

## FINAL TERMS

### **Fixed Rate Bonds with an anticipated aggregate nominal value of up to CZK 1,000,000,000 with a possibility to increase up to CZK 1,700,000,000 due in 2031**

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 bond programme supplement relating to the issue of the below specified bonds (the **Bonds**). The complete prospectus consists of (i) these Final Terms; and (ii) the base prospectus of Fortuna Funding CR s.r.o., with its registered office at Na Florenci 2139/2, Nové Město, 110 00 Prague 1, the Czech Republic, ID No.: 245 69 127, LEI: 315700EB7F6R3BK6W187, registered in the Commercial Register maintained by the Municipal Court in Prague under file No. C 443476 (the **Issuer**), approved by the decision of the Czech National Bank (the **CNB**) ref. No. 2026/089207/CNB/650, file No. S-Sp-2026/00137/CNB/653 dated 4 June 2026, which became final and effective on 4 June 2026 (the **Base Prospectus**). Full information on the Issuer, the Guarantor, the Bonds and the offer of the Bonds 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 Issuer's website [www.fortunafundingcr.cz](http://www.fortunafundingcr.cz), section Bonds (the **Issuer's Website**).

*The Base Prospectus is valid until 4 June 2027.*

*The public offering of the Bonds 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 Issuer's Website and have been filed with the CNB in accordance with applicable law.*

The Bonds are issued as the first issue under the bond programme of the Issuer with the maximum aggregate nominal value of the outstanding Bonds of CZK 20,000,000,000 (the **Programme**). The wording of the joint terms and conditions, which are the same for each Issue issued under the Programme commencing on 4 June 2026, is set out in the chapter "*Joint Terms and Conditions of the Bonds*" in the Base Prospectus approved by the CNB and published by the Issuer (the **Joint Terms and Conditions**).

Capitalised 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 Bonds. These risk factors are set out in the section of the Base Prospectus entitled "*Risk Factors*".

These Final Terms were drawn up on 4 June 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 Bonds 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 Bonds are restricted by law in certain countries. The Issuer has not applied and does not intend to apply for recognition of the Base Prospectus and the Final Terms in any other jurisdiction and the Bonds will not be registered, authorised or approved by any administrative or other authority of any jurisdiction except for the approval of the Base Prospectus by the CNB.

The Bonds will be placed on the market by the Issuer through Česká spořitelna, a.s., Komerční banka, a.s. and Penta Bank, a. s. (formerly Privatbanka, a.s.) as joint lead managers (the **Joint Lead Managers**).

**MIFID II PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ELIGIBLE COUNTERPARTIES AND RETAIL INVESTORS TARGET MARKET** – Solely for the purposes of each manufacturer’s product approval process, the target market assessment in respect of the Bonds has led to the conclusion that: (i) the target market for the Bonds is eligible counterparties, 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 Bonds are appropriate including investment advice, portfolio management, non-advised sales and pure execution services. Any person subsequently offering, selling or recommending the Bonds (a **distributor**) should take into consideration the manufacturers’ target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Bonds (by either adopting or refining the manufacturers’ target market assessment) and determining appropriate distribution channels.

## ISSUE SPECIFIC SUMMARY

The summary below sets out the key information that investors need to understand the nature and the risks of the Issuer and the Bonds. 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

<b>Warnings</b>	<p>This summary should be read as an introduction to the Base Prospectus and the Final Terms. Any decision to invest in the Bonds should be based on consideration of the Base Prospectus as a whole including any documents incorporated therein and any supplements thereto.</p> <p>Investors could lose all or part of their capital invested in the Bonds in the event that the Issuer does not have sufficient funds to repay the nominal amount of the Bonds and/or to pay the yield of the Bonds corresponding to the Issue Price of the Bonds.</p> <p>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.</p>
<b>Name and international securities identification number (ISIN) of the Bonds</b>	<p>Name of the Bonds Issue: FORTUNA F. 7,00/31          ISIN of the Bonds: CZ0003584419          CFI of the Bonds: DBFGGN          FISN of the Bonds: FORTUNA FUNDING/7.0 DEB 20310709</p>
<b>The identity and contact details of the Issuer</b>	<p>The issuer of the Bonds is Fortuna Funding CR, s.r.o., with its registered office at Na Florenci 2139/2, Nové Město, 110 00 Prague 1, the Czech Republic, ID No.: 245 69 127, LEI: 315700EB7F6R3BK6W187, registered in the Commercial Register maintained by the Municipal Court in Prague under file No. C 443476.</p> <p>The Issuer may be contacted by telephone at +421 257 788 174 or via email at <a href="mailto:info@fortunafundingcr.cz">info@fortunafundingcr.cz</a>.</p>
<b>The identity and contact details of persons offering the Bonds and person asking for admission to trading on a regulated market</b>	<p>The placement of the Bonds will be made by the Issuer through the Joint Lead Managers, i.e.:</p> <p>Česká spořitelna, a.s., with its registered office at Olbrachtova 1929/62, 140 00 Prague 4, ID No.: 452 44 782, LEI: 9KOGW2C2FCIOJQ7FF485 (ČS). ČS may be contacted on telephone number +420 800 468 378 (800 INVEST) or via email at <a href="mailto:csas@csas.cz">csas@csas.cz</a>.</p> <p>Komerční banka, a.s., with its registered office at Na Příkopě 969/33, 114 07 Prague 1, ID No.: 453 17 054, LEI: IYKCAVNFR8QGF00HV840 (KB). KB may be contacted on telephone number +420 222 008 522 or via email at <a href="mailto:dcm@kb.cz">dcm@kb.cz</a>.</p> <p>Penta Bank, a. s., with its registered office at Einsteinova 25, 851 01 Bratislava, Slovakia, ID No.: 31 634 419, LEI: 3157002000000004154 (Penta Bank). Penta Bank may be contacted on telephone number +421 2 3226 6510 or via email at <a href="mailto:treasury@pentabank.com">treasury@pentabank.com</a>.</p> <p>The Issuer will apply through the Listing Agent for admission of the Bonds to trading on the Regulated Market of the PSE. The Listing Agent is ČS (the <b>Listing Agent</b>), which may be contacted as described above.</p>
<b>The identity and contact details of the competent authority approving the Base Prospectus</b>	<p>The Base Prospectus has been approved by the 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.</p> <p>The CNB may be contacted on telephone number +420 224 411 111 or +420 800 160 170.</p>
<b>Date of approval of the Base Prospectus</b>	<p>The Base Prospectus was approved by the CNB in its decision ref. No. 2026/089207/CNB/650, file No. S-Sp-2026/00137/CNB/653 dated 4 June 2026, which became final and effective on 4 June 2026.</p>

