

FINAL TERMS OF ISSUE DIFOSIS I.

- with a fixed yield of 7.1% p.a.
- with a total estimated nominal value of EUR 10,000,000
- maturing on 1 February 2028

DIFOSIS, SE

BOND PROGRAMME

WITH A MAXIMUM AMOUNT OF OUTSTANDING BONDS OF EUR 200,000,000

WITH A PROGRAMME DURATION OF 10 YEARS

The Base Prospectus was prepared as of 7 November 2022.

FINAL TERMS

These Final Terms of the Bond Issue (hereinafter the "Final Terms") constitute the Final Terms of the offer within the meaning of Article 8(5) of Regulation (EU) No 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 and repealing Directive 2003/71/EC (hereinafter "Regulation 2017/1129") relating to the issue of the bonds specified in more detail below (hereinafter the "Bonds"). The complete prospectus for the Bonds comprises (i) these Final Terms and (ii) the Base Prospectus of DIFOSIS, SE, registered office: Zámocká 8, Bratislava - Staré Mesto 811 01, business ID number: 54 304 695, registered in the Commercial Register maintained by the Bratislava I District Court, section: Po, entry number: 8833/B (hereinafter the "Issuer"), approved by NBS Decision ref. no.: 100-000-400-237 for file ref.: NBS1-000-076-974 on 6 December 2022. (hereinafter the "Base Prospectus"). By deciding to approve the Base Prospectus of a security, the NBS only certifies that the approved Base Prospectus meets the standards of completeness, clarity and coherence required by Regulation 2017/1129 and other relevant legal regulations, i.e. that it contains the necessary information that is essential for an investor to make an informed assessment of the Issuer and the securities to be the subject of the public offer. An investor should always assess the merits of an investment on the basis of full knowledge of the contents of the prospectus.

The NBS does not assess an Issuer's results or financial position and by approving a Base Prospectus does not guarantee an Issuer's future profitability or its ability to pay yields or repay the nominal value of a security.

[The public offering of the Bonds may continue after the expiration of the Base Prospectus under which it was commenced, provided that a subsequent Base Prospectus is approved and published no later than the last day of the previous Base Prospectus. The last day of the previous Base Prospectus is 9 December 2023. The subsequent Base Prospectus will be published at the website <https://www.difosis.com>]

The Final Terms were drawn up for the purposes of Regulation 2017/1129 and must be read in conjunction with the Base Prospectus and any supplements thereto in order to obtain all relevant information.

A summary of each issue is attached to the Final Terms.

These Final Terms were published in accordance with Regulation 2017/1129 in the same manner as the Base Prospectus and any supplements thereto, i.e. at the Issuer's website <https://www.difosis.com>, and were notified to the NBS in accordance with legal regulations.

The Bonds are issued as the first issue under the Issuer's bond programme with a maximum outstanding amount of EUR 200,000,000, with a programme duration of 10 years (hereinafter referred to as the "Bond Programme"). The text of the common terms and conditions of issue, which are the same for each Bond Issue under the Bond Programme, is set out in Chapter IV "Common Terms and Conditions of Issue" in the Base Prospectus approved by the NBS and published by the Issuer (hereinafter the "Terms and Conditions of Issue").

Capitalised terms used herein shall have the same meanings ascribed to them in the Base Prospectus, unless otherwise defined herein.

Investors should consider the risk factors associated with an investment in the Bonds, which are set out in the section of the Base Prospectus entitled "Risk Factors".

These Final Terms were executed on 25 January 2023 and the information contained herein is current as of that date only.

After the date of these Final Terms, prospective purchasers of the Bonds should base their investment decisions not only on these Final Terms and the Base Prospectus, but also on other information that may be published by the Issuer after the date of these Final Terms or other publicly available information.

The dissemination of the Final Terms, the the Base Prospectus and the offer, sale or purchase of the Bonds are restricted by law in certain countries.

