



Grand City Properties S.A.

(a public limited liability company (société anonyme) incorporated under the laws of the Grand Duchy of Luxembourg, having its registered office at 37, Boulevard Joseph II, L-1840 Luxembourg, Grand Duchy of Luxembourg and registered with the Luxembourg trade and companies register (Registre de commerce et des sociétés) under number B165560)

€10,000,000,000

Euro Medium Term Note Programme

Under this €10,000,000,000 Euro Medium Term Note Programme (the "**Programme**"), Grand City Properties S.A. (the "**Issuer**") may from time to time issue notes (the "**Notes**") denominated in any currency agreed between the Issuer and the relevant Dealer (as defined below).

Notes to be issued under the Programme may comprise (i) unsubordinated Notes ("**Senior Notes**") or (ii) dated or undated subordinated Notes (respectively "**Dated Subordinated Notes**" and "**Undated Subordinated Notes**" and together, "**Subordinated Notes**"). The terms and conditions of the Senior Notes and the Subordinated Notes are set out herein under "*Terms and Conditions of the Senior Notes*" and "*Terms and Conditions of the Subordinated Notes*" respectively.

Notes may be issued in bearer or registered form (respectively "**Bearer Notes**" and "**Registered Notes**"). The maximum aggregate nominal amount of all Notes from time to time outstanding under the Programme will not exceed €10,000,000,000 (or its equivalent in other currencies calculated as described in the Programme Agreement described herein), subject to increase as described herein.

The Notes may be issued on a continuing basis to one or more of the Dealers specified under "*Overview of the Programme*" and any additional Dealer appointed under the Programme from time to time by the Issuer (each a "**Dealer**" and together the "**Dealers**"), which appointment may be for a specific issue or on an ongoing basis. References in this base prospectus (the "**Base Prospectus**") to the "**relevant Dealer**" shall, in the case of an issue of Notes being (or intended to be) subscribed by more than one Dealer, be to all Dealers agreeing to subscribe such Notes.

An investment in Notes issued under the Programme involves certain risks. For a discussion of these risks see "*Risk Factors*".

This Base Prospectus has been approved as a base prospectus by the *Luxembourg Commission de Surveillance du Secteur Financier* (the "**CSSF**"), as competent authority under Regulation (EU) 2017/1129 (the "**Prospectus Regulation**"). The CSSF only approves this Base Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation and gives no undertakings as to the economic and financial soundness of any transaction or the quality or solvency of the Issuer in line with the provisions of article 6(4) of the Luxembourg act relating to prospectuses for securities (*loi relative aux prospectus pour valeurs mobilières*) dated 16 July 2019 (the "**Luxembourg Prospectus Law**"). Such approval should not be considered as

an endorsement of the Issuer or of the quality of the Notes that are the subject of this Base Prospectus. Investors should make their own assessment as to the suitability of investing in the Notes.

Application has also been made to the Luxembourg Stock Exchange for Notes issued under the Programme to be listed on the official list of the Luxembourg Stock Exchange (the "**Official List**") and to be admitted to trading on the Luxembourg Stock Exchange's regulated market "*Bourse de Luxembourg*" (the "**Luxembourg Stock Exchange's Regulated Market**"). The Luxembourg Stock Exchange's Regulated Market is a regulated market for the purposes of the Markets in Financial Instruments Directive 2014/65/EU (as amended, "**MiFID II**"). However, Notes may be listed on any other stock exchange in the European Economic Area (the "**EEA**"), subject to the notification of the Base Prospectus in accordance with Article 25 of the Prospectus Regulation or may be unlisted as specified in the relevant final terms document (the "**Final Terms**"). References in this Base Prospectus to the Notes being **listed** (and all related references) shall mean that the Notes have been admitted to the Official List and trading on the Luxembourg Stock Exchange's Regulated Market.

This Base Prospectus (as supplemented as at the relevant time, if applicable) is valid for 12 months from its date in relation to Notes which are to be admitted to trading on a regulated market in the EEA. The validity of this Base Prospectus ends upon expiration of 27 August 2026. The obligation to supplement this Base Prospectus in the event of a significant new factor, material mistake or material inaccuracy does not apply when this Base Prospectus is no longer valid.

The requirement to publish a prospectus under the Prospectus Regulation only applies to Notes which are to be admitted to trading on a regulated market in the EEA and/or offered to the public in the EEA other than in circumstances where an exemption is available under Article 1(4) and/or 3(2) of the Prospectus Regulation. References in this Base Prospectus to "**Exempt Senior Notes**" are to Senior Notes for which no prospectus is required to be published under the Prospectus Regulation and the Financial Services and Markets Act 2000, as amended (the "**FSMA**"). **The CSSF has neither approved nor reviewed information contained in this Base Prospectus in connection with Exempt Senior Notes. Further, the CSSF has neither reviewed nor approved any information in relation to the admission to trading on any multilateral trading facility ("MTF").**

Notice of the aggregate nominal amount of Notes, interest (if any) payable in respect of Notes, the issue price of Notes and certain other information which is applicable to each Tranche (as defined under the relevant Terms and Conditions of the Notes) will (other than in the case of Exempt Senior Notes, as defined above) be set out in the Final Terms which will be delivered to the CSSF and, where listed, to the Luxembourg Stock Exchange.

Copies of Final Terms in relation to Notes to be listed on the Luxembourg Stock Exchange will also be published on the website of the Luxembourg Stock Exchange (www.luxse.com). In the case of Exempt Senior Notes, notice of the aggregate nominal amount of Notes, interest (if any) payable in respect of Notes, the issue price of Notes and certain other information which is applicable to each Tranche will be set out in a pricing supplement document (the "**Pricing Supplement**").

The Programme provides that Notes may be listed or admitted to trading, as the case may be, on such other or further stock exchanges or markets as may be agreed between the Issuer and the relevant Dealer. The Issuer may also issue unlisted Notes and/or Notes not admitted to trading on any market.

The Notes have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**") or any U.S. State securities laws and may not be offered or sold in the United States or to, or for the account or the benefit of, U.S. persons as defined in Regulation S under the Securities Act unless an exemption from the registration requirements of the Securities Act is available and in accordance with all applicable securities laws of any state of the United States and any other jurisdiction.

The Issuer has been rated BBB, with a stable outlook, by S&P Global Ratings Europe Limited ("**S&P**") and Baa1 by Moody's Investors Service Ltd ("**Moody's**"). In the beginning of 2021, the Issuer terminated its contract with Moody's and therefore, ratings provided by Moody's are on an unsolicited basis. S&P's rating is based on S&P's

group rating methodology, with the Issuer's stand-alone credit profile ("**SACP**") being bbb+. S&P is established in the EEA and registered under Regulation (EC) No. 1060/2009, as amended (the "**CRA Regulation**"). Moody's is established in the United Kingdom (the "**UK**") and registered under Regulation (EC) No. 1060/2009 as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "**EUWA**") (the "**UK CRA Regulation**").

Ratings issued by S&P have been endorsed by S&P Global Ratings UK Limited, which is a credit rating agency established in the UK and registered under the UK CRA Regulation, in accordance with the UK CRA Regulation and have not been withdrawn. As such, the ratings issued by S&P may be used for regulatory purposes in the UK in accordance with the UK CRA Regulation. Ratings issued by Moody's have been endorsed by Moody's Deutschland GmbH, which is a credit rating agency established in the EEA and registered under the CRA Regulation, in accordance with the CRA Regulation and have not been withdrawn. As such, the ratings issued by Moody's may be used for regulatory purposes in the EEA in accordance with the CRA Regulation.

Each of S&P and Moody's Deutschland GmbH is included in the list of credit rating agencies published by the European Securities and Markets Authority ("**ESMA**") on its website (available at <https://www.esma.europa.eu/credit-rating-agencies/cra-authorisation>) in accordance with the CRA Regulation.

Notes issued under the Programme may be rated or unrated by the rating agencies referred to above. Where a Tranche of Notes is rated, such rating will be disclosed in the Final Terms (or Pricing Supplement, in the case of Exempt Senior Notes) and will not necessarily be the same as the rating assigned (if any) to the Programme by the relevant rating agency. A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

Amounts payable on Floating Rate Notes or Fixed Rate Resettable Subordinated Notes issued under the Programme may be calculated by reference to either the Euro Interbank Offered Rate ("**EURIBOR**"), the Norwegian Interbank Offered Rate ("**NIBOR**"), the Sterling Overnight Index Average ("**SONIA**") or the Secured Overnight Financing Rate ("**SOFR**") as specified in the applicable Final Terms or applicable Pricing Supplement (in the case of Exempt Senior Notes). As at the date of this Base Prospectus, European Money Markets Institute (as administrator of EURIBOR) and Norske Finansielle Referanser AS (as administrator of NIBOR) are included in ESMA's register of administrators under Article 36 of Regulation (EU) No. 2016/1011 (the "**EU Benchmarks Regulation**") and the Bank of England as (administrator of SONIA) and The Federal Reserve Bank of New York (as administrator of SOFR) do not appear in such register. As at the date of this Base Prospectus, the administrator of EURIBOR is included in the register of administrators and benchmarks established and maintained by the UK Financial Conduct Authority (the "**UK FCA**") pursuant to Article 36 of Regulation (EU) No. 2016/1011 as it forms part of UK domestic law by virtue of the EUWA (the "**UK Benchmarks Regulation**") and the administrators of NIBOR, SONIA and SOFR do not appear in such register. As far as the Issuer is aware, (i) SONIA and SOFR do not fall within the scope of the EU Benchmarks Regulation and the UK Benchmarks Regulation and (ii) the transitional provisions in Article 51 of the UK Benchmarks Regulation apply, such that Norske Finansielle Referanser AS (as administrator of NIBOR) is not currently required to obtain authorisation or registration (or, if located outside the UK, recognition, endorsement or equivalence).

Arranger

GOLDMAN SACHS INTERNATIONAL

Dealers

BOFA SECURITIES

CITIGROUP

GOLDMAN SACHS INTERNATIONAL

J.P. MORGAN

MORGAN STANLEY

UBS INVESTMENT BANK

The date of this Base Prospectus is 27 August 2025

IMPORTANT INFORMATION

This Base Prospectus comprises a base prospectus in respect of all Notes other than Exempt Senior Notes issued under the Programme for the purposes of Article 8 of the Prospectus Regulation.

The Issuer accepts responsibility for the information contained in this Base Prospectus and the Final Terms for each Tranche of Notes issued under the Programme. To the best of the knowledge of the Issuer the information contained in this Base Prospectus is in accordance with the facts and does not omit anything likely to affect the import of such information.

This Base Prospectus is to be read in conjunction with all documents which are deemed to be incorporated in it by reference (see "*Documents Incorporated by Reference*"). This Base Prospectus shall be read and construed on the basis that those documents are incorporated and form part of this Base Prospectus.

Other than in relation to the documents which are deemed to be incorporated by reference (see "*Documents Incorporated by Reference*"), the information on the websites to which this Base Prospectus refers does not form part of this Base Prospectus and has not been scrutinised or approved by the CSSF.

Neither the Dealers nor the Trustee (as defined below) have independently verified the information contained herein. Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Dealers or the Trustee as to the accuracy or completeness of the information contained or incorporated in this Base Prospectus or any other information provided by the Issuer in connection with the Programme. No Dealer or the Trustee accepts any liability in relation to the information contained or incorporated by reference in this Base Prospectus or any other information provided by the Issuer in connection with the Programme.

No person is or has been authorised by the Issuer or the Trustee to give any information or to make any representation not contained in or not consistent with this Base Prospectus or any other information supplied in connection with the Programme or the Notes and, if given or made, such information or representation must not be relied upon as having been authorised by the Issuer, any of the Dealers or the Trustee.

Neither this Base Prospectus nor any other information supplied in connection with the Programme or any Notes (a) is intended to provide the basis of any credit or other evaluation or (b) should be considered as a recommendation by the Issuer, any of the Dealers or the Trustee that any recipient of this Base Prospectus or any other information supplied in connection with the Programme or any Notes should purchase any Notes. Each investor contemplating purchasing any Notes should make its own independent investigation of the financial condition and affairs, and its own appraisal of the creditworthiness, of the Issuer. Neither this Base Prospectus nor any other information supplied in connection with the Programme or the issue of any Notes constitutes an offer or invitation by or on behalf of the Issuer, any of the Dealers or the Trustee to any person to subscribe for or to purchase any Notes.

Neither the delivery of this Base Prospectus nor the offering, sale or delivery of any Notes shall in any circumstances imply that the information contained in it concerning the Issuer is correct at any time subsequent to its date or that any other information supplied in connection with the Programme is correct as of any time subsequent to the date indicated in the document containing the same. The Dealers and the Trustee expressly do not undertake to review the financial condition or affairs of the Issuer during the life of the Programme or to advise any investor in Notes issued under the Programme of any information coming to their attention.

IMPORTANT – EEA RETAIL INVESTORS

If the Final Terms in respect of any Notes (or Pricing Supplement, in the case of Exempt Senior Notes) includes a legend entitled "Prohibition of Sales to EEA Retail Investors", the Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the EEA. For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or (ii) a customer within the meaning of Directive (EU) 2016/97 (the "**Insurance Distribution Directive**"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in the Prospectus Regulation. Consequently, no key information document required by Regulation (EU) No 1286/2014 (as amended, the "**PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

IMPORTANT – UK RETAIL INVESTORS

If the Final Terms in respect of any Notes (or Pricing Supplement, in the case of Exempt Senior Notes) includes a legend entitled "Prohibition of Sales to UK Retail Investors", the Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the UK. For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of UK domestic law by virtue of the EUWA; or (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of UK domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of the Prospectus Regulation as it forms part of UK domestic law by virtue of the EUWA (the "**UK Prospectus Regulation**"). Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of UK domestic law by virtue of the EUWA (the "**UK PRIIPs Regulation**") for offering or selling these Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling such Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

MiFID II product governance/target market – The Final Terms in respect of any Notes (or Pricing Supplement, in the case of Exempt Senior Notes) may include a legend entitled "MiFID II Product Governance" which will outline the target market assessment in respect of the Notes and which channels for distribution of the Notes are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**distributor**") should take into consideration the target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

A determination will be made in relation to each issue about whether, for the purpose of the Product Governance rules under EU Delegated Directive 2017/593 (the "**MiFID Product Governance Rules**"), any Dealer subscribing for any Notes is a manufacturer in respect of such Notes, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the MiFID Product Governance Rules.

UK MiFIR product governance/target market – The Final Terms in respect of any Notes (or Pricing Supplement, in the case of Exempt Senior Notes) may include a legend entitled "UK MiFIR Product Governance" which will outline the target market assessment in respect of the Notes and which channels for distribution of such Notes are appropriate. Any distributor should take into consideration the target market

assessment; however, a distributor subject to the UK FCA Handbook Product Intervention and Product Governance Sourcebook (the "**UK MiFIR Product Governance Rules**") is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

A determination will be made in relation to each issue about whether, for the purpose of the UK MiFIR Product Governance Rules, any Dealer subscribing for any Notes is a manufacturer in respect of such Notes, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the UK MiFIR Product Governance Rules.

This Base Prospectus has been prepared on the basis that any Notes with a minimum denomination of less than €100,000 (or equivalent in another currency) will only be offered to the public in an EEA Member State pursuant to an exemption under Article 1(4) of the Prospectus Regulation.

Product Classification pursuant to Section 309B of the Securities and Futures Act 2001 of Singapore – In connection with Section 309B of the Securities and Futures Act 2001 of Singapore (as amended or modified from time to time, the "**SFA**") and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the "**CMP Regulations 2018**"), unless otherwise stated in the Final Terms in respect of any Notes (or Pricing Supplement, in the case of Exempt Senior Notes), all Notes shall be prescribed capital markets products (as defined in the CMP Regulations 2018) and Excluded Investment Products (as defined in the Monetary Authority of Singapore (the "**MAS**") Notice SFA 04-N12: Notice on the Sale of Investment Products and in the MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

Notice to Canadian Investors: The Notes may be sold only to purchasers purchasing, or deemed to be purchasing, as principal that are accredited investors, as defined in National Instrument 45-106 Prospectus Exemptions or subsection 73.3(1) of the Securities Act (Ontario), and are permitted clients, as defined in National Instrument 31-103 Registration Requirements, Exemptions and Ongoing Registrant Obligations. Any resale of the Notes must be made in accordance with an exemption from, or in a transaction not subject to, the prospectus requirements of applicable securities laws. Securities legislation in certain provinces or territories of Canada may provide a purchaser with remedies for rescission or damages if this Base Prospectus (including any amendment thereto) contains a misrepresentation, provided that the remedies for rescission or damages are exercised by the purchaser within the time limit prescribed by the securities legislation of the purchaser's province or territory. The purchaser should refer to any applicable provisions of the securities legislation of the purchaser's province or territory for particulars of these rights or consult with a legal advisor. If applicable, pursuant to section 3A.3 (or, in the case of securities issued or guaranteed by the government of a non-Canadian jurisdiction, section 3A.4) of National Instrument 33-105 Underwriting Conflicts (NI 33-105), the Dealers are not required to comply with the disclosure requirements of NI 33-105 regarding underwriter conflicts of interest in connection with the offering of any Notes.

IMPORTANT INFORMATION RELATING TO THE USE OF THIS BASE PROSPECTUS AND OFFERS OF NOTES GENERALLY

This Base Prospectus does not constitute an offer to sell or the solicitation of an offer to buy any Notes in any jurisdiction to any person to whom it is unlawful to make the offer or solicitation in such jurisdiction. The distribution of this Base Prospectus and the offer or sale of Notes may be restricted by law in certain jurisdictions. The Issuer, the Dealers and the Trustee do not represent that this Base Prospectus may be lawfully distributed, or that any Notes may be lawfully offered, in compliance with any applicable registration or other requirements in any such jurisdiction, or pursuant to an exemption available thereunder, or assume any responsibility for facilitating any such distribution or offering. In particular, no action has been taken by the Issuer, the Dealers or the Trustee which is intended to permit a public offering of any Notes or distribution of

this Base Prospectus in any jurisdiction where action for that purpose is required. Accordingly, no Notes may be offered or sold, directly or indirectly, and neither this Base Prospectus nor any advertisement or other offering material may be distributed or published in any jurisdiction, except under circumstances that will result in compliance with any applicable laws and regulations. Persons into whose possession this Base Prospectus or any Notes may come must inform themselves about, and observe, any such restrictions on the distribution of this Base Prospectus and the offering and sale of Notes. In particular, there are restrictions on the distribution of this Base Prospectus and the offer or sale of Notes in the United States, Japan, the EEA (including Belgium), the UK, Israel, Singapore, Switzerland and Canada, see "*Subscription and Sale*".

PRESENTATION OF FINANCIAL AND OTHER INFORMATION

Presentation of Financial Information

Unless otherwise indicated, the financial information in this Base Prospectus relating to the Issuer has been derived from (i) the audited consolidated financial statements of the Issuer for the financial years ended 31 December 2023 and 31 December 2024 and (ii) the unaudited consolidated financial statements of the Issuer for the 6 months ended 30 June 2025 (together, the "**Issuer Financial Statements**").

The Issuer's financial year ends on 31 December, and references in this Base Prospectus to any specific year are to the 12-month period ended on 31 December of such year. The Issuer Financial Statements have been prepared in accordance with International Financial Reporting Standards ("**IFRS**") issued by the International Accounting Standards Board, as adopted by the European Union ("**EU**").

Forward-Looking Statements

This Base Prospectus contains certain forward-looking statements. A forward-looking statement is a statement that does not relate to historical facts and events. They are based on analyses or forecasts of future results and estimates of amounts not yet determinable or foreseeable. These forward-looking statements are identified by the use of terms and phrases such as "*anticipate*", "*believe*", "*could*", "*estimate*", "*expect*", "*intend*", "*may*", "*might*", "*plan*", "*predict*", "*project*", "*will*", "*aim*" and similar terms and phrases, including references and assumptions. This applies, in particular, to statements in this Base Prospectus containing information on future earning capacity, plans and expectations regarding Grand City Properties S.A. together with its subsidiaries (the "**GCP Group**" or the "**Group**") business and management, its growth and profitability, and general economic and regulatory conditions and other factors that affect it.

Forward-looking statements in this Base Prospectus are based on current estimates and assumptions that the Issuer based on its present knowledge. These forward-looking statements are subject to risks, uncertainties and other factors which could cause actual results, including the GCP Group's financial condition and results of operations, to differ materially from and be worse than results that have expressly or implicitly been assumed or described in these forward-looking statements. The GCP Group's business is also subject to a number of risks and uncertainties that could cause a forward-looking statement, estimate or prediction in this Base Prospectus to become inaccurate. Accordingly, investors are strongly advised to read the following sections of this Base Prospectus: "*Risk Factors*" and "*Description of the Issuer*". These sections include more detailed descriptions of factors that might have an impact on the GCP Group's business and the markets in which it operates. In light of these risks, uncertainties and assumptions, future events described in this Base Prospectus may not occur. In addition, the Issuer assumes no obligation, except as required by law, to update any forward-looking statement or to conform these forward-looking statements to actual events or developments.

Certain Defined Terms and Conventions

Capitalised terms which are used but not defined in any particular section of this Base Prospectus will have the meaning attributed to them in the relevant Terms and Conditions of the Notes or any other section of this Base Prospectus. In addition, the following terms as used in this Base Prospectus have the meanings defined below:

In this Base Prospectus, all references to:

- *U.S. dollars* refers to United States dollars;
- *Sterling, GBP* and *£* refer to pounds sterling;
- *euro* and *€* refer to the currency introduced at the start of the third stage of European economic and monetary union pursuant to the Treaty on the Functioning of the European Union, as amended;
- *yen* refers to Japanese yen; and
- a *billion* are a thousand million.

Certain figures and percentages included in this Base Prospectus have been subject to rounding adjustments; accordingly, figures shown in the same category presented in different tables may vary slightly and figures shown as totals in certain tables may not be an arithmetic aggregation of the figures which precede them.

The language of this Base Prospectus is English. Certain legislative references and technical terms have been cited in their original language in order that the correct technical meaning may be ascribed to them under applicable law.

In this Base Prospectus, unless the contrary intention appears, a reference to a law or a provision of a law is a reference to that law or provision as extended, amended or re-enacted.

SUITABILITY OF INVESTMENT

The Notes may not be a suitable investment for all investors. Each potential investor in the Notes must determine the suitability of that investment in light of its own circumstances. In particular, each potential investor may wish to consider, either on its own or with the help of its financial and other professional advisers, whether it:

- (i) has sufficient knowledge and experience to make a meaningful evaluation of the Notes, the merits and risks of investing in the Notes and the information contained or incorporated by reference in this Base Prospectus or any applicable supplement;
- (ii) has access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Notes and the impact the Notes will have on its overall investment portfolio;
- (iii) has sufficient financial resources and liquidity to bear all of the risks of an investment in the Notes, including Notes with principal or interest payable in one or more currencies, or where the currency for principal or interest payments is different from the potential investor's currency;
- (iv) understands thoroughly the terms of the Notes and is familiar with the behaviour of any relevant indices and financial markets; and
- (v) is able to evaluate possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.

Legal investment considerations may restrict certain investments. The investment activities of certain investors are subject to investment laws and regulations, or review or regulation by certain authorities. Each potential investor should consult its legal advisers to determine whether and to what extent (1) Notes are legal investments for it, (2) Notes can be used as collateral for various types of borrowing and (3) other restrictions apply to its purchase or pledge of any Notes. Financial institutions should consult their legal advisers or the appropriate regulators to determine the appropriate treatment of Notes under any applicable risk-based capital or similar rules.

STABILISATION

In connection with the issue of any Tranche of Notes, the Dealer or Dealers (if any) acting as the Stabilisation Manager(s) (or persons acting on behalf of any Stabilisation Manager(s)) may over-allot Notes or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail. However, stabilisation may not necessarily occur. Any stabilisation action may begin on or after the date on which adequate public disclosure of the terms of the offer of the relevant Tranche of Notes is made and, if begun, may cease at any time, but must end no later than the earlier of 30 days after the issue date of the relevant Tranche of Notes and 60 days after the date of the allotment of the relevant Tranche of Notes. Any stabilisation action or over-allotment must be conducted by the relevant Stabilisation Manager(s) (or persons acting on behalf of any Stabilisation Manager(s)) in accordance with all applicable laws and rules.

