Bricks Funding a.s.

ISSUANCE DOCUMENT

BRICKS FUNDING EUR 10 % / 2029

This issuance document (the "**Issuance Document**") contains key information on the Issuer, the Bonds and their public offer. Unless otherwise stated in this Issuance Document, words and expressions with a capital initial letter shall have the meaning given to them in the terms of issuance of the Bonds (the "**Terms of Issuance**").

1. INTRODUCTION

Name of the securities:	BRICKS FUNDING EUR 10 % / 2029
ISIN identification code:	CZ0003588923
Issuer:	Bricks Funding a.s. Registration No.: 239 60 531 LEI: 315700EAYJZ3A11DOT03
Registered office and Issuer's Place of Business:	Komořanská 2428/17, Modřany, 143 00 Prague 4
E-mail:	admin@bricksfunding.cz
Website:	https://bricksfunding.cz/
Person offering the Bonds:	The Issuer
Date of this document:	20 October 2026

1.1 WARNINGS

- This Issuance Document should be read as an introduction to the Terms of Issuance. Any decision to invest should be based on the Terms of Issuance as a whole.
- Investors may lose all or part of the invested amount. The Bonds are not secured or covered by a third-party guarantee.
- Where a claim relating to the information contained in this Issuance Document is brought before a court, the plaintiff investor might, under national law, have to bear the costs of translating the Issuance Document before the legal proceedings are initiated.
- Civil liability attaches only to the Issuer, which has tabled this Issuance Document, including any translation thereof, but only where the Issuance Document is misleading, inaccurate or inconsistent with the Terms of Issuance, or where it does not provide, when read together with the Terms of Issuance, key information in order to aid investors when considering whether to invest in the Bonds.
- No prospectus has been approved for the Bonds by the Czech National Bank or by the supervisory authority of any other EU Member State. The Czech National Bank does not review the accuracy of this Issuance Document or of the Terms of Issuance and does not supervise the Issuer.
- The Bonds are denominated in euros. For an investor whose income and expenses are in Czech crowns, exchange rate movements may reduce the value of the investment.

1.2 RESPONSIBLE PERSON

The person responsible for the information contained in this Issuance Document is the Issuer. The Issuer declares that, to the best of its knowledge, the information contained in this Issuance Document is, as of the date of its preparation, in accordance with the facts and that no facts have been omitted which could change its meaning.

2. KEY INFORMATION ON THE ISSUER

2.1 WHO IS THE ISSUER OF THE SECURITIES?

The Issuer is Bricks Funding a.s., Registration No. 239 60 531, LEI 315700EAYJZ3A11DOT03, with its registered office at Komořanská 2428/17, Modřany, 143 00 Prague 4, incorporated in the Commercial Register kept by the Municipal Court in Prague, File No. B 30105. The Issuer was incorporated on 14 November 2025 as a joint-stock company under the laws of the Czech Republic, in particular Act No. 90/2012 Coll., on Business Corporations.

Principal activities: The Issuer builds and manages a portfolio of real estate companies.

Control and beneficial owner: Pavol Bak.

Statutory body: Pavol Bak, member of the Board of Directors.

2.2 WHAT IS THE KEY FINANCIAL INFORMATION REGARDING THE ISSUER?

The Issuer was incorporated in November 2025 and as of the date of this Issuance Document has prepared financial statements. The key financial information of the Issuer as of 31 December 2025 is set out below, in thousands of CZK.

Item	Amount
Total assets	3057
Equity	2250
Registered capital	2000
Liabilities	807

The Issuer expects that for a period of at least 12 months prior to the maturity date of the Bonds the ratio of debt to equity will not exceed 36:1 and the ratio of the debt of the Issuer and its subsidiaries to the market value of their properties (LTV) will not exceed 75%. This is not an obligation of the Issuer.

2.3 WHAT ARE THE KEY RISKS THAT ARE SPECIFIC TO THE ISSUER?

(a) **Risk of a short track record:** The Issuer was incorporated in November 2025 and has no historical financial results on which the return on the investment could rely.

(b) **Risk of dependence on subsidiaries:** The proceeds of the Issue are invested through subsidiaries. The Issuer's ability to perform its obligations under the Bonds depends on these companies returning the funds to it.

(c) **Risk of concentration on real estate:** The proceeds are directed mainly to the renovation of properties. Delays, cost overruns or a decline in their value would directly affect the Issuer.

(d) **Real estate and construction risk:** Rising prices of construction work and materials, falling demand for lease or sale, and changes in interest rates may reduce the returns from the projects.

(e) **Key person risk:** Pavol Bak is the sole member of the Board of Directors and the beneficial owner of the Issuer. His loss could jeopardise the management of the Issuer.

(f) **Currency risk of the Issuer:** If the properties generate income in CZK while the Bonds are repaid in EUR, a weakening of the Czech crown will increase the Issuer's debt in CZK terms.

