

PAIDE-PÕLTSAMAA

Trustees in bankruptcy Indrek Lepsoo and Olev Kuklase are selling the dairy production enterprise (hereinafter: the Enterprise), which belongs to AS E-Piim Tootmine (in bankruptcy) (hereinafter: the Debtor), comprising the following (general description of the property being sold):

- (i) the registered immovable located at Mündi tn 64 // Ruubassaare tee 12, city of Paide, Järva County (registered immovable No. 1520536), together with its essential parts and the accessories specified in the electronic data room,
- (ii) the registered immovable located at Mündi tn 62, city of Paide, Järva County (registered immovable No. 2610036), together with its essential parts and the accessories specified in the electronic data room,
- (iii) the registered immovable located at Välja tn 4, city of Põltsamaa, Põltsamaa rural municipality, Jõgeva county (registered immovable No. 222235), together with its essential parts and the accessories specified in the electronic data room,
- (iv) the registered immovable located at Jõgeva mnt 1, city of Põltsamaa, Põltsamaa rural municipality, Jõgeva county (registered immovable No. 295535), together with its essential parts and the accessories specified in the electronic data room,
- (v) the registered immovable located at Roheline tn 18, city of Põltsamaa, Põltsamaa rural municipality, Jõgeva county (registered immovable No. 2327135), together with its essential parts and the accessories specified in the electronic data room,
- (vi) the right of superficies located at Kungla tn 2, city of Põltsamaa, Põltsamaa rural municipality, Jõgeva county (registered immovable No. 14576850), together with its essential parts and the accessories specified in the electronic data room,
- (vii) the share of OÜ E-Piim Transport (registry code 113187519), which constitutes 80% of the share capital of OÜ E-Piim Transport,
- (viii) the share of BioCC OÜ (registry code 11077336), which constitutes 22.6% of the share capital of BioCC OÜ, and
- (ix) the trademarks, vehicles, contracts, including employment contracts, and other property belonging to AS E-Piim Tootmine (in bankruptcy) as specified in the electronic data room.

The detailed composition of the Enterprise is described in the electronic data room. The electronic data room is a web-based environment where the detailed description of the composition of the Enterprise and other information and documents relating to the Enterprise are made available to bidders under the terms and in accordance with the procedure set out in the auction notice.

The Enterprise comprises only the objects, rights, obligations and contracts specified in the auction notice and in the electronic data room. As the Enterprise is operating, then the composition of the Enterprise and the composition of the documents stored in the electronic data room change daily during the auction.

The Enterprise will transfer to the acquirer in the composition in which it exists at the moment of transfer of the Enterprise. The moment of transfer of the Enterprise is 17:00 on the second working day following the fulfilment of all of the following preconditions:

- (a) if the acquisition of the Enterprise by the acquirer is subject to merger control, the Estonian Competition Authority has adopted an unconditional decision authorising the concentration (including without the obligations referred to in § 28 of the Competition Act) or the concentration is permitted pursuant to § 27(5) of the Competition Act;

- (b) the purchase price has been received in full and on time in the bank account indicated by the trustees in bankruptcy;
- (c) there are no other grounds for rejecting the bid or declaring the auction unsuccessful.

The trustees in bankruptcy will notify the acquirer of the fulfilment of the above preconditions in writing or in a form reproducible in writing.

At the moment of transfer of the Enterprise, the risk of accidental destruction of the property forming part of the Enterprise passes to the acquirer, and from the moment of transfer of the Enterprise the acquirer bears all costs and encumbrances related to the Enterprise and receives all benefits.

The following is not an exhaustive description of the composition and condition of the Enterprise, but a brief summary of the most important matters. The exact description of the composition of the Enterprise is available in the data room.

The registered immovables included in the composition of the Enterprise:

Välja tn 4, Põltsamaa (registered immovable No. 222235)

Section I - Production land 90%, commercial land 10%, Välja tn 4, city of Põltsamaa, Põltsamaa rural municipality, Jõgeva county. Registered immovable No. 222235, cadastral unit number 61701:004:0170, area 23935.0 m². Land cadastre data taken over on 4.04.2019.