SUMMARY OF BOND ISSUE

Section 1 - Introduction

1.1	Name of securities: ISIN:	DIFOSIS I. SK4000022489
1.2	Issuer Business ID number: Registered office and contact address: E-mail address: Telephone no.: Website: LEI:	DIFOSIS, SE 54 304 695 Zámocká 8, Bratislava - Staré Mesto 811 01 info@difosis.com +421 233 204 680 https://www.difosis.com 097900CAKA0000105511
1.3	The Base Prospectus was approved by:	NBS no.: 100-000-400-237 for file ref.: NBS1-000-076-974
1.4	Date of final approval of Base Prospectus:	9 December 2023
1.5	Warning:	<p>This summary should be read as an introduction to the Base Prospectus and any decision to invest in the Bonds should be based on an investor's consideration of the Base Prospectus as a whole.</p> <p>An investor may lose all or part of the capital invested by investing in the Bonds.</p> <p>In the event that a claim is brought in court on the basis of the information contained in this Base Prospectus, the suing investor may be required by national law to pay the costs of translating the Prospectus incurred prior to the commencement of legal proceedings.</p> <p>Civil liability is only incurred by the persons who submitted the summary, including its translation, but only if the summary is misleading, inaccurate or inconsistent with other parts of the Base Prospectus or if the summary, in conjunction with other parts of the Base Prospectus, does not provide key information that assists investors in deciding whether to invest in the Bonds.</p>

Section 2 - Key Information about Issuer

2.1	Who is the issuer of the securities?	The Issuer is DIFOSIS, SE, registered office: Zámocká 8, Bratislava - Staré Mesto 811 01, business ID number: 54 304 695, entered in the Commercial Register maintained by the Bratislava I District Court, section: Po, entry number: 8833/B.
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	<p>Main Activities</p> <p>In the period until the maturity of the Bonds, the Issuer's investments will be directed primarily to the real estate market in the Slovak Republic. The Issuer will look for properties that are good value for money. The Issuer intends to repair or refurbish these properties and then hold them and realise a profit from renting them out or selling them. Subject to suitable conditions, the Issuer intends to acquire properties suitable for completion or construction (development) and to lease or sell such properties after completion or construction. The Issuer may also acquire properties that will be impaired not only in fact but also in law for a variety of reasons. In its activities, the Issuer will also acquire interests in companies intended for the holding of companies and will finance them.</p> <p>Control of Issuer</p> <p>a) The Issuer is a European company with registered capital of EUR 120,000.</p> <p>The Issuer's sole shareholder is Tibor Procházka, residing at Budatínska 3230/16, Bratislava - Petržalka 851 06, who is also the chairman of the board of directors. c) The Issuer is an independent company and is not part of a group of other companies.</p>								
2.2	<p>Which financial information about the Issuer is key?</p> <p>The following tables set out selected financial data from the Balance Sheet, Income Statement and Cash Flows for the period 22 January 2022 to 30 June 2022. The Issuer's complete financial statements are set out in Chapter 14 at the end of the Base Prospectus.</p> <p>As at 30 June 2022</p> <table border="1"> <tr> <th colspan="2">Balance sheet (selected data in EUR):</th></tr> <tr> <th>Item</th><th>As at 30 June 2022</th></tr> <tr> <td>ASSETS</td><td></td></tr> <tr> <td>TOTAL ASSETS</td><td>130,675</td></tr> </table>	Balance sheet (selected data in EUR):		Item	As at 30 June 2022	ASSETS		TOTAL ASSETS	130,675
Balance sheet (selected data in EUR):									
Item	As at 30 June 2022								
ASSETS									
TOTAL ASSETS	130,675								

Current assets	130,675
Financial accounts	130,675
Cash	130,675
LIABILITIES AND EQUITY	
TOTAL EQUITY AND LIABILITIES	130,675
Equity	132,000
Total registered capital	120,000
Statutory reserves	12,000
Payables	(1,325)
Short-term payables	(1,325)