3. KEY INFORMATION ON THE BONDS

3.1 WHAT ARE THE MAIN FEATURES OF THE SECURITIES?

Type and form of the Bonds:	Certificated (paper) bonds in order form (cenné papíry na řad), ISIN CZ0003588923; may be issued as a Collective Bond Certificate
Currency:	Euro (EUR)
Nominal Value of a Bond:	EUR 100 (one hundred euros)
Expected / Maximum Volume of the Issue:	EUR 1 000 000, i.e. up to 10 000 Bonds
Issue Date / end of the Subscription Period:	1 November 2026 / 1 November 2027
Final Maturity Day:	1 November 2029
Yield:	Fixed, at 0.8333% of the Nominal Value per monthly Yield Period (approx. 10 % p.a.); paid monthly in arrears, the first Yield Period commencing on 1 November 2026
Repayment:	In a single instalment, no later than the last day of the calendar month immediately following the Final Maturity Day

Rights attached to the Bonds: the right to payment of the Yield and repayment of the nominal value; the right to attend and vote at the Meeting of Bondholders; the right to request early redemption upon an Event of Default (Article 10.2 of the Terms of Issuance) and in the cases under Article 12.4 of the Terms of Issuance; the right to

request the Issuer to repurchase the Bonds on each anniversary of the conclusion of the Subscription Agreement. The Issuer may redeem the Bonds early by giving at least 30 days' notice and may call upon a Bondholder to sell the Bonds (Article 8.2 of the Terms of Issuance).

Ranking: The Bonds constitute direct, general, unconditional, unsecured and unsubordinated obligations of the Issuer, ranking pari passu among themselves and with all other unsubordinated debts of the Issuer.

Transferability: The transferability of the Bonds is not restricted. Title is transferred by endorsement and delivery; a change of Bondholder must be notified to the Issuer with the officially certified signature of the transferor.

3.2 WHERE WILL THE SECURITIES BE TRADED?

The Issuer has not applied for the admission of the Bonds to trading on a regulated market or a multilateral trading facility.

3.3 IS THERE A GUARANTEE ATTACHED TO THE SECURITIES?

No. The Bonds are not secured by a guarantee, suretyship, pledge or any similar right.

3.4 WHAT ARE THE KEY RISKS THAT ARE SPECIFIC TO THE SECURITIES?

(a) **Risk of non-repayment:** The Bonds are unsecured. In the event of the Issuer's insolvency, investors may lose part or all of their investment.

(b) **Currency risk:** The Bonds are denominated in EUR. An investor accounting in CZK bears the risk of EUR/CZK exchange rate movements and any conversion costs.

(c) **Liquidity risk:** The Bonds are not traded on any market. Investors may therefore have to hold them until maturity, unless they exercise the right to request a repurchase on the anniversary of the conclusion of the Subscription Agreement.

(d) **Risk of early redemption and call for sale:** The Issuer may redeem the Bonds early or repurchase them. Investors may then be unable to reinvest the funds at the same yield.

(e) **Interest rate and inflation risk:** If market interest rates rise, the price of a fixed-yield bond falls; inflation reduces the real yield.

(f) **Risk of the certificated form:** Loss or destruction of the certificate may complicate the exercise of rights.

4. KEY INFORMATION ON THE PUBLIC OFFER

4.1 UNDER WHICH CONDITIONS AND TIMETABLE CAN I INVEST IN THIS SECURITY?

The Issuer offers the Bonds by way of a public offer from 1 November 2026 until 1 November 2027, with the possibility to extend or shorten the Subscription Period and to set an Additional Subscription Period.

- Minimum investment: EUR 100.
- Price: 100% of the nominal value as of the Issue Date; after the Issue Date increased by the Accrued Interest Yield.
- Procedure: the investor enters into a Subscription Agreement with the Issuer and pays the subscription price to the Issuer's account within 7 days. The Issuer issues the Bonds (as a rule a Collective Bond Certificate) within 14 business days of the crediting of the payment and delivers them in person, by post, or holds them in custody free of charge.
- Estimated expenses of the Issue: EUR 15 000. No fees will be charged to investors by the Issuer.

4.2 WHO IS THE OFFEROR OF THE SECURITIES?

The Bonds are offered by the Issuer itself.

4.3 WHY IS THIS ISSUANCE DOCUMENT BEING PRODUCED?

This Issuance Document is produced in connection with the public offer of the Bonds. The proceeds of the Issue will primarily be used for the renovation of the properties located at Nádražní 616, 347 01 Tachov and Husova 1828, 440 01 Louny, through subsidiaries of the Issuer. Any surplus may be used by the Issuer for the renovation or acquisition of another property.

- Estimated net proceeds: EUR 985 000 (volume of the Issue less expenses).

- The offer of the Bonds is not subject to an underwriting agreement on a firm commitment basis.
- Conflicts of interest: none.

In Prague on 20 October 2026

For Bricks Funding a.s.
Pavol Bak
member of the Board of Directors

Annex: Terms of Issuance of the Bonds BRICKS FUNDING EUR 10% / 2029