Contract registration number: 3851/06/2021

Date: 06.08.2021

Legal entity "Bank"

PJSC Sberbank, Moscow, 117997, Russian Federation, Street Vavilova, Building 19, Banking license No.1481 issued on August 11, 2015, represented by Chairman Mr. V.M. TSIBULNIKOV

Phone: + 7-495-108-4720

and

Legal entity "Client" (hereinafter referred to as "Client")

ASTORIA MANAGEMENT GROUP CZ, s.r.o, Pražákova-Štýřice 1008/69 - AZ Tower, Brno 639 00, Czech Republic, ID: 09231633, represented by Kvetoslav Janík, company executive.

Telephone Number: +420 606 115 594

The client is registered in the Commercial Register:

Company registered in the Commercial Register kept at the Regional Court in Brno, Section C, Insert 117958 on 09.06.2020.

conclude pursuant to § 2395 and the following provisions of Act no. 89/2012 Coll., The Civil Code, as amended, this loan agreement (hereinafter referred to as the "Agreement").

1 Warranty relationship

The Client and the Bank have agreed that the Bank, as amended by the guarantee document specified in Appendix No. 1 to this Agreement (hereinafter the "Guarantee Certificate"), will ensure the issuance of a bank guarantee (hereinafter the "Bank Guarantee") itself or through one or more banks. on the basis of a counter-guarantee (hereinafter referred to as the "Counter-Guarantee"), in favor of the creditor: Vantu Bank, Top Floor Lolam House, Kumul Highway, Port Vila, Efate, Vanuatu (hereinafter referred to as the "Lender"). In those provisions of the Agreement relating to the Bank Guarantee and / or the Counter-Guarantee, the common term "Guarantee" is used for these terms.

In accordance with Section 1751 of the Civil Code, the General Terms and Conditions of the Bank (hereinafter referred to as the "General Terms and Conditions"), the relevant Notices, ie the Rules for the Timing of Payments of Receivables (hereinafter referred to as the "Rules"), and the Tariff this Agreement). By signing this Agreement, the Client confirms that he has read the content and meaning of the documents listed in the previous sentence, as well as other documents referred to in the General Terms and Conditions, and expressly agrees with their wording.

The Client hereby declares that the Bank has alerted him to the provisions which refer to the abovementioned documents outside the actual text of the Agreement and their meaning has been sufficiently



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explained to him. The Client acknowledges that he is bound not only by the Contract but also by these documents and acknowledges that non-fulfillment of obligations or conditions stated in these documents may have the same legal consequences as non-fulfillment of obligations and conditions arising from the Contract.

Article 28 of the General Terms and Conditions regulates the necessary consents of the Client, in particular the consent to the processing of Personal Data. The client is entitled to revoke these consents at any time in writing. Capitalized terms used in this Agreement have the meanings ascribed to them in this document or the General Terms and Conditions.

The Client agrees that the Bank is entitled to set off its receivables from the Client to the extent and in the manner specified in the General Terms and Conditions

The application of the provisions of § 1799 and § 1800 of the Civil Code on Adhesion Contracts is excluded from the contractual relationship established on the basis of the Contract.

The Client acknowledges and agrees that within the Bank Guarantee the Bank is entitled not to carry out any transactions or is entitled not to carry out or accept other acts (change of documentation, assignment of rights from it, etc.), which demonstrably show involvement of entities appearing on sanEuron lists. measures of the UN, the EU, the USA or the Czech Republic, or on sanEurons or other similar lists of the controlling entity of the Bank, which are binding on the Bank and which may prohibit transactions with such entities, and that the Bank is entitled to communicate the required information to competent authorities. The Bank shall not be liable for any delay or non-execution of such transaction or disclosure of its details to the competent authorities

The Bank will issue a Guarantee Certificate after the Client has fulfilled all obligations under this Agreement, which are a condition for issuing a Guarantee Certificate. [i) Submit a certified copy of the issue conditions and ii) the bank confirms the information specified in the loan agreement via interbank coded communication]

If the Client does not meet the conditions for the issuance of the Guarantee Certificate by the Bank no later than 30.08.2021, his right to provide the Guarantee expires

The Bank sends to the Lender a Guarantee Certificate in the form of a Bank Guarantee in a single original copy as follows:

authenticated swift message via the notifying bank

X courier service by registered mail with delivery through the Client

In the case of the Counter-Guarantee, the Bank will determine the method of sending the Guarantee Document.