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OVERVIEW OF THE PROGRAMME

The following overview does not purport to be complete and is taken from, and is qualified in its entirety by, the remainder of this Base Prospectus and, in relation to the terms and conditions of any particular Tranche of Notes, the applicable Final Terms (or, in the case of Exempt Senior Notes, the applicable Pricing Supplement). The Issuer and any relevant Dealer may agree that Notes shall be issued in a form other than that contemplated in the Terms and Conditions, in which event, in the case of Notes other than Exempt Senior Notes, and if appropriate, a new Base Prospectus or a supplement to the Base Prospectus, will be published.

This Overview constitutes a general description of the Programme for the purposes of Article 25(1) of Commission Delegated Regulation (EU) No 2019/980 (the "**Delegated Regulation**").

Words and expressions defined in "*Form of the Notes*" and the relevant Terms and Conditions of the Notes shall have the same meanings in this Overview.

Issuer:	Grand City Properties S.A.
Issuer Legal Entity Identifier (LEI):	5299002QLUYKK2WBMB18
Risk Factors:	There are certain factors that may affect the Issuer's ability to fulfil its obligations under the Notes issued under the Programme. In addition, there are certain factors which are material for the purpose of assessing the market risks associated with Notes issued under the Programme and risks relating to the structure of a particular Series of Notes issued under the Programme. All of these are set out under " <i>Risk Factors</i> ".
Description:	Euro Medium Term Note Programme
Arranger:	Goldman Sachs International
Dealers:	BofA Securities Europe SA Citigroup Global Markets Limited Goldman Sachs International J.P. Morgan SE Morgan Stanley & Co. International plc UBS AG London Branch and any other Dealers appointed in accordance with the Programme Agreement.
Certain Restrictions:	Each issue of Notes denominated in a currency in respect of which particular laws, guidelines, regulations, restrictions or reporting requirements apply will only be issued in circumstances which comply with such laws, guidelines, regulations, restrictions or reporting requirements from time to time (see " <i>Subscription and Sale</i> ").
Issuing and Principal Paying Agent:	The Bank of New York Mellon, London Branch
Agent Bank:	The Bank of New York Mellon, London Branch
Trustee:	M&G Trustee Company Limited
Transfer Agent:	The Bank of New York Mellon, London Branch
Registrar:	The Bank of New York Mellon SA/NV, Luxembourg Branch

Programme Size:	Up to €10,000,000,000 (or its equivalent in other currencies calculated as described in the Programme Agreement) outstanding at any time. The Issuer may increase the amount of the Programme in accordance with the terms of the Programme Agreement.
Distribution:	Notes may be distributed by way of private or public placement and in each case on a syndicated or non-syndicated basis.
Currencies:	Subject to any applicable legal or regulatory restrictions, notes may be denominated in euro, Sterling, U.S. dollars, yen and any other currency agreed between the Issuer and the relevant Dealer.
Maturities:	Each of the Senior Notes and Dated Subordinated Notes will have such maturities as may be agreed between the Issuer and the relevant Dealer, subject to such minimum or maximum maturities as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the Issuer or the relevant Specified Currency. However, Notes will be issued with a minimum maturity of twelve months or more. Undated Subordinated Notes are perpetual securities in respect of which there is no fixed redemption date and the Issuer shall only have the right to redeem, substitute or vary the Undated Subordinated Notes pursuant to Condition 7 or Condition 8 of the Subordinated Notes, respectively.
Issue Price:	Notes may be issued on a fully-paid or, in the case of Exempt Senior Notes, a partly-paid basis and at an issue price which is at par or at a discount to, or premium over, par.
Form of Notes:	The Notes will be issued in either bearer or registered form as described in " <i>Form of the Notes</i> ". Registered Notes will not be exchangeable for Bearer Notes and <i>vice versa</i> .
Fixed Rate Senior Notes and Fixed Rate Subordinated Notes (together, "Fixed Rate Notes"):	Fixed interest will be payable on such date or dates as may be agreed between the Issuer and the relevant Dealer and on redemption and will be calculated on the basis of such Day Count Fraction as may be agreed between the Issuer and the relevant Dealer.
Floating Rate Senior Notes and Floating Rate Subordinated Notes (together, "Floating Rate Notes"):	Floating Rate Notes will bear interest at a rate determined: (a) on the same basis as the floating rate under a notional interest rate swap transaction in the relevant Specified Currency governed by an agreement incorporating the 2006 ISDA Definitions (as published by the International Swaps and Derivatives Association, Inc., and as amended and updated as at the Issue Date of the first Tranche of the Notes of the relevant Series); or

- (b) on the basis of the reference rate set out in the applicable Final Terms (or, in the case of Exempt Senior Notes, Pricing Supplement).

Interest on Floating Rate Notes in respect of each Interest Period, as agreed prior to issue by the Issuer and the relevant Dealer, will be payable on such Interest Payment Dates, and will be calculated on the basis of such Day Count Fraction, as may be agreed between the Issuer and the relevant Dealer.

The margin (if any) relating to such floating rate will be agreed between the Issuer and the relevant Dealer for each Series of Floating Rate Notes.

Floating Rate Notes may also have a maximum interest rate, a minimum interest rate or both.

Zero Coupon Senior Notes:

Zero Coupon Senior Notes may be offered and will not bear interest and may be sold at a discount to their nominal amount.

Fixed Rate Resettable Subordinated Notes:

Fixed Rate Resettable Subordinated Notes will bear interest on their principal amount from (and including) the Issue Date to but excluding the First Reset Date at the First Fixed Rate of Interest specified in the applicable Final Terms. Thereafter, this fixed rate of interest will be reset on one or more date(s) specified in the applicable Final Terms by reference to a mid-market swap rate for the relevant Specified Currency or to a reference bond yield to maturity, and for a period equal to the reset period, as adjusted for any applicable margin, in each case as may be specified in the applicable Final Terms. Such interest will be payable in arrear on the Interest Payment Date(s) specified in the applicable Final Terms or determined pursuant to the Terms and Conditions of the Subordinated Notes.

Exempt Senior Notes:

The Issuer may issue Exempt Senior Notes which are Index Linked Notes, Dual Currency Notes, Partly Paid Notes or Notes redeemable in one or more instalments.

Index Linked Notes: Payments of principal in respect of Index Linked Redemption Notes or of interest in respect of Index Linked Interest Notes will be calculated by reference to such index and/or formula or to changes in the prices of securities or commodities or to such other factors as the Issuer and the relevant Dealer may agree.

Dual Currency Notes: Payments (whether in respect of principal or interest and whether at maturity or otherwise) in respect of Dual Currency Notes will be made in such currencies, and based on such rates of exchange, as the Issuer and the relevant Dealer may agree.

Partly Paid Notes: The Issuer may issue Notes in respect of which the issue price is paid in separate instalments in such

amounts and on such dates as the Issuer and the relevant Dealer may agree.

Notes redeemable in instalments: The Issuer may issue Notes which may be redeemed in separate instalments in such amounts and on such dates as the Issuer and the relevant Dealer may agree.

The Issuer may agree with any Dealer and the Trustee that Exempt Senior Notes may be issued in a form not contemplated by the Terms and Conditions of the Senior Notes, in which event the relevant provisions will be included in the applicable Pricing Supplement.

Redemption:

The applicable Final Terms (or, in the case of Exempt Senior Notes, the applicable Pricing Supplement) will indicate either that the relevant Notes cannot be redeemed prior to their stated maturity (other than in the case of Exempt Senior Notes in specified instalments, if applicable, or for taxation reasons or following an Event of Default) or that such Notes will be redeemable at the option of the Issuer and/or the Noteholders upon giving notice to the Noteholders or the Issuer, as the case may be, on a date or dates specified prior to such stated maturity and at a price or prices and on such other terms as may be agreed between the Issuer and the relevant Dealer.

Benchmark Discontinuation:

In the case of Fixed Rate Resettable Subordinated Notes or Floating Rate Notes, if the Issuer determines that a Benchmark Event has occurred, the relevant benchmark or screen rate may be replaced by a Successor Rate or, if there is no Successor Rate but the Issuer determines there is an Alternative Rate (acting in a commercially reasonable manner and by reference to such sources as it deems appropriate, which may include consultation with an Independent Adviser), such Alternative Rate. An Adjustment Spread may also be applied to the Successor Rate or the Alternative Rate (as the case may be), together with any Benchmark Amendments (which in the case of any Alternative Rate, any Adjustment Spread unless formally recommended or provided for and any Benchmark Amendments shall be determined by the Issuer, acting in a commercially reasonable manner and by reference to such sources as it deems appropriate, which may include consultation with an Independent Adviser). This is further described in Condition 5.3 of the Senior Notes and Condition 4.4 of the Subordinated Notes.

Denomination of Notes:

The Notes will be issued in such denominations as may be agreed between the Issuer and the relevant Dealer save that the minimum denomination of each Note will be such amount as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations

applicable to the relevant Specified Currency, and save that the minimum denomination of each Note (other than an Exempt Senior Note) will be €100,000 (or, if the Notes are denominated in a currency other than euro, the equivalent amounts in such currency).

Taxation:

All payments in respect of the Notes will be made without deduction for or on account of withholding taxes imposed by any Tax Jurisdiction as provided in Condition 8 of the Senior Notes or, as the case may be, Condition 10 of the Subordinated Notes. In the event that any such deduction is made, the Issuer will, save in certain limited circumstances provided in Condition 8 of the Senior Notes or, as the case may be, Condition 10 of the Subordinated Notes, be required to pay additional amounts to cover the amounts so deducted.

Negative Pledge:

The terms of the Senior Notes will contain a negative pledge provision as further described in Condition 4 of the Senior Notes.

Cross Default:

The terms of the Senior Notes will contain a cross default provision as further described in Condition 10 of the Senior Notes.

Subordinated Notes will not contain any events of default or cross default allowing acceleration of the Subordinated Notes.

Status of the Notes:

Senior Notes will constitute direct, unconditional, unsubordinated and (subject to the provisions of Condition 4 of the Senior Notes) unsecured obligations of the Issuer and will rank *pari passu* among themselves and (save for certain obligations required to be preferred by law) equally with all other unsecured obligations (other than subordinated obligations, if any) of the Issuer, from time to time outstanding. Subordinated Notes are direct, unconditional, unsecured and subordinated obligations of the Issuer. The rights and claims of the Subordinated Noteholders in respect of the Subordinated Notes, in each case against the Issuer, are subordinated as described in the provisions of Condition 3.1 of the Subordinated Notes.

Rating:

Series of Notes issued under the Programme may be rated or unrated. Where a Series of Notes is rated, such rating will be disclosed in the applicable Final Terms (or applicable Pricing Supplement, in the case of Exempt Senior Notes) and will not necessarily be the same as the ratings assigned to the Programme (if any). A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

Listing:	Application has been made for Notes issued under the Programme to be listed on the Official List of the Luxembourg Stock Exchange. Notes may be listed or admitted to trading, as the case may be, on other or further stock exchanges or markets agreed between the Issuer and the relevant Dealer in relation to the Series. Notes which are neither listed nor admitted to trading on any market may also be issued. The applicable Final Terms (or applicable Pricing Supplement, in the case of Exempt Senior Notes) will state whether or not the relevant Notes are to be listed and/or admitted to trading and, if so, on which stock exchanges and/or markets.
Governing Law:	The Notes and any non-contractual obligations arising out of or in connection with the Notes will be governed by, and shall be construed in accordance with, English law, except Condition 3 of the Subordinated Notes which will be governed by, and shall be construed in accordance with, Luxembourg law. The provisions of articles 470-3 to 470-19 of the Luxembourg law of 10 August 1915 on commercial companies, as amended, shall not apply.
Selling Restrictions:	There are restrictions on the offer, sale and transfer of the Notes in the United States, Japan, the EEA (including Belgium), the UK, Israel, Singapore, Switzerland and Canada and such other restrictions as may be required in connection with the offering and sale of a particular Tranche of Notes, see "<i>Subscription and Sale</i>".
United States Selling Restrictions:	Regulation S, Category 2. TEFRA C or D/TEFRA not applicable, as specified in the applicable Final Terms (or applicable Pricing Supplement, in the case of Exempt Senior Notes).

RISK FACTORS

In purchasing Notes, investors assume the risk that the Issuer may become insolvent or otherwise be unable to make all payments due in respect of the Notes. There is a wide range of factors which individually or together could result in the Issuer becoming unable to make all payments due. It is not possible to identify all such factors or to determine which factors are most likely to occur, as the Issuer may not be aware of all relevant factors and certain factors which it currently deems not to be material may become material as a result of the occurrence of events outside the Issuer's control. The Issuer has identified in this Base Prospectus a number of factors which could materially adversely affect its business and ability to make payments due.

In addition, factors which are material for the purpose of assessing the market risks associated with Notes issued under the Programme are also described below.

Prospective investors should also read the detailed information set out elsewhere in this Base Prospectus and reach their own views prior to making any investment decision.

The following risk factors are organised in categories depending on their respective nature. In each category the most material risk factors, based on the probability of their occurrence and the expected magnitude of their negative impact, are mentioned first.

RISK FACTORS RELATING TO THE ISSUER AND THE GROUP

The risk factors relating to the Issuer and the Group are presented in categories depending on their nature with the most material risk factor presented first in each category:

Risks Relating to the Real Estate Market

The GCP Group is dependent on demographic and economic developments in Germany and regional market conditions in areas where its properties are primarily located, in particular in North Rhine-Westphalia, Berlin and the metropolitan areas of Dresden/Leipzig/Halle as well as in London.

The Issuer is a specialist real estate company focused on investing in and managing value-add opportunities predominantly in densely populated areas in the German residential real estate market as well as in London. As of 30 June 2025, the GCP Group's portfolio, excluding assets held for sale properties and properties under development, comprised 60,926 units primarily located in North Rhine-Westphalia ("NRW"), Germany's largest federal state and the cities of Berlin, Dresden, Leipzig, Halle, Nuremberg, Munich, Mannheim, Frankfurt, Mainz, Bremen, Hamburg and London. By fair value, the GCP Group holds 21% of its portfolio in NRW, 23% in Berlin and 14% in Dresden, Leipzig and Halle as well as significant holdings in other major cities such as Mannheim, Frankfurt and Mainz, Nuremberg-Fürth, Munich, Bremen and Hamburg in Germany and 20% in London in the UK. Accordingly, the GCP Group's business activities are affected by numerous demographic, economic and political factors. In particular, the economic developments in and related to the residential property market in Germany and in its regional sub-markets are of significant importance for the GCP Group's business and future prospects. These developments play a decisive role in determining property prices, rent levels, turnover and vacancy rates and may vary significantly across Germany and within regional sub-markets.

In Germany, an aging society and other demographic changes are expected to reduce the size of the overall population. At the same time, the number of households is expected to increase while the average household size is expected to decrease. Therefore, a population decline might not have a significant influence on the demand for residential real estate in general if there are sufficient offsetting increases in the number of households and/or the amount of space required per person. However, the number of households and the amount of space required per person might not increase to the extent projected or at all. In addition, if the population

begins to decline at a faster rate than expected, and the number of households and average amount of space required per person does not increase or increases more slowly than expected, demand for residential units may decline.

Demographic forecasts for large and fast-growing cities in Germany deviate from forecasts for less densely populated areas, and it is expected that the demographics of urban and rural areas will continue to grow further apart. A declining population in rural areas will likely result in decreased demand in the respective housing markets and in an oversupply of housing. This trend of high vacancies affects cities and municipalities in the eastern part of Germany as well as regions in the western part facing structural problems. Conversely, it is expected that big cities in Germany will continue to attract national and international migration. In these areas, the number of households could grow significantly in the medium term due to population gains and the trend towards smaller household sizes.

A decline in the population in the markets in which the GCP Group holds properties, which is not counterbalanced by a rising number of households or an increase of the average amount of space needed, would lead to lower demand, and, as a result, may adversely affect the GCP Group's ability to achieve higher occupancy rates and average rent levels. Economic developments, such as local employment conditions in these locations, or in case of a significant decline of the income or liquidity situation of the respective tenants, may also lead to losses with respect to rental income. In addition to the loss of rent, the GCP Group could also be exposed to increased vacancies. In such circumstances the GCP Group may not be able to re-let the properties on attractive terms or might only be able to do so after making additional investment.

In terms of fair value, approximately 44% of the GCP Group's properties held as of 30 June 2025 were located in NRW and Berlin. Thus, there is also a dependence on the general macroeconomic developments of these regions. The economic conditions throughout NRW differ substantially from region to region. For example, the Ruhr region is still facing structural challenges following the decline of the coal and steel industry, while the neighbouring Rhineland is one of the strongest economic areas in Germany. Berlin also faces challenges to the economic and demographic developments in certain parts of the city. The same applies to other densely populated areas in Germany. In terms of fair value, approximately 20% of the GCP Group's properties were located in London as of 30 June 2025 and include mainly newly built and renovated units as well as social housing units. The economic climate in London is dependent not only on the broader economic developments in the UK, but also on economic developments in the EU. Thus, the GCP Group is not only dependent on general economic and demographic developments in Germany, but also on the particular circumstances in the other regions and areas where the GCP Group's properties are located.

While the GCP Group has taken steps to absorb the effects of the expected changing economic and demographic conditions, in particular through the repositioning of units, as well as the targeted modernisation of its properties to comply with the expectations of its tenants, the GCP Group may nevertheless be negatively affected by unfavourable economic and demographic developments in Germany, or in the regional sub-markets and other areas where its properties are located.

These economic and demographic developments have an impact on the demand for properties owned by the GCP Group, rent levels and the solvency of its tenants. Thus, these factors have a significant impact on vacancy levels, results from operations of the GCP Group and the value of its properties. Negative developments in the indicators discussed above, the dependency of the GCP Group on macro-economic factors beyond its control and any misjudgement, miscalculation or failure or inability to react to such developments may have a material adverse effect on the business, net assets, cash flows, financial condition, results of operations and prospects of the GCP Group.

The GCP Group's business may be negatively affected by the geopolitical situation involving Russia and Ukraine.

The Russian military invasion of Ukraine on 24 February 2022 ("**Russia-Ukraine War**") has led to a high degree of uncertainty and the further development of the Russia-Ukraine War as well as its long-term repercussions on the global economy and markets are still unclear and may result in a severe decline in growth of the overall economy. The sanctions imposed against Russia have resulted in a significant disruption of gas supplies to the EU and could lead to further unpredictable reactions from Russia. Germany has made efforts to replace Russian gas with other sources of gas. However, this has resulted in a significant increase in gas and energy prices in Germany and could result in shortages of energy supplies.

Although the GCP Group is not directly impacted by the Russia-Ukraine War, as neither its portfolio nor its operations have direct exposure to Ukraine or Russia, inflationary pressures have increased, specifically heating and energy costs, which could have an impact on the operating costs of the GCP Group. Such pressures may also have an impact on the ability of the GCP Group's tenants to pay rent and/or for the GCP Group to recover expenses from tenants. Furthermore, higher levels of inflation in 2022 and 2023 have impacted bond yields, while increased volatility in the capital markets have reduced the GCP Group's ability to raise capital at attractive prices, resulting in an increase in its cost of capital and potentially limiting its growth opportunities.

The large number of refugees entering Germany and the European Union is likely to result in increased strain on the residential real estate market in Germany. This may further exacerbate the supply and demand mismatch, increase political pressure for home construction and lead to higher utilisation of already limited construction capacity, which may result in increased construction costs and delays, particularly in the event of a prolonged Russia-Ukraine War. The full impact of the Russia-Ukraine War are currently still unclear and will depend significantly on its duration and final outcome as well as the distribution of refugees across the European Union.

Continued escalation may result in other countries joining the conflict and at this stage the Issuer is unable to assess the full impact of such a scenario on the GCP Group, and the likelihood of its occurrence.

The GCP Group's business may be negatively affected by high inflation.

Economic disruptions, such as those caused by global events like pandemics or geopolitical conflicts, can lead to supply chain interruptions, resulting in increased costs for commodities, energy, and materials. These disruptions may cause rising inflation levels and supply shortages, impacting the GCP Group's operations. For example, historical events like the COVID-19 pandemic and the Russia-Ukraine conflict have previously driven significant price increases for oil, gas, and energy, creating uncertainty in future price developments.

Higher costs for energy and building materials may limit tenants' ability to absorb expenses passed on by landlords, potentially leading to losses from uncollected rents and operating costs for the GCP Group. Additionally, inflation may increase the cost of materials for capital expenditure (capex) projects, elevate utility expenses, or cause operational delays. Rising inflation across the economy could also drive higher personnel costs and expenses for external services, negatively affecting the GCP Group's profitability.

Furthermore, inflationary pressures may contribute to volatility in capital markets, leading to higher yields and increased costs of new financing for the GCP Group. For instance, the announced intention to significantly increase government spending on defence and infrastructure in Germany and at the European level may result in renewed inflationary pressures and prompt the ECB to increase interest rates. Elevated inflation can also exert upward pressure on discount rates and capitalisation rates, which may adversely impact the fair value of the GCP Group's assets and its share price performance. While inflationary pressures may fluctuate over time, the risk of renewed or sustained inflation persists and could materially affect the GCP Group's financial position and operations.

An increase in interest rates could have a material adverse effect on the real estate markets in which the GCP Group operates.

As inflation levels rose through the disruption of supply chains caused primarily by COVID-19 and the Russia-Ukraine War, the European Central Bank raised interest rate levels numerous times in 2022 and 2023. This has led to a rise in interest rates in Germany and throughout the Eurozone and decreased the attractiveness of real estate investments, resulting in lower demand for real estate and broad declines in real estate valuations, among other effects. Elevated interest rates also increase the risk of default on loan repayments, which may cause banks to further increase interest rates. While the ECB has decreased rates starting in June 2024, there is no certainty regarding the trajectory of future rates, which may remain stable, decrease or increase. An increase in interest rates could adversely impact the GCP Group's business in a number of ways, including:

- The discount rate used to calculate the value of the GCP Group's properties recorded on the Issuer's balance sheet in accordance with International Accounting Standard ("IAS") IAS 40 tends to increase in an environment of rising interest rates, which in turn could result in the GCP Group's properties having a lower fair value. For more information, see: *"The GCP Group may not be able to extend its existing credit arrangements, refinance its debt on substantially similar terms when it matures, or obtain acquisition financing on financially attractive terms as and when needed."*
- Although the GCP Group's current debt structure primarily involves debt at fixed interest rates or, where variable interest rates apply, is predominantly subject to interest rate hedging agreements, higher interest rates may have a negative impact on the GCP Group's ability to refinance existing debt or incur additional debt on favourable terms. Financial institutions such as banks may also be subject to increased equity requirements and balance sheet regulations resulting in restraints to lend out money to customers which could make it more difficult for the GCP Group to obtain bank financing on desired terms. In general, higher interest rates (or market expectations regarding future increases in interest rates) would make financing required by the GCP Group for its acquisition, capital expenditure and/or other real estate activities more expensive, which could reduce the GCP Group's profits.
- When negotiating financing agreements or extending such agreements, the GCP Group depends on its ability to agree to terms and conditions that will provide for interest payments that will not impair its profit targets, and for amortisation schedules that do not restrict its ability to pay intended dividends. Further, the GCP Group may be unable to enter into hedging instruments that may become necessary if variable interest rates are agreed upon or may only be able to do so at significant costs. In the current environment of elevated interest rates, the GCP Group's financing costs, including costs for hedging instruments may increase, which could reduce the GCP Group's profits. The GCP Group's finance expenses amounted to €31.2 million in the six months ended 30 June 2025 compared to the €27.9 million recorded in the six months ended 30 June 2024, primarily attributable to the impact of higher interest rates on newly issued debt and a decrease in interest income on the Company's liquidity position as a result of a decrease in the base rates. While the Company's cost of debt remained broadly stable at 1.9 % as of 30 June 2025, the GCP Group may not be able to mitigate higher finance expenses in the future, which could negatively impact the GCP Group's profits.
- The willingness of purchasers to acquire real estate in an environment of rising interest rates may be negatively affected, thereby restricting the GCP Group's ability to dispose of its properties on favourable terms when desired. Most purchasers finance their acquisitions with lender provided financing through mortgages and comparable security (in Germany so-called land charges). Lack of availability of such financing at attractive rates could therefore reduce demand for properties.

Any of the foregoing factors may have a material adverse effect on the GCP Group's business, net assets, financial condition, cash flows and results of operations.

Risks related to pandemics, epidemics, outbreaks of infectious diseases or any other serious public health concerns.

