

Annex 2

TERMINAL SERVICES PRICE LIST

Pricing principles

The Terminal Operator shall ensure that separate accounts are kept for the activities related to the operation of the Terminal. Cost items shall be allocated in a transparent and accurate manner.

The Finnish Energy Authorities (Energiavirasto) shall monitor the compliance with the pricing principles and has the right to block the initial price list as well as any price changes decided by the Terminal Operator if these do not reflect the principles described herein.

Terminal Services are invoiced based on the valid Terminal Service price list that is updated on an bi-annual basis. The Terminal Operator shall price the Terminal Services so that the prices reflect related Terminal- and service-specific costs (investment/capital costs, fixed costs, variable costs and other relevant costs) added with a fair, reasonable and non-discriminatory margin (cost of capital).

The Terminal Service price list will generate a throughput fee and service fees as further specified below.

Storage fee

The Storage fee cover the operational and capital costs required to provide the Terminal Services and provide a reasonable return on the capital needed for the terminal operations. The operational and capital costs will be specified separately. The Storage fee include operational costs related to terminal services such as, but not limited to, labour, energy costs, input costs, external costs, regulatory costs, boil-off, rental costs and applicable taxes.

The Storage fee include capital costs such as, but not limited to, meters, surveillance systems, cooling systems, storage facilities, vessel unloading facilities, and truck loading facilities.

The Storage fee is divided into a capacity charge and operational charge. The Storage fee is expressed in €/MWh. It reflects relevant costs added with a fair, reasonable and non-discriminatory margin. The capacity charge part of the Storage fee includes a reasonable and non-discriminatory volume pricing element according to which the Storage fee will vary depending on the volumes of capacity commitments made by each User.

Service fees

Service fees include specific costs that Third Parties incur when unloading/loading vessels and loading trucks. The service fees include direct operational costs related to the unloading and loading services such as, but not limited to, labour costs, insurances, harbour costs, rental costs and applicable taxes. The service fees also include capital costs relating to the unloading and loading facilities. The service fees are priced at cost, including a reasonable return on the capital investment needed for the services.

The costs incurred for these services largely depend on the number of times each service is

requested. The price for these services is a fixed €/ per loading/ unloading and a fixed €/ per truck loading. There will also be a specific one-off service fee relating to safety training for each truck driver that will enter the Terminal. This service fee will be waived for truck drivers previously approved by the Terminal Operator.

Validity of the Price List

This terminal services price list is valid from January 1, 2024 to December 31, 2025. The applicable fee model or the price list may be updated by the Terminal Operator annually. The fees are applicable from the beginning of each capacity reservation period until the end of each capacity reservation period.

Terminal Services are invoiced based on the valid Terminal Services price list. The Terminal Operator will publish a new service price list and its validity information no later than four (4) months before the price list in force expires.

Prices for all Terminal Services may be adjusted also during the validity of the Terminal Service price list both downwards (e.g. due to increase in use of Terminal Services and the subsequent decrease in unit costs, amortization of investment costs or in other fixed or variable costs) or upwards (e.g. due to taxes, public duties or other obligations imposed by authorities that could not have been reasonably foreseen by the Terminal Operator when drafting the prevailing Terminal Service price list).

Any taxes, public duties and obligations and other relevant costs imposed by the Finnish authorities, European Union or third countries via legislation and/or official decisions or other procedures directed at the Terminal Operator's Terminal Services and impacting the Terminal Operator's expenses are immediately accounted for as an amendment to the Terminal Services price list once the specified decisions, taxes, duties and obligations are enforced.

LNG storage and pricing

The user shall reserve annual storage capacity for its own use and to the contractually required volume. Additionally, the user shall select the method of withdrawing the user's LNG from the storage either by truck loads and/or vessel loading/ bunkering during the contract year. The user may freely market reserved capacity on the aftermarket. Users who procure capacity from the aftermarket are subject to the same rules and principles as direct traders and users.

The terminal operator provides services to the user based on this pricing system's terms and the Terminal Rules. Other services related to the terminal and their prices are agreed separately with the terminal operator.

The terminal's expenditure comprises investments and includes reasonable profit and operating cost. The state aid granted to the terminal has been deducted from investment costs.

Pricing accounts for service-related investment costs and operating costs based on the cause principle. Investment costs and operating costs are mostly fixed costs that are reflected in service prices. From the user's perspective, increased utilisation and greater throughput would mean reduced unit costs.

Storage services

Storage prices are determined based on the investments made in the storage facility, operating activities and the related costs, as follows:

The price of LNG storage services is composed of the following fees:

- Capacity fee [KM], investment costs
- Fixed operation fee [KOM], terminal operating costs including boil-off gas management.
- Variable operation fee [MOM], terminal's variable operating costs

Capacity fee KM

Storage period	EUR/m3/year
< 2 years	165

Fixed operation fee KOM

Unit price	EUR/m3/year
< 2 years	41

Variable operation fee MOM

LNG withdrawn from storage	EUR/ton
	10

LNG terminal service fees

Truck loading

The fee for filling an LNG trailer is EUR 750 per event in case of approved transport equipment. The fee for approving user's transport equipment is EUR 1,000 per transport unit. The fee for the training and approval of a new driver is EUR 1,000 per driver.

Vessel

The fee for filling a fuel tank of an LNG powered vessel is EUR 3,000 per event. An additional hourly rate is applied: EUR 300 per hour during working times and EUR 600 per hour outside of working times. The fee is calculated for the time the vessel is at the pier, tanking LNG. The fee for approving a user's new vessel is EUR 2,000.

Container vessel

The fee for loading or unloading an LNG container vessel is EUR 12,000 per event. An additional hourly rate is applied: EUR 300 per hour at weekdays between 8AM to 4PM and EUR 600 per hour outside of working times. The fee is calculated for the time the vessel is at the pier, loading or unloading LNG. The fee for approving a user's new vessel is EUR 2,000.