Income Statement - selected data in EUR	
Item	as at 30 June 2022
Net turnover	100
Total revenue from economic activities	100
Revenue from sale of services	100
Total costs of economic activity	100
Services	100

Cash Flows - selected data in EUR	
Item	as at 30 June 2022
Net cash flow from operating and non-operating activities	(1,324.80)
Financial activities	120,000.00
Cash position at end of accounting period	118,675.20

2.3	<p>What are the main risks for the Issuer?</p> <p>There are certain risk factors relating to the Issuer's assets, liabilities and financial position which may affect its ability to meet its obligations under the Bonds. These risks arise from its business, the operation of its business or the market in which it operates. These risks include in particular:</p> <p>Risk of lack of experience of the Issuer and lack of a detailed business plan (low risk)</p> <p>(a) The risk of the Issuer's lack of business experience means that the Issuer does not have historical experience on the real estate market.</p>
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		<p>As at the date of this Prospectus, the Issuer has no secured suppliers or tenants and does not have a detailed business plan.</p> <p>(b) Inexperienced companies without a detailed business plan and analysis may be more likely to experience failure of future business plans and business failure. The success of the Issuer's business will depend primarily on how well the Issuer's statutory body manages it.</p> <p>Risks associated with the real estate market (high risk) As the Issuer intends to invest in real estate and real estate projects (regarding the maturity horizon of the Bonds in real estate projects in the Slovak Republic), the Issuer's activities are associated with the risks of negative fluctuations in the yields of such real estate, which could have an impact on the Issuer's ability to meet its obligations under the Bonds issued as a consequence of the Issuer's activities. These risks include in particular:</p> <p>(a) The risk of low liquidity of real estate is that, unlike financial assets, the sale of real estate is a more complex and long-term affair, which may adversely affect the return on an investment in real estate.</p> <p>(b) The risk of damage to real estate and the need for sudden repairs means that in the event that real estate owned by the Issuer is significantly damaged as a result of a natural or any other unforeseeable event or the need for sudden repairs arises, it is possible that the market value of such real estate may fall significantly, thereby limiting the ability to sell such real estate at the expected yield and thereby worsening the Issuer's economic situation.</p> <p>(c) The risk of project failure means that the Issuer plans to enter into a variety of contractual relationships, partnerships and projects without the establishment of a company and with the establishment of a joint venture company.</p>
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		<p>In the context of these complex relationships, it is possible that the partners in the project may disagree, which could lead to the failure of the activity in question and thus jeopardise the Issuer's economic position.</p> <p>(d) The risk of poor real estate selection is that one of the Issuer's main activities will be real estate trading, development or construction, and the Issuer intends to search for suitable real estate and projects for purchase, possible renovation and their subsequent sale or lease. The Issuer is dependent on overall trends on the real estate market in the Slovak Republic, which is influenced in particular by the development of the mortgage market (i.e. interest rates, banks' willingness to lend, requirements of applicants for a mortgage or other similar loan), the overall state of the economy in the Slovak Republic, and trends in employment. These facts could adversely affect the Issuer's overall financial position. In the event of low interest, the Issuer may be forced to reduce the asking rent or sale price of the real estate. Long-term vacancy of real estate, failure to achieve the planned sale price of real estate may affect the profitability of a development project in the long term, which may adversely affect the Issuer's economic position.