Pandemics, epidemics, outbreaks of infectious diseases or any other serious public health concerns may have adverse effects on the global economy and financial markets in general and on the markets in which the GCP Group operates in particular. For instance, the COVID-19 pandemic, together with any measures aimed at mitigating a further expansion thereof, such as restrictions on travel, imposition of quarantines, prolonged closures of workplaces, or curfews or other social distancing measures, have led to a significant reduction in global economic growth and adversely impacted international financial markets. The implications of such outbreaks depend on a number of factors, such as the duration and spread of the respective outbreak as well as the timing, suitability and effectiveness of measures imposed by authorities, the availability of resources, including human, material, infrastructure and financial (such as governmental stimulus packages and/or measures introduced by central banks) required to implement effective responses to the respective situation at the international, national and regional level, in particular an efficient and speedy vaccination campaign as well as the level of civil compliance with such measures. There is no guarantee that such measures, or a combination thereof, are effective means to combat such an outbreak and the implications resulting therefrom, which may result in an increase of credit risk, liquidity risk and operational risk for the GCP Group and may have a material adverse effect on the GCP Group's future business, net assets, financial condition, cash flow and results of operations.

The continuing uncertainty regarding the development of the global economy, may result in economic instability, limited access to debt and equity financing and possible defaults by the GCP Group's counterparties.

Macroeconomic and geopolitical instability caused by the Russia-Ukraine War, economic sanctions, Brexit, uncertainties in China's economy, the various conflicts in the Middle East, terrorism threats, trade barriers, raw material price fluctuations, and currency volatility, may adversely affect the European economy, may also create contagion risks for economically strong countries like Germany and may spread to the German or other Eurozone financial sectors and the German, British or other Eurozone commercial and residential real estate markets. The German economy, which is highly dependent on its exports, might also be adversely impacted by trends to limit global free trade and by the introduction of market entry barriers such as market access taxes or tariffs. In particular, if the United States should introduce additional market access barriers for German or European businesses, this might negatively affect the overall German economic environment.

In order to refinance its liabilities, the GCP Group must be able to access the financial markets. Any worsening of the economic environment or the financial markets or a complete "freeze" of the capital markets, even if temporary, may reduce its ability to refinance its existing and future liabilities or raise new debt on favourable terms or at all when needed. Furthermore, the GCP Group's counterparties, in particular its hedging counterparties, may not be able to fulfil their obligations under the respective agreements due to a lack of liquidity, operational failure, bankruptcy or other reasons.

Any of these risks could have material adverse effects on the GCP Group's business, net assets, financial condition, cash flows and results of operations.

The future growth of the GCP Group depends on the development of its specific market for real estate properties with value-add potential. The availability of property portfolios for sale at attractive prices is an important part of the GCP Group's business model. Increased competition could make it more difficult for the GCP Group to implement this strategy.

The GCP Group's strategy is focused on the acquisition of value-add opportunities predominantly in the German residential real estate market as well as in London, such as under-managed and/or under-occupied and/or under-rented property portfolios. This investment strategy depends on the availability of such properties for purchase

at reasonable prices. Given the undersupply of residential real estate in Germany, in particular in densely populated areas, such portfolios or properties may be unavailable or available only on unfavourable terms. Due to the ongoing consolidation process within the German residential real estate market, the number of available properties has further decreased.

Additionally, the supply of real estate portfolios might be limited, for example due to fewer sales of real estate portfolios by municipalities or federal states, or by private sellers. If municipalities and federal states cease privatising or if they reduce their privatisation activities, supply could be constricted, which could increase competition for acquisitions of properties that would be suitable for the GCP Group and could also motivate potential sellers to sell properties in an auction process. All this may result in a price increase of properties, which are in the strategic focus of the GCP Group. As a result, it could be more difficult for the GCP Group to compete and successfully acquire properties, which could limit the GCP Group's ability to grow its business effectively and could have an adverse effect on the future business, cash flows, financial condition and results of operations of the GCP Group.

Risks Related to the Business of the GCP Group

The GCP Group could fail in the repositioning of acquired properties or could be not as successful as intended in reducing vacancy rates and/or increasing rent on such properties.

The GCP Group focuses on the acquisition of properties which are under-managed and which the GCP Group considers to have upside potential as to yield and value, i.e. the properties have vacancies and/or a relatively low level of rents compared to the market rent at the time of acquisition. The commercial success of the GCP Group depends significantly on the GCP Group's ability to successfully reposition acquired real estate properties by reducing the vacancy rate and operating costs while increasing rent levels.

The GCP Group's ability to increase rental income from existing and new tenants and to reduce the vacancy rates for its properties depends on several factors. These factors include, in particular, the demand for properties, the local market rents, the condition and location of the units, refurbishment and modernisation measures that are undertaken and tenant turnover rates. Even if increased modernisation measures would merit higher in-place rents as a business matter, the GCP Group is subject to certain limits in its ability to increase in-place rent. In setting the rent levels for its properties, the GCP Group is subject to the restrictions of German tenancy laws as well as, where applicable, conditions imposed as a consequence of having received public subsidies, or contractual restrictions under purchase agreements imposed by the seller, or specific terms agreed under tenants' lease agreements.

As a consequence, the GCP Group might not be able to reduce vacancy rates and increase rents in a manner or to the extent that it expects, which could have a material adverse effect on the business, net assets, cash flows, financial condition, results of operations, net profits or prospects of the GCP Group.

Regional composition of the property portfolio of the GCP Group might change in the future due to further acquisitions or divestures.

The GCP Group pursues an opportunistic strategy and focuses on real estate property which it considers to have significant upside potential. Due to this acquisition strategy, the GCP Group also seeks investment opportunities in densely populated metropolitan areas that it believes meet its strategy. This might lead to a change in the regional composition of the GCP Group's portfolio. The same would apply if the Issuer sold properties in NRW and Berlin, or in other regions that make up its real estate portfolio. A change in the composition of the real estate portfolio may lead to a greater geographical distribution of properties and dependency on additional regional market conditions in such new areas. This may also result in additional cost in connection with the management of the properties and a loss of advantages due to economies of scale. A wider geographical distribution could also result in a lower availability of market data, which could inhibit the GCP Group's ability

to accurately predict the performance of its investments. The occurrence of any of the foregoing factors may have a material adverse effect on the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

The GCP Group is exposed to risks related to the maintenance and repair of its properties. Besides general investments into the maintenance of the GCP Group's real estate properties, the business model of the GCP Group requires investment to be made in the targeted modernisation and repositioning of the real estate properties. The modernisation and repositioning of acquired properties as well as maintenance projects could take more time or could become more expensive than originally expected.

After acquiring properties, the GCP Group undertakes to maintain rented properties in good condition. For this reason, and also to avoid loss of value and maintain demand for a property, the GCP Group performs maintenance and repairs on the properties it owns. In addition, modernisation and refurbishment of properties may be necessary to increase their appeal or to meet changing legal requirements, such as provisions relating to energy savings. Under a small number of loan agreements, the GCP Group has assumed the obligation to invest a certain amount into specified properties.

The properties owned by the GCP Group may from time to time require investment for targeted modernisation and repositioning as these properties have often been undermanaged and consequently may not have received adequate investment from previous owners. In general, targeted modernisations can include the renovation of facades and staircases, construction of outdoor and indoor playgrounds, conversion of unit sizes and the refurbishment of units according to tenants' requests. Such measures can be expensive and may trigger costs that will exceed the costs of general maintenance.

The GCP Group could underestimate the amount required to be invested for the targeted modernisation and repositioning of acquired properties as modernisation costs may have increased due to various factors, such as increased costs of materials, increased labour costs, increased energy costs, poor weather conditions, unexpected safety requirements or unforeseen complexities emerging at the building site.

From time to time, the GCP Group acquires properties which have been newly built and/or converted into residential from a different use but in certain cases require additional investment in order to bring them to a marketable state. While the GCP Group includes the expected costs for this investment in its business plan before acquisition, it could underestimate, due to various factors, the amount required to be invested or the time required to bring the property to a marketable state, which could lead to an increase in cost.

The GCP Group could also be exposed to risks due to delays in the implementation of modernisation or repositioning measures in connection with acquired property portfolios, against which the GCP Group might not have been contractually protected. For instance, due to certain market developments primarily caused by or related to the COVID-19 pandemic and the Russia-Ukraine War, prices for certain construction materials have increased substantially and in some cases such materials have not been available at all. The modernisation of a property may also be delayed due to lack of a skilled labour force, bad weather conditions or if a contractor or subcontractor does not comply with the agreed time schedule or becomes insolvent during the modernisation project. Further, there is a risk that a necessary building permit for a planned modernisation may be delayed, only issued subject to further restrictions or refused completely, for example, due to objections of third parties such as neighbours.

Higher than planned expenditures or unforeseen additional expenses for modernisation and maintenance that cannot be passed on to the tenant and a delay of the modernisation and repositioning of acquired properties might therefore negatively affect the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group. In addition, the negative effects might be strengthened when compared to properties without an investment backlog.

The future growth of the GCP Group depends on its continuing ability to acquire properties with upside potential. A key factor for the growth of the GCP Group has been its ability to acquire properties using its sourcing network. The GCP Group may fail in its ability to source attractive deals.

A part of the business model of the GCP Group is the acquisition of properties with value-add potential in terms of capital appreciation and/or investment returns. The GCP Group relies on its ability to acquire properties through privileged access to potential sellers and thus depends on its sourcing network and contacts of its key personnel in order to identify suitable properties. When engaging in disposals, the GCP Group also relies on its ability to successfully reinvest the proceeds from such disposals in suitable properties. The GCP Group may fail to maintain its sourcing network and contacts could be lost. As a result, the GCP Group may have difficulties finding suitable properties, which could have a material adverse effect on the future business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

The GCP Group acquires properties through transactions in a variety of forms, including without limitation, asset-based transactions, share deals and acquisitions of non-performing loans ("NPL"). In these transactions, the GCP Group seeks to acquire indebtedness of distressed or insolvent companies holding a property or properties from their original lenders that would allow an enforcement of mortgages or land charges granted in favour of such indebtedness and eventually result in the acquisition of the underlying property. In the case of acquisitions of properties via NPLs, the GCP Group may be unable to gain access to the underlying property in the time period anticipated by the GCP Group, and therefore may fail to gain access to the property at all, or may only do so at a significantly greater cost than anticipated. In addition, the GCP Group invests in real estate funds and provides asset-based financing to project developers of real estate ("Loans-to-own"). In these transactions, the GCP Group seeks to acquire equity interests in real estate funds or when making Loans-to-own, provides a specific type indebtedness to project developers that is secured with the underlying property. In these cases, the GCP Group's access to the underlying property is limited, and therefore the GCP Group's risk to lose parts or all of its investments made through investments in real estate funds or through Loans-to-own is higher than a direct investment in real estate.

The loss of rent, rent reductions and higher vacancy rates could have a negative effect on the GCP Group's business, net assets, cash flows, financial condition, results of operations, net profits and prospects.

The business of the GCP Group strongly depends on the rental income from its properties, which is influenced by rent levels and vacancy rates. A loss of rent, rent reductions and increased vacancies could lead to a decline in total current rental income of the GCP Group. There is a risk that the GCP Group may become less profitable as a result if demand for residential and, to a lesser extent, commercial real estate declines (in general due to social or economic market conditions or in relation to the condition of particular properties) as this may lead to increased vacancy rates. If tenants fail to pay their rent in whole or in part (e.g., due to a deterioration of their economic situation or of their commercial activity), including utilities (e.g., heating, energy and water) which are passed on to the tenants, or if a large number of tenants terminate their lease without the GCP Group being able to re-let the property within a reasonable time period, the GCP Group could sustain a decrease in current rental income. This could have a significant adverse effect on its results of operations. Even if vacated units are re-let, such re-letting may only be possible at less attractive terms.

The GCP Group is also required to maintain its properties in a condition as required by lease agreements and law. If such maintenance is not feasible for any reason or required repairs are not performed on time or at all, rent levels for such properties may decrease. The occurrence of any of these factors could have a material adverse effect on the business, net assets, cash flows, financial condition and results of operations of the GCP Group.

The GCP Group may be unable to make acquisitions if it is unable to obtain debt or equity financing.

The GCP Group may be unable to obtain debt or equity financing on acceptable terms, which may limit its ability to make further acquisitions and significantly impair its business development and competitiveness. Further, any additional debt incurred in connection with future acquisitions could have a significant negative impact on the GCP Group's performance indicators, and could result in higher interest expenses for the GCP Group.

Although the GCP Group has successfully raised debt and equity financing in the past, there is no guarantee that the GCP Group will be able to obtain debt or equity financing as needed to acquire additional properties in the desired volumes. A shortage of required financing may prevent the GCP Group from pursuing its growth strategy and could have significant adverse effects on the GCP Group's business, net assets, financial condition, cash flows, results of operations, net profits and prospects.

The acquisitions and investments of the GCP Group involve risks. These include unexpected liability claims, higher indebtedness and interest expenses. In addition, German real estate transfer tax might increase transaction costs and acquired properties or portfolios might not develop as expected.

Before acquiring properties, the GCP Group generally performs a due diligence exercise in order to evaluate the properties and to identify risks connected with the properties. There can be no assurance as to the adequacy or accuracy of information provided during any due diligence exercise or that such information will remain accurate following the conclusion of the due diligence exercise until the acquisition of the relevant properties. In certain situations, the GCP Group may enter into transactions with limited time to conduct due diligence and/or on the basis of limited, missing, inconsistent or incomplete information. Risks exist, among others, with respect to title and security searches, planning permissions and conditions, building permits, licences, fire and health and safety certificates and compliance with related regulations as well as restrictions in connection with historic preservation laws, subsidised housing or contractual limitations imposed by the seller of the relevant property that may relate to investment obligations, limitations as to rent increases or other provisions for extra-statutory tenant protection.

The properties acquired by the GCP Group are also inspected prior to purchase in the course of a technical due diligence investigation with respect to their structural condition and, to the extent necessary, the existence of harmful environmental factors. However, the Group or the original acquirers may not have been able to undertake (or obtain results for) inspections and surveys (including intrusive environmental and asbestos investigations and technical surveys) that the GCP Group would otherwise carry out in relation to comparable acquisitions.

It is possible that damage or quality defects could remain entirely undiscovered, or that the scope of such problems may not be fully apparent in the course of the due diligence investigation, and/or that defects may become apparent only at a later time. In general, sellers exclude liability for hidden defects which would prevent a claim for any loss incurred by the GCP Group. If liability for hidden defects has not been fully excluded, it is possible that the representations and warranties made in the purchase agreement with respect to the property failed to cover all risks and potential problems relating to the acquisition. Even if covered by representations and warranties, potential claims of the GCP Group might not be enforceable due to insolvency of the seller or for other reasons. In respect of certain properties in the GCP Group's portfolio, only limited investigation or review was undertaken prior to purchase as to the existence of harmful environmental contamination.

Besides risks directly related to acquired properties, any acquisition also involves significant use of internal personnel and management capacity, which cannot be used otherwise. If the Group is not successful in raising additional capital at reasonable costs, it could be unable to acquire additional properties. Additional indebtedness in connection with future acquisitions might have a negative impact on key performance indicators, such as net asset value metrics calculated in accordance with the recommendations of the European

Public Real Estate Association ("EPRA") ("EPRA NAV Metrics") and the loan-to-value ratio ("LTV"), which might trigger an increase in interest expenses. In addition, certain performance indicators material for the rating of the GCP Group might be adversely affected by acquisitions or the GCP Group might breach financial covenants under existing loan agreements or its outstanding debt securities (see "Risk Factors – Financial Risks").

Under the German Real Estate Transfer Tax Act (*Grunderwerbsteuergesetz*, "GrEStG"), German real estate transfer tax (*Grunderwerbsteuer*, "RETT") generally applies with respect to the acquisition of the property companies holding German real estate, unless the direct and indirect ownership interest of the Issuer in newly acquired property companies is less than 90% (see "*Higher fiscal risks in connection with the acquisition of property portfolios may arise if at least 90% of the shares in real estate companies with portfolios are directly or indirectly acquired or if direct or indirect changes in the company's shareholder structure result in a change of at least 90% of the ownership in the shares of real estate holding companies within a period of 10 years. In this case, RETT will be triggered for the portfolios acquired together with the companies*"). Should the Issuer intend to acquire new German properties on a RETT neutral basis, more than 10% of the shares in the acquired property company must be retained by the seller over a period of 10 years following the acquisition. This might add complexity to the acquisition process, introduce stronger minority rights of partners and consequently might increase the acquisition costs and the management costs of the property. Consequently, similar RETT considerations may also impact any exit of the Issuer from a German property.

In relation to the RETT considerations above, please see also the additional considerations below on a discussion draft of the German Federal Ministry of Finance (*Bundesministerium der Finanzen*, "BMF") from 2023 providing for a contemplated RETT reform in Germany (see "*Higher fiscal risks in connection with the acquisition of property portfolios may arise if at least 90% of the shares in real estate companies with portfolios are directly or indirectly acquired or if direct or indirect changes in the company's shareholder structure result in a change of at least 90% of the ownership in the shares of real estate holding companies within a period of 10 years. In this case, RETT will be triggered for the portfolios acquired together with the companies*").

Accordingly, in the course of acquiring a property portfolio, specific risks might not be or might not have been, recognised or correctly evaluated which could lead to additional costs and could have an adverse effect on the proceeds from rental income and sales of the relevant properties. This could have a material adverse effect on the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

The GCP Group may incorrectly appraise the value of acquired properties or property portfolios or real estate companies resulting in lower than expected yields and downward adjustment of property valuations.

Prior to any acquisition, the GCP Group carries out an examination and evaluation of the properties to be acquired. In this respect, the GCP Group sets a yield target, taking into account the need for required maintenance, refurbishment or modernisation measures. The GCP Group carries out such work with the objective of optimising the properties to make it possible for the GCP Group to achieve higher occupancy or rental income from the properties and thereby increase the yield and value obtained from such properties.

The assumptions made in connection with the acquisition of a property portfolio, particularly with respect to anticipated rent, refurbishment investments and/or costs, and vacancy could be incorrect because of many factors that can affect the accuracy of these assumptions. During times of reduced real estate transactions levels, market prices for properties may be difficult to assess. In addition, valuation methods used could subsequently be found to have been unsuitable. Accordingly, there is a risk that the acquired properties may achieve less than the originally expected yields. In addition, it could subsequently become more difficult to lease or sell the property, the market rent at that location could decline, and there could be vacancies and income shortfalls from

vacancy. The multitude of factors that affect the market rent that can be charged in a particular market make it difficult to project future rent, and consequently the rent projected in connection with the acquisition of a property may not be attainable.

Incorrect and erroneous valuations in connection with the acquisition of property portfolios and other unforeseeable events could result in the GCP Group being unable to achieve its projected yields, leading to the risk that valuations of the properties may have to be adjusted downwards. These revaluations can negatively affect the value of the property portfolio of the GCP Group shown in the financial statements and lead to negative impacts on the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group (see "*Real estate valuation is based on assumptions that may change and are inherently subjective and uncertain. The values recorded in the GCP Group's consolidated financial statements may not reflect the value of the GCP Group's property portfolio or development rights held by the GCP Group.*").

With respect to certain of its properties, the GCP Group is subject to contractual rent restrictions or restrictions on disposal inter alia, under so-called charters of social rights (Sozialchartas), which restrict its ability to freely divest parts of its portfolio. In addition, the GCP Group's portfolio receives subsidies from public authorities which restrict the level of rents chargeable on a part of the GCP Group's portfolio. Providers of the subsidised loans may also unilaterally exercise their right to increase the rate of interest payable on such loans.

Residential real estate transactions often include contractual provisions restricting a buyer's right to sell the acquired properties, to increase the rent or to terminate existing leases. These restrictions might reduce the attractiveness of the affected units for prospective purchasers. Such restrictions often result from so-called charters of social rights (Sozialchartas) which are especially common in connection with the privatisation of publicly-owned property, where the selling public authorities (particularly cities and municipalities) often intend to mitigate potential social effects of such transactions, or when these portfolios are subsequently sold on to third parties. Usually, most obligations lapse in full or in part after a certain period of time.

In addition, the GCP Group holds certain properties which are subject to grants from public authorities in the form of construction subsidies, expenses subsidies, expense loans and low-interest loans that impose certain limitations on the GCP Group. Most of the subsidies are granted in the form of low-interest long-term loans. The public bodies granting a subsidised loan impose maximum rent levels on the properties constructed, acquired or modernised using such subsidised loan in order to compensate for construction, financing and property-related costs. Because the rent levels set by the public bodies are significantly below current market rents for a number of rent-restricted residential units, it may be difficult to increase rents to market levels even after the lapse of subsidy restrictions because of the lack of tenants who are willing or able to pay market level rents for such properties.

Moreover, some of the GCP Group's subsidised loan agreements contain a clause pursuant to which the provider of the loan is granted the right to unilaterally increase the rate of interest up to certain maximum amounts per annum. In such an event, the GCP Group is entitled to increase its rents accordingly. The lenders under these agreements have exercised this right only selectively in the recent past. It cannot be excluded, however, that lenders may exercise this right more frequently in the future.

Some of the aforementioned restrictions may limit the GCP Group's ability to attractively market parts of its portfolio, which in turn could potentially force the GCP Group to pass up opportunities for streamlining and generating profit. They could thereby lower the fair value of the GCP Group's property portfolio and limit its ability to generate cash flow from selective divestitures. This could have material adverse effects on the GCP Group's business, net assets, financial condition, cash flows, results of operations, net profits and prospects.

The investments of the GCP Group are predominantly investments in real estate. Due to the potentially illiquid nature of the real estate market, the GCP Group may not be able to sell any portion of its portfolio on favourable terms or at all. In addition, the GCP Group may not be able to collect deferred purchase price payments granted as vendor loans due to solvency issues of buyers.

The general strategy of the GCP Group is to hold onto its acquired properties. However, the GCP Group might also opportunistically sell a property or a portfolio of properties under certain circumstances. The ability of the GCP Group to sell a property depends on the market liquidity at the time of the potential resale. The demand for real estate assets is influenced by, among other factors, the property status, the vacancy rate, the general economic situation, the level of interest rates and the availability of debt financing. As a result of general economic conditions and due to a variety of further reasons, there may not be a sufficient number of potential buyers to enable the GCP Group to dispose of a property when it wishes on favourable terms.

If the GCP Group was required to liquidate parts of its total portfolio under legal, financial or time pressure, there is no guarantee that the GCP Group would be able to do so in a timely fashion or on favourable terms, or at all. For example, in the event of a forced sale as a result of collateral enforcement by creditors, there would likely be a significant shortfall between the fair value and/or market value of (i) the property, (ii) the property portfolio or (iii) the shares held by the GCP Group in an investee real estate company, as the case may be, and the price achievable upon the sale of any of the foregoing, and there can be no guarantee that the price obtained by the GCP Group would represent fair value or market value for such assets.

When selling properties, the GCP Group from time to time may agree with the respective buyer to defer parts of the purchase price and to grant a vendor loan for the deferred portion of the purchase price. There is no guarantee that the buyer will be able to repay the vendor loan in full or at all at the maturity of such loan. While in the case of a vendor loan, such loan is secured by the real estate assets of the underlying transaction, there is a risk that the asset will have reduced in value since the transaction took place due to poor performance or a change in the market environment, which may have a negative financial impact on the GCP Group.

The current economic environment could lead to an increased supply of real estate properties, as landowners may be forced to sell real estate properties to gain liquidity. At the same time, the demand for real estate could decrease due to a possible economic downturn and other effects. This could have a negative effect on property prices as well as the GCP Group's portfolio and thus impair the GCP Group's ability to sell its real estate properties on favourable terms. Due to the effects of the current economic situation, any future negative impact on property prices remains uncertain.

Any such shortfall could have a material adverse effect on the business, net assets, cash flows, financial condition, results of operations, net profits or prospects of the GCP Group.

In addition to its current business model, the GCP Group is engaged in single unit sales (privatisations), which may result in some units of the developed condominiums remaining unsold. The unsold units may require greater administrative resources and may lead to additional expenses and other negative consequences for the GCP Group.

The GCP Group selectively sells individual residential units to owner-occupants or small capital investors in single unit sales (privatisations). In general, individual residential units can be sold at a premium compared to bulk sales of residential properties and at prices exceeding their fair value. In executing such sales, the GCP Group would sell individual units but not necessarily all units within a building. Management of partially sold properties may require greater administrative resources than the management of units in properties entirely owned by the GCP Group. For example, owners of units in a residential property may decide on measures which concern the property as a whole by majority vote at the unit owners' assembly convened by the facility manager. If the GCP Group sells only individual units in a property it currently owns, it may lose its ability to control decision-making and could be forced to comply with decisions passed by a majority of the owners of other units

in the relevant property with respect to property management, such as the performance of maintenance and modernisation, which could be economically impractical and might result in the incurrence of additional costs. Since the GCP Group would have to bear a proportionate share of these costs, this could adversely affect the GCP Group's profitability.

