

Hello,

Please be informed, that you have an opportunity to purchase **fixed-rate USD-denominated green bonds of Energy Development Georgia LLC**. The company plans to issue up to **USD 10 million 2-year** senior, unsecured public bonds. The bonds are set to be listed on the Georgian Stock Exchange.

The indicative terms of the offering include:

- Issuance size - **10,000,000 USD**;
- The minimum placement lot - **1,000 USD (1 Bond)**;
- Expected interest range (coupon) – **Annual fixed 8.0-8.5%**;
- Maturity - **2 years**;
- Interest (coupon) payment - **Semi-annually**;
- Type - **Senior Unsecured Green Bonds**;
- Placement agent - **TBC Capital**;
- The issuance is exempt from taxes.

The bond proceeds will be used for the refinancing of existing bonds. The company has obtained a Second Party Opinion (**SPO**) from Sustainalytics, which assessed the compliance of the green bond framework with international standards and requirements.

About the Company:

Energy Development Georgia owns and manages cascade of three hydropower plants (HPPs) located in Guria region, Georgia. The total installed capacity of HPPs is 15.25 MW, with a load factor of 49.2%.

The State is the **guaranteed off-taker** of the Company's generated electricity during 8 months of the year, under "Power Purchase Agreement" (**PPA**). During the remaining 4-month period, the Issuer sells electricity on both local and export markets. The Company has PPAs on two of its HPPs - valid until 2030 and 2031, fully covering the term of the bonds. In 2024, sales under PPA accounted for 62.4% of total revenue.

The Company is 95% owned by **Mindia Sabanadze**, who runs several successful businesses across various sectors in Georgia.

For detailed information, please refer to the following **link**.

For further information, please contact your personal banker no later than **18 June, 2025**.

The indicative Issue date for the bonds is **23 July, 2025**. The final coupon will be determined during the book-building process.

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[1]During the allocation process, preference will be given to subscribers who are interested in the lower coupon rate.

Important Notice

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