

LOAN AGREEMENT

Contract Number: LA-2025-045

Date: February 16, 2026

Section 1: Parties to the Agreement

LENDER:

HSBC Holdings

BORROWER:

Ironwood Properties LLC

Section 2: Loan Terms and Conditions

Principal Amount:	USD 1,925,000.00
Interest Rate (p.a.):	2.9%
Term:	64 months
Maturity Date:	May 21, 2031
Purpose:	Supply chain optimization
Security:	No (Unsecured Loan)

Section 3: Repayment Terms

Repayment shall be made in 64 monthly installments. The estimated monthly payment is approximately USD 34,730.21 (including interest). A detailed amortization schedule will be provided separately.

Section 4: Special Provisions

Loan meets EU Taxonomy criteria for sustainable investments. Eligible for green bond certification.

Section 5: General Terms

This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any amendments or modifications must be in writing. If any provision is found to be unenforceable, the

remaining provisions shall continue in full force and effect.

Section 6: Signatures

HSBC Holdings

(Lender)

Date: _____

Ironwood Properties LLC

(Borrower)

Date: _____