

**FINAL TERMS OF VOLTA SKAI OÜ
SECURED NOTES ISSUE**

Final Terms dated 5 December 2025

Volta SKAI OÜ

Issue of Notes with the Maximum Aggregate Nominal Value of up to EUR 30 000 000
under the Terms and Conditions of Volta SKAI OÜ Secured Notes Issue

1. GENERAL PROVISIONS

- 1.1. These Final Terms of the Notes dated 5 December 2025 (**the Final Terms**) constitute the specific terms and conditions of the Notes issued by the Issuer, under the Terms and Conditions of the Volta SKAI OÜ Secured Notes Issue dated 15 September 2025 (**the Terms**).
- 1.2. The Final Terms constitute an inseparable part of the Terms and will at all times be interpreted and applied together with the Terms. Words and expressions used, which are defined in the Terms, shall have the same meanings in the Final Terms. In the event of inconsistency between the provisions of Final Terms and provisions of the Terms, the Final Terms shall prevail.
- 1.3. The Issuer is responsible for the adequacy, accuracy and completeness of the information provided for in these Final Terms.

The Notes offered under these Final Terms shall be subject to the terms specified in Section 2 of the Final Terms.

2. TERMS OF NOTES

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| 2.1. Issuer: | Volta SKAI OÜ |
| 2.2. Securities to be issued: | Secured Notes |
| 2.3. Maximum Aggregate Nominal Value of the Issue: | Up to EUR 4,000,000
The Issuer shall have the right to increase or decrease the Maximum Aggregate Nominal Value of the Issue |
| 2.4. Information on Notes: | |
| 2.4.1. Currency of denomination: | EUR |
| 2.4.2. Nominal Value of a Note at Issue Date: | EUR 1,000 |
| 2.4.3. Subscription Period: | 09.12.2025 at 10:00 (EET) until 16.12.2025 at 15:30 (EET) |
| 2.4.4. Issue Date: | 19.12.2025 |
| 2.4.5. Issue Price of a Note: | EUR 1,049.55 |
| Payment Date of the Issue Price: | See Section 4.6 "Payment" of the Prospectus |
| Yield: | 8.3% <i>per annum</i> |

		The yield is calculated at the Issue Date on the basis of the Issue Price assuming that the Note is held until the Maturity Date. It is NOT an indication of future yield.
	Minimum investment amount:	Not applicable
2.4.6.	Interest rate:	10%, as determined in Section 10 of the Terms
2.4.7.	Interest Payment Date(s):	On 01.01, 01.04, 01.07 and 01.10 (every year). If an Interest Payment Date falls on a day that is not a Banking Day, interest shall be paid on the next Banking Day after the Interest Payment Date
2.4.8.	Maturity Date:	01.10.2027
2.4.9.	Redemption Price of a Note:	As described in Section 14 of the Terms
2.4.10.	Early Redemption Date:	On any Banking Day as notified by the Issuer at least 30 calendar days in advance, as described in Section 14 of the Terms
2.4.11.	ISIN:	EE0000002475
2.4.12.	Repayment Date of Principal Value:	Maturity Date or, if applicable, Early Redemption Date
2.5.	Number of the current account to which the Issue Price of the Notes shall be paid:	See Section 4.5 "Purchase Offers" of the Prospectus
2.6.	Collateral:	Mortgage
2.7.	Collateral Agent:	Advokaadibüroo Hedman Partners & CO OÜ Contact details: Rotermanni tn 8, Tallinn, Harju maakond, 10111, Estonia E-mail: tagatisagent@hedman.legal Attn: Merlin Seeman
2.8.	Register:	Central securities depository operated by Nasdaq CSD SE Estonian branch
2.9.	Registrar:	Nasdaq CSD SE Estonian branch

2.10 Arranger:

AS LHV Pank

Contact details: Tartu mnt 2, Tallinn,
Harju maakond, 10145, Estonia

E-mail: Silver.Kalmus@lhv.ee

Attn: Silver Kalmus

2.11 Offering:

Public offering in Estonia, Latvia and
Lithuania

2.12 Admission to trading:

Application has been made for the
Notes to be admitted to trading on the
Nasdaq First North Baltic Bond List.
The Notes are expected to be
admitted to trading on the Nasdaq
First North Baltic Bond List on or about
22 December 2025

Volta SKAI OÜ

Endo Tõnuver

Roul Tutt

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