## 2 KEY INFORMATION ON THE ISSUER

### 2.1 Who is the issuer of the securities?

<b>Registered office, legal form of the Issuer, its country of incorporation, ID number, LEI and law under which it operates</b>	<p>The Issuer is a limited liability company incorporated under the laws of the Czech Republic, with its registered office at Na Florenci 2139/2, Nové Město, 110 00 Prague 1, the Czech Republic, ID No.: 245 69 127, LEI: 315700EB7F6R3BK6W187, registered in the Commercial Register maintained by the Municipal Court in Prague under file No. C 443476.</p> <p>The Issuer is governed in its activities by Czech legislation, in particular Act No. 90/2012 Coll., on companies and cooperatives, as amended (the <b>Act on Business Corporations</b>) and Act No. 89/2012 Coll., the civil code, as amended (the <b>Civil Code</b>).</p> <p>The companies that are a part of the Group are governed by a number of laws and regulations relating to gaming. In the Czech Republic, it is mainly Act No. 186/2016 Coll., on Gambling, as amended. In Slovakia, gaming is primarily governed by Act No. 30/2019 Coll., on Gambling, as amended. In Poland, gaming is primarily governed by Act of 19 November 2009 on gambling (Journal of Laws of 2009, No. 201, item 1540), as amended. In Romania, relevant legislation includes Government Emergency Ordinance No. 77/2009 on the organisation and operation of games of chance. In Croatia, the relevant legislation includes Act on Games of Chance (NN 87/09, 35/13, 158/13, 41/14, 143/14, 114/22), as amended. In Montenegro, gaming is primarily governed by Law on Games of Chance (OG MNE 91/25).</p>
<b>Principal activities of the Issuer</b>	<p>The Issuer was established for the purpose of issuing the Bonds and subsequent provision of intra-group financing to the Guarantor in the form of intra-group loans, credit facilities or other forms of financing from the proceeds of the issuance. The Issuer is not currently engaged in any other business activities.</p>
<b>Shareholders of the Issuer</b>	<p>The Issuer's sole shareholder is the Guarantor, which directly owns 100% of the Issuer's registered capital. The Guarantor and its subsidiaries form a consolidated group (the <b>Group</b>).</p> <p>The Issuer is further indirectly controlled by:</p> <ul style="list-style-type: none"> <li>• Penta Investments Limited (the controlling person of the Guarantor); and</li> <li>• Penta Investments Group Limited (controlling person of Penta Investments Limited).</li> </ul> <p>Penta Investments Group Limited is not further controlled by any person who could exercise control over the company, but its ownership structure is fragmented, with the Guarantor's, or the Group's, beneficial owners within the meaning of Act No. 37/2021 Coll., on the registration of beneficial owners, being as of 7 May 2026 (i) JUDr. Marek Dospiva, indirectly owning 46.75% share in the profit, 46.43% of the voting rights and 42.49% of the share capital of Penta Investments Group Limited, (ii) Mgr. Jaroslav Haščák, directly holding 35.76% of the voting rights and 36.50% of the share capital of Penta Investments Group Limited (Mgr. Jaroslav Haščák does not own any share in the profit of Penta Investments Group Limited), (iii) JUDr. Valeria Haščáková and her descendants, indirectly owning 45.97% share in the profit, 9.93% share in the voting rights and 9.93% share in the share capital of Penta Investments Group Limited, (iv) Mr. Michal Vrzgula due to membership in the bodies of Penta Investments Group Limited and (v) Mr. Marek Peterčák due to membership in the bodies of Penta Investments Group Limited.</p>
<b>Key managing directors of the Issuer</b>	<p>Key managing directors of the Issuer are Ms Dana Klučková, Mr Peter Matula and Mr Ladislav Turányi, the executive directors of the Issuer.</p>
<b>Statutory auditor</b>	<p>The Issuer's auditor is Ernst &amp; Young Audit, s.r.o., an independent registered auditor with its registered office at Na Florenci 2116/15, 110 00 Prague 1, Czech Republic, ID No.: 267 04 153 (<b>EY</b>).</p>