In the case of issuing a Counter-Guarantee, the Bank is not liable to the Client if any other bank has not duly complied with the instructions to issue its Counter-Guarantee or Bank Guarantee, eg fails to reflect the Bank's requirements in its Counter-Guarantee or Bank Guarantee, or The Client undertakes to reimburse the Bank in the manner provided for in Article 4 of this Agreement for the performance provided by the Counter-Guarantee, even in the event that the Bank Guarantee has not been provided to the Lender.

2. Price for providing the Guarantee

The Client undertakes to pay the Bank for the provision of the Guarantee a price (hereinafter referred to as the "Guarantee Price") in the amount of 1.60% pa of the guaranteed amount or the current balance of the



Телефон: +7(495)500-55-50,8(800)555-55-50 Факс: +7(495)957-57-31, +7(495)747-37-31 sberbank@sberbank.ru, www.sberbank.ru

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guaranteed amount for the period from the date of issue of the Guarantee to the last day of validity Warranties.

The price for the provision of the Guarantee is paid in advance in regular monthly installments. For calculation

- the first installments of the Price for the provision of the Guarantee will use the amount of the guaranteed amount stated in the Guarantee Certificate.
- all other installments of the Price for the provision of the Guarantee will be used in the amount of the current balance of the guaranteed amount reported on the last day of the calendar month immediately preceding the due date of the relevant installment of the Price for the provision of the Guarantee,
- the last payment of the Price for the provision of the Guarantee will be calculated proportionally to the date of termination of the Guarantee.

The first installment of the Price for the provision of the Guarantee will be due on the next Business Day after the issuance of the Guarantee Certificate, all other installments of the Price for the provision of the Guarantee will be due on the first Business Day of the relevant calendar month. The Client is obliged to pay the Price for the provision of the Guarantee in Euro.

Non-acceptance of the Guarantee Certificate sent by the Bank pursuant to this Agreement, or premature termination of the Guarantee does not affect the Client's obligation to pay the Price for providing the Guarantee for the calendar month in which any of the events specified in this paragraph occurred.

The price for the provision of the Guarantee shall be paid in the manner specified in Article 7 of this Agreement

3 Prices for other services provided

The Client undertakes to pay the Bank the price for the preparation of documentation associated with the provision of the Guarantee in the amount of Euro 50,000.00. This price is payable no later than the date of issue of the Guarantee Certificate, unless otherwise agreed. The Client further undertakes to pay the Bank prices for all other services provided by the Bank to the Client in connection with the performance of this Agreement. The amount and maturity of prices for these services are governed by the Tariff

The Client undertakes to reimburse the Bank for all costs associated with the provision and application of the Guarantee, including the costs of other banks determined in accordance with this Agreement, in Euro and without undue delay when the Bank incurs them. The costs under the previous sentence also include expenses associated with legal opinions and translations that the Bank is entitled to claim if the Guarantee is governed by other than Czech law, as well as expenses of the Bank incurred in connection with court or similar proceedings relating to a dispute related to the Guarantee.

Costs in foreign currency, which the Client is obliged to pay to the Bank under this Agreement, shall be paid in Euro. The exchange rate of sale valid on the due date of the relevant amount shall be used for conversion. The Client may, under the conditions set out in Article 8 of this Agreement, reimburse costs incurred in a foreign currency and in a currency other than the Euro; In such a case, the relevant amount will first be converted into Euro in the manner specified in the previous sentence and then from Euro to the foreign currency in which the relevant amount will be paid, at the exchange rate valid on the due date of the relevant amount.

Prices and all costs under this Article shall be paid in accordance with Article 7 of this Agreement

4. Nature and conditions of the Warranty and performance under the Warranty

The Client acknowledges that, unless otherwise stated in the Guarantee Certificate, the Guarantee is issued as an abstract, at the first request and without objection, completely independent of the obligations provided. In the event of application of the Guarantee, the Client is entitled to raise against the



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Bank only those objections which the Bank is entitled to raise in accordance with the terms of the Guarantee Document. Unless otherwise stipulated in the Guarantee Certificate, the Client is not entitled to raise any objections against the Bank regarding the amount or existence of reasons for the application of the Guarantee in relation to the secured obligation.