</p> <p>One of the Issuer's contemplated investment plans is the purchase of land available for development. The following risks, in particular, are associated with this contemplated activity:</p> <p>(e) The risk associated with property development is that property development is a significantly long-term process. There is a period of at least two to three years between the start of project preparation, completion and handover of the final product to the new owner, when unexpected changes in the real estate market can occur. Although the Issuer intends to take into account the available analyses of trends on the real estate market in future project preparation and will consistently try to take into account possible future risks, the possibility of e.g. a wrong estimation of trends in demand in a given market segment or an overestimation of the price of the projected real estate cannot be completely excluded.</p>
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	<p>These facts can then negatively affect the overall success of a development project. In the event of a poor market outlook, the Issuer may lose a substantial portion of its profits, which may ultimately have an adverse impact on the Issuer's ability to meet its obligations under the Bonds.</p> <p>(f) The risk associated with the location of development projects stems from the fact that the value of real estate depends to a large extent on the location chosen. This applies in particular to situations where unforeseeable facts are subsequently discovered in a given location. This is, for example, the situation when sites of historical value or remains are discovered on the site of a development project and these facts prevent the Issuer from commencing, proceeding with or completing construction in the regular or anticipated time frame.</p> <p>(g) The risk of non-issuance or loss of public permits and lack of utilities is that the success of a development project is conditional on the Issuer obtaining the necessary legally valid public permits, in particular the relevant zoning permit and building permit, for the project in question in the future and that these permits will not be withdrawn from the Issuer. A prerequisite for the success of a development project is also the fact that there is sufficient capacity of utilities on the respective land intended for construction. If the above assumptions are not met, this may result in a negative impact on the Issuer's financial and economic position, its business and its ability to meet its debts under the Bonds.</p>
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		<p>Risk of loss of key personnel (low risk)</p> <p>(a) The departure of a statutory director or managers or key employees of the Issuer and the inability to find and retain qualified employees may adversely affect the Issuer. The Issuer cannot guarantee that it will be able to retain and motivate these key persons. Their potential loss could adversely affect the Issuer's business, results of operations and financial position. Currently, the Issuer does not have any such employees.</p> <p>Risk of insolvency proceedings (low risk)</p> <p>(a) Act No. 7/2005 Coll., the Act on Bankruptcy and Restructuring and on Amendments and Additions to Certain Acts (hereinafter referred to as "Bankruptcy Proceedings") provides that a debtor is bankrupt if it has multiple creditors and monetary debts for a period of more than 30 days after the due date and it is unable to pay these debts, or if it is overextended.</p> <p>Insolvency proceedings may be opened only based on a petition that the debtor or its creditor is entitled to file. If bankruptcy is imminent, only a debtor can file a bankruptcy petition. Despite certain measures to prevent unfounded and unsubstantiated bankruptcy petitions, it cannot be ruled out that such petitions will be filed.</p> <p>Insolvency proceedings are opened by a court order within 2 hours of the insolvency petition being delivered to the court. From the moment of publication of the order until the court's judgement on the insolvency petition (unless the court decides otherwise), the debtor is obliged to refrain from disposing of property and assets that may belong to it, unless there is to be a substantial change to the composition, use or destination of those assets or a not insignificant reduction thereof.</p>
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Section 3 - Key Securities Information