### 2.2 What is the key financial information regarding the Issuer?

<b>Key financial information regarding the Issuer</b>	<p>The following table summarises the key financial data of the Issuer:</p>	
	<b>Statement of Financial Position</b> <i>(in CZK thousands)</i>	<b>As of 2 March 2026</b>
	<b>Total assets</b>	20
	<b>Total equity</b>	20
	<p>As the Issuer is a company incorporated for the purpose of issuing the Bonds and has not conducted any business activity prior to the date of approval of the Base Prospectus, the Issuer has only prepared an opening balance sheet as of 2 March 2026, which has been prepared in accordance with the IFRS. The opening balance sheet of the Issuer has been audited with an "unqualified" opinion.</p>	

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

<b>Key risks specific to the Issuer</b>	<p>1. <b>Risks associated with the Issuer being a special purpose vehicle</b> - The Issuer is a special purpose vehicle that was established for the purpose of issuing bonds and subsequently providing intra-group financing. The Issuer does not carry out any other business activity and therefore cannot generate resources from other business activities to repay debts from the Bonds. Although the liabilities arising under the Bonds are secured by the Financial Guarantee, the Issuer's credit dependence on the Guarantor and its subsidiaries may still negatively affect the Issuer's ability to meet its debt obligations from the Bonds. The Issuer's ability to finance any payments therefore depends on the continued activity and solvency of the Group.</p>
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## 3 KEY INFORMATION ON THE SECURITIES

### 3.1 What are the main features of the securities?

<b>Bonds</b>	<p>Book-entered bonds with a fixed interest rate in an aggregate anticipated nominal value of the Issue of CZK 1,000,000,000 with a possibility to increase up to CZK 1,700,000,000 due 2031, ISIN CZ0003584419. The Bonds 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 (the <b>Central Depository</b>).</p> <p>Each Bond is issued with a nominal value of CZK 10,000. The maximum number of Bonds that may be issued is 100,000 and up to 170,000 in case of increase of the total nominal amount of the Issue.</p> <p>The Issue Date is 9 July 2026 and the Final Maturity Date is 9 July 2031.</p> <p>The Bonds are issued pursuant to the Bonds Act.</p>
<b>Currency of the Bonds</b>	Czech Crowns (CZK)
<b>Rights attached to the Bonds</b>	<p>The rights and obligations of the Issuer and the Bondholders under the Bonds are governed by the Joint Terms and Conditions and the Final Terms.</p> <p>No pre-emption or exchange rights are attached to the Bonds. The Bonds 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 Bonds. If the Bonds are not redeemed early, the nominal value of the Bonds will be redeemed in a single payment on the Final Maturity Date.</p> <p>The Bonds also carry the right to attend and vote at meetings of the Bondholders convened in accordance with the Bonds Act and the Joint Terms and Conditions and the Final Terms.</p> <p>The Bonds further carry the right of the Bondholders to require the early redemption of the nominal value of the Bonds together with any accrued and unpaid interest on such Bonds 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 Bondholders.</p> <p>Beginning 9 January 2031, the Issuer shall have the right to redeem all the outstanding Bonds (the <b>Early Redemption Date</b>) by giving notice to the Bondholders no later than 40 days prior to the Early Redemption Date.</p> <p>If the Issuer exercises its right to redeem the outstanding Bonds under the Issue early, it is obliged to pay the full outstanding nominal value of the Bonds and the corresponding interest income accruing on the amount of such early redeemed nominal value of the Bonds as of the Early Redemption Date. If a Change of Control occurs, a Bondholder may, at its own discretion, request the Issuer to purchase its Bonds before the Final Maturity Date of the Bonds, by a written notice addressed to the Issuer and delivered to the Fiscal and Paying Agent to the address of the Specified Office (the <b>Buyback Notice</b>), always for 101% of the outstanding nominal amount of its Bonds on the Buyback Date increased by interest accrued and due as of the Buyback Date and the Issuer must purchase the Bonds of the relevant Bondholder within (and including) 30 days after the end of the calendar month during which the Bondholder delivered the Buyback Notice to the Fiscal and Paying Agent.</p> <p>The Buyback Notice must be delivered to the Fiscal and Paying Agent no later than 30 days after the publication of the Change of Control Notice.</p> <p>The Issuer, or any of the Issuer's affiliates, is authorised to purchase the Bonds in the market or otherwise at any price.</p>

<b>The relative seniority of the Bonds in the event of Issuer's insolvency</b>	The Bonds constitute direct, general, unconditional and unsubordinated liabilities of the Issuer secured by the Security (as defined in the Joint Terms and Conditions) which rank and will rank <i>pari passu</i> among themselves and at least <i>pari passu</i> with any present and future unsubordinated and in the same or similar manner secured liabilities of the Issuer, with the exception of liabilities treated preferentially under applicable mandatory laws. Under the same conditions, the Issuer must treat all Bondholders equally.
<b>Transferability of the Bonds</b>	The transferability of the Bonds is not restricted.
<b>Yield of the Bonds</b>	The Bonds bear a fixed interest rate of 7.00% per annum.

### 3.2 Where will the securities be traded?

<b>Admission of the Bonds to a regulated or other market</b>	The Issuer, through the Listing Agent, will apply for admission of the Bonds to trading on the Regulated Market of the PSE.
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### 3.3 Is there a guarantee attached to the securities?