Section II - Owner AS E-Piim Tootmine (registry code 12131598). Entered on 1.03.2012. Amended on 1.03.2012 on the basis of a real right contract of 27.02.2012. The entry replaces the previous entry.

Section III - Personal right of use for the establishment of a utility network or structure in favour of Fortum Termest AS (registry code 10066299). The right of use is granted for an unspecified term and is transferable for the construction, ownership and management of a gas installation and for a fee in accordance with the amount and procedure of the fee prescribed in the legislation on the fee for tolerating utility networks and structures, and in accordance with clauses three (3), four (4) and their subclauses of the contract dated 11.02.2011 and the plan annexed to the contract. Entered on 14.02.2011 on the basis of a real right contract dated 11.02.2011.

Personal right of use in favour of Elektrilevi OÜ (registry code 11050857). A fee-based personal right of use without term pursuant to § 158.1 of the Law of Property Act for the erection, ownership and management of underground cable lines within the area of the right of use to the extent of the protection zone of the electricity network, according to the plan annexed to the contract dated 30.04.2019 and, in other respects, with the content set out in clause 4 of the contract. Entered on 7.05.2019 on the basis of a land registry application dated 30.04.2019.

Personal right of use in favour of Adven Eesti AS (registry code 10066299). A free of charge and without term personal right of use for the construction, use, maintenance, repair, upkeep and development of the district heating pipeline permanently connected to the immovable and for otherwise operating it in order to ensure the functioning of the object of the personal right of use in the area of the right of use, in accordance with clauses three one (3.1) and three three (3.3) to three five (3.5) of the contract authenticated on 15.02.2021 and the plan annexed to the contract as Annex No. one (1). The entry has the same ranking as entry No. 5 in Section III. Entered on 23.02.2021 on the basis of a land registry application dated 15.02.2021.

Personal right of use in favour of Adven Eesti AS (registry code 10066299). A free of charge and without term personal right of use for the construction, use, maintenance, repair, upkeep and development of the gas pipeline permanently connected to the immovable and for otherwise operating it in order to ensure the functioning of the object of the personal right of use in the area of the right of use, in accordance with clauses three two (3.2) to three five (3.5) of the contract authenticated on 15.02.2021 and the plan annexed to the contract as Annex No. one (1). The entry has the same ranking as entry No. 4 in Section III. Entered on 23.02.2021 on the basis of a land registry application dated 15.02.2021.

Notation concerning the declaration of bankruptcy of the owner of the registered immovable, AS E-Piim Tootmine (registry code 12131598). The bankruptcy of E-Piim Tootmine (registry code 12131598) was declared on 11 March 2026. Entered on 17.03.2026 on the basis of a court ruling dated 11.03.2026.

Section IV - Mortgage in the amount of 208,000,000.00 euros in favour of ING BANK N.V. (registry code 33031431). The actual owner of the registered immovable is obliged to submit to immediate compulsory enforcement for satisfaction of the claim secured by the mortgage. Jointly encumbered registered immovables: 67036; 295535; 1374236; 1424136; 1520536; 2327135; 2474735; 2474835; 2474935; 2610036. Entered on 19.05.2022. Correction entered on 19.05.2022 on the basis of a land registry application dated 16.05.2022. The entry replaces the previous entry.

Jõgeva mnt 1, Põltsamaa (registered immovable No. 295535)

Section I - Residential land 100%, Jõgeva mnt 1, city of Põltsamaa, Põltsamaa rural municipality, Jõgeva County. Registered immovable No. 295535, cadastral unit number 61701:004:0320, area 1738.0 m². Land cadastre data taken over on 23.12.2018.

Section II - Owner AS E-Piim Tootmine (registry code 12131598). Entered on 1.03.2012 on the basis of a real right contract dated 27.02.2012.

