and if the total nominal amount of the Issue is increased up to the total maximum amount, the net proceeds of the Issue will be approximately CZK 1,950,000,000. The entire proceeds will be used for the above-described purpose.
4.	Country(ies) where the offer(s) to the public takes place:	Czech Republic
5.	Country(ies) where admission to trading on the regulated market(s) is being sought:	Czech Republic

6.	Country(ies) where the Base Prospectus has been notified:	Slovakia
7.	Admission of the Notes to the relevant regulated market:	The Issuer has applied for admission of the Notes to trading on the Regulated Market of the PSE.
8.	Admission of securities of the same class as the Notes to trading on regulated markets, third country markets, the SME Growth Market or a multilateral trading facility:	To the Issuer's knowledge, no securities issued by the Issuer of the same class as the Notes are admitted to trading on any regulated market, third country market, SME Growth Market or multilateral trading facility.
9.	Secondary trading intermediary (market maker):	No person has accepted the obligation to act as an intermediary in secondary trading (market maker).
10.	Further restrictions on the sale of the Notes:	not applicable
11.	Stabilization	The Joint Lead Managers are entitled to stabilize the Notes and may, at its discretion, use efforts to take such steps as it deems necessary and reasonable to stabilize or maintain such market price of the Notes as may not otherwise prevail. However, stabilisation may not necessarily occur. The Joint Lead Managers can end this stabilization at any time. Any stabilisation action must be conducted by the Joint Lead Managers (or persons acting on behalf of the Joint Lead Managers) in accordance with all applicable laws and rules.
12.	Suspension	The Issuer has the option to suspend or terminate the public offering based on its decision (depending on its current need for financing), in which case further orders will not be accepted at all or, in the case of suspension of the public offering, until the Issuer publishes information about the continuation of the public offering. Any such information will be published in advance on the Issuers' website and on the website of the website of the Joint Lead Managers: in the case of: (i) J&T BANKA, a.s., at www.jtbank.cz, in the section Important information, link Securities issue, tab Emma Finance CZ a.s., (ii) UniCredit Bank Czech Republic and Slovakia, a.s., at www.unicreditbank.cz, in the section Information for investors, Information for investors in securities of UniCredit Bank's

clients, under Information concerning the selected issues of bonds, and (iii) PPF banka a.s. at www.ppfbanka.cz, in the section Důležité dokumenty, Cenné papíry, Emma Finance CZ a.s.

ADDRESSES

ISSUER

EMMA Finance CZ a.s.

Na Zátorce 672/24

160 00 Prague 6, Czech Republic

GUARANTOR

EMMA ALPHA HOLDING LTD

Themistokli Dervi Avenue 48

Athienitis Centennial Building, 3rd floor, Office 303, 1066 Nicosia, Cyprus

SECURITY AGENT AND FISCAL AND PAYING AGENT

J&T BANKA, a.s.

Sokolovská 700/113a

186 00 Prague 8, Czech Republic

JOINT LEAD MANAGERS

J&T BANKA, a.s.

Sokolovská 700/113a

186 00 Prague 8, Czech Republic

UniCredit Bank Czech Republic and Slovakia, a.s.

Želetavská 1525/1

140 92 Prague 4, Czech Republic

PPF banka a.s.

Evropská 2690/17

160 41 Prague 6, Czech Republic

ARRANGER

J&T IB and Capital Markets, a.s.

Sokolovská 700/113a

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LEGAL ADVISER TO THE ISSUER

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LEGAL ADVISER TO THE JOINT LEAD MANAGERS AND ARRANGER

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Na Florenci 2116/15

110 00 Prague 1, Czech Republic