<b>Description of the nature and scope of the guarantee</b>	The Bonds are secured by a financial guarantee within the meaning of Section 2029 et seq. of the Civil Code issued by the Guarantor on 1 June 2026, with the liability of the Guarantor initially limited to CZK 30,000,000,000 (or an equivalent amount in the relevant currency of the Bonds).		
<b>Description of the guarantor, including its LEI</b>	The Guarantor is a private company limited incorporated in the Republic of Cyprus with its registered office at 3082 Limassol, Agias Fylaxeos & Polygnostou, 212, C&I CENTER, 2nd floor, the Republic of Cyprus, Reg. No.: HE 295409, LEI: 315700O11V6P0G8XAB59.		
<b>Relevant key financial information for the purpose of assessing the Guarantor's ability to fulfil its commitments under the guarantee</b>	The following table summarises the key financial data of the Guarantor from the audited financial statements for the years ended 31 December 2025 and 31 December 2024:		
	<b>Consolidated statement of profit or loss and other comprehensive income of the Guarantor (in EUR thousands)</b>	<b>For the year ending 31 December</b>	
		<b>2025</b>	<b>2024</b>
		Operating profit	122,592
	<b>Consolidated statement of financial position of the Guarantor (in EUR thousands)</b>	<b>As of 31 December</b>	
		<b>2025</b>	<b>2024</b>
		Net financial debt (total non-current liabilities <i>plus</i> total current liabilities <i>minus</i> cash and cash equivalents)	708,331
	<b>Consolidated statement of cash flows of the Guarantor (in EUR thousands)</b>	<b>For the year ending 31 December</b>	
		<b>2025</b>	<b>2024</b>
		Net cash flows from operating activities	178,963
Net cash flows from investing activities		(77,800)	18,972
Net cash flows used in financing activities		(82,535)	(154,113)
	The Guarantor's financial statements for the years ended 31 December 2025 and 31 December 2024 have been audited with an "unqualified" opinion.		
<b>Key risks specific to the Guarantor and the Group</b>	Risk factors specific to the Guarantor and the Group include in particular the following legal and other facts: 1. <b>Risk of the Guarantor being a holding company</b> – The Guarantor is a holding company and its economic results are dependent on the business of its subsidiary Fortuna Entertainment Group, a.s. and its other subsidiaries which carry on the business of the Group, principally under the Fortuna, Casa Pariurilor, PSK and LOB brands. In addition to the sale of its own assets, in particular shares in its subsidiaries, the Guarantor cannot generate resources from its own business activities to repay its		

	<p>obligations to the Issuer, i.e. to enable the Issuer to repay its obligations arising under the Bonds, or to repay its obligations arising under the financial guarantee issued by the Guarantor.</p> <p>2. <b>Risk arising from economic developments, inflation and their impact on the purchasing power of the population</b> – The results of operations and financial performance of the Group may be adversely affected by factors relating to economic developments in the countries in which the Group operates which cannot be objectively predicted and which are beyond the control of the Group, in particular political, economic and social factors, such as the economic policies of the countries in which the Group operates, the growth or decline in gross domestic product, inflation trends, monetary and tax policies, exchange rates, interest rates, unemployment, the purchasing power of the population and the general level of investment in the countries in which the Group operates.</p> <p>3. <b>Regulatory risks, risk of changes to or potential loss of licences or exclusive rights to operate the Group’s business activities</b> – The regulatory environment in jurisdictions in which the Group operates may change in the future, and any such change could have a material adverse effect on its business, results of operations, financial condition and prospects. The legal, compliance and regulatory departments of the Group strive to ensure compliance with all applicable rules and regulations in the relevant jurisdictions and oversee obtaining, maintaining and compliance with the relevant licences and concessions. However, if the Group is unable to, or fails to, comply with all applicable regulatory requirements, this could also result in a material adverse effect on its business, results of operations, financial condition, and prospects.</p>
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**3.4 What are key risks that are specific to the securities?**

<p><b>Key risks that are specific to the Bonds</b></p>	<p>Risk factors specific to the Bonds include in particular the following legal and other facts:</p> <p>1. <b>Risk of acceptance of further debt financing by the Issuer or Guarantor</b> – The Joint Terms and Conditions contain restrictions regarding the volume and conditions of further unsubordinated debt financing of the Issuer or the Guarantor, but various exceptions to these restrictions are set out to enable the acceptance of further debt financing. The acceptance of any additional debt financing may ultimately mean that, in the event of insolvency proceedings, the claims of the Bondholders on the Bonds will be satisfied to a lesser extent than if such debt financing had not been accepted. With the increase in debt financing of the Issuer or the Guarantor, the risk that the Issuer may default on its debts arising under the Bonds or the ability of the Guarantor to meet its obligations under the Financial Guarantee may be threatened.</p> <p>2. <b>Risk associated with the structural seniority of FEG’s debt</b> – A substantial portion of the Group’s debts are at the level of FEG and are therefore structurally senior (i.e. in order of satisfaction) to the Issuer’s obligations under the Bonds and the Guarantor’s obligations under the Financial Guarantee. This means that in the event that a liquidation order is made in respect of FEG, its bankruptcy is declared, an insolvency petition is adjudicated, granted, a moratorium is declared or a reorganisation or bankruptcy petition is granted, Bondholders will only be entitled to satisfaction out of the assets of FEG after all creditors of FEG, including creditors under loan agreements and trade creditors, have been satisfied and a portion of the remaining assets have been distributed to the Guarantor as shareholder of FEG.</p> <p>3. <b>Liquidity risk</b> – Notwithstanding the intention to admit the Bonds to trading on a regulated market, there can be no assurance that the Bonds 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 Bonds may be admitted to trading on a regulated market will not necessarily result in greater liquidity for such Bonds than for Bonds not admitted to trading on a regulated market.</p>
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**4 KEY INFORMATION ON THE OFFER OF SECURITIES TO THE PUBLIC AND THE ADMISSION TO TRADING ON A REGULATED MARKET**