Section III - Notation concerning the declaration of bankruptcy of the owner of the registered immovable, AS E-Piim Tootmine (registry code 12131598). The bankruptcy of E-Piim Tootmine (registry code 12131598) was declared on 11 March 2026. Entered on 17.03.2026 on the basis of a court ruling dated 11.03.2026.

Section IV - Mortgage in the amount of 208,000,000.00 euros in favour of ING BANK N.V. (registry code 33031431). The actual owner of the registered immovable is obliged to submit to immediate compulsory enforcement for satisfaction of the claim secured by the mortgage. Jointly encumbered registered immovables: 67036; 222235; 1374236; 1424136; 1520536; 2327135; 2474735; 2474835; 2474935; 2610036. Entered on 19.05.2022. Correction entered on 19.05.2022 on the basis of a land registry application dated 16.05.2022. The entry replaces the previous entry.

Müнди tn 64 // Ruubassaare tee 12, Paide (registered immovable No. 1520536)

Section I - Production land 90%, commercial land 10%, Müнди tn 64 // Ruubassaare tee 12, city of Paide city, Järva County. Registered immovable No. 1520536, cadastral unit number 56701:001:0081, area 123304 m². Land cadastre data taken over on 04.09.2024.

Section II - Owner AS E-Piim Tootmine (registry code 12131598). Entered on 16.06.2016 on the basis of a land registry application dated 10.06.2016.

Section III - Personal right of use for the construction of a utility network or structure in favour of Elektrilevi OÜ (registry code 11050857). A personal right of use with unspecified term pursuant to § 158¹ of the Law of Property Act for the management of an electrical installation within the protection zone of the electrical installation in accordance with clauses 5 and 6 of the contract concluded on 06.07.2018 and the plan annexed to the contract. Entered on 16.07.2018 on the basis of a land registry application dated 6.07.2018.

Personal right of use with a term until 13.06.2044 in favour of Gren Eesti AS (registry code 12114252). A fixed-term and remunerated personal right of use, payable as a periodic payment of 10 euros per year, for the management of a technical facility (cooling plant) in accordance with clauses two (2), three (3) and four (4) of the contract dated 14.06.2023 and the plan annexed to the contract dated 14.06.2023. Entered on 12.07.2023 on the basis of a land registry application dated 14.06.2023.

Personal right of use with a term until 6.08.2043 in favour of Adven Eesti AS (registry code 10066299). A free of charge personal right of use for the maintenance, repair, upkeep, replacement and use of an electricity cable line in accordance with clauses 6.1, 6.2, 6.3, 6.4, 6.5 and 6.8 of the contract dated 19.06.2023 and the plan annexed to the contract as Annex No. 1. Entered on 19.07.2023 on the basis of a land registry application dated 19.06.2023.

Notation concerning the declaration of bankruptcy of the owner of the registered immovable, AS E-Piim Tootmine (registry code 12131598). The bankruptcy of E-Piim Tootmine (registry code 12131598) was declared on 11 March 2026. Entered on 17.03.2026 on the basis of a court ruling dated 11.03.2026.

Section IV - Mortgage in the amount of 208,000,000.00 euros in favour of ING BANK N.V. (registry code 33031431). The actual owner of the registered immovable is obliged to submit to immediate compulsory enforcement for satisfaction of the claim secured by the mortgage. Jointly encumbered registered immovables: 67036; 222235; 295535; 1374236; 1424136; 2327135; 2474735; 2474835; 2474935; 2610036. Entered on 19.05.2022. Correction entered on 19.05.2022 on the basis of a land registry application dated 16.05.2022. The entry replaces the previous entry.

Roheline tn 18, Põltsamaa (registered immovable No. 2327135)

Section I - Residential land 100%, Roheline tn 18, city of Põltsamaa, Põltsamaa rural municipality, Jõgeva County. Registered immovable No. 2327135, cadastral unit number 61701:004:0006, area 4086.0 m². Land cadastre data taken over on 24.12.2018.