The Client acknowledges that if a satisfactory request for performance under the Guarantee contains an alternative option to extend the validity of the Guarantee, the Bank is entitled to invite the Client to state whether it agrees with its extension. If the Bank does not invite the Client according to the previous sentence or the Client does not conclude an amendment to this Agreement with the Bank within the required period, on the basis of which the Bank will extend the Guarantee according to the Lender's requirements, the Bank is obliged to fulfill the Guarantee.

The Client and the Bank have agreed that the price for the implementation of the Loan is not negotiated. The Bank informs the Client in writing without undue delay that it has received a call for performance from the Bank Guarantee or Counter-Guarantee (in the case of a Counter-Guarantee only a call for performance from the Counter-Guarantee) and provides a copy to the Client upon request. The Bank informs the Client in writing without undue delay that it has performed under the Guarantee.

Klient je povinen bez zbytečného odkladu, nejpozději však do 10 Obchodních dnů ode dne odepsání příslušné částky z účtu Banky, uhradit jakékoliv částky, které Banka byla povinna uhradit v souvislosti se Zárukou, a to včetně všech poplatků, nákladů, či jakýchkoliv jiných výdajů v souvislosti s plněním ze Záruky. Klient provede úhradu částky podle předcházející věty v Euro.

The Client undertakes to pay the Bank the amount of the guaranteed amount of the Guarantee in relation to the Guarantee on the day of issuing the Guarantee, due on the day following the expiration of 20 Business Days after the final validity date of the Guarantee (hereinafter the "Guarantee Settlement Day").

The Client's debt under this provision will be automatically reduced by

- (a) the portion of the amount of the Guaranteed Amount of the Guarantee not claimed by the Lender under the Guarantee during its term, as of the Guarantee Settlement Date, and
- (b) amounts paid by the Client by the Settlement Date of the Guarantee in relation to the Guarantee in accordance with Article 4.4 of this Agreement, as of the date of their payment

Pursuant to this provision in relation to the Guarantee, the Client's debt shall automatically terminate (even before the final date of validity of the Guarantee) in the event that

- (a) the Bank no longer has any obligation to perform under the Guarantee in favor of its Lender and
- (b) The Client has paid to the Bank all debts incurred by him in relation to the Guarantee in accordance with Article 4.4 of this Agreement.

The Bank shall return to the Client without undue delay the amount paid under this provision in relation to the Guarantee, if it turns out that the amount paid in accordance with this provision exceeds the amount of the Bank's receivable paid by the Client under Article 4.4 of this Agreement (including the receivable guarantees), up to the amount of the difference between these amounts

Irrespective of the maturity of the debt agreed above, the Client's debt under this provision is always due at the time of filing a petition to initiate insolvency proceedings against the provider of securing this debt, if it is different from the Client.

In the case of a Counter-Guarantee, for the purposes of this provision, the Lender means the bank through which the Bank has ensured the issuance of the Bank Guarantee

5. Interest on late payments

If the Client is in arrears with the payment of any of his debts to the Bank under this Agreement, he is obliged to pay the Bank interest on arrears in the amount specified in the Interest Rate Notice, which sets



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the amount of interest on arrears, but not more than 3% of the outstanding amounts pa If at the time of the Client's delay there is a change in the interest rate on arrears according to the relevant Interest Rate Notice, the amount of interest on arrears that the Client is obliged to pay under this Agreement will change starting from the effective date of the change in the relevant interest rate for interest calculation.

The Client and the Bank have agreed that after the expiry of the interest rate pursuant to Article 5.1 of this Agreement, the interest rate will be fixed and will amount to 0.01% p.a. from the principal of the Loan. Interest on arrears shall be payable as soon as the Bank becomes entitled to it and shall be paid in accordance with Article 7 of this Agreement.

Contractual penalty

If the Client breaches the obligation under this Agreement, which is secured by a contractual penalty, he shall pay the Bank a contractual penalty in the agreed amount.

The contractual penalty will be payable on the 7th Business Day after the delivery of the call for payment of the contractual penalty to the Client. Before claiming a contractual penalty, the Bank may provide the Client with a period of time to remedy the breach in question, even repeatedly, principal due on the Loan, or interest due.

Payment of the contractual penalty does not affect the Bank's right to compensation for damage caused by a breach of the obligation secured by the contractual penalty, nor the Client's obligation to fulfill the obligation in question, or the obligation to pay default interest.

Payment of bank receivables

The Bank is entitled to settle its receivables from the Client arising in connection with this Agreement, including interest on arrears and contractual penalties, by transfer from the Client's account number: 40702978697870000078 (hereinafter the "Current Account"), including the debit balance up to the authorized debit. on the Current Account, without further consent of the Client.

