

KEY INFORMATION DOCUMENT

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products. This document will be updated as soon as the exact coupon rate applicable to your investment is determined and available, in order to enable a more accurate quantification of the performance scenarios presented herein.

Product

Name: luteCredit Euro Bond Issue
Manufacturer: luteCredit Finance S.à r.l. ("luteCredit")
ISIN XS3047514446
Competent authority: The Luxembourg Commission for the Supervision of the Financial Sector (*Commission de Surveillance du Secteur Financier*) is responsible for the supervision of luteCredit in relation to the approval of the securities prospectus for the luteCredit Euro Bond Issue.
Contact details: For more information visit <https://iute.com/prospectus> or call +372 622 9177

This document is dated 20 May 2025. It will be updated as soon as the exact coupon rate applicable to your investment is determined and available, enabling a more accurate quantification of the performance scenarios presented herein.

You are about to purchase a product that is not simple and may be difficult to understand.

What is this product?

Type:

This is a plain vanilla corporate bond, in bearer form, governed by Luxembourg law and issued by luteCredit.

Objectives:

The product constitutes a plain vanilla corporate bond so that the payments under the bond depend on the general performance of the business of luteCredit. The bonds are unconditionally and irrevocably guaranteed on a joint and several basis by lute Group AS (*Estonia*), luteCredit Albania SH.A (*Albania*), O.C.N. "IUTE CREDIT" S.R.L. (*Moldova*) and luteCredit Bulgaria EOOD (*Bulgaria*) (the "Guarantors") and luteCredit Macedonia DOOEL Skopje (*North Macedonia*) (the "Promissory Note Provider") and are further secured by securities granted by several group companies (luteCredit Finance S.à r.l. (*Luxembourg*), lute Group AS (*Estonia*), O.C.N. "IUTE CREDIT" S.R.L. (*Moldova*), luteCredit Albania SH.A (*Albania*), luteCredit Bulgaria EOOD (*Bulgaria*), luteCredit Macedonia DOOEL Skopje (*North Macedonia*)) (the "Pledgors").

The bond entitles investors to receive payments in accordance with its terms and conditions. Investors are entitled to a fixed interest rate of 11 to 12.5 per cent per annum, commencing on 6 June 2025 and payable (i) semi-annually in arrears on 6 June and 6 December of each year for the first 48 months after the Issue Date and (ii) quarterly in arrears on 6 September, 6 December, 6 June, 6 March of each year from the date falling 48 months after the Issue Date. Upon final maturity of the bond, the outstanding principal amount plus accrued interest will be repaid. The precise coupon rate applicable to your investment will be determined on or around 30 May 2025, as further specified in the Prospectus.

Intended retail investor:

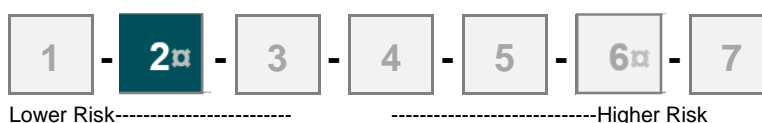
In addition to professional investors, this bond is also suitable for retail investors seeking medium-term growth, income, or a combination of the two. Investors need not have sufficient wealth, since the minimum investment is EUR 100.00. You should be prepared to invest for at least two years, and ideally not tie yourself to a particular end date. You must be prepared to accept at least some risk to your capital. You should be able to bear losses up to the amount of the capital invested.

Term:

The bond will mature on 6 December 2030 and you should consider your bond as a short to medium-term investment. Both luteCredit and investors have the possibility to terminate the bond earlier than its maturity date, as further specified in the terms and conditions of the bonds.

What are the risks and what could I get in return?

Risk indicator of the product:



! This risk indicator is based on the assumption that you will hold the bond for 2 years. If you liquidate the investment early, the actual risk may differ significantly and you may get back less. You may not be able to sell your bond easily or you may only have to sell it at a price that has a significant impact on your proceeds.

The overall risk indicator helps you assess the risk associated with this bond compared to other products. It shows how likely you are to lose money on this bond because the markets move in a certain way or we are unable to pay you out.

This bond has been classed as a 2 out of 7, which is a low risk class. Payments under the bond depend on the performance of the business of IuteCredit and the Guarantors, Promissory Note Provider, and Pledgors, as well as the enforcement of the securities, guarantees, and promissory note provided thereby. Thus, the risk indicator of the bond is classified as 2 out of 7.

This bond offers some protection against future market developments, as the Pledgors, Guarantors, and Promissory Note Provider have provided securities, guarantees, and a promissory note, respectively, in favor of the investors. However, there is still a possibility that you may lose all or part of your investment.

In addition to the risks set out in this document, we consider there to be additional risks you should be aware of. You can find out more about the risks of the fund you're investing in at the Prospectus of the bond published in <https://iute.com/prospectus>.

If we cannot pay you what you are entitled to, you could lose all the capital you have invested.

Performance scenarios:

What you get out of this bond in the end depends on the future market development. Future market development is uncertain and cannot be predicted with certainty.

The scenarios presented are based on past results and certain assumptions. The markets could develop completely differently in the future. The precise coupon rate applicable to your investment will be determined on or around 30 May 2025, as specified in the Prospectus. Accordingly, this document will be updated when more precise information or data becomes available, including the final coupon rate, to allow for a more accurate quantification of these scenarios.