Section II - Owner AS E-Piim Tootmine (registry code 12131598). Entered on 23.12.2013 on the basis of a land registry application dated 16.12.2013.

Section III - Personal right of use for the construction of a utility network or structure in favour of Fortum Termest AS (registry code 10066299). A transferable personal right of use without term for the construction, repair, development, ownership and management of a technical facility for a fee in accordance with the amount and procedure prescribed by law and in accordance with clauses three (3), four (4) and five (5) of the contract and the plan annexed to the contract. Entered on 14.08.2008 on the basis of a land registry application dated 5.08.2008.

Notation concerning the declaration of bankruptcy of the owner of the registered immovable, AS E-Piim Tootmine (registry code 12131598). The bankruptcy of E-Piim Tootmine (registry code 12131598) was declared on 11 March 2026. Entered on 17.03.2026 on the basis of a court ruling dated 11.03.2026.

Section IV - Mortgage in the amount of 208,000,000.00 euros in favour of ING BANK N.V. (registry code 33031431). The actual owner of the registered immovable is obliged to submit to immediate compulsory enforcement for satisfaction of the claim secured by the mortgage. Jointly encumbered registered immovables: 67036; 222235; 295535; 1374236; 1424136; 1520536; 2474735; 2474835; 2474935; 2610036. Entered on 19.05.2022. Correction entered on 19.05.2022 on the basis of a land registry application dated 16.05.2022. The entry replaces the previous entry.

Müdi tn 62, Paide (registered immovable No. 2610036)

Section I - Residential land 100%, Müdi tn 62, city of Paide, Järva County. Registered immovable No. 2610036, cadastral unit number 56601:005:0061, area 3130.0 m². Land cadastre data taken over on 31.12.2018.

Section II - Owner AS E-Piim Tootmine (registry code 12131598). Entered on 5.01.2018 on the basis of a land registry application dated 29.12.2017.

Section III - Notation concerning the declaration of bankruptcy of the owner of the registered immovable, AS E-Piim Tootmine (registry code 12131598). The bankruptcy of E-Piim Tootmine (registry code 12131598) was declared on 11 March 2026. Entered on 17.03.2026 on the basis of a court ruling dated 11.03.2026.

Section IV - Mortgage in the amount of 208,000,000.00 euros in favour of ING BANK N.V. (registry code 33031431). The actual owner of the registered immovable is obliged to submit to immediate compulsory enforcement for satisfaction of the claim secured by the mortgage. Jointly encumbered registered immovables: 67036; 222235; 295535; 1374236; 1424136; 1520536; 2327135; 2474735; 2474835; 2474935. Entered on 19.05.2022. Correction entered on 19.05.2022 on the basis of a land registry application dated 16.05.2022. The entry replaces the previous entry.

Right of superficies at Kungla tn 2, Põltsamaa (registered immovable No. 14576850)

Section I - Transport land 100%, Kungla tn 2, city of Põltsamaa, Põltsamaa rural municipality, Jõgeva County. Registered immovable No. 14576850, cadastral unit number 61701:004:0024, area 1535.0 m². The registered immovable was opened on 3.05.2019 on the basis of a land registry application dated 26.04.2019.

Right of superficies with a term of 49 years, entered as an encumbrance in Section 3 of registered immovable No. 14430450. Põltsamaa rural municipality is entered as the owner of the encumbered immovable.

The extent of the right of superficies is determined in accordance with clause 4.4 of the contract dated 26.04.2019 and the plan annexed to the contract. The intended purpose of the right of superficies is in accordance with clause 5 of the contract dated 26.04.2019. The obligation to maintain the immovable is in accordance with clause 6.1 of the contract dated 26.04.2019. Transfer of the right of superficies requires the consent of the actual owner of registered immovable No. 14430450 in accordance with clause 7.1 of the contract dated 26.04.2019. Encumbering the right of superficies with real rights requires the consent of the actual owner of registered immovable No. 14430450 in accordance with clause 7.2 of the contract dated 26.04.2019. The bearing of public law encumbrances and payment of taxes are in accordance with clause 8 of the contract dated 26.04.2019.