In addition, pursuant to the German Residential Property Act (*Wohnungseigentumsgesetz*), condominium owners may only engage a facility manager for a maximum of five years. Thereafter, the contract must be renewed or another manager can be engaged. Upon the expiration of the applicable contract, the GCP Group might not be reappointed as facility manager with respect to partially sold residential properties. If the GCP Group is not reappointed, this could increase the risk that the newly appointed facility manager may make decisions unfavourable for the GCP Group.

The occurrence of any of these risks could have material adverse effects on the GCP Group's business, net assets, financial condition, cash flows, results of operations, net profits and prospects.

The GCP Group may be exposed to losses and liabilities (including tax liabilities) in respect of its assets as a result of the acts or omissions of vendors or previous owners or occupiers, or relating to the prior period of ownership.

The GCP Group may be exposed to losses and liabilities including, but not limited to, tax, environmental and regulatory liabilities, in respect of properties the GCP Group has acquired or will acquire in the future, as a result of the acts or omissions of the relevant vendors or previous owners or occupiers of such assets. When the GCP Group acquires properties through the acquisition of other companies, the liabilities, provisions and other values booked by the GCP Group may not accurately reflect the actual values of the property or the company or the result that the GCP Group anticipated as part of the acquisition. The actual values may be materially lower than the face values recorded by the GCP Group, which may result in significant losses for the GCP Group. There is no guarantee that the GCP Group will have knowledge of, or able to determine, the scope of such losses and liabilities prior to acquiring the assets. If any such risks materialise, this could have a material adverse effect on the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

Following an acquisition, the GCP Group is exposed to integration risks.

After the acquisition of properties or a property portfolio, the properties must be integrated into the GCP Group's existing management platform. The GCP Group has developed an information technology ("IT") based platform that provides efficient in-house management of its existing real estate portfolio as well as the integration of newly acquired properties. The integration of acquired portfolios may fail or take longer than anticipated and cost savings and synergies may not develop as expected, resulting in higher administrative and management costs. Furthermore, the integration of IT systems of newly acquired properties or property portfolios into the existing IT-platform of the GCP Group or transmission of the respective data into the IT system of the GCP Group could require significant time and effort and related costs. It is possible that further acquisitions could cause a significant increase of such costs which could have adverse effects on the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

Some of the GCP Group's properties are located in areas outside of NRW, Berlin, Dresden, Leipzig and Halle, which may lead to higher management costs and limit the level of service that GCP Group is able to provide.

The GCP Group may acquire properties outside regions where substantial portions of its current portfolio are located (e.g., as part of the acquisition of an existing property portfolio by the GCP Group). As of 30 June 2025, approximately 20 % of the GCP Group's portfolio by value was located in London, UK.

The GCP Group has centralised most of its property management activities but also provides for on-site regional offices and services. The management of properties outside those regions where the GCP Group already owns other properties may incur higher costs compared to the management of properties in the regions of NRW, Berlin, Dresden, Leipzig and Halle, where the GCP Group held 58% of its total portfolio as of 30 June 2025. Furthermore, there is a risk that the GCP Group makes investments in certain markets that fail to meet the expectations of potential tenants in these markets due to the lack of specific knowledge of the relevant regional markets.

The occurrence of any of these risks could have an adverse effect on the business, net assets, cash flows, financial condition and results of operations of the GCP Group.

Minority interests of third parties in subsidiaries of the GCP Group or co-investments may make it difficult to implement significant structural changes or other material decisions with regard to these entities, in particular, where those resolutions require a qualified majority or the unanimous consent of all shareholders of these entities.

The Issuer and/or its subsidiaries do not own all shares and/or do not hold all voting rights in certain subsidiaries, joint ventures and co-investments, and is thus exposed to the influence of other shareholders or joint venture partners in the respective entities, including the holdings of minority shareholders. In some cases, significant structural changes or other material decisions with respect to such entities may only be implemented with qualified majority consent and/or the consent of the remaining shareholders or the joint venture partner under the terms of the joint venture or shareholder agreement. Such provisions may limit the GCP Group's flexibility to implement its strategy, policies or objectives with respect to the entity in question or even with respect to the GCP Group itself. This could affect the distribution of dividends from such subsidiary or the sale of shares in such subsidiary or related properties. Furthermore, a joint venture partner or minority shareholder may have economic or business interests or goals that are inconsistent with those of the GCP Group, take actions contrary to the GCP Group's strategy, policies or objectives, experience financial or other difficulties, or be unable or unwilling to fulfil their obligations under the relevant co-investment agreement. The occurrence of any of the foregoing factors may have a material adverse effect on the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

The Issuer is a subsidiary of Aroundtown SA, which is in a position to exert significant influence over the Issuer. The interests pursued by Aroundtown SA could differ from the interests of other shareholders.

Edolaxia Group Limited, Cyprus ("Edolaxia"), a subsidiary of Aroundtown SA ("Aroundtown"), a listed company, holds approximately 62% of the voting rights in the Issuer as of 30 June 2025 and is the Issuer's largest shareholder. Through Edolaxia, Aroundtown is in a position to exert significant influence at the general meeting of the Issuer's shareholders. At any general meeting of the Issuer's shareholders, Edolaxia can adopt and implement or prevent the adoption of resolutions by such general meeting of the Issuer's shareholders which require a simple majority or even higher majorities, solely through the exercise of its own voting rights. Such resolutions include, amongst others, the appointment of members of the board of directors and the distribution of dividends.

In any of the aforementioned instances, the interests of Aroundtown could deviate from the interests of other shareholders. Even if Aroundtown would not in fact use its stake to influence the Issuer contrary to its own interests, the possibility of such an influence could have a material adverse effect on the Issuer's share price and make it more difficult for the Issuer, for example, to raise capital. The occurrence of any of the foregoing factors may have a material adverse effect on the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

The GCP Group could sustain substantial losses not covered by, or exceeding the coverage limits of, its insurance policies.

The properties held by the GCP Group are insured against losses due to fire, flooding, earthquakes and other natural hazards as well as terrorism to the extent usual for its business. The GCP Group's insurance policies are, however, subject to exclusions and limitations of liability. The GCP Group may, therefore, have limited or no coverage relating to third-party liability, other natural disasters and other environmental risks or war. The GCP Group may also have limited or no coverage relating to inflation, changes in planning laws or regulations, building codes and ordinances, title defects and defective construction. In addition, the GCP Group's insurance providers could become insolvent. The GCP Group also does not maintain separate funds or otherwise set aside reserves to cover losses or third-party claims from uninsured events. Should an uninsured loss or a loss in excess of the GCP Group's insurance limits occur, the GCP Group could lose capital invested in the affected property as well as anticipated income and capital appreciation from that property. In such circumstances, the GCP Group may incur further costs to repair damages caused by uninsured risks. The GCP Group could also remain liable for any debt or other financial obligation related to such property. Thus, the GCP Group may experience material losses in excess of insurance proceeds, which could have a material adverse effect on the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

The GCP Group may face difficulties to replace key personnel if it loses them.

The success of the GCP Group depends to a high degree on the performance of its management executives and qualified employees in key positions, particularly employees active in the management of the GCP Group with substantial expertise as to the sourcing of new property portfolios and the value-add and repositioning process for real estate. The loss of one or more members of the Board of Directors, the management body or other key employees of the GCP Group could impair the GCP Group's ability to manage its operations effectively, in particular if the GCP Group fails to attract new highly qualified management executives or qualified employees in key positions. The GCP Group also faces competition for highly qualified employees from competing real estate companies and other types of companies, and may not be able to recruit, retain or replace key employees in a timely fashion or at all.

The failure to provide the necessary management resources or to replace key employees may have a material adverse effect on the business, net assets, cash flows, financial condition and results of operations of the GCP Group.

Damage or interruptions to the GCP Group's IT system could lead to diminished data security and limit the GCP Group's business operations.

The GCP Group's proprietary IT system is an important facilitator of the GCP Group's business optimisation strategy and essential for its business operations and success. Any interruptions in, failures of, or damage to, this IT system could lead to business process delays or interruptions. If the GCP Group's IT system was to fail and back-ups were not available, the GCP Group would have to recreate existing databases, which would be time-consuming and expensive. The GCP Group may also have to expend additional funds and resources to protect against or to remedy potential or existing security breaches and related consequences. Any malfunction or impairment of the GCP Group's computer systems could interrupt its operations, lead to increased costs, and may result in lost revenue. The GCP Group cannot guarantee that anticipated and/or recognised malfunctions can be avoided by appropriate preventative security measure in every case. Damage to, malfunction or interruptions in the GCP Group's IT system could therefore have a material adverse effect on the business, net assets, cash flows, financial condition and results of operations of the GCP Group.

In addition, the GCP Group's business involves the storage and transmission of tenant information, and security breaches could expose it to a risk of loss of this information, litigation and possible liability. These security measures may be breached as a result of third-party action, employee error, malfeasance or otherwise.

Additionally, third parties may attempt to fraudulently induce employees or tenants into disclosing sensitive information such as user names, passwords or other information in order to gain access to the GCP Group's data or its tenants' data.

The GCP Group is exposed to reputational risks. Negative publicity or press speculation might cause current or potential business partners to distance themselves from a relationship with the GCP Group.

The business model of the GCP Group is based on privileged access to attractive investment opportunities. This privileged access is rooted in established relationships with many financial institutions and real estate investors. These relationships may suffer if the GCP Group's reputation is damaged by negative publicity, press speculation and threatened or actual litigation related to its business. In Germany, public sentiment towards financial investors in residential and commercial properties is generally critical, so it cannot be excluded that the GCP Group may become the target of negative publicity. Such negative publicity may cause business partners of the GCP Group to distance themselves from the GCP Group, which could harm the sourcing network of the GCP Group. If the GCP Group is unable to maintain its reputation and high level of customer service, customer satisfaction and demand for its services and properties could suffer. In particular, harm to the GCP Group's reputation could make it more difficult for the GCP Group to let its residential units and could lead to delays in rental payments or the termination of rental contracts by its tenants. Any reputational damage due to the GCP Group's inability to meet customer service expectations could consequently limit its ability to retain existing and attract new customers. Furthermore, harm to its reputation could impair the GCP Group's ability to raise capital on favourable terms or at all.

Thus, an impairment of its reputation may have an adverse effect on the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

Valuation Risks

In the event of a downturn in the real estate market, the fair value model could require the GCP Group to adjust current fair values of its properties (such as in the case of a change in interest rate levels or a deterioration of the market), which could have adverse effects on the valuation of the Group's property portfolios.

The GCP Group accounts for its investment properties at fair value. The valuation is done by third party appraisers. The valuation model considers the present value of future net cash flows to be generated from the property, taking into account expected rental growth rate, void periods, occupancy rate, lease incentive costs such as rent-free period and other costs not paid by tenants. The expected future net cash flows are discounted using risk-adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location, tenant credit quality, duration and lease terms.

The fair value thus reflects not only the circumstances directly connected with the property but also the general conditions of the real estate markets, such as regional market developments and general economic conditions or interest rate levels.

Any change in fair value must be recognised as a profit or loss under the fair value adjustment. Any negative significant fair value adjustments the GCP Group is required to make could have significant adverse effects on the GCP Group's financial condition and results of operations, as well as the market price of the Issuer's shares. Additionally, there would be negative effects on performance indicators, particularly the EPRA NAV Metrics and LTV, which may have a negative influence on the rating of the Issuer and may constitute a covenant breach under financing agreements.

A negative change in the fair value may thus have a material adverse effect on the business, net assets, financial condition, results of operations, net profits and prospects of the GCP Group.

Real estate valuation is based on assumptions that may change and are inherently subjective and uncertain. The values recorded in the GCP Group's consolidated financial statements may not reflect the value of the GCP Group's property portfolio or development rights held by the GCP Group.

Valuation reports are based on standardised valuation approaches and represent the opinion of the respective independent expert who prepared the reports. Valuation reports are based on customary assumptions which have only been verified by random sampling. In valuing a property, an appraiser may consider factors such as real estate tax rates, operating expenses, potential environmental liabilities and the risks associated with certain construction materials, in addition to expected rental income, the property's condition and its historic vacancy level. Therefore, property valuations may be based on assumptions or models that may not be correct or may contain mistakes. An adverse change, or a mistake, in one of the assumptions used or factors considered in valuing a property can decrease the assessed value of the property.

Development rights held by the GCP Group are typically valued using a residual value model, based on various factors such as expected rent of the property or sale price of the completed units, operational expenses after completion, construction costs, timing of construction, financing expenses during the development stage and after completion, capitalisation rates and assumptions on utilisation and approval of building rights. Any change in the assumptions used or factors considered in valuing these development rights may lead to a change in the fair value of these development rights, which may result in a write down of the value of such rights for the relevant accounting periods.

Important assumptions used by independent real estate appraisers are based on information prepared by the GCP Group, such as vacancy rates, average rental periods and current rental income. The valuation reports are therefore based in part on so-called special assumptions that have not yet occurred at the time the property was valued. A change in the factors taken into account and the assumptions used may lead to lower valuation results. If several of the special assumptions assumed by the real estate appraisers later prove to be incorrect because the circumstances underlying the assumption do not occur, this can have a material adverse effect on the fair value of the respective property. In addition, the valuations are carried out by independent appraisers on different valuation dates and generally, the further back the valuation date of a valuation report, the greater the risk that the values determined therein may have changed due to a wide variety of factors.

The valuation of the GCP Group's portfolio may not reflect the actual sale or market prices that the GCP Group could generate on a sale of its property, even where any such sales occur shortly after the relevant valuation date, or the estimated yield and annual rental income of any such property. In particular, during times of reduced real estate transaction levels, market prices for properties may be difficult to assess.

Any re-valuation of the portfolio of the GCP Group could also cause the fair values determined for the respective valuation date to fall short of the book values of the relevant properties, resulting in a loss of fair value for such property. Under such circumstances, the GCP Group would be required to immediately write down the value of the relevant properties for the relevant accounting period.

Any of the foregoing factors could have a material adverse effect on the GCP Group's business, net assets, financial condition and results of operations.

Financial Risks

The GCP Group may not be able to extend its existing credit arrangements, refinance its debt on substantially similar terms when it matures, or obtain acquisition financing on financially attractive terms as and when needed.

The GCP Group has a substantial level of debt. As of 30 June 2025, the GCP Group's total short and long term loans and borrowings and straight bonds and bond redemption amounted to €4.3 billion. In addition, the GCP Group had outstanding perpetual notes in an aggregate nominal amount outstanding of €1,202.6 million as of

30 June 2025, which are accounted for as equity under IFRS. The GCP Group may require additional funds in the form of additional debt or equity financing to finance or refinance its debt, capex, future acquisitions and working capital requirements. The extent of the GCP Group's future capital requirements will depend on many factors which may be beyond the GCP Group's control, and its ability to meet its capital requirements will depend on its future operating performance and ability to generate cash flows.

Additional sources of financing may include equity, hybrid debt/equity instruments, convertible bonds, debt financing (including bank debt) or other arrangements. There can be no assurance, however, that the GCP Group will be able to obtain additional financing on acceptable terms when required. In particular, a further deterioration of the economic environment, persistently high inflation rates, rising interest rates and volatile capital markets may limit the GCP Group's ability to refinance its existing or future liabilities, or gain access to new financing, including debt and equity financing, on attractive terms or at all.

The GCP Group is subject to foreign exchange rate fluctuations.

In addition to its properties in Germany, the GCP Group also owns properties in the UK and is therefore exposed to currency exchange rate fluctuations. The GCP Group's accounting currency for its consolidated statements is the euro, while some of its subsidiaries in the UK draw up their financial statements in GBP. The exchange rates between GBP and the euro may fluctuate significantly. The results of operations and financial position of the GCP Group's subsidiaries in the UK and their affiliates are reported in GBP and are then converted into euros at the applicable exchange rates for inclusion in the GCP Group's consolidated financial statements, which are stated in euros. A decline in GBP relative to the euro would have an adverse effect on the value of such properties, as reflected in the GCP Group's consolidated financial statements. Any decrease in a fair value of properties held in the UK might be exacerbated through exchange rate fluctuations. The GCP Group seeks to reduce exchange rate fluctuations between the euro and GBP by matching commitments, cash flows and debt in the same currency.

In addition, the GCP Group has issued debt in currencies other than in euro, namely in Swiss franc, Hong Kong dollars and Japanese yen. Although the GCP Group has typically entered into hedging agreements to mitigate currency risks from its foreign currency exposures, the GCP Group is exposed to the risk that its hedging counterparties will not perform their obligations under these hedging agreements. Hedging counterparties may default on their obligations vis-à-vis the GCP Group due to a lack of liquidity, operational failure, bankruptcy or other reasons.

However, the GCP Group may not be able to hedge its currency risks completely through the aforementioned measures or at acceptable cost, which could materially adversely affect the GCP Group's business, net assets, financial condition, cash flow and results of operations.

A rise in general interest rate levels is likely to increase the GCP Group's financing costs. When it attempts to mitigate interest rate risk by entering into hedging agreements, the GCP Group also becomes exposed to the risks associated with the valuation of hedge instruments and these hedges' counterparties.

When entering into financing agreements or extending such agreements, the GCP Group depends on its ability to agree on terms for interest payments that will not impair its desired profit and amortisation schedules. The GCP Group's activities are subject to financing risks arising from changes in interest rates. Rising interest rates would lead to higher financing costs in the future and may have a material adverse effect on the business, financial condition and results of operations of the GCP Group. The GCP Group regularly enters into financing agreements with variable interest rates while hedging such variable interest rate with customary market hedging instruments, such as interest swaps or caps. However, the hedging instruments that the GCP Group uses may not be completely effective, and the GCP Group may be unable to enter into necessary extensions or renegotiations of financing agreements or hedging instruments at their current terms, including associated costs,

or to the extent planned. As a result, the GCP Group expects to incur significant additional costs as a result of increased exposure to interest rate risks.

Additionally, the hedging agreements that the GCP Group enters into may generally not completely counterbalance a potential change in interest rates, whereby the remaining interest rate fluctuations may have a negative impact on the GCP Group's equity. In addition, the GCP Group is exposed to the risk that its hedging counterparties will not perform their obligations as established by the hedging agreements the GCP Group has entered into. Hedging counterparties may default on their obligations towards the GCP Group due to lack of liquidity, operational failure, bankruptcy or other reasons.

The occurrence of any of these factors could have a material adverse effect on the business, net assets, cash flows, financial condition and results of operations of the GCP Group.

A downgrade or withdrawal of GCP's or Aroundtown's current credit rating may impact the GCP Group's ability to obtain financing or issue further debt and may have a negative impact on GCP Group's debt costs and on the share price of the GCP Group and/or Aroundtown.

As of the date of this Base Prospectus, the Issuer is assigned a "BBB" investment grade rating with a stable outlook by S&P and an investment grade credit rating of "Baa1" with a negative outlook from Moody's Investors Service Ltd. ("**Moody's**") (on an unsolicited basis). Additionally, Aroundtown is assigned an investment grade credit rating of "BBB" with a stable outlook from S&P. S&P's rating in respect of the Issuer is based on S&P's group rating methodology, with the Issuer's stand-alone credit profile ("**SACP**") being bbb+.

The credit ratings of the GCP Group and/or Aroundtown may be downgraded or withdrawn entirely in future as a result of factors that are beyond the Issuer's control, such as a deterioration in the real estate or financial markets, value decline of the GCP Group's assets, goodwill impairment or due to weakened financial performance by the GCP Group or Aroundtown. Any negative change in the credit rating of the GCP Group and/or Aroundtown may, when accessing future financing, require the GCP Group and/or Aroundtown to, among other things, pay higher interest rates and/or provide increased collateral or other security if they are able to access such additional financing at all. If the GCP Group and/or Aroundtown were to lose its investment grade rating, this would significantly restrict refinancing options in the capital markets and significantly increase refinancing costs. In particular, future issuances of unsecured bonds and notes may become substantially more expensive or may not be possible in the targeted amounts. A downgrade or withdrawal of the credit ratings of the GCP Group and/or Aroundtown may also result in a breach of certain financial covenants in their respective credit lines, financing arrangements and/or debt issuances, and may have a material adverse effect on their respective businesses. A downgrade or withdrawal of the credit ratings of the GCP Group and/or Aroundtown may also result in a significant decline in the share price of the GCP Group and/or Aroundtown.

In addition, any negative change in the credit rating of Aroundtown is highly likely to also negatively impact the GCP Group since the credit rating of the GCP Group is tied to that of Aroundtown given that the S&P methodology considers Aroundtown's stake in the GCP Group as highly strategic. As such, if Aroundtown were to be downgraded, as has happened in April 2025, such downgrade would also negatively affect the credit rating of the GCP Group and expose the GCP Group to the risks described in the foregoing paragraph.

A credit rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time by the assigning rating organisation.

Any of the foregoing factors may have a material adverse effect on the GCP Group's business, net assets, financial condition, cash flow and results of operations.

The redemption or early redemption by the Issuer of its outstanding bonds may result in a substantial payment obligation for the Issuer.

Bonds and perpetual notes issued by the Issuer typically contain various provisions that allow the early redemption of bonds or perpetual notes in certain extraordinary situations, such as a change of control or a merger (see also "A change of control in the Issuer and/or the decrease in the free float of the ordinary shares in the Issuer below a certain level may result in a substantial payment obligation for the Issuer with respect to certain of its outstanding bonds."). The Issuer may also redeem the bonds in the event that the Issuer would be obliged to pay additional taxes as a result of changes in Luxembourg tax law. The redemption or early redemption of any bonds may result in a substantial payment obligation for the Issuer and may require the Issuer to take steps to meet their redemption obligations, including borrowing additional funds. Redemptions or early redemptions of the Issuer's bonds may have a material adverse effect on the net assets, cash flows, financial condition, results of operations, net profits and prospects of the Group.

From time to time the GCP Group provides third parties with interest bearing asset-backed loans with the potential to acquire the assets under certain circumstances. The GCP Group is exposed to a downside scenario where the value of the underlying asset will be lower than the loan.

The GCP Group identifies opportunities to access control over properties with significant upside through providing asset backed loans to third party property owners. This mechanism provides the GCP Group with interest income from the loan secured by the asset with the upside of obtaining control of the asset at a significant discount. However, if the borrower defaults on its financial obligations and the value of the property declines significantly (below the value of the loans given), the GCP Group could be exposed to a loss equal to the difference between the loan balance and the reduced value of the property. The occurrence of any of these factors could have a material adverse effect on the business, net assets, cash flows, financial condition and results of operations of the GCP Group.

A change of control in the Issuer and/or the decrease in the free float of the ordinary shares in the Issuer below a certain level may result in a substantial payment obligation for the Issuer with respect to certain of its outstanding bonds.

According to the conditions of certain of the Issuer's outstanding bonds, the holders of such bonds are entitled to request redemption of their bonds in the event of a change of control in the Issuer. Such change of control is deemed to be the acquisition of more than 50% of the voting rights in the Issuer by a third party (subject to limited exceptions) or the right of a third party to appoint and/or remove the majority of the members of the Issuer's board of directors. A repayment obligation under one series of the outstanding bonds will also trigger repayment obligation under the other series of outstanding bonds. In the event that bondholders request the redemption of their notes at the time the change of control occurs, the potential payment obligations of the Issuer may total the aggregate principal amount of the outstanding bonds then outstanding plus accrued interest.

Any such payment obligation would have a material adverse effect on the business, net assets, cash flows, financial condition and results of operations of the Issuer, and could in certain situations lead to the insolvency of the Issuer.

The Issuer's cash flows and possible future dividend payments are dependent on the profitability of the GCP Group or must be met by borrowed capital or by selling property.

The Issuer is a holding company and conducts its business primarily through its subsidiaries. In order to service its loan debt (principal and interest) and to distribute dividends, the GCP Group needs to continue to achieve positive cash flows from operating activities. The GCP Group generally generates such cash flows from rent and from proceeds of disposals. If the GCP Group is unable to generate positive cash flows from its operating

activities in the future, the GCP Group could be forced to sell properties irrespective of the market situation and possibly on terms unfavourable to the GCP Group or borrow money on financially unattractive terms. To cover its operating costs and to enable dividend payments, the Issuer relies on, among other things, distributions that it receives from its subsidiary Grandcity Property Ltd. ("**GrandCity**") and scheduled repayment of intercompany loans it has granted to GrandCity. The distributions by the subsidiaries depend, in turn, on the subsidiaries' operating results and their ability to make those distributions in view of their liquidity and under applicable law. As a whole, this could have a significant adverse effect on the net assets, cash flows, financial condition and results of operations of the GCP Group.