3.1	What are the main features of the securities?	Registered bonds in registered form with a name "DIFOSIS I.", ISIN: SK4000022489, the Bond Currency is EUR.
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		<p>The anticipated total nominal value of the Issue is EUR 10,000,000 (ten million euros). The nominal value of each Bond is EUR 5,000 (five thousand euros), the expected number of Bonds is 2,000 pcs (two thousand pieces). The maturity date for the Bonds on which the nominal value will be repaid is 15 February 2028. The issue date is 15 February 2023. The bonds bear interest at a fixed rate of 7.1% per annum.</p> <p>The rights and duties arising from the Bonds are governed by the Terms and Conditions of Issue. The Bonds are mainly associated with a right to the repayment of the nominal value on their maturity date and the right to the yield on the Bonds set out in the Terms and Conditions of Issue.</p> <p>The Issuer shall be entitled to make the Bonds redeemable early on any date at its option duly notified to the Bondholders in accordance with the relevant provisions of the Terms and Conditions of Issue at least sixty (60) days prior to such date on the Issuer's website https://www.difosis.com.</p> <p>The Bonds are furthermore associated with a Bondholder's right to demand early redemption of the Bonds in cases of default by the Issuer.</p> <p>The Issuer is entitled to redeem Bonds from the individual owners at any time, and the Bonds shall not be extinguished unless the Issuer so decides.</p> <p>The Bonds also carry the right to attend and vote at Bondholder meetings. There are no pre-emption or exchange rights attached to the Bonds. The rights under the Bonds shall become time-barred on the expiry of ten (10) years from the date on which they could have been exercised for the first time.</p> <p>The debts under the Bonds constitute direct, general, unconditional, unsecured and unsubordinated debts which are and will be pari passu both among themselves and at least equal to all other unsubordinated and unsecured debts of the Issuer, except for those debts of the Issuer for which mandatory provisions of legal regulations provide otherwise. The Issuer is obliged to treat all Bondholders on equal terms.</p>
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		The Bonds shall be issued in the Slovak Republic under the laws of the Slovak Republic and shall be governed by such laws. The transferability of the Bonds is not limited.
3.2	Where will the securities be traded?	The Issuer will apply for admission of the Bonds to trading on a regulated securities market in Luxembourg.
3.3	What are the main risks that are specific to these securities?	<p>There are certain risk factors relating to the Bonds which arise both from the nature of the Bonds themselves as a type of security and from the characteristics of these particular Bonds.</p> <p>General Risks Associated with Bonds</p> <p>(a) A prospective investor in the Bonds must make his/her/its own assessment of the suitability of an investment in the Bonds according to his/her/its individual circumstances. Above all, every investor should:</p> <ul style="list-style-type: none"> i. have sufficient knowledge and experience to evaluate the Bonds, the benefits and risks of an investment in the Bonds and to evaluate the information contained in this Base Prospectus or any supplement thereto; ii. have knowledge of and access to appropriate valuation analytical tools, always in the context of his/her/its particular financial circumstances, of his/her/its investment in the Bonds and its impact on his/her/its investments and/or overall investment portfolio; iii. have sufficient funds and liquidity to be prepared to bear all the risks of an investment in the Bonds. iv. fully understand the terms and conditions of the Bonds and be familiar with the behaviour or trends in any relevant indicator or financial market; v. be able to consider (alone or with the help of a financial adviser) possible scenarios for future trends in the economy, interest rates or other factors that may affect his/her/its investment and ability to bear possible risks.