In the event that the Bank's receivable from the Client arising in connection with this Agreement cannot be settled from the Current Account, the Bank is entitled to settle such receivable from funds in other current accounts, deposit accounts or the Client's deposits with the Bank, without further consent of the Client, even before the agreed maturity of balances on these accounts or deposits. In such a case, the Bank is entitled to charge the Client the price for early withdrawal and other fees in accordance with the agreement on the establishment of the relevant account or deposit. The Bank is entitled to make a payment in accordance with the first sentence of this paragraph also from the debit balance up to the amount of the permitted debit on the Client's current accounts with the Bank.

The Bank undertakes to inform the Client in writing without undue delay that the Bank's receivable from the Client arising in connection with this Agreement has not been settled in accordance with paragraph 7.1 or 7.2.

If it will not be possible to settle the Bank's receivables in the manner specified in paragraph 7.1 or 7.2 of this Agreement, the Client is obliged to settle the Bank's receivables in any other form. In such a case, the Client is obliged to agree in advance with the Bank on the identification of the account to which the payment will be directed

8. Currency of payments and exchange rate differences

In the event that the Client requests payment of its debts in a currency other than the agreed currency and unless this Agreement provides otherwise, the amount will be recalculated in accordance with the rules set out in this Article. The Client is not entitled to settle his debts to the Bank arising in connection with this Agreement in a currency which is not stated on the Bank's exchange rate list valid on the day on which the payment is made.



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If the Bank's receivable under this Agreement is paid in a foreign currency:

- a) from an account maintained with the Bank, the conversion of foreign currency into Euro will be made at the Exchange rate of purchase valid on the day of debiting the funds from the account in question.
- b) by depositing cash at the Bank's point of sale, the conversion of foreign currency into Euro will be performed at the purchase exchange rate valid on the day of depositing cash at the Bank's point of sale;
- c) from an account held with another bank, or by depositing cash in favor of the Bank with another bank, the conversion of foreign currency to Euro will be performed at the exchange rate kept at the Bank. In the event of a payment pursuant to this item, the Client is obliged to agree with the Bank on the identification of the account to which the payment will be directed before making the payment.

Any conversion of a foreign currency into euros at another bank is determined by its business conditions. The amount received by the Bank from another bank will be used to pay the Client's debt to the Bank, and the Bank is not responsible for the exchange rate and conditions under which the conversion is performed at another bank.

The Client and the Bank have agreed that if payments made pursuant to this Article arise from exchange rate conversions:

- arrears of the Bank's receivable, the Client shall settle it in any form without undue delay,
- · overpayment of the Bank's receivable, the Bank shall transfer this overpayment to the Current Account without undue delay.

9. Fulfilling more debts

If the Client is obliged to pay to the Bank at the same time several due debts arising from this Agreement, or due debts from other obligations to the Bank, and the provided performance is not sufficient to meet all due debts of the Client to the Bank, the performance provided by the Client is used to pay the Client's debt to the Bank. determined in accordance with the Rules. The Bank publishes the rules in its points of sale or on its website www.kb.cz. The change of the Rules takes effect by publishing the current wording of the Rules.

10 Securing debts

The Client's debts to the Bank arising under this Agreement are secured by a separate agreement In justified cases, especially if the Client's financial or business situation deteriorates, the Client is obliged to immediately provide the Bank with security for the Client's debts to the Bank arising in connection with this Agreement, to the extent required by the Bank.

Special arrangements

The Client undertakes not to provide any guarantee, financial guarantee, transfer, alienate, assign, lease, lease or lease his property or any part thereof as security as a security to a third party (except SG Controlled Persons) without the prior written consent of the Bank and will not be to dispose of its property or its part with similar legal effects, nor shall it encumber or enable the encumbrance of another right of a third party (except for a Person controlled by SG) or allocate it to a trust fund. The Client further undertakes not to accept or provide a loan or lending or to issue or validate a bill of exchange or enter intocontracts for the purchase of a leased item, a lease agreement or a lease agreement in which he will act as a lessee or leaseholder. The Bank undertakes not to refuse its consent without good reason.