Section II - Owner AS E-Piim Tootmine (registry code 12131598). Entered on 3.05.2019 on the basis of a land registry application dated 26.04.2019.

Section III - Notation concerning the declaration of bankruptcy of the owner of the registered immovable, AS E-Piim Tootmine (registry code 12131598). The bankruptcy of E-Piim Tootmine (registry code 12131598) was declared on 11 March 2026. Entered on 17.03.2026 on the basis of a court ruling dated 11.03.2026.

Section IV - No entries.

In the event of a successful auction, the mortgages in Section IV will be deleted from registered immovables No. 1520536, 295535, 2610036, 222235 and 2327135, and the notations in Section III concerning the declaration of bankruptcy of the owner of the registered immovable will be deleted from registered immovables No. 1520536, 295535, 2610036, 222235, 2327135 and 14576850; the personal rights of use in Section III will remain in force.

The general data in the building register relating to the registered immovables included in the composition of the Enterprise are reflected at www.oksjonikeskus.ee and in the data room.

Terms of sale of the Enterprise

The Enterprise is deemed to have transferred from the Debtor to the acquirer at the moment of transfer of the Enterprise. Possession of the Enterprise will be transferred to the acquirer at the moment of transfer of the Enterprise. The transfer of possession of the Enterprise will be documented by a written instrument signed by both the trustees in bankruptcy and the acquirer. The content of the electronic data room will be annexed to the instrument.

The Enterprise is sold in the condition (including legal and physical condition) and composition in which it exists at the moment of transfer of the Enterprise ("as is"), and the acquirer of the Enterprise may not submit any claims or complaints against the Debtor or the trustees in bankruptcy in connection with the condition, characteristics or composition of the Enterprise. Upon the sale of the Enterprise, neither the Debtor, the trustees in bankruptcy nor the creditors of the Debtor are liable for any defects of the Enterprise, including hidden defects, regardless of the time or nature of their occurrence.

Fees, security deposits, advance payments and other deposits paid to the Debtor under contracts forming part of the Enterprise will not transfer to the acquirer as part of the Enterprise. The acquirer of the Enterprise may not submit any claims or complaints against the Debtor or the trustees in bankruptcy in this regard. Security deposits, advance payments, fees relating to termination of contracts, and possible future obligations arising from contracts included in the Enterprise are to be paid by the acquirer of the Enterprise from its own assets.

The Debtor's claims, including claims against clients arising from product sales contracts that arose before the moment of transfer of the Enterprise, will likewise not transfer to the acquirer as part of the Enterprise. If a payment or performance is carried out to the acquirer of the Enterprise in satisfaction of such a claim that has not transferred to the acquirer of the Enterprise as part of the Enterprise, the acquirer of the Enterprise undertakes, within 5 working days after receipt of the payment or performance, to pay the monetary value of the relevant payment or other performance to the Debtor's bank account No. EE167700771012870612 (AS LHV Pank).

All costs relating to the transfer of the objects, rights, obligations and contracts forming part of the Enterprise, including any state fees, will be borne, and all actions necessary therefor (except actions that, pursuant to law, must be performed by the trustees in bankruptcy) will be organised, by the acquirer of the Enterprise.

The contracts forming part of the Enterprise, including management, maintenance, service and supply contracts and all raw milk supply contracts concluded by and in force with the Debtor and the trustees in bankruptcy, will transfer to the acquirer of the Enterprise in accordance with the terms of the concluded contracts, unless otherwise agreed with the other party to the relevant contract. The transfer of contracts forming part of the Enterprise from the Debtor to the acquirer of the Enterprise requires the consent of the other party to the contract. The relevant consents must be obtained by the acquirer of the Enterprise. Consents already granted for the transfer of contracts forming part of the Enterprise have been disclosed in the electronic data room.

