

LOAN CLOSING AGREEMENT

This Loan Closing Agreement ("Agreement") is made and entered into as of 01 October 2024, by and between:

ChampGroup Ltd., a company incorporated under the laws of Malta, with its principal place of business at Pendergardens Business Centre, Level 6, 14 St. Andrew's Road, St. Julian's, STJ 9023, Malta ("Lender"),

and

CPG Management Ltd., a company incorporated under the laws of Cyprus, with its principal place of business at Voukourestiou, 25, Neptune House, 1st Floor, Office 11, Zakaki, 3045, Limassol, Cyprus ("Borrower").

WHEREAS:

1. The Lender and Borrower entered into a loan agreement dated 28 February 2022 ("Original Loan Agreement"), which came into effect on 01 January 2023; and
2. Under the terms of the Original Loan Agreement, the Lender has extended credit to the Borrower, with outstanding transactions and payments documented; and
3. The parties desire to close the Original Loan Agreement by settling all outstanding balances.

Agreement

1. Final Payment:

The Borrower agrees to make a final payment of €94,709.51 to the Lender as the full and final settlement of all outstanding balances under the Original Loan Agreement.

2. Settlement of Outstanding Balance:

Upon receipt of the final payment of €94,709.51, the Lender acknowledges that the total credit facility provided under the Original Loan Agreement has been fully settled.

3. Release and Discharge:

Upon confirmation of receipt of the final payment by the Lender, both parties agree to

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release and discharge each other from any further obligations or liabilities under the Original Loan Agreement.

4. Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of Malta.

5. Entire Agreement:

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous agreements, whether written or oral.

6. Amendment:

No amendment, modification, or waiver of any provision of this Agreement shall be effective unless in writing and signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Loan Closing Agreement as of the date first above written.

Signed For and On Behalf of the Lender:



Gabor Kispeter

Director, ChampGroup Ltd.


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Signed For and On Behalf of the Borrower:

Christopher van Rosberg

Director, XCM Services Ltd.