For the purposes of this Agreement, a person controlled by SG means an entity that controls SG and which at the same time either

- (i) has or acquires an ownership interest in an entity domiciled in the Czech Republic consisting of a direct or indirect share in its share capital, or
- (ii) is domiciled in the Czech Republic. If such an entity is a FSKB Member, this entity is listed in the FSKB Members



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The Client undertakes that his debts from the Contract until their full payment will be at least equivalent (pari passu) to all his other existing and future debts in terms of the quality and subject of the provided security for these debts and the order of satisfaction. This does not apply to debts whose more favorable order results from the mandatory provisions of legal regulations.

The condition for issuing the Guarantee Certificate is to prove to the Bank the provision of security for the Client's debts arising on the basis of and in connection with the Agreement and the issuance of the Guarantee pursuant to the Agreement.

The Client is obliged to direct 100% of its revenues to its accounts with the Bank for the period of validity of this Agreement

The Client undertakes to submit the following financial statements to the Bank:

- a) statements in the scope of the balance sheet, profit and loss statement and analysis of receivables and debts / liabilities from the Client's business until their maturity and after their maturity semi-annually - no later than 360 days after the end of the calendar half-year (except the end of the relevant accounting period);
- preliminary financial statements in the scope of the balance sheet and profit and loss statements and analysis of receivables and debts / liabilities from the Client's business relations until their maturity and after their maturity - within 360 days after the end of the relevant accounting period;
- c) financial statements provided by the Client, ie the balance sheet, profit and loss statement and itsappendix, including the auditor's report and the annual report, if the Client is obliged by law to have the financial statements verified by an auditor within 360 days after the end of the relevant accounting period;
- d) consolidated financial statements, if the Client is obliged in accordance with applicable legal regulations to prepare such financial statements. The Client, who in accordance with valid legal regulations keeps tax records, undertakes to submit to the Bank, instead of the statements mentioned above in this paragraph, a copy or copy of the income tax return in paper form signed by the Client within 360 days after the end of the relevant tax period, and then an overview of its receivables and debts / liabilities from business relations, or other information and documents specified by the Bank, without undue delay after the Bank requests the Client to submit an overview of receivables and debts / liabilities, or other information and documents.

The Client undertakes to submit to the Bank a copy or a copy of the income tax return in paper form, including its annexes, in accordance with Act no. 280/2009 Coll., The Tax Code, as amended, within 360 days after the end of the relevant accounting period. A copy or a copy of the income tax return in paper form will be signed by the Client

12. Verification, information obligation and other cooperation

The Bank is entitled to examine and evaluate the financial situation of the Client, as well as other facts that could in their consequences lead to a threat to the fulfillment of the Client's obligation under this Agreement.

The client undertakes:

- a) to submit documents to the Bank to the extent and within the deadlines agreed in this Agreement and to provide the Bank, upon request, with all other information concerning in particular its activities. The Client is obliged to immediately inform the Bank of all circumstances that have or may have a negative impact on its business, may cause significant changes in its activities, or endanger or may endanger the proper performance of the Client's obligations arising in connection with this Agreement;
- without undue delay, inform the Bank in writing of all facts that could result in a change in the circumstances under which the Guarantee was provided, as well as the termination, deterioration or questioning of the collateral pursuant to Article 10 of this Agreement;
- c) inform the Bank in writing without undue delay of any significant changes in the facts concerning him, in



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particular his name and surname, or name or business name, address of permanent residence, or registered office or address for delivery, etc., no later than 5 days from implementation of this change. The new data is effective against the Bank as soon as it is duly notified to it;

- d) immediately inform the Bank in writing of the commencement, course and termination of criminal prosecution against him, of his final conviction, or other decision by which the matter was validly terminated, of the imposition and execution of a sentence, protective or precautionary measure. Likewise, the Client is obliged to inform the Bank in writing of the fact that he has been convicted of a criminal offense in the past, unless he is viewed as having not been convicted. At the request of the Bank, the Client is obliged to submit an extract from the Criminal Register or another document relating to criminal prosecution. To the same extent, the Client is obliged to immediately inform the Bank in writing if the above facts concern a member of the statutory body or another person authorized to act on behalf of the Client, persons performing management, control or decisive influence on management or employees in performing work tasks, if the crime can be attributed also to the Client;
- e) communicate to the Bank without undue delay, upon its request, information on all its accounts held with other banks; and
- f) to provide, at the Bank's request, at its own expense, an updated valuation of the collateral pursuant to Article 10 of this Agreement and submit it to the Bank within the deadline set by it. In the event that the subject of collateral pursuant to Article 10 of this Agreement is real estate, the Client is obliged to allow the Bank to process the valuation of such real estate, in particular by allowing the authorized person to enter the real estate and handing over all documents necessary for valuing such real estate.