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

<p><b>Conditions of the public offering</b></p>	<p>The Bonds 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 5 June 2026 – 25 June 2026. 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 Bonds may be issued in tranches during the Subscription Period or during the Additional Subscription Period.</p> <p>Participation in the public offer is subject to proof of the investor’s identity with a valid identity document.</p> <p>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).</p>
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<b>Expected timetable for the public offer</b>	The Bonds will be offered from 5 June 2026 – 25 June 2026.
<b>Information regarding admission to trading on a regulated market</b>	The Issuer will apply through the Listing Agent for admission of the Bonds to trading on the Regulated Market of the PSE.
<b>Plan for distribution and public offer of the Bonds</b>	<p>The Bonds will be distributed by way of a public offering. The Issuer will offer the Bonds up to the total nominal amount of the Issue to domestic and foreign qualified and non-qualified (mainly retail) investors. 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 Bonds. 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 (or, in the case of Penta Bank, a EUR or CZK) denominated cash account with the relevant Joint Lead Manager with a sufficient credit balance for the purpose of settling the purchase of the Bonds (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 (or, in the case of Penta Bank, EUR or CZK) denominated cash accounts), or may be required by the relevant Joint Lead Manager to submit other necessary documents and identification data.</p> <p>On the Issue Date or, in the case of Bonds issued in tranches after the Issue Date, on the relevant Settlement Date pursuant to the Subscription Agreement, the Bonds will be subscribed for by the relevant Joint Lead Manager against payment of the issue price of the Bonds to the Issuer pursuant to the Subscription Agreement. Subsequently, on the same date, the Bonds, 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 such Joint Lead Manager to end investors.</p> <p>The relevant Joint Lead Manager will satisfy the instructions for the subscription of the Bonds submitted by the end investors and arrange for the transfer of the Bonds 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 Bonds issued in tranches after the Issue Date, on the relevant date of issue of such tranche of Bonds 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 Bonds.</p> <p>Minimum order amount: CZK 10,000</p> <p>The maximum aggregate nominal amount of Bonds requested by an individual investor in an order is limited to the aggregate nominal amount of the Bonds offered.</p> <p>Placement of the Issue will be made through the Joint Lead Managers.</p> <p>The final nominal value of the Bonds allocated to each investor will be indicated in the confirmation of acceptance of the offer which will be sent by the Joint Lead Managers to each investor (in particular by means of remote communication). The investor shall not be able to trade the subscribed Bonds prior to the delivery of this confirmation.</p> <p>The period during which the public offer will be open is from 5 June 2026 – 25 June 2026. 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.</p> <p>In a public offering made by the Issuer, the price for the Bonds on the Issue Date will be equal to 100% of the nominal value of the Bonds being purchased. The purchase price for the Bonds issued (in tranches) after the Issue Date in the event of a public offering in connection with the primary subscription of Bonds 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 Issuer’s Website <a href="http://www.fortunafundingcr.cz">www.fortunafundingcr.cz</a> (in the section Bonds) and on the website of each respective Joint Lead Manager – <a href="http://www.csas.cz">www.csas.cz</a> (in the section “Podpora” a “Dokumenty” – “Dokumenty ke stažení” – Prospekty a emisní dodatky) (in case of ČS), <a href="http://www.kb.cz">www.kb.cz</a> (in the section About Bank, Obligatory Published Information, Information on Securities, Bond Issues of KB clients) (in case of KB), and <a href="http://www.pentabank.sk">www.pentabank.sk</a> (in the section “Emitenti cenných papierov”) (in case of Penta Bank).</p>

<p><b>An estimate of the total costs associated with the Issue or public offer</b></p>	<p>The costs of preparing the Issue will be approximately CZK 27,000,000 and in the event of an increase in the total nominal amount of the Issue up to the maximum amount, such costs will be approximately CZK 44,200,000. 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 973,000,000 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 1,655,800,000. The net proceeds from the issue of the Bonds will be applied by the Issuer to further develop the Group's business activities and for this purpose, the Issuer expects to provide the amount of the net proceeds to the Guarantor through intra-group loan or credit, whereas such amounts may be provided to the Guarantor's shareholders.</p> <p>Each investor who purchases Bonds through ČS will be charged a fee of 0.25% of the nominal value of the Bonds purchased, according to the instruction to purchase securities. In addition, fees may be charged for record keeping in the property account according to the current price list at <a href="http://www.csas.cz/en">www.csas.cz/en</a>, link: Price Lists in the section Documents to download - Price list for Investment valid from 1 February 2026. Such costs will not exceed 0.06% per annum of the aggregate nominal value of the Bonds in such account.</p> <p>In connection with the acquisition of the Bonds through KB in the Czech Republic, the investor in the Bonds will be charged a fee of 0.25% of the nominal value of the Bonds being acquired. Each investor who purchases the Bonds from KB will be subject to KB's normal securities maintenance fees in accordance with the current price list available on the website <a href="http://www.kb.cz">www.kb.cz</a>, in the section "Cena a sazby, Sazebníky KB, Občané". The cost of maintaining the Securities is 0.02% per annum of the total nominal value of the Bonds in such account (plus VAT, if any), but not less than CZK 15 per month.</p> <p>In connection with the acquisition of Bonds through Penta Bank, investors will not be charged fees. Each investor who purchases Bonds from the bank will, according to the current price list published on the website <a href="http://www.pentabank.sk">www.pentabank.sk</a> (in the section "Dokumenty / Cenník produktov a služieb / Sadzobník poplatkov / Investičné služby/Cenné papiere/Riadenie portfólia / E. Správa cenných papierov vrátane držiteľskej správy"), pay the bank's standard fees for the administration of securities.</p> <p>The investor may be required to pay additional fees charged by the intermediary of the purchase or sale of the Bonds, the person keeping the records of the Bonds, the person who performs the clearing of the Bonds transaction, or by another person, e.g. fees for opening and maintaining an investment account, for arranging the transfer of the Bonds, services related to custody of the Bonds, their registration.</p>
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#### 4.2 Who is the offeror and/or the person asking for admission to trading?