Recommended holding period:

2 years

Investment example:

EUR 10 000

If you drop out after 1 year If you drop out after 2 years

Scenarios

Minimum	There is no guaranteed minimum return. You could lose all or part of your investment.		
Stress scenario	What you could end up with after deducting the costs	N/A	N/A
	Annual average return	N/A	N/A
Unfavourable scenario	What you could end up with after deducting the costs	N/A	N/A
	Annual average return	N/A	N/A
Moderate scenario*	What you could end up with after deducting the costs	EUR 1100 - 1250	EUR 1100 - 1250
	Annual average return	11-12.5%	11-12.5%
Favourable scenario*	What you could end up with after deducting the costs	EUR 1100 - 1250	EUR 1100 - 1250
	Annual average return	11-12.5%	11-12.5%

*The figures above for the moderate and favourable scenarios are based on the indicative coupon rate range of 11% to 12.5% per annum. Once the final coupon rate is determined on or around 30 May 2025, this document will be updated to reflect the final coupon rate applicable to your investment and the performance scenarios will be revised accordingly to provide more accurate and tailored information for investors.

The stress and unfavourable *scenario* are not applicable as their occurrence would lead to an event of default which would result in the acceleration of the payments under the bonds and the enforcement of the guarantees and securities.

The figures quoted include all the costs of the bond itself but may not include all the costs you have to pay to your adviser or distributor. It also does not take into account your personal tax situation, which may also affect the amount you end up with. The stress scenario shows what you could get back under extreme market conditions.

What happens if IuteCredit is unable to make the pay-out?

In the event of a default by IuteCredit, there may be a default on repayments to the investor. In that case, the guarantees, the promissory note and securities granted by the Guarantors, Promissory Note Provider and Pledgors, respectively, can be enforced, but there can be no assurance that they will suffice for the full repayment of the investors. Essentially, investors are exposed to insolvency risk, i.e. over-indebtedness or illiquidity of IuteCredit and the Guarantors, Promissory Note Provider and Pledgors.

The occurrence of various scenarios may affect the producer's ability to meet its obligations under the terms of the issue. There is a risk that the business performance of IuteCredit will not be sufficient to generate enough cash for covering the payment claims. A total loss of your invested capital is possible. The bond is a debt security and as such is not covered by any deposit guarantee scheme.

What are the costs?

Costs over time:

The reduction in yield shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown here are the cumulative costs of the bond itself, for two different holding periods. They include potential early exit penalties. These figures are estimates and may change in the future.

The person selling you or advising you about this bond may charge you other costs. If so, this person will provide you with information about these costs and show you the impact that all costs will have on your investment over time.

If you invest EUR 10,000

Scenarios	If you drop out after 1 year	If you drop out after 2 years
Total costs	N/A	N/A
Annual impact of costs (*)	N/A %	N/A %

(*) These figures illustrate how costs reduce your return per year over the holding period. For example, if you exit at the end of the recommended holding period, your average return per year is expected to be 11-12.5% before costs and 11-12.5% after costs.

These figures include the highest distribution fee that the person selling you the bond may charge. This person will tell you the actual distribution fee.

Composition of costs:

One-off costs on entry or exit		If you are looking for opt out for 1 year
Entry costs	The impact of the costs you pay when entering your investment. This is the most you will pay, and you could pay less.	N/A
Exit costs	The impact of the costs of exiting your investment.	N/A
Ongoing costs		
Portfolio Transaction Costs	The impact of the costs of us buying and selling underlying investments for the bond	N/A
Insurance Costs	The impact of the costs that we take each year for managing your investments and the example costs of cover presented above	N/A
Incidental costs		
Performance fees	The impact of performance fees. We take these from your investment if the bond outperforms its benchmark.	N/A
Carried Interests	The impact of carried interest. We take these when the investment has performed better than a given percentage.	N/A

How long should I hold the investment and can I withdraw money early?

Recommended holding period: 2 years

There's no fixed term but you should consider your bond as a short to medium-term investment, be prepared to invest for at least two years, and ideally not tie yourself to a particular end date. You can use your bond to provide you with an income. There are two ways of using your bond to provide you with an income – selling on the secondary market or interest payments. **There are specific requirements that need to be met to entitle you to an early redemption of the bonds.**

How can I complain?

If you have a complaint about this bond, you should contact us. Call +372 622 9177 or write to us at: 16, Rue Eugène Ruppert, L-2453 Luxembourg, Grand Duchy of Luxembourg. We'll assign a dedicated person to deal with your complaint, who will see your issue through until it's resolved. When looking into your complaint we will:

- conduct a fair and thorough investigation into your case; and
- review your case on its own merits; and communicate our decision clearly.

Other relevant information

Additional documentation relating to the bond and, in particular, the Prospectus, the Terms and Conditions and supplements thereto may be obtained free of charge from IuteCredit, having its registered office at 16, Rue Eugène Ruppert, L-2453 Luxembourg, Grand Duchy of Luxembourg. Before investing in the bond, it is imperative to read and understand in particular the Terms and Conditions of the Issue.