The Debtor and the Debtor's trustees in bankruptcy are not liable if the other parties to contracts forming part of the Enterprise do not give consent to the transfer of the contracts. The acquirer of the Enterprise undertakes, where necessary, to provide all additional consents, confirmations and other declarations of intent on its part for the transfer of contracts forming part of the Enterprise from the Debtor to the acquirer of the Enterprise. The employment contracts specified in the electronic data room will transfer together with the acquired Enterprise under the terms and in accordance with the procedure provided by law.

From the moment of transfer of the Enterprise, the acquirer of the Enterprise assumes from the Debtor all obligations arising from the contracts forming part of the Enterprise, including the raw milk supply contracts disclosed in the data room. The acquirer of the Enterprise is liable for these obligations also in the internal relationship between the Debtor and the trustees in bankruptcy, on the one hand, and the acquirer of the Enterprise, on the other. The acquirer of the Enterprise must perform the assumed obligations directly to the creditors of the respective obligations, and the Debtor's trustees in bankruptcy have the right to require the acquirer of the Enterprise to perform the creditor's claim in a timely manner. The acquirer of the Enterprise has no right to submit any claims arising therefrom against the Debtor, the trustees in bankruptcy or the creditors of the Debtor.

The Debtor's trustees in bankruptcy have the right to store free of charge, in the building located at Välja tn 4 in the city of Põltsamaa, cheese production equipment that belongs to the Debtor's bankruptcy estate but not to the Enterprise being sold, until the sale and transfer of such equipment to a new owner. During that period, the acquirer of the Enterprise must ensure access to the equipment for the trustees in bankruptcy and the persons designated by them and enable the removal of such equipment from the building in accordance with the auction terms for the stored property. The proceeds from the sale of such equipment do not form part of the Enterprise being sold.

The acquirer of the Enterprise will organise the performance of the acts necessary for transferring permits forming part of the Enterprise and/or assigning the rights and obligations arising from them, including the submission of the relevant applications. At the request of the acquirer of the Enterprise, the trustees in bankruptcy will grant the consents necessary for the performance of the relevant acts.

The acquirer of the Enterprise must be registered as a person liable to value added tax in Estonia by the end of the auction at the latest. By the end of the auction at the latest, the acquirer of the Enterprise must submit the acquirer's VAT registration number to the trustees in bankruptcy. The trustees in bankruptcy have the right to reject the bid of a person who is not a person liable to VAT in Estonia by the end of the auction at the latest. Upon acquiring the property, the acquirer of the Enterprise is obliged to continue with the adjustment of input value added tax relating to investment property and/or fixed assets. The acquirer of the Enterprise is liable for the consequences of violating that obligation.

If the acquisition of the Enterprise constitutes a concentration subject to control within the meaning of the Competition Act or the law of any other country, the acquirer of the Enterprise must obtain, at its own expense, all approvals necessary for the concentration. For this purpose, the acquirer of the Enterprise undertakes, among other things, before the end of the auction or, at the latest, on the working day following the end of the auction, to submit to the Estonian Competition Authority a concentration notice that complies with the requirements of law, in which the trustees in bankruptcy are indicated, among others, as contact persons to whom the documents and decisions of the Estonian Competition Authority are to be forwarded. The acquirer of the Enterprise also undertakes to cooperate with the Estonian Competition Authority to the extent necessary so that the Estonian Competition Authority can adopt a decision authorising the concentration by the deadline for payment of the purchase price. The trustees in bankruptcy have the right to reject the bid or declare the auction unsuccessful if the bidder needs merger clearance for the acquisition of the Enterprise and the bidder has not submitted a concentration notice to the Estonian Competition Authority by the working day following the end of the auction at the latest, or if, by the deadline for payment of the full purchase price at the latest, the trustees in bankruptcy have not been presented with an unconditional decision authorising the concentration (including without the obligations referred to in § 28 of the Competition Act), or the concentration has not by that time been deemed permitted pursuant to § 27(5) of the Competition Act.