Risks related to the GCP Group's outstanding perpetual notes.

The GCP Group has issued a significant amount of perpetual notes which are accounted for as equity in the Issuer's consolidated balance sheet under IFRS and which are treated for a certain time period at 50% of their outstanding principal amount as equity by certain rating agencies when determining credit ratings. The perpetual notes do not provide for a maturity date and under their terms, the repayment of the perpetual notes as well as any interest payments are within the discretion of the GCP Group and may not be enforced by the noteholders, other than in certain scenarios such as an insolvency of the Issuer, where claims of holders of perpetual notes rank junior to all other obligations of the Issuer and only senior to claims relating to the shareholders of the Issuer. However, the terms of the perpetual notes provide for a contractual increase of the applicable interest rate after a certain initial duration (a so called "interest-rate-reset"), which is in most cases applicable after the first call date occurring after a duration of five years. The interest-rate reset applicable to perpetual notes of the GCP Group is based on the five year mid-swap rate, which may result in a significant increase in the cost of interest of the GCP Group after the interest-rate reset date and negatively affect the GCP's Group future cash flows and profitability. As of 30 June 2025, the GCP Group had issued perpetual notes with an aggregate nominal amount outstanding of €1,202.6 million with interest-rate reset dates occurring in 2026 (€700 million), 2028 (€70.9 million) and 2030 (€431.7 million).

Although holders of perpetual notes under the respective terms and conditions of the perpetual notes have no legal recourse against the Issuer for repayment of the perpetual notes on the occurrence of an interest-rate reset date, it may be the general expectation of the capital markets and investors investing in instruments like perpetual notes that issuers will repay such instruments on the relevant first interest-rate reset date. In 2022 and 2023, the GCP Group decided not to exercise the option to voluntarily redeem two series of its outstanding perpetual notes on the first interest-rate reset date. As the GCP Group decided not to exercise its option to voluntarily redeem these perpetual notes, the coupon rate for these notes were reset and will impact the interest payments under these instruments until the next interest-rate reset date, unless redeemed or refinanced.

Although the increased interest rates applicable from an interest-rate reset date under the perpetual notes may be beneficial to the GCP Group compared to the then available terms for obtaining comparable equity or equity-like financing, inaction of the GCP Group regarding a repayment of perpetual notes on the first interest-rate reset date may deteriorate investor confidence in capital markets instruments issued by the GCP Group. In particular, the GCP Group may lose its ability to issue additional perpetual notes in the future at competitive rates or at all. This would significantly limit the GCP Group's ability to fundraise through the capital markets. Even if the 50% equity credit awarded by certain rating agencies for credit rating purposes is generally only available for the term until the first interest-rate reset date, it can also not be ruled out that rating agencies would take any inaction by an issuer to repay perpetual notes on the first interest-rate reset date into consideration when awarding a future credit rating or even downgrade an existing credit rating based on these considerations.

Any of the foregoing factors may have a material adverse effect on the GCP Group's business, net assets, financial condition, cash flow and results of operations.

There are risks of foreclosure if the relevant borrowing entity of the GCP Group does not fulfil its obligations under loans granted by banks. A breach of covenants or undertakings under loan agreements and/or a change of control within the GCP Group could result in substantial payment obligations for the GCP Group and could lead to the enforcement of the related collateral.

To secure its financial obligations, the GCP Group under certain of its financing agreements has granted land security. The receivables resulting from loans granted by banks for the purpose of acquiring and re-developing properties are usually secured by first-ranking land charges in favour of the lending bank. If the relevant entity of the GCP Group does not fulfil its obligations under the loan, such entity could be forced to sell the relevant property under time pressure or on unfavourable terms, or the lending bank would be entitled to enforce into the property. Both may lead to a sale of property at a lower price than originally expected.

Loan agreements between banks and entities of the GCP Group usually provide for financial covenants or undertakings. If the relevant entity is in breach of such covenants or undertakings, the lender may terminate the affected loan agreements.

As at the date of this Base Prospectus, most of the loan agreements of entities of the GCP Group with banks provide for standard change of control clauses enabling the respective lender to terminate the loan agreement in case of a change of control without the lender's consent. Under a considerable portion of the loan agreements, the lender may terminate the loan agreement if (a) the Issuer is no longer (directly or indirectly) the majority shareholder of the relevant borrower or (b) the property management of the property concerned is no longer performed by a member of the GCP Group. If a loan agreement is terminated due to the aforementioned reasons, the outstanding amounts (principal and interests) under the affected loan agreements are immediately due and payable, which could have a material adverse effect on the business, financial condition and results of operations of the affected entity and the GCP Group.

The GCP Group's historical earnings and other historical financial data are not necessarily predictive of future earnings or other key financial figures of the GCP Group going forward.

The financial information provided for and discussed in this Base Prospectus relate to the past performance of the Issuer and the GCP Group. The future development of the GCP Group could deviate significantly from past results due to a large number of internal and external factors. Accordingly, the GCP Group's historical earnings and other historical financial data are not necessarily predictive of future earnings or other key financial figures of the GCP Group going forward. Should the GCP Group's future performance be materially different from its past performance, this may have a material adverse effect on the business, net assets, cash flows, financial condition, results of operations and prospects of the GCP Group, together with the ability of the Issuer to make payments in respect of the Notes and the value or liquidity of and return on the Notes.

The GCP Group invests in traded securities. There is no guarantee that the GCP Group will not suffer losses related to these investments.

The GCP Group invests in traded securities, primarily to generate returns from excess cash. The traded securities value depends on parameters which are not in the GCP Group's control and their value may fluctuate. There can be no guarantee that the GCP Group will not suffer losses related to these investments which could have a material negative impact on GCP Group's net assets, financial condition, cash flows and results of operations.

Legal and Regulatory Risks

The GCP Group's business is subject to the general legal environment in Germany, which may change to the GCP Group's detriment. German laws protecting residential tenants and existing restrictions on the rate of rental increases could make it more difficult to evict tenants, increase the rents of residential

units owned by the GCP Group or pass on ancillary costs or modernisation investment costs. Moreover, there are current political efforts to further restrict rent level increases.

The GCP Group's business is subject to the general legal framework applicable to real estate. This framework includes German tenancy law, as well as special provisions under other laws, including social legislation, construction laws, historic preservation laws and other public laws. Any changes to German or European laws, which could include changes with retroactive effect, or changes in the interpretation or application of existing laws could, therefore, have a material adverse effect on the GCP Group's revenue and earnings and, thus, have a material adverse effect on the net assets, financial conditions and results of operations of the GCP Group. In particular, changes to tenant protection laws could make it more difficult to terminate rental contracts, increase rents or pass on ancillary costs or modernisation investment costs to tenants. This could have material adverse effects on the profitability of the investments and results of operations of the GCP Group.

In Germany, the landlord-tenant relationship is subject to a significant level of statutory regulation which, for the most part, provides far-reaching social protection for tenants under residential leases. Under German law, the landlord may only terminate a lease agreement if there is a legitimate interest in doing so.

Under German law, landlords have limited options for raising rents on leases. It must be distinguished between the possibilities for rent increases in ongoing leases and the regulation of higher rents upon entering new contracts. If the parties to leases have not agreed on graduated rent (*Staffelmiete*) or a rent index (*Indexmiete*) and the tenant rejects a change in the lease, a unilateral rent increase during the lease term is only possible within certain limits.

Although it is permissible for a landlord under German tenancy law, to adjust rents in ongoing leases for non-subsidised units to align with the local comparative rent (*ortsübliche Vergleichsmiete*), certain cap limits (*Kappungsgrenzen*) are mandatory. Within a period of three years rents can in total only be increased by 15% in dense markets (determined by the state government for a maximum period of five years) and by 20% in relaxed markets. At the end of 2024, a draft law amending the residential tenancy law (*Entwurf eines Gesetzes zur Änderung von Regelungen des Rechts der Wohnraummiete*) was passed by the federal government and could potentially implement further limitations in this regard. According to this draft, in dense markets, the cap for rent increases will be lowered from the current 15% to 11%. Additionally, the period under consideration for the local comparative rent (*Betrachtungszeitraum der ortsüblichen Vergleichsmiete*) is to be extended from six to seven years. This would ultimately diminish the potential for rent increases because it dampens the rise in the local comparative rent (*ortsübliche Vergleichsmiete*), albeit only slightly. A positive development within the framework of the draft law, however, is that municipalities of cities with populations of 100,000 or more will be obliged to create qualified rent indices (*qualifizierte Mietspiegel*). Such would simplify the rent increase process, thereby saving transaction costs. Overall, it remains to be seen whether this draft law will be addressed and succeed in the German Parliament (*Bundestag*).

In addition, a landlord has the possibility to increase rents in ongoing leases due to modernisation measures carried out. In the event of modernisation work that (i) sustainably saves on energy (*energetische Modernisierung*) or (ii) sustainably reduces water consumption or (iii) sustainably increases the value in use of the rented premises or (iv) improves the general living conditions in the long term or (v) in the event of modernisation work performed on account of circumstances for which the lessor is not responsible and that is not maintenance work, the landlord can pass on the costs to the tenants by increasing the annual rent by currently up to 8% of the costs incurred (less the costs that would have been incurred for maintenance work anyway). This does not apply if the tenant can prove that the rent increase would mean unreasonable hardship. If landlords install a new heating system that complies with the new regulations of the Building Energy Act (*Gebäudeenergiegesetz*), they have the option of passing on up to 10% of the modernisation costs to tenants but must deduct any state subsidies received from this sum. If no subsidies are utilised, the apportionment is limited to 8%. In both cases, the rent may only increase by a maximum of EUR 0.50 per sqm per month after the heating system has been replaced. The maximum increase is further limited to (i) EUR 2.00 per sqm for rents below EUR 7.00 per sqm and (ii) EUR 3.00 per sqm for rents above EUR 7.00 per sqm over a period of six years.

Substantial in the context of such modernisation-related rent increases is that the German Federal Court (*Bundesgerichtshof*) recently stipulated that the amount of maintenance not eligible to be passed through to tenants also depends on the age of the component to be replaced or modernised (*modernisierende Ersetzung/modernisierende Instandsetzung*), i.e. the higher the age of the component to be replaced or modernised, the lower the potential amount to be passed on to tenants. Notably, regarding the costs that can be passed on to the tenant, legal provisions since 2019 stipulate that public subsidies do not remain with the landlord but instead reduce the rent increase associated with modernisations. Whenever public subsidies are granted for modernisation works, e.g. by Kreditanstalt für Wiederaufbau ("*KfW*"), the amount of such subsidy must be deducted from the costs used to calculate the rent increase corresponding to such modernisation. Therefore, an extended use of subsidies may lead to lower rent increases. Some subsidies also impose (by way of their terms) a limitation of the rent level allowed and/or rent increases. Rent increases may possibly be limited to a certain annual threshold, usually linked to consumer price index increases, or may be calculated on an initial cost-covering basis (*Kostenmiete*). The latter applies to units built under the German Housing Development Act (*Wohnraumförderungsgesetz – WoFG*) with regard to subsidies granted before 31 December 2001.

Besides these regulations that are limiting rent increases during the lease term, since 2015 the German legislator has also introduced and subsequently tightened rules to cap permissible rents for new leases (*Mietpreisbremse*). In dense markets the rental price for new or re-rentals is limited to a maximum of 10% in addition to local comparative rent (*ortsübliche Vergleichsmiete*). Exceptions are made where (i) the former tenant's rent was already higher than the rent allowed, (ii) the landlord has carried out modernisation measures in the three years prior, or (iii) the apartment was first used and rented later than 1 October 2014. These exceptions are subject to strict conditions, and must, in some cases, be anticipated well before the contract is concluded. For example, the tenant must explicitly be informed of the higher rent paid by the previous tenant before the contract is signed. The exception related to modernisation only constitutes a comprehensive exception if the modernisation costs equate to those of a new build. If not, the rent may only be higher by the amount that the landlord could have increased it by during an ongoing lease (the aforementioned rules for rent increases following modernisation during a lease apply additionally). In conclusion, the statutory exceptions only partially mitigate the adverse effects of the rules to cap permissible rents for new leases (*Mietpreisbremse*) on the landlord's cash flow and investment calculations, often doing so at the expense of increased transaction costs. Particularly significant is the impact on economic viability calculations posed by the potential risk of repayment claims. Landlords may find themselves forced to repay excessively paid rents, with interest, in one lump sum for a period of up to 30 months. The landlord is therefore subject to the risk to pay back rent because of violations of legal restrictions. In this context, it should be noted that the question of permissible rent cannot always be reliably assessed in advance with legal certainty, as the classification in the rent index depends on various features that could be assessed differently by a court. Misjudgements can therefore only be anticipated by initially setting rather lower rents, which in turn would generally reduce the scope for lucrative rents due to risk aversion. The rules to cap permissible rents for new leases (*Mietpreisbremse*) currently apply in 13 of Germany's 16 federal states and has just been extended by the German Parliament (*Bundestag*) until 31 December 2029.

According to the coalition agreement, new plans include the regulation of index-linked rents, furnished and short-term rentals in housing markets. The stated aim of this measure is to prevent the circumvention of the rules to cap permissible rents for new leases. However, due to a lack of detailed information on the exact implementation in the current coalition agreement, the nature, scale and economic impact of these changes remain unclear. Consequently, the exact form and outcome of the proposed changes remains to be seen.

Even though this was discussed previously, the coalition agreement contains no proposals for lowering the cap on rent increases. Nor does it provide for a rent cap in the sense of a "freeze" on rent (so-called *Mietendeckel*).

Furthermore, in 2021, the German Telecommunications Modernisation Act (*Telekommunikationsmodernisierungsgesetz*) came into effect, replacing the German Telecommunications Act (*Telekommunikationsgesetz*) and abolishing the possibility of landlords to pass on the costs for providing cable television as part of ancillary costs billing (*Nebenkostenprivileg*). As of July 2024, this will also apply to existing

cable television installations which were provided prior to 1 December 2021. This could have a negative impact on the GCP Group, resulting in higher operational costs.

According to current legal regulations, the property tax (*Grundsteuer*) can also be passed on to the tenant. From 2025, property tax will be calculated according to a new model based on the requirements of the German Federal Constitutional Court (*Bundesverfassungsgericht*), which has declared the former property tax calculation system unconstitutional. The regulations for the exact calculation of the property tax vary from state to state. Depending on the region in Germany, the levies may rise or fall. The new model is currently under review by several German tax courts, as it has been challenged by a large number of tax payers.. However, GCP as the landlord can still transfer these costs to tenants. Such transfer of costs is also not subject to the limitations on rent increases mentioned above, since these solely pertain to the base rent, excluding any ancillary costs passed on to the tenant, such as the property tax (*Grundsteuer*) allocation.

On 20 June 2022, the Senate of Berlin and the Alliance for New Housing Construction and Affordable Housing (*Bündnis für Wohnungsneubau und bezahlbares Wohnen*), consisting of representatives of the state of Berlin, the municipal and private housing industry (including, *inter alia* other listed companies investing in residential real estate), the Berlin Chamber of Industry and Commerce, and Berlin welfare associations, signed a joint agreement on central issues of rapid and affordable new housing construction, rent development and tenant protection, as well as urban development and architecture. The agreement is only binding for the signing parties in Berlin. However, it cannot be ruled out that certain provisions will be made law in the state of Berlin or in Germany. For example, there is an ongoing discussion on how to limit rent increases by law even further (e.g. to prohibit increases in net cold rent that lead to charges of more than 30% of net household income).

Any of the foregoing factors may have a material adverse effect on the GCP Group's business, net assets, financial condition, cash flow and results of operations.

The business activities of the GCP Group are dependent on the general legal framework in Germany. Any adverse change in the legal framework, such as binding regulations on environmental modernisation measures or restrictions on modernisation possibilities, could have an adverse effect on the GCP Group.

The GCP Group's business is dependent on the general legal framework applicable to residential real estate, such as tenancy laws, as well as on special provisions of other laws, such as social, building and monument protection law.

In the case of maintenance or refurbishment of heritage listed buildings (*Gebäude unter Denkmalschutz*), the need to comply with these provisions could lead to significant delays in the maintenance or refurbishment process due to conflicts of interest with heritage conservation, or to GCP being unable to carry out certain refurbishment and maintenance measures. In addition, the costs for the specific projects could increase significantly. These factors could also have a negative impact on the GCP Group's ability to sell or rent the properties in question or to use them as collateral for financing.

The GCP Group is subject to recent efforts in Germany, in particular in Berlin, to expropriate private owners of residential real estate units, such as those held by the GCP Group.

A citizens' initiative in Berlin is pursuing the goal of having large residential real-estate companies in the State of Berlin socialised on the basis of Article 15 of the German Federal Constitution (*Grundgesetz*). A referendum (*Volksentscheid*) took place on 26 October 2021 on whether the Berlin House of Representatives (*Abgeordnetenhaus*) shall pass a resolution requesting the state government of Berlin (*Senat*) to initiate all necessary measures to socialise the portfolios of privately owned housing companies with more than 3,000 flats in the State of Berlin. The referendum was supported by 59.1% of the voters.

A specific legislative proposal (*Legislativbegehren*) was not part of the referendum. Instead, the referendum aimed at a resolution (*Beschlussbegehren*) requesting the government of the State of Berlin to prepare a corresponding bill. However, any such referendum or resolution is not legally binding for the state government of Berlin.

The state government of Berlin (*Senat*) decided to set up an expert commission to examine the options and conditions for implementing a new law that reflects the result of the referendum. In its final report presented at the end of June 2023, the expert commission came to the conclusion that the socialisation of privately owned housing companies is legally possible. While three expert opinions commissioned by the Berlin Senate Department for Urban Development and Housing have concluded that the transfer of real estate companies to public ownership may, in principle, be possible under Article 15 of the German Federal Constitution (*Grundgesetz*), other renowned experts have concluded that such a law would be unconstitutional.

Following the publication of the final report at the end of June 2023, the state government of Berlin (*Senat*) announced its intention to prepare a draft of a framework law on the socialisation of housing companies. However, this draft law will not come into force until two years after its adoption and has to be reviewed by the German Federal Constitutional Court (*Bundesverfassungsgericht*) in advance. An expert opinion on a socialisation framework law was expected to be commissioned in the first quarter of 2025. It is however not yet available. Due to the long time until a potential entry into force, the aforementioned citizens' initiative has announced a second referendum, which this time would include a specific legislative proposal.

Another initiative by the SPD (*Sozialdemokratische Partei Deutschlands*) which is part of the governing coalition in Berlin, recently outlined far-reaching interventions in property structures in a draft bill. According to the bill, real estate holdings could be transferred to public ownership in the future, as well as other assets such as mineral resources and means of production, including factories and machinery. The draft states that the objective is to meet public needs for services of general interest without the intention of making a profit. Examples include the provision of housing and energy. The amount of compensation to be paid if the Senate were to apply the planned law is still to be determined. However, the draft points out that the sum could be less than the market value of a property, for example, and would not necessarily have to be paid in cash. The extent to which the SPD (*Sozialdemokratische Partei Deutschlands*) is committed to this proposal, which has already attracted considerable criticism, remains to be seen.

If a law on the socialisation of large housing companies is passed in accordance with the referendum, there is a high probability that it will be challenged in court proceedings. However, given the potential legislation's application in Berlin, the GCP Group with approximately 23% of its portfolio by value located in Berlin as of 30 June 2025, would be materially adversely affected by such legislation. Any compensation received which is below market value would materially increase the GCP Group's leverage position and expropriations generally would jeopardise the continuation of the GCP Group's business model relating to the Berlin residential market. This would likely have a material negative impact on the GCP Group's business, net assets, financial condition, cash flows and results of operations.

Under German law, tenants enjoy considerable protection against termination and eviction. In addition, the GCP Group's use of standardised documents, clauses and agreements could lead to additional legal risks.

German law and German courts provide tenants with substantial protection against termination and tenant evictions. Extended leases or delayed eviction resulting from these protections can lead to substantial losses until the property is actually vacated.

The draft law regarding the amendment of the residential tenancy law (*Entwurf eines Gesetzes zur Änderung von Regelungen des Rechts der Wohnraummiete*) stipulates that the tenant-protecting regulations that apply to extraordinary termination due to default in payment, in particular the right to effect payment after the termination notice has become pending (*Nachholrecht*) and the so-called grace period (*Schonfrist*), are transferred to an ordinary termination. The consequence would be that it becomes even more difficult for a

landlord to effectively terminate tenants in arrears and ensure their eviction. Previously, it was already the case that extraordinary terminations could be reversed by subsequent payments, even during court proceedings. Should the draft law come into effect, this provision would also apply to ordinary terminations made as a precaution, further strengthening tenant security at the expense of landlords, who will find it increasingly challenging to terminate tenants who are not reliably paying. Currently, even under the existing legal framework, precautionary ordinary terminations involve effort and costs, as it often remains uncertain across multiple court instances whether the ordinary termination should be considered valid after the grace period (*Schonfrist*) payment. The law regarding the amendment of the residential tenancy law remains, at present, merely a draft law, however, these provisions have also been incorporated into the coalition agreement of the new government.

The GCP Group maintains legal relationships with a large number of tenants, employees of the GCP Group and others. In this context, the GCP Group frequently uses standardised documents, clauses and agreements. If such documents, clauses or agreements are found to be invalid, in whole or in part, statutory provisions or judicial interpretations which are unfavourable to the GCP Group, may be substituted for such documents, clauses or agreements, which may in turn affect a large number of the documents, clauses or agreements used by the GCP Group. It is impossible to fully protect the GCP Group against risks from the use of such standardised documents, clauses and agreements, due to the frequent changes to the legal frameworks, particularly court decisions relating to general terms and conditions of business, especially since courts tend to adopt rather tenant-friendly decisions.

Standardised terms under German law are required to comply with the statutory law on general terms and conditions (*Allgemeine Geschäftsbedingungen*), which means that they are subject to fairness control by the courts regarding their content and the manner in which these are presented to the other contractual party by the GCP Group. As a general rule, standardised terms are invalid if they are non-transparent, not clearly worded, unbalanced or discriminatory. Any standardised clauses in the GCP Group's contracts deemed invalid could lead to a substantial number of claims being brought against the GCP Group or the GCP Group being forced to bear costs which it had previously considered to be allocable to its contractual counterparties. In addition, clauses which are not standardised may also be invalid, which could have a material adverse effect on the GCP Group (e.g., if due to such invalid clauses, a key tenant could exercise an extraordinary termination right).

Further, the German Federal Court of Justice (*Bundesgerichtshof*) has ruled that certain standard clauses in letting contracts are invalid if they oblige the parties (including potential future parties) to re-establish the written form of a lease agreement (*Schriftformheilung*), if they oblige the tenant to carry out cosmetic repairs (*Schönheitsreparaturen*) within a fixed schedule or to fully renovate the apartment at the end of the letting term (*Endrenovierung*), or if they provide for compensation regarding ratios (*Quotenabgeltung*). The invalidity of such clauses results in the landlord being responsible for the repair and maintenance and being required to bear all related costs. If the tenant carries out such repair and maintenance work without actually being obliged to do so, the landlord might be required to compensate the tenant for the corresponding costs. Even in the case of agreements prepared on the basis of legal advice, it is impossible for the GCP Group to fully avoid problems of this nature, because changes could occur in the legal framework, particularly as a result of case law, making it impossible for the GCP Group to avoid ensuing legal disadvantages.

Any of the foregoing factors may have a material adverse effect on the GCP Group's business, net assets, financial condition, cash flow and results of operations.

The growth of the GCP Group's portfolio may be limited by regulation and other laws, including laws with respect to environmental modernisation, restrictions on modernisation alternatives and other regulations. Moreover, further regulatory developments are likely.

Any changes to applicable German and/or European Union law may have an impact on the GCP Group's portfolio, and its future growth, including rent levels and vacancy rates, which may be limited by such changes.