<p><b>Description of the persons offering the Bonds</b></p>	<p>The Bonds will be placed on the market by the Issuer through the Joint Lead Managers, i.e. ČS, KB, and Penta Bank.</p> <p>Each Joint Lead Manager is a joint-stock company incorporated in the Czech Republic under Czech law, and Penta Bank is a joint-stock company incorporated in the Slovak Republic under Slovak law. Each Joint Lead Manager conducts its activities in accordance with Czech law, and Penta Bank conducts its activities in accordance with Slovak law, while, in the course of its activities in the Czech Republic, it also complies with the relevant provisions of Czech law.</p>
<p><b>Description of the person asking for admission to trading on a regulated market</b></p>	<p>The Issuer will apply through the Listing Agent for admission of the Bonds to trading on the Regulated Market of the PSE.</p>

#### 4.3 Why is this base prospectus being produced?

<p><b>Use and estimated net amounts of the proceeds</b></p>	<p>The Issuer plans to use the net proceeds from the Issues under this Programme to further develop the Group's business activities. For this purpose, the Issuer expects to provide the amount of the net proceeds to the Guarantor through intra-group loan or borrowing, whereas such amounts may be provided to the Guarantor's shareholders.</p> <p>The costs of preparing the Issue will be approximately CZK 27,000,000 and in the event of an increase in the total nominal amount of the Issue up to the maximum amount, such costs will be approximately CZK 44,200,000. 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 973,000,000 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 1,655,800,000. The net proceeds from the issue of the Bonds will be applied by the Issuer to further develop the Group's business activities and for this purpose, the Issuer expects to provide the amount of the net proceeds to the Guarantor through intra-group loan or credit, whereas such amounts may be provided to the Guarantor's shareholders.</p>
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<b>Placement of the Bonds</b>	<p>The Joint Lead Managers have undertaken to use their best efforts as may be reasonably required to locate potential investors in the Bonds and to place and sell the Bonds to such investors. The offering of the Bonds will thus be made on a “<i>best efforts</i>” 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 Bonds in the Issue, but in the event that such placement fails, the Joint Lead Managers will not be obliged to subscribe for and purchase any further Bonds 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 Bonds in connection with the Issue.</p>
<b>Material conflicts of interest pertaining to the offer or the admission to trading</b>	<p>To the Issuer’s knowledge, no person or entity participating in the Issue or offering of the Bonds has an interest in such Issue or offering that is material to such Issue or offering of the Bonds except for ČS, which also serves as Fiscal and Paying Agent, Security Agent and Listing Agent for the Issue.</p>

## 1. RESPONSIBILITY STATEMENT

### *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, Fortuna Funding CR s.r.o., with its registered office at Na Florenci 2139/2, Nové Město, 110 00 Prague 1, the Czech Republic, ID No.: 245 69 127, LEI: 315700EB7F6R3BK6W187, registered in the Commercial Register maintained by the Municipal Court in Prague under file No. C 443476.

### *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 4 June 2026

**Fortuna Funding CR s.r.o.**



Name: Ladislav Turányi

Position: Executive Director



Name: Dana Klůčková

Position: Executive Director

## 2. BOND PROGRAMME SUPPLEMENT

This bond programme supplement dated as of the date of these Final Terms and prepared in relation to the Bonds (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 Bonds 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 Bonds 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 Bonds.

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

1.	ISIN of the Bonds:	CZ0003584419
2.	CFI of the Bonds:	DBFGGN
3.	FISN of the Issue:	FORTUNA FUNDING/7.0 DEB 20310709
4.	Condition 4 of the Joint Terms and Conditions:	applicable
5.	Nominal value of each Bond:	10,000
6.	Aggregate anticipated nominal value of the Issue:	CZK 1,000,000,000 with a possibility to increase up to CZK 1,700,000,000
7.	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, with the consent of the Arranger and the Joint Lead Managers, the total nominal value of the Issue; the amount of such increase will not exceed CZK 700,000,000 (i.e., CZK 1,700,000,000 as the total nominal value of the Issue)
8.	Quantity of Bonds:	100,000 / 170,000 if the total nominal value of the Issue is issued
9.	Currency of the Bonds:	CZK
10.	Issue Method:	The Bonds will be issued at once on the Issue Date, but if the aggregate nominal value of the Bond 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.
11.	Name of the Bond Issue:	FORTUNA F. 7,00/31
12.	Issue Date:	9 July 2026
13.	Final Maturity Date:	9 July 2031
14.	Subscription period:	5 June 2026 –25 June 2026
15.	Issue Price of the Bonds issued on the Issue Date:	100% of the nominal value of the Bonds

