

Purpose

This document provides key information about this investment product. It is not marketing material. According to the legislation the following information is required to help the investor understand the nature, risks, costs, potential gains and losses of this product and to help compare the product with other investment products.

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

Product

Asset-backed security distributed by AS TWINO Investments, a joint stock company incorporated and registered in the Republic of Latvia with the unified registration number 44103143823 and the investment brokerage license number: 06.06.08.720/536, having its registered address at 42 Dzirnavu Street, Riga, LV-1010, Latvia ("Manufacturer") through its investment platform twino.eu, containing business loans issued to a real estate company in Latvia ("Security").

The ISIN for each financial instrument is included within the Final Terms.

Issuer: SIA TWINO Investments Vietnam, a limited liability company with the unified registration number 40203380037 and LEI: 9845001E8B5BB4783E93, having its registered address at 42 Dzirnavu Street, Riga, LV-1010, Latvia ("Issuer").

For more information call: +371 67 799 997.

Competent authority: The Financial and Capital Market Commission of the Republic of Latvia.

The date of production of this key information document: 06.10.2022.

What is this product?

Type

The product is asset-backed security, based on business loans issued in Vietnam.

Objectives

The return of the Security is an annual interest rate of 12% and is applied to the nominal value of the securities that amortizes over the lifetime as the underlying loans are being repaid by the final borrower. The sole purpose of issuing each series will be to finance the acquisition of the Loan Receivables that gives the Issuer the right to collect the repayment of the principal and interest arising from the business loan granted by SIA TWINO Investments Finance, a limited liability company registered and incorporated in the Republic of Latvia, unified registration No. 40203380408 to Hoang Kim Nhat Company Limited, limited liability company registered and incorporated in Vietnam, unified registration number 0315733498 ("Loan Originator").

Term

Term of the Security is up to 12 (twelve) months based on requested amounts by Loan Originator. The Issuer has the right to repay the Security partially or in full earlier at own discretion without any notice. The initial maturity of the Security can be extended for a maximum of 4 times for a 3-month period each time ("Maximum period"). In such a case, you will still be earning the fixed annual return of 12% for the whole period the Security is outstanding.

The Security will automatically terminate, proportionally to the repayment of the principal of the Loan Receivables.

No collateral, pledge or other types of guarantees will be available for the Securityholders with respect to the Securities.

Intended retail investor

The Product is suitable for an investor who:

- possesses sufficient knowledge and expertise and is able to make an independent investment decision about investing in Securities;
- has demonstrated sufficient professional and investment experience with various securities by filling out the TWINO Suitability & Appropriateness assessment.

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

Low risk

High risk

1	2	3	4	5	6	7
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The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you. The risk indicator assumes you hold the Security for 12 months. The actual risk can vary significantly if you cash in at an early stage and you may get back less. You may not be able to sell your Security easily or you may have to sell at a lower price that significantly impacts how much you can recover, therefore the investment has material liquidity risk.

There are various general risks that you should be aware of before investing. These include but are not limited to credit risk, counterparty risk, geographical and regulatory risk, market risk and IT risk.

Be aware of the currency risk. It is possible to buy or sell products denominated in a different currency than that of your account so the final return you will get will depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

This investment is classified as 6 out of 7 on the risk scale. The investment is the second-highest risk investment. You risk losing up to total amount of your investment, if the worst-case scenario realizes, and the Loan Receivables defaults.

Performance scenarios

Years	1	2	TOTAL
Favourable scenario - Loan Receivable pays according to schedule			
What you might get back after costs	11,200		11,200
Average return each year	12%		12%
Moderate scenario - Loan Receivable partially pays according to schedule, 50% repaid on schedule, remaining part delays for 60 days			
What you might get back after costs	6,200	5,100	11,300
Average return each year	12%	12%	12%
Unfavourable scenario - Loan Receivable defaults in 6 months, court recovery at 30% of the outstanding in 12 months after default			
What you might get back after costs	600	3,000	3,000
Average return each year	6%	-73%	-73%

This table shows the money you could get back over the next 12 months, under different scenarios, assuming that you invest €10,000 and the annual interest rate of the Security is 12%. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past and are not an exact indicator. What you get will vary depending on the actual market conditions and how long you keep

the Security. The figures do not consider your personal tax situation, which may also affect how much you get back. The maximum potential loss would be losing all the initial investment.

What happens if the Issuer is unable to pay out?

In case the Issuer is unable to repay your investment and defaults, you may face financial loss.

In case the above-mentioned party defaults, you may face financial loss or significant delay in recovering your investment as a result of portfolio liquidation through insolvency procedures. You should take note that this is the second highest-risk investment, and you may lose your investment partially or in full.

What are the costs?

There are no costs to invest in the product or to sell it in the secondary market. Investor is not subject to any one-off costs, nor any recurring costs, incidental costs, or performance fees.

The fees for the distributor's services are covered by the Issuer. You will bear your own transaction costs if applicable.

If you decide to sell your Security prior to maturity, there is a possibility that you may be able to do so only at a discount, depending on demand from other investors. The price for sale on the secondary market can be determined in the range of -29.9% to +4.9% of the outstanding nominal value.

How long should I hold it, and can I take money out early?

The recommended holding period is equal to the maturity term of each Security. In case of an extension, the recommended holding period extends to the new maturity term of the Security. If held for this period, the return on the Security will be equal to the stated fixed interest rate. The Security will generate monthly repayments to the investor consisting of interest payments based on Loan Receivables schedules and actual Loan originator repayments and bullet principal payment at the agreement due date. Other than these repayments it is not possible to withdraw the investments made before the maturity date.

The investor can disinvest earlier by means of sale of the Security on the secondary market; however, that may result in a discount to the nominal value and consequently diminished return.

How can I complain?

The complaint can be submitted either by means of electronic communication by sending a letter to info@twinoinvest.eu, via Skype chat to twino.lv or via your user profile or by filing a complaint at the office at the legal address of the Issuer: 42 Dzirnavu Street, Riga, Latvia, LV-1010 and addressing it to SIA TWINO Investments Vietnam or by calling the call center (+371 677 99997).

Other relevant information

Additional information about the Securities can be found in the Base Prospectus and corresponding Final Terms, as well as the Terms and Conditions published on twino.eu website.