These laws and any changes to them may have a material adverse effect on the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

Based on environment-related EU directives that have been implemented into the laws of Germany where a significant portion of the GCP Group's properties are located, the landlord or the seller of a property will be required to present an energy certificate (*Energieausweis*) before concluding a new lease or sale and purchase agreement. Where a property is offered (for sale or lease) via commercial media (i.e. via real estate advertisement), the energy performance rating of such property is also to be indicated in accordance with the available energy certificate. Penalties may apply if such energy certificate cannot be presented.

Owners of properties with a centralised water facility are also required to take measures to prevent legionella bacteria, for example by periodical testing. Further, owners of properties are required to separate drinking water from fire-fighting water by establishing and maintaining separate lines for these systems. In addition, owners are required to equip residential units in new and existing buildings with smoke detectors.

In Germany, other heightened environmental laws may cause additional costs for the GCP Group. Under the German Ordinance on Energy Saving (*Energieeinsparverordnung*), which was revised with effect from 1 May 2014, the landlord is responsible for making investments in renovation work for the purpose of reducing energy consumption (including through heat insulation). In certain circumstances, thermal renovation of the building in question will be necessary and owners of properties are required to renovate the roofs of their let properties so as to meet minimum heat insulation standards.

The Building Energy Act (*Gebäudeenergiegesetz*) imposes various energy requirements on new buildings and, to some extent, on existing buildings. Currently, with respect to existing buildings, there is a legislative policy decision favouring the promotion of private sector initiative, with legal obligations for energy modernisations (*energetische Modernisierungen*) remaining the exception. Generally, for existing buildings, energy efficiency standards become mandatory only when the landlord is already undertaking major initiatives (principle of conditional requirements). Departing from this principle where a self-initiated action serves as the trigger for further obligations in existing buildings the legislator has recently and mainly with effect as of 2024 enacted a change with an amendment to the Building Energy Act (*Gebäudeenergiegesetz*), marking a shift in direction. The latter primarily pertains to heating systems: The aim of the latest amendment of the Building Energy Act (*Gebäudeenergiegesetz*) is to ensure that in future new heating systems will only be installed if they generate at least 65% of the heat provided using renewable energies. The use of fossil fuels for heating in buildings is supposed to be phased out by 2045. From this date at the latest, heating systems must be powered entirely by renewable energies. The following specific interim dates for the requirements in replacing heating systems in multi-family houses until 2045 have been implemented: In municipalities with more than 100,000 inhabitants, it is only permitted to install fossil-fuelled heating systems until 30 June 2026, whereas in municipalities with less than 100,000 inhabitants, the transition period runs until 30 June 2028. Additionally, the choice between decentralised heating and switching to a central heating system upon replacing a heating system affects the transition periods. Fossil-fuelled floor heating systems can in case of the replacement of a decentralised heating system only be installed for another 5 years, but if there is a switch to a central heating system, there is a 13-year period to implement the new requirements. If a central heating system is already present, individual apartments can be connected – even if they are still fossil-fuelled. Overall, from mid-2028, all newly installed heating systems in multi-family houses must use at least 65% renewable energy. Alongside these transition periods, there are also long-term requirements that gradually increase obligations for the use of renewable energy. From 2029, the share of renewable energy in fuel must gradually rise, and from 2035, at least 30% renewable energy is required. As a result of the latest amendment of the Building Energy Act (*Gebäudeenergiegesetz*), the GCP Group may be faced with higher modernisation costs due to the need to replace existing heating systems in its owned multi-family houses.

However, it is important to note that the newly elected government is expected to implement changes to the Building Energy Act (*Gebäudeenergiegesetz*). The recently formulated coalition agreement stipulates the

intention to replace the so-called "*Heating Act*" with a more technology-neutral, flexible and simplified Building Energy Act (*Gebäudeenergiegesetz*). This represents more of a reform of the existing Building Energy Act (*Gebäudeenergiegesetz*) than an outright abolishment, despite the terminology used in the coalition agreement. The coalition agreement foresees in particular the continuation of renovation and heating system funding, focusing on achievable CO₂ emissions reduction as the central performance metric, and simplified integration on the Building Energy Act (*Gebäudeenergiegesetz*) with local heat planning. However, the coalition agreement does not explicitly address the tenancy-related amendments introduced with the "*Heating Act*", which received less public attention. These tenancy-related amendments included the supplementary, invest-friendly (the latter is at least intended) and above mentioned regulations for the replacement of a heating system in the case of modernisation-related rent increases (up to 10%, instead of only 8%, of the modernisation costs may be allocated to the tenant for such modernisations, provided that state subsidies are deducted beforehand). Ultimately, it remains to be seen what specific changes the reform of the "*Heating Act*" will bring.

Additionally, the Building Electromobility Infrastructure Act (*Gebäude-Elektromobilitätsinfrastruktur-Gesetz*) regulates the requirements for the installation of charging infrastructure for electric vehicles in buildings. It differentiates non-residential and residential buildings and existing and to-be-built buildings, specifications are made for a certain number of parking spaces on how charging infrastructure is to be installed. Non-compliance may result in fines. The costs incurred by the landlord for installing the charging infrastructure can, under certain circumstances, be passed on to the tenant by means of the aforementioned rent increase of 8% per year after modernisation work.

The new Heating Costs Ordinance (*Heizkostenverordnung*) entered into force on 1 December 2021. Under this ordinance, owners whose properties have remotely readable meters installed now have a notification and information obligation and meters that cannot be read remotely must be retrofitted or replaced by the end of 2026. From 2022 onwards, consumption information according to remotely readable meters must be provided on a monthly basis. The ordinance provides for a penalty for violating the newly introduced installation and information obligations. Users can reduce the share of costs attributable to them by 3% if the building owner fails to install remotely readable devices or to fulfil its information obligations. In the event of multiple breaches of duty, the reduction rights are cumulative.

From 2025, new buildings in Germany will have to meet the standard of a KfW Efficiency House 40 (*Effizienzhaus-Standard KfW 40*), which means higher construction costs, but also state subsidies and lower operating costs. In addition, more and more German federal states are introducing solar energy obligations: in the case of new buildings or roof renovations, a photovoltaic system must be installed under certain circumstances. No nationwide obligations exist but each federal state sets its own rules. Exceptions can be made if technical or economic reasons make the installation of a solar energy system unreasonable. Failure to comply with the solar obligation may result in fines. The landlord can pass on the investment costs of the solar system to the tenants by increasing the annual rent by currently up to 8% of the costs incurred as it is classified as modernisation work.

Furthermore, in 2021, the German Telecommunications Modernisation Act (*Telekommunikationsmodernisierungsgesetz*) came into effect, replacing the German Telecommunications Act (*Telekommunikationsgesetz*) and abolishing the possibility of landlords to pass on the costs for providing cable television as part of ancillary costs billing (*Nebenkostenprivileg*). Since 2024, this also applies to existing cable television installations which were provided prior to 1 December 2021.

Decisions from the public authorities on a municipal level could also affect the ability of the GCP Group to conduct its business at its discretion. For instance, the municipality can define areas as urban redevelopment areas (*Sanierungsgebiete*) in which an urban redevelopment measure is to be carried out. This imposes certain restrictions on the use and refurbishment of properties in such areas. The restrictions may include the obligation to obtain the public authority's permission prior to entering into or prolonging a lease agreement with a term longer than a year or prior to selling the property. Regarding the construction, alteration and change of use of buildings, the granting of a building permit by the relevant authorities is required. The GCP Group may not be

granted building permits or may only be granted a permit subject to onerous conditions. Further special permissions could be required for construction measures within urban development areas (*Sanierungsgebiete*) or preservation areas (*Erhaltungsgebiete*). In the event that a building permit or a required special permit is not granted or granted only subject to onerous conditions, the expected rental income of the relevant real estate could be less than originally calculated. A renovation project may become financially unfeasible if a building permit or a special permit is not granted or is granted only subject to onerous conditions. If this occurs, the GCP Group may not be able or decide not to carry out the relevant project, which may cause a loss of any expenditure already incurred. New requirements for construction or modernisation of existing real estate could further result in unforeseen additional costs.

In the case of listed historical buildings or monuments in Germany, laws or regulations regarding the protection of historical buildings may entail increased expenditures on maintenance and modernisation procedures or may restrict the ability of the landlord or owner to carry out certain modernisation, improvement or maintenance measures. Such laws or regulations may have a negative impact on the GCP Group's ability to sell or let such properties or to use them as security for financing purposes.

Any of the foregoing factors may have a material adverse effect on the GCP Group's business, net assets, financial condition, cash flow and results of operations.

The GCP Group could be liable for properties it has sold.

In the context of a property sale, the GCP Group generally gives representations, warranties, negative declarations and covenants with respect to certain characteristics of the sold properties. The resulting obligations of the GCP Group may continue to exist for several years after the GCP Group sells a property. Among other things, the GCP Group could be subject to claims for damages from purchasers who assert that the representations the GCP Group made to them were untrue, or that the GCP Group failed to meet its obligations under the contract. The GCP Group could become involved in legal disputes with purchasers, as a consequence of which the GCP Group could be required to make payments for damages.

As a seller of properties, the GCP Group is liable to tenants for any breach of letting contracts by the buyer unless it has notified the tenant of the change of ownership and the tenant fails to terminate the tenancy at the earliest permitted termination date. This applies specifically where the GCP Group no longer has any control over the property. Moreover, the GCP Group continues to be exposed to liability for breach of contract even in the event that the buyer resells the property and the subsequent buyer breaches the letting contract. As a rule, when selling properties, the GCP Group informs all tenants in writing of the change of landlord. Such release from liability does not apply for rental securities (*Mietsicherheiten*) provided by the tenants. If the tenant is unable to receive its rental security from the buyer of the property, the liability to repay such rental security remains with the seller.

Legal or settlement costs, including the costs of defending lawsuits, whether justified or not, as well as potential damages associated with liability for properties that the GCP Group has sold could have an adverse effect on the cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

Entities of the GCP Group may be subject to litigation, administrative proceedings and similar claims.

Entities of the GCP Group are subject to administrative and legal proceedings in the ordinary course of business. Such litigation can relate to matters such as outstanding rent payments and the termination of lease contracts. Although not material on a case-by-case basis, such litigation ties up resources and may have an adverse effect on the GCP Group's business if they occur frequently or in a concentrated manner. Further litigation may result from purchase agreements, either as seller or as purchaser, concerning breaches of representations and warranties.

The risk management system of the GCP Group may prove to be partially or completely insufficient or fail so that unknown, unrecognised or unexpected risks may materialise.

The GCP Group has a risk management system and risk management strategies and processes in place which are tailored to the business of the GCP Group. These are continually updated and are particularly designed to monitor market risk, liquidity and financial risk, operational risk, organisational risk and the risk of reputational damage. The GCP Group could be faced with risks that have been underestimated or not previously detected. Inappropriate risk management measures may cause irregularities leading to official investigations or third-party claims against the GCP Group, which in turn could have financial and other consequences, as well as negative effects on its business, net assets, financial condition, cash flows, results of operations, net profits, reputation and prospects.

The GCP Group could be exposed to restitution claims.

According to the German Act on Unsettled Property Issues (*Gesetz zur Regelung offener Vermögensfragen*), persons who were expropriated of property within the former German Democratic Republic ("GDR") can claim restitution or compensation under certain conditions, in particular if the property was seized without compensation or less compensation than citizens of the GDR were entitled to. The German Act on Unsettled Property Issues is also applicable to persons who lost property due to racist, political, religious or ideological reasons between 1933 and 1945. Although the notification deadline under the German Act of Unsettled Property Issues, subject to certain exemptions, expired at the end of 1992, the aforementioned restitution and compensation claims cannot be entirely excluded. If any such claims were asserted in respect of an entity of the GCP Group regarding properties owned by the Group, the GCP Group would be severely limited in its ability to manage such properties and may even be forced to transfer such properties to successful claimants without adequate compensation. Any such limitations or compulsory transfers of properties could have a material adverse effect on the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

Control and prevention mechanisms under the compliance system may not be sufficient to protect the GCP Group from financial and/or legal risks. Irregularities could result in investigations by competent authorities or claims of third parties.

To protect the GCP Group against legal risks and other potential harm, the GCP Group implemented a group-wide code of conduct. This binding policy addresses conduct, corruption prevention, conflicts of interest, information and data protection, discrimination and protection of company property and applies to all employees and the members of the board of directors. Moreover, the GCP Group has introduced a code of conduct for its business partners. Legal and compliance risks are addressed by the GCP Group's risk management. There can be no assurance, however, that the aforementioned compliance arrangements will be sufficient to completely prevent all unauthorised practices, legal infringements or corruption within the GCP Group. Any failure in compliance could have material adverse effects on its net assets, financial condition, cash flows, results of operations, net profits, reputation and prospects.

The GCP Group is subject to certain obligations and restrictions due to the listing of its shares.

Presently, the Issuer's shares are admitted to trading on the regulated market of the Frankfurt Stock Exchange with simultaneous admission to the sub-segment of the regulated market with additional post-admission obligations (Prime Standard) and the Issuer is required to comply with applicable public company laws and corporate governance requirements.

This stock listing imposes obligations and restrictions on the Issuer under the applicable capital markets provision, such as Regulation (EU) 596/2014 (the European Market Abuse Regulation), including prohibitions of insider trading, insider lists, disclosure of inside information as well as under the applicable rules of the Frankfurt Stock Exchange.

These laws and regulations are constantly evolving, and the diversity and complexity of these laws and regulations create a risk that, in some instances, the Issuer may be deemed liable for violations of such laws and regulations, in particular, in connection with a failure to comply with those laws and regulations. Any violation or breach of these laws and regulations could affect the overall reputation of the Issuer and, depending on the case, expose the Issuer to administrative or judicial proceedings, which could result in adverse judgments.

The occurrence of any of these factors may have a material adverse effect on the Group's business, financial condition, cash flows, results of operations, net profits and prospects.

The GCP Group's business is exposed to risks from possible violations of the building code and other regulations.

The GCP Group's business is exposed to the risk of non-compliance with building codes and other regulations with respect to the construction and maintenance of buildings. Such codes and regulations tend to become stricter over time. As a result, in addition to the risk that properties do not comply with such regulations at the time of acquisition, the Issuer could be required to upgrade fire, health and safety, environmental as well as other protective standards of properties, which could require refurbishments and various maintenance and modernisation measures. Further, the estimated cost of implementing these measures is based on the assumption that the required permits are issued promptly and are consistent with the GCP Group's expectations and schedules. It is possible, however, that the required building permits are not issued as scheduled or are issued only subject to conditions, which may lead to substantial delays in the completion of such modernisation measures and result in higher than projected costs and lower rental income for the relevant properties.

The occurrence of any of the above risks could impair the performance of the GCP Group's business and have a material adverse effect on the net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

The GCP Group may incur environmental liabilities, e.g. from residual pollution including wartime ordnance, soil conditions, mining activities and contaminants in building materials.

Properties owned or acquired by the GCP Group may contain ground contamination, hazardous substances, wartime relics (including potentially unexploded ordnance) and/or other residual pollution and environmental risks. The GCP Group's properties and their fixtures might contain asbestos or other hazardous substances such as polychlorinated biphenyl, dichlorodiphenyltrichloroethane, pentachlorophenol or lindane above the recommended levels in excess of allowable or recommended thresholds, or the buildings could bear other environmental risks.

The GCP Group bears the risk of cost-intensive assessment, remediation or removal of environmental and other hazards. The discovery of any hazardous materials on the sites and/or in the buildings, particularly in connection with the letting or sale of properties or borrowing using the real estate as security, could trigger claims for rent reductions or termination of lease agreements for cause, for damages and other breach of warranty claims against the GCP Group.

Moreover, environmental laws, namely under the German Federal Soil Protection Act (*Bundesbodenschutzgesetz*), impose actual and contingent liabilities to undertake remedial action on contaminated sites and in contaminated buildings or to compensate for damages. These obligations may relate to properties that the GCP Group currently owns, properties that it acquires in the future or properties that the GCP Group formerly owned because environmental laws typically impose liability not only on the polluter but also on its legal successor, the owner of the contaminated site and in some cases certain previous owners. The costs of any removal, investigation or remediation of any residual pollution on such sites or in such buildings as well as costs related to legal proceedings, including potential damages, regarding such matters may be substantial, and it may be impossible, for a number of reasons, for the GCP Group to have recourse against a

former seller of a contaminated site or building or the party that may otherwise be responsible for the contamination (for example, because the former seller or polluter cannot be identified, no longer exists or has become insolvent). Moreover, even the mere suspicion of the existence of ground contamination, hazardous materials, wartime relics or other residual pollution can negatively affect the value of a property and the ability to let or sell such a property.

Laws and regulations, as may be amended over time, may also impose liability for the release of certain materials into the air or water from a property, including e.g. chrysotile containing materials or asbestos, and such release could form the basis for liability to third parties for personal injury or other damages. In addition, if the GCP Group's officers or employees infringe or have infringed environmental protection laws, the GCP Group could be exposed to civil damages or criminal charges. The GCP Group may be required to provide for additional reserves to sufficiently allocate towards its potential obligations to remove and dispose of any hazardous and toxic substances.

As of the date of this Base Prospectus, some of the GCP Group's buildings are located in the Ruhr region and a few buildings in this region are located on sites affected by mining activities conducted at depths of up to 100 metres below the surface. At such sites there is a risk of future clean-up costs and other environmental liabilities due to their surface structure. Although, under German mining law, surface damages occurring within the sphere of influence of underground mining are assumed to result from mining activities, former mining operators and their legal successors, who are ultimately responsible for any such potential damages, may be able to refute this assumption. These operators may no longer exist or may lack sufficient funding and therefore due to legal reasons or due to the fact that the GCP Group has waived its claims, the GCP Group may no longer be able to take recourse against them. Furthermore, when real estate is damaged by past or current deep-mining activities in the northern Ruhr area of Germany, the GCP Group's ability to recover the cost of any required remediation, which may be substantial, or any compensation from the relevant mining companies could be impaired by waiver agreements entered into with certain mining companies. The presence of any such mining damage, or the failure to remediate such damage properly, could also adversely affect the GCP Group's ability to sell or lease affected real estate or to obtain financing using the real estate as collateral. Additionally, mining damage may injure tenants, for which the GCP Group may be required to pay compensation.

The occurrence of any of these risks may have a material adverse effect on the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

The introduction of a CO₂ levy in Germany may have a negative effect on the GCP Group.

As part of its Climate Action Programme 2030, the German federal government has introduced a fixed price for carbon dioxide emissions in the transport and real estate sectors as from January 2021.

The price, initially set at EUR 30 per metric ton of carbon dioxide emitted during the combustion of heating or fuel, will gradually increase up to a maximum of EUR 45 per metric ton in 2024, up to a maximum of EUR 55 per metric ton in 2025 and up to a maximum of EUR 65 per metric ton in 2026. In addition, the energy price brake expired, which is why VAT on gas returned to the original percentage rate of 19% from 1 January 2024.

On 10 November 2022, the Carbon Dioxide Cost Sharing Act (*Kohlenstoffdioxidaufteilungsgesetz - CO₂KostAufG*) was passed by the German Federal Parliament (*Bundestag*). The Carbon Dioxide Cost Sharing Act came into force on 1 January 2023 and applies to all billing periods beginning on or after that date. According to Carbon Dioxide Cost Sharing Act, the landlord is obliged to bear part of the CO₂ costs. For residential buildings, a 10-step tiered model was introduced that splits the CO₂ costs based on the energy quality of the building. For residential buildings with a particularly poor energy balance (≥ 52 kg CO₂/m²/a), landlords shall bear 95% and tenants 5% of the CO₂ costs. However, if the building has a very efficient standard ("EH 55" = below 12 kg CO₂/m²/a), landlords do not have to bear any CO₂ costs.

Currently, the necessary statistical data is lacking to develop a broadly practical and user-friendly model for non-residential buildings. Therefore, for non-residential buildings, for a limited period of time the CO₂ costs shall be divided equally between tenant and landlord. Provisions in contracts that oblige the tenant to bear more than 50% of the costs shall be invalid. . However, a tiered model for non-residential buildings is to be developed by the end of 2025. Furthermore, there is a particular rule for the allocation of CO₂ costs if the building is used half for residential and half for non-residential purposes. In this case, the allocation regime for residential buildings is to be applied to the portion used for residential purposes and the allocation regime for non-residential buildings is to be applied to the other half. Shifting some or all of the relevant CO₂ costs to landlords will most likely have a significant negative effect on the GCP Group.

The GCP Group may not achieve its sustainability goals, particularly those related to climate protection.

The GCP Group's sustainability strategy incorporates self-set environmental, social and corporate governance matters ("ESG").

The GCP Group's reputation may be damaged if it fails to achieve its self-set ESG goals. In addition, market participants and lenders are increasingly focused on sustainability and "green financing" and failure to achieve self-set ESG goals may have a negative impact on the GCP Group's ability to access capital markets and bank finance options on attractive terms or at all and make the Issuer's existing securities less attractive for investors. If the GCP Group fails to meet expectations and trends related to sustainability in a timely manner or at all, there could be a decline in demand from tenants. From a regulatory perspective, failure to achieve the sustainability goals may also have a negative impact on the GCP Group. For example, the tightening of regulatory requirements in connection with sustainability could directly or indirectly increase the GCP Group's costs.

Failure to achieve its own goals or regulator-imposed requirements in respect of ESG matters could have an indirect adverse effect on the business, net assets, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

GCP Group is exposed to risks from possible violation of data protection regulations.

On 25 May 2018, the General Data Protection Regulation ("GDPR") came into force in all European member states imposing substantial changes to the regulatory landscape of data privacy. The intended aim of the GDPR is to protect all EU citizens and residents from privacy and data breaches. The GDPR applies to all businesses processing personal data of data subjects residing in the EU, regardless of the business location. GCP Group, in particular with more than 60,000 units, has a significant volume of personal data-related obligations under the GDPR. GCP Group has put in place substantial organisational procedures as part of its compliance systems to address the newly introduced privacy and data protection matters under the GDPR, including certain data protection agreements with its subsidiaries. However, GDPR regulations are complex, and the amount of data controlled or processed by GCP Group is substantial. There is no guarantee that GCP Group's compliance systems are in fact sufficient to manage GDPR-related risks. Should GCP Group be found in breach of material provisions of the GDPR, substantial fines of up to 4% of annual global turnover or €20 million (whichever is greater) may be imposed. In addition to monetary damages that GCP Group may incur, breaches of the GDPR could also trigger significant reputational damage that in turn could result in a lack of trust by existing or future tenants which would adversely impact future rental income.

Any of the foregoing factors could have a material adverse effect on GCP Group's business, net assets, financial condition, cash flow and results of operations.

Tax Risks

Reform of German property tax.

As of the date of this Base Prospectus, a fundamental reform of the German property tax (*Grundsteuer*) is ongoing based on guidelines from the German Federal Constitutional Court (*Bundesverfassungsgericht*), which has found the existing system to be in violation of constitutional law in a judgement dated 10 April 2018. As a reaction, the German government adopted the German Act on the Reform of the German Property Tax and Valuation Law dated 26 November 2019 (*Gesetz zur Reform des Grundsteuer- und Bewertungsrechts, "GrStRefG"*) which is applied as of 2025. The exact method of calculating the tax is determined by the federal states, which can either use the existing standard model from the above-mentioned GrStRefG or develop their own specific method. As of the date of this Base Prospectus, German property tax can be passed on to tenants as part of ancillary costs billing (*Nebenkostenabrechnung*). However, there are political proposals to forbid such passing on of property tax. If GCP is prohibited from passing on property tax to its tenants, this could have a material negative impact on the GCP Group.

With the vast majority of its properties situated in Germany, the GCP Group is subject to the general tax environment in Germany. The GCP Group's tax burden may increase as a consequence of current or future tax assessments, tax audits or court proceedings based on changes in tax laws or changes in the application or interpretation thereof.

Most of the properties owned and managed by the GCP Group are situated in Germany. Thus, the GCP Group is subject to the general tax environment in Germany. The GCP Group's tax burden primarily depends on various aspects of tax laws, as well as their application and interpretation. Amendments to tax laws may have a retroactive effect (*Rückwirkung*), and the application or interpretation of tax laws by tax authorities or courts may change. Further, court decisions are occasionally limited to their specific facts and not applied to comparable cases by tax authorities by way of non-application decrease. Any of these developments may increase or alter the GCP Group's tax burden.

The GCP Group is among others subject to the following risks related to German tax law:

According to German tax law, the GCP Group has to file tax declarations for its German subsidiaries within certain statutory periods, after which tax assessments are imposed. Any tax assessments that deviate from the GCP Group's expectations in its tax declarations could lead to an increase in the GCP Group's tax obligations.