The Client is obliged to provide the Bank with all required information and documents in writing.

The Client, if he is a legal entity, declares that he is a duly established and validly existing legal entity in accordance with the legal system of the place of its establishment. The status of the Client's entry in the Commercial Register or other legal records, in which the Client is registered in accordance with the legal regulations governing its origin and existence, corresponds to the facts

To the best of the Client's knowledge, no court, administrative or arbitration proceedings are conducted concerning the Client or his property that could affect the proper performance of the Client's obligations under the Agreement or affect the Client's financial or business situation, and there is no threat of such prosecution or proceedings. Furthermore, to the best of the Client's knowledge, no criminal prosecution of the Client or persons who are members of its statutory body, other persons authorized to act on behalf of the Client, persons performing management, control activities or decisive influence on management or employees in performing work tasks is conducted, if the crime can be also be attributed to the Client, and there is no risk of such prosecution or proceedings. Furthermore, the client is not serving a sentence, protective or precautionary measure, nor has he been convicted of a criminal offense in the past, unless he is viewed as if he had not been convicted.

If the Client breaches any of the obligations set out in Article 10 or 11 of this Agreement or in the preceding paragraphs of this Article, the Bank is entitled to demand that the Client pay a contractual penalty in the amount of Euro 10,000.00 for each individual case of breach.

Service of documents

The Client and the Bank have agreed that the documents relating to this Agreement (hereinafter referred to as the "Shipments") will be delivered to the address specified below in this Agreement or to the address which they will communicate in writing after the conclusion of this Agreement.

Shipment address:

- a) PJSC SBERBANK, 19 VAVILOVA STREET, MOSCOW, 117997, Russia
- b) ASTORIA MANAGEMENT GROUP CZ,S.R.O, Pražákova-Štýřice 1008/69 AZ Tower, Brno 639 00, CZE
- c Vantu Bank Limited,Officer:Roy Macdonald, Mobile phone:+6787747123, Pot 615/304, Rock Terrace Building,Kumul Highway, Port Vila,Efate, Vanuatu

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The Client undertakes to mark all documents addressed to the Bank in connection with this Agreement with the registration number, which is stated on the first page of this Agreement.

Final Provisions

All disputes arising out of or in connection with the Agreement shall be finally decided by either the Arbitration Court at the Economic Chamber of the Czech Republic and the Agrarian Chamber of the Czech Republic in arbitration proceedings pursuant to its rules by three arbitrators or general courts of the Czech Republic. The party who first brings an action or otherwise initiates proceedings shall choose the method of resolving the dispute according to the previous sentence. This choice is then binding on both parties in relation to the dispute.

The Client declares that the conclusion as well as the exercise of rights and fulfillment of obligations under this Agreement have been duly approved by the competent authorities within the Client's internal structure, do not require any consent or permission of other persons or public administration bodies or, if required, such consent has been granted and is valid. and effective, and other conditions for the conclusion of this Agreement, if any, stipulated by law have been met.

The Client and the Bank have agreed that neither party is entitled to terminate or withdraw from this Agreement during the term of the Guarantee.

The contract may be amended only by written amendments signed by both parties. The provisions of Article 31 of the General Terms and Conditions on changes to the General Terms and Conditions and other documents listed therein are not affected by this

The legal relationship between the Bank and the Client established on the basis of this Agreement is governed by Czech law. The relationship between the Bank and the Lender from the Bank Guarantee or in the case of the Counter-Guarantee the relationship between the Bank and another bank from the Counter-Guarantee is governed by the law specified in the Guarantee Act, otherwise by Czech law.

14.6. This Agreement is made in two copies and each party will receive one copy.

In Moscow

Client:

Astoria Management Grop CZ,s.r.o.

Květoslav Janík, represented by proxy Anatoly Smirnov

Managing Director

04.06.2021

Signature

Bank

PJSC Sberbank

Mr. V.M. TSIBULNIKOV,

Chairman 06,08,2021

Signature

Attachments:

ASTORIA MANAGEMENT GROUP CZ S.T.O.

List of issued GIGCZ1 bonds

2/ List of issued GIGCZ2 bonds

List of issued GIGCZ3 bonds

4) List of issued GIGCZ4 bonds

5) List of issued GIGCZ5 bonds

Text of the guarantee document