The trustees in bankruptcy have the right to extend the deadline for payment of the purchase price if the acquirer of the Enterprise needs merger clearance for the acquisition of the Enterprise but the Estonian Competition Authority or any other relevant authority of the relevant country has not granted the acquirer of the Enterprise merger clearance within the deadline for payment of the purchase price, including where the Estonian Competition Authority has, within the deadline for payment of the purchase price, adopted a decision to initiate supplementary proceedings pursuant to § 27(1) 2) of the Competition Act.

If the bidder considers that the acquisition of the Enterprise does not constitute a concentration subject to control within the meaning of the Competition Act, the bidder must, before making a bid, submit to the trustees in bankruptcy a written confirmation that the relevant turnover of the bidder in Estonia, calculated in accordance with § 23 and § 24 of the Competition Act and the guidelines for calculating turnover referred to in those provisions, does not exceed 2,000,000 euros. If doubt arises as to the accuracy of the confirmation, the trustees in bankruptcy have the right to request evidence and additional information concerning the relevant turnover from the bidder.

The Debtor's trustees in bankruptcy will transfer the documents stored in the electronic data room to the acquirer of the Enterprise as the Enterprise documents. These documents will be transferred to the acquirer of the Enterprise as files stored in the electronic data room within 5 working days from the moment of transfer of the Enterprise.

The trustees in bankruptcy have the right to reject the bid of a person who, or whose representative or beneficial owner, is the subject of an international sanction.

Inspection of the Enterprise, registration for the auction and submission of a bid

In order to obtain more detailed information concerning the Enterprise, including access to the electronic data room, a person must register for the auction, pay the deposit and enter into a confidentiality agreement with the trustees in bankruptcy.

Inspection of the objects and rights forming part of the Enterprise takes place at the locations of the registered immovables and through the electronic data room. Any costs relating to inspection and

analysis of the property being sold, submission of a bid or other acts will not be reimbursed to a person who wishes to purchase the Enterprise.

Starting price: 80,000,000 (eighty million) euros. The starting price does not include and is not subject to value added tax (§ 4(2) 1) of the Value-Added Tax Act).

Owner: AS E-Piim Tootmine (in bankruptcy) (registry code 12131598)

To participate in the auction, a person must register in the auction environment on the page of the property specified in this notice, with the permanent link: <https://www.oksjonikeskus.ee/oksjon/view/?okid=99004>, and pay a deposit of 800,000 euros to the bank account of AS E-Piim Tootmine (in bankruptcy) No. EE167700771012870612 (LHV Pank AS). Payment details: „ID99004“. The deposit is deemed paid at the moment it is received. The deposit must be received no later than 06.08.2026 at 15:00. Later receipts will not be taken into account. The deposit paid by the buyer will be included in the purchase price; it will be returned to other participants in the auction on the working day following the day of the auction.

Registration for the auction begins on 10.06.2026 at 10:00 and ends on 06.08.2026 at 15:00.

A person will be registered as a participant in the auction if the registration application and the required annexes thereto comply with the auction terms, the deposit has been paid and the person is permitted to participate in the auction as a bidder.

The auction begins on 07.08.2026 at 10:00 and ends on 14.08.2026 at 10:00.

The interval for the extended closing is 15 minutes.

The bid increment in the auction is 250,000 euros.

Bids may be submitted only in the auction environment in accordance with the terms indicated in the auction environment.

The winner of the electronic auction must pay the purchase price on the working day following the end of the auction in the manner provided in § 93(3) of the Code of Enforcement Procedure. If the purchase price exceeds 12,700 euros, one tenth of the purchase price must be paid on the working day following the auction and the remaining price must be paid within 15 days.

RIGHTS OF THIRD PARTIES

The trustees in bankruptcy must be notified before the start of the auction of any rights to the object being sold, if the trustees in bankruptcy have not yet been notified thereof, and such rights must be substantiated at the request of the trustees in bankruptcy.

INSPECTION OF THE PROPERTY. ADDITIONAL INFORMATION

Additional information from the trustees in bankruptcy by e-mail: olev@kuklase.ee or indrek@pankrotihaldur.ee.