The German subsidiaries of the GCP Group are subject to tax audits (*Betriebsprüfungen*) by the competent tax authorities on a continuous basis. Generally, tax audits conducted by the competent tax authorities could result in the assessment of additional taxes. For example, certain expenses could be treated as non-deductible. Further, RETT or German trade tax could be assessed or a fiscal unit for value added tax purposes (*umsatzsteuerliche Organschaft*) might not be accepted. Any of these findings could lead to an increase in the GCP Group's tax obligations and could result in the assessment of penalties. The GCP Group has established provisions for risks associated with audits based on its past experience. These provisions, however, may prove to be insufficient and when paid, may negatively impact cash flows. German subsidiaries of the GCP Group holding real estate in Germany generally rely on an extended deduction of the trade income for the calculation of German municipal trade tax that is available to pure asset holding companies only (subject to certain exceptions). Such tax preference might not be available in all cases and in all fiscal years, e.g., because a company is not owning real estate throughout the entire fiscal year or because activities other than leasing are conducted. Acquiring new real estate portfolios by way of share deals may require adjustments to the existing structures before the acquisition. Although the GCP Group is generally applying proven and tax efficient structuring approaches, it is not always possible to completely avoid tax leakages resulting from such restructurings.

The German subsidiaries of the GCP Group might not be able to offset unlimited interest expenses against profits. Some of the German subsidiaries of the GCP Group form a fiscal unit for value added tax purposes (*umsatzsteuerliche Organschaft*). Although the GCP Group has no indication thereof, such a fiscal unit could be considered invalid or might not be accepted to the full extent by tax authorities.

Changes in the structure of the GCP Group may result in a complete forfeiture of loss and interest carry-forwards if directly and/or indirectly more than 50% (full forfeiture) of shares in a respective company are transferred to another shareholder. As the Issuer's shares are listed on a stock exchange, it cannot be fully excluded that relevant indirect transfers are incurred by trading shares in the Issuer. Exemptions from this general rule are available for specific forms of group restructurings and to the extent that losses of a company are covered by hidden reserves, which is the case for most of the German subsidiaries of the GCP Group. Group restructurings may also become relevant in regard of RETT.

Any significant reduction of the tax deductibility of interest expenses at the level of the German subsidiaries of the GCP Group, for example under the German interest barrier rules, which have been amended in accordance with the German Act on the Promotion of the Secondary Credit Market and on the Transposition of the Directive (EU) 2021/2167 (*Kreditwirtschaftsförderungsgesetz*) dated 22 December 2023, may further significantly increase their German corporate income tax and trade tax burden accordingly.

It was originally also contemplated in 2023 that for purposes of the EUR 3m threshold amount under the interest barrier rules (*Zinsschranke*) within the meaning of section 4h para. 2 of the German Income Tax Act (*Einkommensteuergesetz*, "**EStG**"), up to which the net interest expenses of a business are tax deductible without limitation under the interest barrier rules, legally separate but similar businesses are deemed to be one single business, provided that the similar businesses are under joint control of a single person or the same group of persons. Such contemplated amendment did not pass the legislative proceedings, but it cannot be excluded that such amendment will be enacted in the future, in which case the EUR 3m threshold amount under the interest barrier rules would only be available once for all German subsidiaries of the GCP Group together, because the German subsidiaries of the GCP Group are deemed to qualify as one single business for purposes of the EUR 3m threshold amount.

The tax deductibility of interest expenses under group internal financings may further be limited for German tax purposes under section 1 paragraph 3d of the German Foreign Tax Act (*Außensteuergesetz*, "**AStG**") which has been introduced by the German Act on Strengthening Growth Opportunities, Investment and Innovation as well as Tax Simplification and Tax Fairness dated 27 March 2024 (*Entwurf eines Gesetzes zur Stärkung von Wachstumschancen, Investitionen und Innovation sowie Steuervereinfachung und Steuerfairness – Wachstumschancengesetz*, "**Growth Opportunities Act**").

Under section 1 paragraph 3d AStG, it does not comply with the arm's length principle (*Fremdvergleichsgrundsatz*) if expenses resulting from a cross-border financing relationship (*Finanzierungsbeziehung*) within a multinational group have reduced the taxpayer's income and (i) such taxpayer is unable to show probable cause that such taxpayer could have serviced the debt for the entire term of the financing relationship from the very beginning and needs the financing for economic reasons and is using it for its corporate purpose (*Unternehmenszweck*) or (ii) to the extent that the interest rate payable by the taxpayer for a cross-border financing relationship with a related party (*nahestehende Person*) exceeds the interest rate at which the company could obtain financing from unrelated third parties on the basis of the rating of the group (if it is proven in individual cases that a rating derived from the group rating complies with the arm's length principle, this shall be taken into account when calculating the interest rate).

Any significant limitation on the tax deductibility of interest expenses could adversely affect the business of the GCP Group in Germany in the future.

In addition, further changes in tax legislation, administrative practice or case law, which are possible at any time and may occur on short notice, could also have adverse tax consequences for the GCP Group. The applicable tax rates, for example with respect to property tax, property transfer tax or capital gains tax, may also change rapidly and on short notice. Changes in RETT may also negatively affect the value of the GCP Group's portfolio. Additionally, changes could be made to the ability to depreciate owned real estate. Any of these changes may have an adverse effect on the attractiveness of commercial and residential real estate. Despite a general principle prohibiting retroactive application, amendments to applicable laws, orders and regulations can have retroactive effect. Furthermore, divergent statutory interpretations by the tax authorities or the courts are possible. Any changes to applicable tax regimes can have a material adverse effect on the business, cash flows, financial condition, results of operations, net profits and prospects of the GCP Group.

The municipalities, in which the German properties of the GCP Group are located, could for example increase the property tax applicable to the relevant properties.

The structure of the GCP Group is also influenced by the general tax environment mainly in Cyprus, the United Kingdom, the Netherlands and Luxembourg and changes in the tax environment in these countries may increase the tax burden of the GCP Group.

The organisational structure of the GCP Group was established in 2012, when the Issuer became the holding company of the GCP Group in its present form. Besides the Issuer, the GCP Group today comprises of more than 850 companies which have their registered offices in addition to Germany mainly in Cyprus, Luxembourg, the Netherlands and the UK and thus are subject to the tax laws of these jurisdictions. The Issuer is a holding company and its direct subsidiary GrandCity, having its registered office in Cyprus, acts as sub-holding company and through its permanent establishment in Germany also provides property and asset management services to the German subsidiaries of the GCP Group holding real estate in Germany. Most of the German subsidiaries are held through further Cypriot subsidiaries which themselves are held by GrandCity.

Thus, the structure of the GCP Group involves numerous tax aspects, including the taxation of the holding entities under the respective national tax and contribution regimes as well as cross-border taxation issues governed by double-tax treaties between Germany, Cyprus, Luxembourg, the Netherlands and the UK. It cannot be excluded that tax authorities in these countries might not share the view of the tax assessment of the GCP Group which could lead to additional tax burden of the GCP Group in any of these countries. Also, the tax laws in any of these jurisdictions or double-tax treaties between these countries might change in the future, even with a retroactive effect, which could cause additional tax burdens for the GCP Group. Furthermore, on 14 December 2022, the EU adopted Council Directive (EU) 2022/2523 on ensuring a global minimum level of taxation for multinational enterprise groups and large-scale domestic groups in the European Union (the "**Pillar 2 Directive**"). The Pillar 2 Directive is based on the OECD/G20 Inclusive Framework on BEPS Global Anti-Base Erosion Model Rules (the "**Pillar 2 Rules**"), published on 20 December 2021, which aim to ensure that Multinational Enterprise ("**MNE**") groups with consolidated annual revenues of at least EUR 750 million are subject to an effective tax rate of at least 15% in each jurisdiction in which they operate.

To achieve this objective, the Pillar 2 Rules introduce three key mechanisms:

1. Income Inclusion Rule ("**IIR**") – A top-up tax is payable by the parent entity of an MNE group if any constituent entities are subject to an effective tax rate below 15%. If the IIR does not apply at the ultimate parent entity level, it may apply at a lower-tier parent entity level.
2. Undertaxed Profits Rule ("**UTPR**") – If the IIR is not applied at the parent entity level, the UTPR allows other jurisdictions to impose a top-up tax by (i) denying deductions or (ii) levying an additional tax on low-taxed profits.

3. Qualified Domestic Minimum Top-Up Tax ("QDMTT") – A jurisdiction that implements a QDMTT has first priority to levy a top-up tax on low-taxed entities within its own jurisdiction.

Luxembourg transposed the Pillar 2 Directive into national law through the law of 22 December 2023, which applies the IIR and QDMTT from fiscal years beginning on or after 31 December 2023 and the UTPR from fiscal years beginning on or after 31 December 2024. Under this framework, Luxembourg opted to apply the UTPR in the form of an additional tax and to implement the QDMTT to ensure that top-up taxes on low-taxed Luxembourg entities are collected domestically rather than in another jurisdiction. Other jurisdictions where the group operates implemented similar rules.

The implementation of the Pillar 2 Rules in Luxembourg and in other countries where the group operates (such as Germany where the Pillar 2 Rules have been implemented in the German Minimum Tax Act (*Mindeststeuergesetz*) dated 21 December 2023) may have an impact on the Issuer's group financial position and tax obligations, particularly if the Issuer or any of its affiliated entities form part of an MNE group subject to the global minimum tax rules. Possible consequences include:

- Additional tax liabilities, which may affect the Issuer's group profitability and financial position.
- Potential changes in the Issuer's group effective tax rate, which could influence cash flows and creditworthiness.
- Increased compliance and administrative burdens, due to additional tax reporting obligations under the Pillar 2 framework.
- Possible adverse effects on investor returns, if the implementation of the IIR, UTPR, or QDMTT results in a higher tax burden for the Issuer's group.

As the practical application of the Pillar 2 Rules is still evolving and subject to further guidance from the Luxembourg tax authorities and other jurisdictions and international regulatory bodies, the potential implications for the Issuer's group and Noteholders remain uncertain. Investors are therefore strongly encouraged to consult their own tax and legal advisors to assess the potential impact of these tax changes on their investment in the Notes.

All these aspects could have a material adverse effect on the net assets, financial condition, cash flows, net profits, reputation, prospects and results of operations of the GCP Group.

Higher fiscal risks in connection with the acquisition of property portfolios may arise if at least 90% of the shares in real estate companies with portfolios are directly or indirectly acquired or if direct or indirect changes in the company's shareholder structure result in a change of at least 90% of the ownership in the shares of real estate holding companies within a period of 10 years. In this case, RETT will be triggered for the portfolios acquired together with the companies.

Each acquisition of a share or a beneficial interest (*wirtschaftliche Beteiligung*) of at least 90% in a company, either (wholly or partially) directly or (wholly or partially) indirectly, owning real estate in Germany is subject to RETT.

Increases in the applicable RETT rates for the properties in the GCP Group's portfolio could negatively impact the GCP Group's portfolio by, among other things, reducing the sale price of and the proceeds from a sale of the affected properties or by reducing purchase demand for the affected properties or by reducing the valuation of the affected properties in the GCP Group's portfolio.

In Germany, since 1 July 2021, the transfer of real estate or of a 90% or greater interest in a company that owns real estate triggers a potential liability for RETT for transactions that took place after 30 June 2021, which means that the seller generally has to keep more than 10% of its stake and less than 90% of the shares has to be

transferred in order to avoid RETT. Additionally, the seller's holding period is 10 years, meaning that the remaining shares may only be fully acquired after a period of 10 years. Furthermore, since 1 July 2021, the applicable rules relating to corporations have been aligned with rules that previously only applied to partnerships. As a result, RETT may be triggered also for corporations with a real estate portfolio if, within a period of 10 years, the number of shareholders directly or indirectly changes in such a way that at least 90% of the shares of the corporation are transferred to new shareholders.

In all cases, the RETT generally equals the sum of the values for RETT purposes according to the German Valuation Act (*Bewertungsgesetz*) multiplied by the tax rate, as applicable. In Germany, the legal framework of RETT is provided for in the GrEStG. At the level of the German federal states (*Bundesländer*), the RETT rate varies currently within a range of 3.5% to 6.5%.

The amendments to the RETT that have become effective on 1 July 2021 have an adverse effect on the Issuer's business, financial condition and results of operations, since the acquisition processes for share or interest deals are more complex as compared to the GrEStG applicable until 30 June 2021, and the required minority rights for the seller and the acquisition costs and future administrative burdens in respect of the newly acquired entity are further increased.

As a consequence, it may not be possible or not commercially reasonable to acquire properties on a RETT neutral basis at all.

RETT optimisation in case of a share deal may further result in tax and other disadvantages at the level of the property companies, for example, a reduced basis for depreciation and a higher latent capital gains. Provided that the German tax authorities challenge the RETT structuring in case of a share deal, there may be RETT and the tax disadvantages at the level of the relevant property company.

The relevant considerations on RETT optimisation may also impact any exit considerations of the GCP Group, i.e., any request of a potential buyer of a property for RETT optimisation would require the Issuer to remain in the structure with a minority interest of more than 10% for a period of 10 years or, otherwise, may reduce the purchase price, which is achievable for GCP Group upon exit.

On 15 June 2023, the BMF further published a proposal for an act regarding the Act on the Amendment of the GrEStG (*Entwurf eines Gesetzes zur Novellierung des Grunderwerbsteuergesetzes – Grunderwerbsteuer-Novellierungsgesetz*, "**Draft RETT Amendment Act**").

The Draft RETT Amendment Act provides for an abolishment of the above-mentioned 90%-threshold within the 10 year-observation period for share deals. This concept is replaced with a new regime according to which the acquisition of a real estate company (*Grundstücksgesellschaft*) would be subject to RETT if all (100%) shares in such real estate company are directly or indirectly unified (*vereint*) in the hands of one acquirer (*Erwerber*) or in the hands of a group of acquirers (*Erwerbergruppe*). According to the Draft RETT Amendment Act, several acquirers are forming a group of acquirers for purposes of the Draft RETT Amendment Act if at least two acquirers have aligned their transactions or transfers (*miteinander abgestimmte Rechtsgeschäfte oder Übergänge*) with respect to the shares in the real estate company. Alignment shall generally be assumed if the transactions or transfers of the different acquirers with respect to the shares in the real estate company are factually and temporally related (*sachlicher oder zeitlicher Zusammenhang*) to each other. Provided that a shareholder in a real estate company holds its participation in the serving interest (*dienendes Interesse*) of another shareholder, such shareholding shall not be considered (*nicht berücksichtigt*) for purposes of the 100% threshold. RETT may therefore already be triggered if one acquirer or a group of acquirers for purposes of the Draft RETT Amendment Act directly or indirectly acquires less than 100% of the shares in a real estate company, but the remaining shareholding is held in the serving interest for the acquirer or the group of acquirers. A shareholder in a real estate company regularly holds its participation in a real estate company in the serving interest for an acquirer or a group of acquirers, for example and alternatively, (i) if the fair market value of the

shareholding is less than the RETT which would be due, (ii) if the shareholders rights are limited by the articles of the real estate company or a contractual arrangement, or (iii) if the relevant shareholder receives a fixed or minimum consideration under its participation in the real estate company, which is not paid to all other shareholders in the real estate company. The Draft RETT Amendment Act provides for additional criteria according to which a serving interest of a shareholder in a real estate company shall be regularly assumed.

As yet, no formal legislative procedure has been initiated with respect to the Draft RETT Amendment Act. It is therefore uncertain if, when and how the Draft RETT Amendment Act will be enacted. If enacted, it will make it significantly more difficult, if not unfeasible, to avoid RETT going forward or may result in an additional increase the costs for structuring and for outside shareholders. The Draft RETT Amendment Act could therefore adversely affect the business of the GCP Group in Germany in the future.

In addition, the applicable RETT rate currently varies between 3.5% in Bavaria and Saxony and 6.5% in other federal states in Germany. Federal states may increase their respective RETT rates in the future. This would further increase acquisition costs for the purchase of properties and could also affect the fair value of properties.

Any of the foregoing factors could have a material adverse effect on GCP Group's business, net assets, financial condition, cash flow and results of operations.

Corporate Resource for Europe ("CORE")

On 16 July 2025 (COM(2025) 574 final), the European Commission published a proposal for a Council Decision on the system of own resources of the European Union and repealing Decision (EU, Euratom) 2020/2053 (the "**Proposed Own Resources Decision**"). The Proposed Own Resources Decision lays down rules on the allocation of own resources to the European Union in order to ensure the financing of the European Union's annual budget (Article 1 of the Proposed Own Resources Decision) one of which is referred to as Corporate Resource for Europe ("**CORE**"). The CORE shall be constituted from annual lump-sum contributions (in the amount of EUR 100,000 to EUR 750,000) from companies with an annual net turnover above EUR 100 million, with higher net turnovers resulting in larger contributions as per a "bracket system" (cf. recital 6, 7 and Article 3 para. 1 lit. (b) of the Proposed Own Resources Decision).

The Proposed Own Resources Decision shall apply from 1 January 2028. The CORE, however, shall apply from 1 January of the first calendar year following the year in which the Proposed Own Resources Decision has entered into force (Article 14 of the Proposed Own Resources Decision).

The Proposed Own Resources Decision is subject to a consultation procedure and requires the unanimous approval of the EU Council before it is adopted and there is no certainty that it will be introduced (or introduced in its current form). Until the Proposed Own Resources Decision receives approval and a final decision is published, it is not possible to make a definitive assessment of the impact (if any) of the proposal on the GCP Group's tax position. The further process and any developments in this respect will therefore have to be monitored.

RISK FACTORS RELATING TO THE NOTES

The risk factors relating to the Notes are presented in categories depending on their nature with the most material risk factor presented first in each category:

Risks applicable to all Notes

If the Issuer has the right to redeem any Notes at its option, this may limit the market value of the Notes concerned and an investor may not be able to reinvest the redemption proceeds in a manner which achieves a similar effective return.

An optional redemption feature is likely to limit the market value of Notes. During any period when the Issuer may elect to redeem Notes or it is perceived that there is an actual or increased likelihood that the Issuer may elect to redeem the Notes, the market value of those Notes generally will not rise substantially above the price at which they can be redeemed. This also may be true prior to any redemption period.

The Issuer may be expected to redeem Notes when its cost of borrowing is lower than the interest rate on the Notes. At those times, an investor generally would not be able to reinvest the redemption proceeds at an effective interest rate as high as the interest rate on the Notes being redeemed and may only be able to do so at a significantly lower rate. Potential investors should consider reinvestment risk in light of other investments available at that time.

If the Notes include a feature to convert the interest basis from a fixed rate to a floating rate, or vice versa, this may affect the secondary market and the market value of the Notes concerned.

Fixed/Floating Rate Notes are Notes which bear interest at a rate that converts from a fixed rate to a floating rate, or from a floating rate to a fixed rate. Such a feature to convert the interest basis, and any conversion of the interest basis, may affect the secondary market in, and the market value of, such Notes as the change of interest basis may result in a lower interest return for Noteholders. Where the Notes convert from a fixed rate to a floating rate, the spread on the Fixed/Floating Rate Notes may be less favourable than the then prevailing spreads on comparable Floating Rate Notes tied to the same reference rate. In addition, the new floating rate at any time may be lower than the rates on other Notes. Where the Notes convert from a floating rate to a fixed rate, the fixed rate may be lower than then prevailing rates on those Notes and could affect the market value of an investment in the relevant Notes.

Notes which are issued at a substantial discount or premium may experience price volatility in response to changes in market interest rates.

The Issuer may from time to time issue Notes under the Programme at a discount or premium to their principal amount. The market values of securities issued at a substantial discount (such as Zero Coupon Senior Notes) or premium to their principal amount tend to fluctuate more in relation to general changes in interest rates than do prices for more conventional interest-bearing securities. Generally, the longer the remaining term of such securities, the greater the price volatility as compared to more conventional interest-bearing securities with comparable maturities. Such volatility could have a material adverse effect on the value of and return on any such Notes.

Regulation and reform of "benchmarks" may adversely affect the value of Notes linked to or referencing such "benchmarks".

Interest rates and indices which are deemed to be "benchmarks" such as EURIBOR and NIBOR are the subject of national and international regulatory guidance and proposals for reform. Some of these reforms are already effective whilst others are still to be implemented. These reforms may cause such benchmarks to perform differently than in the past, to disappear entirely, or have other consequences which cannot be predicted. Any such consequence could have a material adverse effect on any Notes referencing such a "benchmark".

Such factors may have (without limitation) the following effects on certain "benchmarks": (i) discouraging market participants from continuing to administer or contribute to a "benchmark"; (ii) triggering changes in the rules or methodologies used in the "benchmark" and/or (iii) leading to the disappearance of the "benchmark". Any of the above changes or any other consequential changes as a result of international or national reforms or

other initiatives or investigations could have a material adverse effect on the value of and return on any Notes linked to, referencing, or otherwise dependent (in whole or in part) upon, a "benchmark".

Investors should consult their own independent advisers and make their own assessment about the potential risks imposed by the EU Benchmarks Regulation and/or the UK Benchmarks Regulation, as applicable or any other benchmark-related reforms in making any investment decision with respect to any Notes linked to or referencing a "benchmark".

Investors should be aware that in the case of Floating Rate Notes or Fixed Rate Resettable Subordinated Notes, the relevant Terms and Conditions of the Notes provide for certain fallback arrangements in the event that a published Benchmark, including an inter-bank offered rate such as EURIBOR, NIBOR or other relevant reference rates ceases to exist or be published or another Benchmark Event or SOFR Benchmark Transition Event, as applicable, occurs. Such fallback arrangements will result in any Notes referencing a "benchmark" to perform differently (which may include payment of a lower Rate of Interest) than they would if the relevant benchmark were to continue to apply in its current form. No consent of the Noteholders shall be required in connection with effecting any relevant Successor Rate or Alternative Rate (as applicable) or any other related adjustments and/or amendments to the Terms and Conditions of the Notes and the Trust Deed.

Furthermore, in certain circumstances, the ultimate fallback for the purposes of calculation of interest for a particular Interest Period or Reset Period (as the case may be) may result in the Rate of Interest for the last preceding Interest Period or Reset Period being used. This may result in the effective application of a fixed rate for Floating Rate Notes based on the rate which was last observed on the Relevant Screen Page or, in the case of Fixed Rate Resettable Subordinated Notes, the application of the Subsequent Reset Rate for a preceding Reset Period or the initial First Fixed Rate of Interest applicable to such Notes on the Interest Commencement Date. In addition, due to the uncertainty concerning the availability of any Successor Rate or Alternative Rate, any determinations that may need to be made by the Issuer and the involvement of any Independent Adviser, the relevant fallback provisions may not operate as intended at the relevant time.

Any such consequences could have a material adverse effect on the value or liquidity of and return on any such Notes. Moreover, any of the above matters or any other significant change to the setting or existence of any relevant reference rate could affect the ability of the Issuer to meet its obligations under the Floating Rate Notes or Fixed Rate Resettable Subordinated Notes or could have a material adverse effect on the value or liquidity of, and the amount payable under, the Floating Rate Notes or Fixed Rate Resettable Subordinated Notes. Investors should consider these matters when making their investment decision with respect to the relevant Floating Rate Notes or Fixed Rate Resettable Subordinated Notes.

The market continues to develop in relation to SONIA and SOFR as a reference rate.

Where the applicable Final Terms for a series of Floating Rate Notes specifies that the interest rate for such Floating Rate Notes will be determined by reference to SONIA or SOFR ("**SONIA-Linked Notes**" and "**SOFR-Linked Notes**", respectively), interest will be determined on the basis of Compounded Daily SONIA or Compounded Daily SOFR, respectively (each as defined in the relevant Terms and Conditions of the Notes). Compounded Daily SONIA and Compounded Daily SOFR differ from U.S. dollar London Interbank Offered Rate ("**LIBOR**") and the now discontinued Sterling LIBOR, respectively, in a number of material respects, including (without limitation) that Compounded Daily SONIA and Compounded Daily SOFR are backwards-looking, compounded, risk-free or secured overnight rates, whereas Sterling LIBOR was and U.S. dollar LIBOR is expressed on the basis of a forward-looking term and include a credit risk-element based on inter-bank lending. As such, investors should be aware that there may be a material difference in the behaviour of Sterling LIBOR and SONIA or U.S. dollar LIBOR and SOFR as interest reference rates for Floating Rate Notes. The use of SONIA and SOFR as a reference rate for Eurobonds is nascent, and is subject to change and development,

both in terms of the substance of the calculation and in the development and adoption of market infrastructure for the issuance and trading of debt securities referencing SONIA and/or SOFR.