		<p>Risk of early redemption of the Bonds (<i>low risk</i>)</p> <p>(a) The Issuer has the right to redeem the Bonds early (i.e. before their maturity date). If the Issuer chooses to exercise this right, a Bondholder will receive only the principal and interest yields for the Yield Periods up to the date of early redemption of the Bonds, i.e. the Bondholder will lose the right to interest yields for the yield periods following the date of early redemption of the Bonds. In other words, the Bondholder faces the risk that the aggregate of the realised yields on the Bond will be less than the expected aggregate yields.</p> <p>(b) A similar risk shall be borne by the Bondholder in the event that the Bondholder him/her/itself requests early redemption of the Bonds, if the Final Terms of a particular issue so permit. Upon request for early redemption in accordance with the Terms and Conditions of Issue, the Bondholder will not be paid the pro rata yield of the Bond for the period since the last completed yield period. At the same time, the yield will be reduced by a early redemption fee if so determined by the Final Terms.</p>
3.3	Is there a guarantee for the securities?	No guarantee or warranty of any kind is given in respect of the indebtedness under the Bonds.

Section 4 - Key Information on Public Offering of Securities

4.1	Under what conditions and on what timetable can I invest in this security?	<p>The Bonds in the public offering may be acquired by persons/entities domiciled or resident in Luxembourg and abroad, subject to compliance with the conditions for their acquisition laid down by the applicable legal regulations. The categories of potential investors to whom the securities are offered are not limited in any way. The Issuer intends to apply for admission of the Bonds to trading on a regulated securities market.</p>
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	<p>The Issuer will offer the Bonds through the Luxembourg Stock Exchange (hereinafter the "Exchange").</p> <p>The subscription of the bonds will take place from 15 February 2023 to 31 December 2025. The Bonds will be subscribed gradually up to the total expected volume of the Issue (i.e. EUR 10,000,000; ten million euros).</p> <p>The public offering of the Bonds will run from 15 February 2023 to 31 December 2025. The minimum subscription amount is 100% of the nominal value of one Bond, i.e. EUR 5,000 (five thousand euros).</p> <p>The maximum amount requested by individual applicants is limited by the expected total volume of the Issue (EUR 10,000,000; ten million euros).</p> <p>The Issuer shall ensure that the Bonds are credited to the relevant subscriber's account no later than fifteen (15) days after the date of payment of their purchase price to the Issuer.</p> <p>The subject of the offering is Bonds up to the total expected volume of the Issue.</p> <p>The Issuer will publish the results of the public offering via the website https://www.difosis.com no later than 15 (fifteen) days after the end of the public offering. These results will also be made available by the Issuer by e-mail or at the Issuer's registered office upon request after the Publication Date. All unsuccessful potential buyers will be informed in writing, by e-mail or otherwise electronically.</p> <p>The Issuer has fixed the Issue Price of the Bonds at 100% of the nominal value as at the Issue Date.</p> <p>The Issue Price after the Issue Date will be calculated as 100% of the nominal value of a Bond.</p> <p>If the entire anticipated volume of the Bond Issue is issued, the total cost of the issue will be approximately EUR 50,000 (fifty thousand euros). The total estimated net proceeds of the Issue therefore amount to approximately EUR 9,950,000 (nine million, nine hundred and fifty thousand euros).</p>
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		In connection with the acquisition of the Bonds, the Exchange may charge underwriters certain fees associated with the subscription for the Bonds. Such fees shall not exceed 5% (five percent) of the nominal value of the Bonds subscribed.
4.2	Who is the entity offering the securities?	The Issuer will offer the Bonds through the Luxembourg Stock Exchange, which will accept orders for the purchase of the Bonds.
4.3	Why is this prospectus being compiled?	<p>The Bonds are issued for the purpose of securing funds for the Issuer's business activities.</p> <p>The Issuer expects the net total proceeds of the Issue to be EUR 9,950,000 (nine million, nine hundred and fifty thousand euros). The offering is not subject to a firm commitment underwriting agreement. The Issuer is not aware of any interest of persons participating in the Issue and offering of the Bonds that would be material to the Issue or the offering of the Bonds.</p> <p>The offering of the Bonds is not subject to any conflict of interest.</p>

FINAL TERMS

25 January 2023

DIFOSIS, SE

Total volume of Issue: EUR 10,000,000

Name of Bonds: DIFOSIS I.

issued under the bond issuance Programme pursuant to the Base Prospectus dated 8 November 2022, ISIN: SK4000022489

These Final Terms, which have been prepared pursuant to Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC (the “Prospectus Regulation”), must be read and construed in conjunction with the base prospectus (the “Base Prospectus”) for the bond issuance programme for an aggregate nominal amount of all outstanding bonds up to EUR 200,000,000, which will be issued from time to time or repeatedly by DIFOSIS, SE, with its registered office at Zámocká 8, Bratislava – Municipal District of Staré Mesto 811 01, ID No. 54 304 695, registered in the Commercial Register of the District Court Bratislava I, Section: Po, Insert number: 8833/B, LEI: 097900CAKA0000105511, account number: 2302295544/8330 Fio banka, a.s., IBAN: SK45 8330 0000 0023 0229 5544, SWIFT/BIC: FIOZSKBAXXX (hereinafter referred to as the “Issuer”) and also with any amendment thereto in order to obtain all relevant information. The Final Terms, including the defined terms used, must be read together with the Common Terms set out in the Base Prospectus. The risk factors relating to the Issuer and the Bonds are set out in Article 2 of the Base Prospectus “Risk factors”. The Base Prospectus and any Supplements to the Base Prospectus are available in electronic form in a special section of the Issuer's website: www.difosis.com. Information about the Issuer, the Bonds and the offering thereof is complete only on the basis of the combination of these Final Terms and the Base Prospectus and any supplements thereto. A summary of the Issue is attached to these Final Terms. The Base Prospectus has been approved by the National Bank of Slovakia by decision file no. 100-000-400-237 for file ref.: NBS1-000-076-974 dated 6 December 2022. [Supplement to the Base Prospectus No. [●] was approved by the National Bank of Slovakia by decision [●] dated [●].