16.	Day Count Fraction:	BCK Standard 30E/360
17.	<b>Fixed Rate Bonds:</b>	applicable
	18.1 Interest rate:	7.00% p.a.
	18.2 Interest Payment Dates:	semi-annually on 9 January and 9 July, whereas the first Interest Payment Date will fall on 9 January 2027
18.	<b>Floating Rate Bonds:</b>	not applicable
19.	Other value that the Issuer will pay to the Bondholders at final maturity:	not applicable
20.	Record Date for Interest Payment:	as per Condition 16
21.	Record Date for Nominal Amount Repayment:	as per Condition 16
22.	Early redemption at the option of the Issuer under Condition 6.4:	applicable
	22.1 The Issuer is entitled to redeem early the nominal value of the Bonds partially:	applicable
	22.2 Minimum Prepayment Amount:	100% of the outstanding nominal amount of the Bonds of the entire Issue
	22.3 Maximum Prepayment Amount:	not applicable
	22.4 Dates on which the Issuer may redeem the Bonds early upon decision of the Issuer:	on any date beginning on 9 January 2031
	22.5 Period for notification of the early redemption at the option of the Issuer to the Bondholders:	The Issuer must notify the Bondholders no later than forty (40) days prior to the Early Redemption Date.
	22.6 Early redemption Payment Amount in respect of each Bond:	100% of the outstanding nominal amount of the Bond, the relevant interest income accruing on the amount of the early repaid nominal amount of such Bond as of the Early Redemption Date
23.	Bondholder Buyback under Condition 6.5:	applicable
	23.1 Period for the delivery of the Buyback Notice to the Issuer:	as per Condition 6.5
	23.2 Buyback amount in respect of each Bond:	as per Condition 6.5
24.	Business Day Convention for determination of Payment Dates (other than Interest Payment Day):	applicable
25.	Obligation of the Issuer to pay to the Bondholders 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 Bonds:	as per Condition 8
26.	Condition 9.1:	yes
27.	Fiscal and Paying Agent:	as set out under the heading of the Joint Terms and Conditions

28.	Specified Office:	as set out in Condition 11.1(a)
29.	Calculation Agent:	not applicable
30.	Listing Agent:	as set out under the heading of the Joint Terms and Conditions
31.	Other Agents:	not applicable
32.	Financial Centre	Prague
33.	Persons Authorised to Attend the Meeting:	as set out in Condition 12.2(a)
34.	Internal approval of the Issue and the Financial Guarantee:	Decisions of the Issuer's sole participant and Executive Directors dated 20 May 2026 and decision of the director of the Guarantor dated 21 May 2026 in relation to the Guarantee.
35.	Details of the persons involved in the arrangement of the issuance of the Bonds:	The issuance of Bonds will be arranged by the Joint Lead Managers.
36.	Advisors	The names, functions and addresses of the Advisors are set out on the last page of these Final Terms.
37.	Information sourced from third parties included in the Final Terms / source of information:	not applicable
38.	Post-issuance information:	not applicable

### 3. SUPPLEMENTAL 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 Bonds or the admission of the Bonds 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 Bonds and the admission of the Bonds 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 Bonds.

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:	The Bonds will be distributed by way of a public offering. The Issuer will offer the Bonds up to the total nominal amount of the Issue to domestic and foreign qualified and non-qualified (mainly retail) investors.
1.1.	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 Bonds. 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 (or, in the case of Penta Bank, a EUR or CZK) denominated cash account with the relevant Joint Lead Manager with a sufficient credit balance for the purpose of settling the purchase of the Bonds (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 (or, in the case of Penta Bank, EUR or 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 Bonds issued in tranches after the Issue Date, on the relevant Settlement Date pursuant to the Subscription Agreement, the Bonds will be subscribed for by the relevant Joint Lead Manager against payment of the issue price of the Bonds to the Issuer pursuant to the Subscription Agreement. Subsequently, on the same date, the Bonds, 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 such Joint Lead Manager to end investors.

The relevant Joint Lead Manager will satisfy the instructions for the subscription of the Bonds submitted by the end investors and arrange for the transfer of the Bonds 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 Bonds issued in tranches after the Issue Date, on the relevant date of issue of such tranche of Bonds 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 Bonds.

Minimum order amount: CZK 10,000

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

Placement of the Issue will be made through the Joint Lead Managers.

The final nominal value of the Bonds allocated to each investor will be indicated in the confirmation of acceptance of the offer which will be sent by the Joint Lead Manager to each investor (in particular by means of remote communication). The investor shall not be able to trade the subscribed Bonds prior to the delivery of this confirmation.

The period during which the public offer will be open is from 5 June 2026 to 25 June 2026. 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.

In a public offering made by the Issuer, the price for the Bonds on the Issue Date will be equal to 100% of the nominal value of the Bonds being purchased. The purchase price for the Bonds issued (in tranches) after the Issue Date in the event of a public offering in connection with the primary subscription of Bonds 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 Issuer's Website [www.fortunafundingcr.cz](http://www.fortunafundingcr.cz) (in the section Bonds) and on the website of each respective Joint Lead Manager – [www.csas.cz](http://www.csas.cz) (in the section Podpora a Dokumenty – Dokumenty ke stažení – Prospekty a emisní dodatky) (in case of ČS), [www.kb.cz](http://www.kb.cz) (in the section About Bank, Obligatory Published Information, Information on Securities, Bond Issues of KB clients) (in case of KB), and [www.pentabank.sk](http://www.pentabank.sk) (in the section “*Emitenti cenných papierov*”) (in case of Penta Bank).

