

4 September 2023

"Prime concrete" will place the first green/blue bond in Georgia and in the sector.

On 4 September 2023, after the approval of the final prospectus by the "National Bank of Georgia", "Prime Concrete LLC " (the "Company") started emission of inaugural emission of green/blue debt securities (so called "Green/blue bond") in amount of USD 7,500,000 emission. The emission of the securities will be carried out through public placement from 4 September 2023, and will be targeted at versed investors.

The agent for emission of the securities is: "Alpha Capital Advisor LLC"; legal advisor for the transaction is: "Nodia, Urumashvili and Partners LLC"; and the payment and calculation Agent is: JSC "Pasha Bank Georgia". The Company received technical assistance from the International Financial Corporation, within the framework of which the Company's Green/Blue Bond Framework was developed, which in turn was certified by CICERO Shades of Green - one of the global leaders in the field of sustainable bond certification (Second Party Opinion) and is a member of "S & P Global" group.

The purpose of the transaction is to attract sustainable financing to the Company, which in turn will be directed both to partially refinance the existing loans as well as to fund the Company's green/blue projects.

The main parameters of the transaction are as follows:

Issuer	"Prime Concrete LLC "
Emission form	Public offer. The security is intended for placement on the Georgian Stock Exchange.
Offered securities	Unsubordinated and unsecured bond
Emission volume	USD 7,500,000
Face value of the bond	USD 1,000
Bond issue date	4 September 2023
Maturity, date of payment of the basic amount	4 years, the bonds expire on September 4, 2027
Annual coupon rate	10.50%
Interest payment	Semiannual
Investors	Versed investors, only .
Legislation	Legislation of Georgia

"This is an important event both for our Company and for the construction industry as a whole. On the one hand, we managed to find a qualitatively new source of capital funding. Traditionally, the construction sector is financed by short-term bank loans, which is a heavy burden for infrastructure construction companies. With the emission of the bond, we have overcome this challenge. On the other hand, in the construction industry, which is traditionally characterized by severe environmental impact, we have set a precedent for green financing with sustainable approaches, which we hope to further expand. I would like to thank our team, which has successfully overcome this challenge. I would also like to thank "Alpha Capital Advisor LLC" for its work and International Financial Corporation for technical assistance" - said Mr. Alexander Sokolowsky, General Director of "Prime Concrete LLC".

"It should be noted that this debt security represents the first green/blue emission on the capital market of Georgia. Also, for the first time on the Georgian capital market, a company representing the infrastructure, construction and concrete production sector will seek financing in Georgia through sustainable financing on the bond market. We welcome the desire of "Prime Concrete" to ensure the development of future infrastructure projects in Georgia through sustainable financing, which, in turn, will contribute to the sustainable development of Georgia and the subsequent greening of the polluting sector with a relatively high level of environmental protection. We hope that in order to support the implementation of the green/blue goals of the Company, the activity of versed investors will be high. Sustainable financing is a growing direction in the world capital markets and the emission of the unique green/blue bond of the Georgian company in this direction, we believe, will be an important example for local and international companies. Thanks to the management of "Prime Concrete LLC" and the Technical Assistance Program Team of the International Financial Corporation (funded by the International Finance Corporation, the government of the Netherlands and HSBC) for their contribution to the deepening of Georgia's sustainable capital market. It should also be noted that the company offers the highest interest rate on the local capital market in USD - 10.5% per annum. Lastly, the transaction is the first publicly traded sustainable financing security transaction of "Alpha Capital Advisor" as an independent capital market player. As an independent player in the market, we hope that with many interesting transactions we will contribute to the development of the capital market" - said Irakli Elashvili, Managing Partner of "Alpha Capital Advisor LLC".

About “Prime Concrete LLC”

The main direction of “Prime Concrete LCC” is infrastructural construction and production of building materials. The company was founded in November 2008. Currently, about 300 people are employed in “Prime Concrete”. Infrastructure construction is the main activity of the company and includes the following directions:

- Construction of ports and hydraulic facilities
- Construction of water supply and sewerage infrastructure
- Construction of roads and bridges
- Civil and industrial engineering
- Design and management of construction projects

The company “Prime Concrete”. The company has more than 100 units of modern construction equipment for various purposes - mechanisms and trucks. The company produces concrete, reinforced concrete prefabricated structures and inert materials.

About “Alpha Capital Advisor LLC”

The company's main activities include investment banking and advisory services on securities placement and providing various financial advice to companies and investors in corporate finance. On 9 November 2021, the company obtained from the National Bank of Georgia a license for activities defined in paragraphs “a” - “d” of Article 23 of the Law of Georgia “On Securities Market”

The purpose of “Alpha Capital Advisor LLC” is to make an active contribution to the development of the capital markets of Georgia, South Caucasus, and Central Asia region, to support companies in diversifying funding, and creating added value through mergers, acquisitions, or sales. The company offers its clients an impartial and high-quality investment-banking expertise, innovative solution of problems and approach, which is directed towards one goal - to achieve the desired strategic results for the clients of “Alpha Capital Advisor”. Co-founders and managing partners of the company are Irakli Elashvili and Levan Tsurtsunia.