If the Final Terms are translated into another language, the Slovak language version shall prevail in the event of disputes of interpretation. MiFID II monitoring of the creation and distribution of the financial instrument solely for the purposes of its own approval process, by reviewing the target market in relation to the Notes, it has been assessed that (i) the target market for the Notes is eligible counterparties, professional clients within the meaning of Directive 2014/65/EU, as amended (hereinafter referred to as “MiFID II”) and also retail clients and (ii) selected distribution channels are permissible in the distribution of the Bonds in this target market, namely through a non-advised sales service or a portfolio management service, as the case may be. Any person subsequently offering, selling or recommending the Notes subject to the MiFID II Rules is responsible for conducting its own target market analysis in relation to the Notes (either by adopting or refining a target market assessment) and determining its own appropriate distribution channels. The Issuer is only ever responsible for determining target markets and distribution channels in relation to the primary offering of the Notes.

PART A: PROVISIONS SUPPLEMENTING THE TERMS AND CONDITIONS OF THE BONDS

This part of the Final Terms together with the Common Terms constitute the terms and conditions of the relevant Issue.

5.1 Information on the securities**2. Type of security, name, aggregate nominal amount and issue price**

Name:	DIFOSIS I.
Total Issue amount:	EUR 10,000,000
Nominal amount:	EUR 5,000
Total number of Bonds:	2,000
ISIN:	SK4000022489
FISN:	DIFSE/7.1 BD 20280215
CFI:	DBFUFR

3. Type, form and method of issue of the Bonds

Type of Bonds:	book- entered; the central register of Bonds is kept by the Central Depository
Form of Bonds:	registered; book-entered form of the Bonds
Issue Date:	15 February 2023

11. Interest income, maturity of the Bonds and payment of proceeds

Interest income	fixed at 7.1% p.a.
Final maturity date:	15 February 2028
Date/Dates of payment of proceeds:	15 February 2024, 15 February 2025, 15 February 2026, 15 February 2027, 15 February 2028,

PART B: PROVISIONS SUPPLEMENTING CONDITIONS OF OFFER AND OTHER INFORMATION**5.2 Conditions of the offer**

Conditions of the initial public offering	
Offer commencement date:	15 February 2023
Offer closing date:	31 December 2025
Name of Securities Dealers who will provide subscription services	not applicable
Securities Dealer's commission	not applicable

5.3 Additional Information

Information on other Securities Dealers:	The issue will not be distributed through securities brokers
Description of other interests:	not applicable
Estimated cost of the Issue:	EUR 50,000
Estimated net proceeds from the Issue:	EUR 9,950,000
Use of proceeds after deduction of costs:	securing funds for the implementation and development of the Issuer's business activities without specifying the Issuer's specific project
Country of public offering:	Luxembourg

Admission to trading on a regulated market, name of the regulated market:	LUXEMBOURG STOCK EXCHANGE
Admission to trading on a regulated market, deadline for application for admission:	15 February 2023

In Bratislava, on 25 January 2023

For the Issuer



Name: Tibor Procházka

Title: Chairman of the Board of Directors