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| 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 results of the offering of the Bonds, including the total nominal value of all issued Bonds comprising the Issue, will be published without undue delay after the closing of the offering on the Issuer's Website <a href="http://www.fortunafundingcr.cz">www.fortunafundingcr.cz</a> (in the section Bonds) and on the websites of the Joint Lead Managers indicated in paragraph 1.1 above.                                                                                        |
| 1.4. Method and time limits for paying up the Bonds and for delivery of the Bonds:                                                                                                     | The settlement will be performed on a DVP (delivery versus payment) and/or DFP (delivery free of payment) basis through the Central Depository and Česká spořitelna, a.s., 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 Česká spořitelna, a.s. |
| 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 Bonds.                                                                                                                                                                                                                                                                                                                                                                                                            |
| 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:                                                                                                                         | Each investor who purchases Bonds through ČS will be charged a fee of 0.25% of the nominal value of the Bonds purchased, according to the instruction to purchase securities. In addition, fees may be charged for record keeping in the property account according to the current price list at <a href="http://www.csas.cz/en">www.csas.cz/en</a> , link: Price                                                                                                                         |

Lists in the section Documents to download - Price list for Investment valid from 1 February 2026. Such costs will not exceed 0.06% per annum of the aggregate nominal value of the Bonds in such account.

In connection with the acquisition of the Bonds through KB in the Czech Republic, the investor in the Bonds will be charged a fee of 0.25% of the nominal value of the Bonds being acquired. Each investor who purchases the Bonds from KB will be subject to KB's normal securities maintenance fees in accordance with the current price list available on the website [www.kb.cz](http://www.kb.cz), in the section "Ceny a sazby, Sazebníky KB, Občané". The cost of maintaining the Securities is 0.02% per annum of the total nominal value of the Bonds in such account (plus VAT, if any), but not less than CZK 15 per month.

In connection with the acquisition of Bonds through Penta Bank, investors will not be charged fees. Each investor who purchases Bonds from the bank will, according to the current price list published on the website [www.pentabank.sk](http://www.pentabank.sk) (in the section "*Dokumenty / Cenník produktov a služieb / Sadzobník poplatkov / Investičné služby / Cenné papiere / Riadenie portfólia / E. Správa cenných papierov vrátane držiteľskej správy*"), pay the bank's standard fees for the administration of securities.

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 Manager on a firm or non-firm Commitment basis / Entering into the Subscription Agreement and its material features / underwriting and placement commissions:

On 13 May 2026, the Issuer and the Joint Lead Managers entered into a mandate agreement pursuant to which the Issuer has appointed the Joint Lead Managers to conduct the public offering and placement of the Issue with end investors. The Bonds will be offered by the Issuer through the Joint Lead Managers in a public offering to end investors. The Joint Lead Managers have undertaken to use their best efforts as may be reasonably required to locate potential investors in the Bonds and to place and sell the Bonds to such investors. The offering of the Bonds 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 Bonds in the Issue, but in the event that such placement fails, the Joint Lead Managers will not be obliged to subscribe for and purchase any further Bonds 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 Bonds in connection with the Issue. The aggregate amount of each Joint Lead Manager's commission for the placement of the Issue will not exceed 0.4% p.a. of the aggregate nominal amount of the Bonds

- subscribed pursuant to the placement secured by such Joint Lead Manager.
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 Bonds has an interest in such Issue or offering that is material to such Issue or offering of the Bonds, except for ČS, which also serves as Joint Lead Manager, Fiscal and Paying Agent, Security Agent, and Listing Agent for the Issue.
  3. Reasons for the offer and use of proceeds from the Bonds: The costs of preparing the Issue will be approximately CZK 27,000,000 and in the event of an increase in the total nominal amount of the Issue up to the maximum amount, such costs will be approximately CZK 44,200,000. 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 973,000,000 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 1,655,800,000. The net proceeds from the issue of the Bonds will be applied by the Issuer to further develop the Group's business activities and for this purpose, the Issuer expects to provide the amount of the net proceeds to the Guarantor through intra-group loan or credit, whereas such amounts may be provided to the Guarantor's shareholders.
  4. Admission of the Bonds to the relevant regulated market: The Issuer has applied for admission of the Bonds to trading on the Regulated Market of the PSE.
  5. Admission of securities of the same class as the Bonds 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 Bonds are admitted to trading on any regulated market, third country market, SME Growth Market or multilateral trading facility.
  6. Financial intermediaries granted specific consent to use the Base Prospectus: not applicable
  7. Secondary trading intermediary (market maker): No person has accepted the obligation to act as an intermediary in secondary trading (market maker).
  8. Further restrictions on the sale of the Bonds: not applicable

## **ADDRESSES**

### **ISSUER**

Fortuna Funding CR s.r.o.  
Na Florenci 2139/2  
110 00 Prague 1

### **GUARANTOR**

FORTUNA ENTERTAINMENT HOLDING LTD  
Agias Fylaxeos & Polygnostou  
212, C&I CENTER, 2<sup>nd</sup> floor  
3082 Limassol  
the Republic of Cyprus

### **ARRANGER**

Česká spořitelna, a.s.  
Olbrachtova 1929/62  
140 00 Prague 4

### **JOINT LEAD MANAGERS**

Česká spořitelna, a.s.  
Olbrachtova 1929/62  
140 00 Prague 4

Komerční banka, a.s.  
Na Příkopě 33 čp. 969  
114 07 Prague 1

Penta Bank, a. s.  
Einsteinova 25  
851 01 Bratislava  
Slovakia

### **FISCAL AND PAYING AGENT, SECURITY AGENT, LISTING AGENT**

Česká spořitelna, a.s.  
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