Each of the Bank of England and The Federal Reserve Bank of New York (the "**FRBNY**") publishes certain historical indicative secured overnight financing rates, although such historical indicative data inherently involves assumptions, estimates and approximations. Potential investors in SONIA-Linked Notes and SOFR-Linked Notes should not rely on such historical indicative data or on any historical changes or trends in SONIA or SOFR, as the case may be, as an indicator of the future performance of SONIA or SOFR, respectively. For example, since the initial publication of SOFR, daily changes in SOFR have, on occasion, been more volatile than daily changes in comparable benchmark or market rates (see "*—SOFR and SONIA may be more volatile than other benchmarks or market rates*" below). Accordingly, SONIA and SOFR over the term of any SONIA-Linked Notes or SOFR-Linked Notes, respectively, may bear little or no relation to the historical actual or historical indicative data.

Prospective investors in any Floating Rate Notes referencing Compounded Daily SONIA or Compounded Daily SOFR should be aware that the market continues to develop in relation to each of SONIA and SOFR as a reference rate in the capital markets and its adoption as an alternative to U.S. dollar LIBOR and the discontinued Sterling LIBOR, respectively. Market participants, industry groups and/or central bank-led working groups have explored compounded and weighted average rates and observation methodologies for overnight rates (including so-called 'shift', 'lag', 'lookback' and 'lock-out' methodologies) and forward-looking 'term' reference rates derived from these overnight rates have also been, or are being, developed. The adoption of overnight rates may also see component inputs into swap rates or other composite rates transferring from Sterling LIBOR or U.S. dollar LIBOR or another reference rate to an overnight rate.

The market or a significant part thereof may adopt an application of SONIA or SOFR that differs significantly from that set out in the relevant Terms and Conditions in the case of Floating Rate Notes for which Compounded Daily SONIA or Compounded Daily SOFR, respectively, is specified as being applicable in the applicable Final Terms. Furthermore, the Issuer may in the future issue Floating Rate Notes referencing SONIA or SOFR that differ materially in terms of the interest determination provisions when compared with the provisions for such determination as set out in Conditions 5.2(b)(iii) or 5.2(b)(iv) (in the case of Senior Notes) and Conditions 4.2(b)(iii) or 4.2(b)(iv) (in the case of Subordinated Notes), as the case may be. The continued development of Compounded Daily SONIA and Compounded Daily SOFR as an interest reference rate for the Eurobond markets, as well as continued development of SONIA and SOFR-based rates for such market and the market infrastructure for adopting such rates, could result in reduced liquidity or increased volatility or could otherwise affect the market price of any SONIA or SOFR-referenced Floating Rate Notes issued under the Programme from time to time.

In addition, the manner of adoption or application of SONIA and SOFR reference rates in the Eurobond markets may differ materially compared with the application and adoption of SONIA or SOFR in other markets, such as the derivatives and loan markets. Investors should carefully consider how any mismatch between the adoption of SONIA or SOFR reference rates across these markets may impact any hedging or other financial arrangements which they may put in place in connection with any acquisition, holding or disposal of Floating Rate Notes referencing Compounded Daily SONIA or Compounded Daily SOFR.

Since SONIA and SOFR are relatively new market reference rates, Floating Rate Notes referencing Compounded Daily SONIA or Compounded Daily SOFR may have no established trading market when issued, and an established trading market may never develop or may not be very liquid. Market terms for debt securities referencing Compounded Daily SONIA or Compounded Daily SOFR, such as the margin over the reference rate reflected in the interest rate provisions, may evolve over time, and trading prices of such debt securities may be lower than those of later issued debt securities as a result. Further, if Compounded Daily SONIA or Compounded Daily SOFR do not prove to be widely used in securities, the trading price of Floating Rate Notes

referencing Compounded Daily SONIA or Compounded Daily SOFR, respectively, may be lower than those of debt securities referencing other reference rates that are more widely used.

Investors in Floating Rate Notes referencing Compounded Daily SONIA or Compounded Daily SOFR may not be able to sell such Notes at all or may not be able to sell such Notes at prices that will provide them with a yield comparable to similar investments that have a developed secondary market, and may consequently suffer from increased pricing volatility and market risk. There can also be no guarantee that SONIA or SOFR will not be discontinued or fundamentally altered in a manner that is materially adverse to the interests of investors in such Notes. If the manner in which SONIA or SOFR is calculated is changed, that change may result in a reduction in the amount of interest payable on Floating Rate Notes referencing Compounded Daily SONIA or Compounded Daily SOFR, respectively, and the trading prices of such Notes.

Investors should carefully consider these matters when making their investment decision with respect to any such Floating Rate Notes.

Any failure of SONIA or SOFR to gain market acceptance could adversely affect SONIA-Linked Notes or SOFR-Linked Notes.

According to the Alternative Reference Rates Committee, convened by the Board of Governors of the FRBNY, SOFR was developed for use in certain U.S. dollar derivatives and other financial contracts as an alternative to U.S. dollar LIBOR in part because it is considered a good representation of general funding conditions in the overnight U.S. Treasury repurchase agreement market. However, as a rate based on transactions secured by U.S. Treasury securities, it does not measure bank-specific credit risk and, as a result, is less likely to correlate with the unsecured short-term funding costs of banks. Similar considerations apply in respect of SONIA. This may mean that market participants would not consider SOFR or SONIA a suitable replacement or successor for all of the purposes for which U.S. dollar LIBOR or Sterling LIBOR historically has been used (including, without limitation, as a representation of the unsecured short-term funding costs of banks), which may, in turn, lessen market acceptance of SOFR or SONIA. Any failure of SOFR or SONIA to gain market acceptance could adversely affect the return on and value and market price of Floating Rate Notes which reference Compounded Daily SOFR or Compounded Daily SONIA and the price at which investors can sell such Notes in the secondary market.

The amount of interest payable with respect to each Interest Period will only be determined near the end of the Interest Period for SONIA-Linked Notes and SOFR-Linked Notes.

The Rate of Interest on Floating Rate Notes referencing Compounded Daily SONIA and Compounded Daily SOFR is only capable of being determined at the end of the relevant SONIA Observation Period (as defined in Condition 5.2(b)(iii) of the Senior Notes and Condition 4.2(b)(iii) of the Subordinated Notes) or SOFR Observation Period (as defined in Condition 5.2(b)(iv) of the Senior Notes and Condition 4.2(b)(iv) of the Subordinated Notes) and immediately prior to the relevant Interest Payment Date. It may be difficult for investors in any such Floating Rate Notes to estimate reliably the amount of interest which will be payable on such Floating Rate Notes on each Interest Payment Date, and some investors may be unable or unwilling to trade such Floating Rate Notes without changes to their IT systems, both of which factors could adversely impact the liquidity of such Floating Rate Notes. Further, if Floating Rate Senior Notes referencing Compounded Daily SONIA or Compounded Daily SOFR become due and payable as a result of an Event of Default under Condition 10 of the Senior Notes, or are otherwise redeemed early on a date which is not an Interest Payment Date, the final rate of interest payable in respect of such Floating Rate Notes shall only be determined by reference to a shortened period ending immediately prior to the date on which the Floating Rate Notes become due and payable.

SOFR and SONIA may be more volatile than other benchmarks or market rates.

Publication of SOFR data began in April 2018, and it therefore has a relatively limited history. In addition, the future performance of SOFR cannot be predicted based on its historical performance. The level of SOFR over the term of the Notes may bear little or no relation to the historical level of SOFR. Prior observed patterns, if any, in the behaviour of market variables, such as correlations, may change in the future. While some pre-publication hypothetical performance data has been published by the FRBNY, such data inherently involves assumptions, estimates and approximations. Furthermore, since the initial publication of SOFR, daily changes in the SOFR rate have, on occasion, been more volatile than daily changes in comparable benchmark or market rates. As a result, the return on and value and market price of Floating Rate Notes which reference Compounded Daily SOFR may fluctuate more than floating rate debt securities that are linked to less volatile rates. In addition, the volatility of SOFR has reflected the underlying volatility of the overnight U.S. Treasury repo market. The FRBNY has at times conducted operations in the overnight U.S. Treasury repo market in order to help maintain the federal funds rate within a target range. There can be no assurance that the FRBNY will continue to conduct such operations in the future, and the duration and extent of any such operations is inherently uncertain. Similar considerations may also apply in respect of SONIA. The effect of any such operations, or of the cessation of such operations to the extent they are commenced, is uncertain and could be materially adverse to investors in SOFR-Linked Notes or SONIA-Linked Notes, as applicable. The future performance of SOFR and SONIA is impossible to predict and therefore no future performance of SOFR or SONIA or the Floating Rate Notes may be inferred from any of the hypothetical or actual historical performance data. Hypothetical or actual historical performance data is not indicative of, and has no bearing on, the potential performance of SOFR or SONIA or the Notes. There can be no assurance that SOFR or SONIA will be positive.

The interest rate on SONIA-Linked Notes and SOFR-Linked Notes will be based on Compounded Daily SONIA and Compounded Daily SOFR, respectively, which are relatively new in the marketplace and may be determined by reference to the SONIA Compounded Index or the SOFR Index, respectively, a relatively new market index.

For each Interest Period, the interest rate on any Floating Rate Notes referencing Compounded Daily SONIA or Compounded Daily SOFR is based on Compounded SONIA or Compounded SOFR, respectively, which is calculated on a daily compounded basis (or, where Index Determination is specified as being applicable in the applicable Final Terms, by reference to the relevant index) and not the SOFR rate published on or in respect of a particular date during such Interest Period or an arithmetic average of SOFR rates during such Interest Period. Each of the SONIA Compounded Index and the SOFR Index measures the cumulative impact of compounding SONIA or SOFR, respectively, on a unit of investment over time. The value of the SONIA Compounded Index or the SOFR Index on a particular business day reflects the effect of compounding SONIA or SOFR, respectively, on such business day and allows the calculation of compounded SONIA or SOFR averages, as applicable, over custom time periods. For this and other reasons, the interest rate on Floating Rate Notes referencing Compounded Daily SONIA or Compounded Daily SOFR during any Interest Period will not be the same as the interest rate on other SONIA or SOFR-linked investments that use an alternative basis to determine the applicable interest rate. Further, if the SONIA or SOFR rate in respect of a particular date during an Interest Period is negative, its contribution to the relevant compounded rate will be less than one, resulting in a reduction to such compounded rate used to calculate the interest payable on any Floating Rate Notes referencing Compounded Daily SONIA or Compounded Daily SOFR on the Interest Payment Date for such Interest Period.

Limited market precedent exists for securities that use SONIA or SOFR as the interest rate and the method for calculating an interest rate based upon SONIA or SOFR in those precedents varies. In addition, the Bank of England and the FRBNY only began publishing the SONIA Compounded Index and the SOFR Index, respectively, very recently. Accordingly, the specific formulas for Compounded Daily SONIA and Compounded Daily SOFR set out in the conditions of the Notes and the use of the SONIA Compounded Index or SOFR Index

for the purposes of calculating Compounded Daily SONIA or Compounded Daily SOFR, respectively, may not be widely adopted by other market participants, if at all. If the market adopts a different calculation method, that would likely adversely affect the market value of any respective SONIA-Linked Notes or SOFR-Linked Notes.

There can be no assurance that SONIA or SOFR will not be discontinued or fundamentally altered in a manner that is materially adverse to the interests of holders of SONIA-Linked Notes or SOFR-Linked Notes, respectively.

SONIA and SOFR are published by the Bank of England and the FRBNY as the respective administrators of SONIA and SOFR, based on data received from sources other than the Issuer. The Issuer has no control over the determination, calculation or publication of SONIA or SOFR. The administrator of SONIA or SOFR may make changes that could change the value of SONIA or SOFR, as the case may be, or discontinue SONIA or SOFR, respectively, and has no obligation to consider the interests of holders of SONIA-Linked Notes or SOFR-Linked Notes in doing so. Each of the Bank of England or the FRBNY (or, in each case, a successor), as administrator of SONIA and SOFR, respectively, may make methodological or other changes that could change the value of SONIA or SOFR, including changes related to the method by which SONIA or SOFR is calculated, eligibility criteria applicable to the transactions used to calculate SONIA or SOFR, or timing related to the publication of SONIA and SOFR. In addition, the administrator of SONIA or SOFR may alter, discontinue or suspend calculation or dissemination of SONIA or SOFR (in which case a fallback method of determining the interest rate on any SONIA-Linked Notes or SOFR-Linked Notes, respectively, will apply, as further described in Conditions 5.2(b)(iii) or 5.2(b)(iv) (in the case of Senior Notes) and Conditions 4.2(b)(iii) or 4.2(b)(iv) (in the case of Subordinated Notes), as the case may be).

There can be no assurance that SONIA or SOFR will not be discontinued or fundamentally altered in a manner that is materially adverse to the interests of holders of SONIA-Linked Notes or SOFR-Linked Notes, respectively. If the manner in which SONIA or SOFR is calculated is changed, that change may result in a reduction of the amount of interest payable on any SONIA-Linked Notes or SOFR-Linked Notes, which may adversely affect the trading prices of such Notes. If the rate at which interest accrues on any SONIA-Linked Notes or SOFR-Linked Notes for any Interest Period declines to zero or becomes negative, no interest will be payable on such Notes on the Interest Payment Date for such Interest Period. The administrator of each of SONIA and SOFR has no obligation to consider the interests of holders of SONIA-Linked Notes or SOFR-Linked Notes, respectively, in calculating, adjusting, converting, revising or discontinuing SONIA or SOFR, as the case may be. In addition, the administrator of each of SONIA or SOFR may withdraw, modify or amend the published SONIA or SOFR rate or other SONIA or SOFR data, respectively, in its sole discretion and without notice.

The SONIA Compounded Index or SOFR Index may be modified or discontinued, which could adversely affect the value and market price of any Floating Rate Notes referencing Compounded Daily SONIA or Compounded Daily SOFR where Index Determination is specified as being applicable in the applicable Final Terms.

The SONIA Compounded Index and the SOFR Index are published by the Bank of England and the FRBNY, respectively, based on data received by them from sources other than the Issuer, and the Issuer has no control over their methods of calculation, publication schedule, rate revision practices or the availability of the SONIA Compounded Index or SOFR Index at any time. There can be no guarantee that the SONIA Compounded Index or the SOFR Index will not be discontinued or fundamentally altered in a manner that is materially adverse to the interests of investors in any Floating Rate Notes referencing Compounded Daily SONIA or Compounded Daily SOFR where Index Determination is applicable. If the manner in which the SONIA Compounded Index or the SOFR Index is calculated, including the manner in which SONIA or SOFR, respectively, is calculated, is changed, that change may result in a reduction in the amount of interest payable on any Floating Rate Notes

referencing Compounded Daily SONIA or Compounded Daily SOFR where Index Determination is applicable and the trading prices of such Notes. In addition, the Bank of England or the FRBNY may withdraw, modify or amend the published SONIA Compounded Index or SOFR Index, respectively, or other SONIA or SOFR data in its sole discretion and without notice. The interest rate for any Interest Period will not be adjusted for any modifications or amendments to the SONIA Compounded Index or the SOFR Index or other SONIA or SOFR data that the Bank of England or the FRBNY may publish after the interest rate for that Interest Period has been determined.

Risks applicable to certain types of Exempt Senior Notes

There are particular risks associated with an investment in certain types of Exempt Senior Notes, such as Index Linked Notes and Dual Currency Notes. In particular, an investor might receive less interest than expected or no interest in respect of such Notes and may lose some or all of the principal amount invested by it.

The Issuer may issue Notes with principal or interest payable in respect of the Notes being determined by reference to an index or formula, to changes in the prices of securities or commodities, to movements in currency exchange rates or other factors (each, a "**Relevant Factor**"). In addition, the Issuer may issue Notes with principal or interest payable in one or more currencies which may be different from the currency in which the Notes are denominated. Potential investors should be aware that:

- (i) the market price of such Notes may be volatile;
- (ii) they may receive no interest;
- (iii) payment of principal or interest may occur at a different time or in a different currency than expected;
- (iv) a Relevant Factor may be subject to significant fluctuations that may not correlate with changes in interest rates, currencies or other indices;
- (v) the effect of any multiplier or leverage factor that is applied to the Relevant Factor is that the impact of any changes in the Relevant Factor on the amounts of principal or interest payable will be magnified; and
- (vi) the timing of changes in a Relevant Factor may affect the actual yield to investors, even if the average level is consistent with their expectations. In general, the earlier the change in the Relevant Factor, the greater the effect on yield.

The historical experience of an index or other Relevant Factor should not be viewed as an indication of the future performance of such Relevant Factor during the term of any Notes. Accordingly, each potential investor should consult its own financial and legal advisers about the risk entailed by an investment in any Notes linked to a Relevant Factor and the suitability of such Notes in light of its particular circumstances.

Where Notes are issued on a partly paid basis, an investor who fails to pay any subsequent instalment of the issue price could lose all of their investment.

The Issuer may issue Notes where the issue price is payable in more than one instalment. Any failure by an investor to pay any subsequent instalment of the issue price in respect of their Notes could result in such investor losing all of their investment.

Notes which are issued with variable interest rates or which are structured to include a multiplier or other leverage factor are likely to have more volatile market values than more standard securities.

Notes with variable interest rates can be volatile investments. If they are structured to include multipliers or other leverage factors, or caps or floors, or any combination of those features or other similar related features, their market values may be even more volatile than those for securities that do not include those features.

Inverse Floating Rate Notes will have more volatile market values than conventional Floating Rate Notes.

Inverse Floating Rate Notes have an interest rate equal to a fixed rate minus a rate based upon a reference rate such as EURIBOR. The market values of those Notes typically are more volatile than market values of other conventional floating rate debt securities based on the same reference rate (and with otherwise comparable terms). Inverse Floating Rate Notes are more volatile because an increase in the reference rate not only decreases the interest rate of the Notes, but may also reflect an increase in prevailing interest rates, which further adversely affects the market value of these Notes.

Risks related to Notes generally

Set out below is a description of material risks relating to the Notes generally:

The conditions of the Notes contain provisions which may permit their modification without the consent of all investors and confer significant discretions on the Trustee which may be exercised without the consent of the Noteholders and without regard to the individual interests of particular Noteholders.

The conditions of the Notes contain provisions for calling meetings of Noteholders (including by way of conference call or by use of a videoconference platform) to consider and vote upon matters affecting their interests generally, or to pass resolutions in writing or through the use of electronic consents. These provisions permit defined majorities to bind all Noteholders including Noteholders who did not attend and vote at the relevant meeting and Noteholders who voted in a manner contrary to the majority.

The conditions of the Senior Notes and the Trust Deed also provide that the Trustee may agree to (i) any modification of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Senior Notes or (ii) determine without the consent of the Senior Noteholders that any Event of Default or potential Event of Default shall not be treated as such or (iii) the substitution of another company as principal debtor under any Notes in place of the Issuer, in the circumstances described in Condition 16 of the Senior Notes.

The conditions of the Subordinated Notes and the Trust Deed also provide that the Trustee may agree to (i) any modification of the Terms and Conditions of the Subordinated Notes or of any other provisions of the Trust Deed or the Agency Agreement which is in each case, in the opinion of the Trustee, of a formal, minor or technical nature or is made to correct a manifest error, (ii) any other modification to (except as mentioned in the Trust Deed), and any waiver or authorisation of, any breach or proposed breach by the Issuer of, any of the Terms and Conditions of the Subordinated Notes or of the provisions of the Trust Deed or the Agency Agreement which is, in the opinion of the Trustee, not materially prejudicial to the interests of the Subordinated Noteholders (which will not include, for the avoidance of doubt, any provision entitling the Subordinated Noteholders to institute proceedings for the winding-up of the Issuer which is more extensive than those set out in Condition 12 of the Subordinated Notes), (iii) the substitution on a subordinated basis equivalent to that referred to in Condition 3.1 of the Subordinated Notes of certain other entities in place of the Issuer (or any previous substitute) as a new principal debtor under the Trust Deed and the Subordinated Notes or (iv) substitute all, but not some only, of the Subordinated Notes for Qualifying Subordinated Notes (as defined in Condition 8, or vary the terms of the Subordinated Notes with the effect that they remain or become (as the case may be), Qualifying Subordinated Notes at any time following the occurrence of an Accounting Event, a Rating Event,

a Tax Event or a Gross-up Event (subject to any such event being specified as applicable in the applicable Final Terms) and subject to the receipt by the Trustee of the certificate of two members of the board of directors of the Issuer referred to in Condition 9 of the Subordinated Notes. Whilst Qualifying Subordinated Notes are required to have terms which are not materially less favourable to Subordinated Noteholders (as a class) than the terms of the Subordinated Notes, there can be no assurance that the Qualifying Subordinated Notes will not have a significant adverse impact on the price of, and/or market for, the Subordinated Notes or the circumstances of individual Subordinated Noteholders.

The conditions of the Subordinated Notes and the Trust Deed provide that one of the entities that may be substituted in place of the Issuer as a new principal debtor under the Trust Deed and the Subordinated Notes is a HoldCo (as defined in Condition 21 of the Subordinated Notes). In the case of any such substitution, the Trustee shall agree to this without the consent of the Subordinated Noteholders and without such substitution being subject to any material prejudice determination by the Trustee. Any such substitution could, therefore, be materially prejudicial to the interests of Noteholders and will lead to the Noteholders being further subordinated to any creditors of the HoldCo and structurally subordinated, on the HoldCo's insolvency, to the prior claims of any shareholders of the Issuer other than the HoldCo.

Any such modification, waiver, authorisation, determination or substitution as described above will be binding on all Noteholders without any requirement for the consent of any Noteholder and without regard to the interests of particular Noteholders.

A Restructuring Plan implemented pursuant to Part 26A of the Companies Act 2006 may modify or disapply certain terms of the Notes without the consent of the Noteholders.

Where the Issuer encounters, or is likely to encounter, financial difficulties that are affecting, or will or may affect, its ability to carry on business as a going concern, it may propose a Restructuring Plan (a "**Plan**") with its creditors under Part 26A of the Companies Act 2006 (introduced by the Corporate Insolvency and Governance Act 2020) to eliminate, reduce, prevent or mitigate the effect of any of those financial difficulties. Should this happen, creditors whose rights are affected are organised into creditor classes and can vote on any such Plan (subject to being excluded from the vote by the English courts for having no genuine economic interest in the Issuer and certain exclusions where the Plan is proposed within the 12 week period following the end of a moratorium). Providing that one class of creditors (who would receive a payment, or have a genuine economic interest in the Issuer) has approved the Plan, and in the view of the English courts any dissenting class(es) who did not approve the Plan are no worse off under the Plan than they would be in the event of the "relevant alternative" (such as, broadly, liquidation or administration), then the English court can sanction the Plan where it would be a proper exercise of its discretion. A sanctioned Plan is binding on all creditors and members, regardless of whether they approved it. Any such sanctioned Plan in relation to the Issuer may, therefore, adversely affect the rights of Noteholders and the price or value of their investment in the Notes, as it may have the effect of modifying or disapplying certain terms of the Notes (by, for example, writing down the principal amount of the Notes, modifying the interest payable on the Notes, the maturity date or dates on which any payments are due or substituting the Issuer).

The value of the Notes could be adversely affected by a change in English law or administrative practice.

The conditions of the Notes are based on English law and, in respect of Condition 3 of the Subordinated Notes only, Luxembourg law, in effect as at the date of this Base Prospectus. No assurance can be given as to the impact of any possible judicial decision or change to English law or administrative practice after the date of this Base Prospectus and any such change could materially adversely impact the value of any Notes affected by it.

Investors who hold less than the minimum Specified Denomination may be unable to sell their Notes and may be adversely affected if definitive Notes are subsequently required to be issued.

In relation to any issue of Notes which have denominations consisting of a minimum Specified Denomination plus one or more higher integral multiples of another smaller amount, it is possible that such Notes may be traded in amounts in excess of the minimum Specified Denomination that are not integral multiples of such minimum Specified Denomination. In such a case a holder who, as a result of trading such amounts, holds an amount which is less than the minimum Specified Denomination in their account with the relevant clearing system would not be able to sell the remainder of such holding without first purchasing a principal amount of Notes at or in excess of the minimum Specified Denomination such that its holding amounts to a Specified Denomination. Further, a holder who, as a result of trading such amounts, holds an amount which is less than the minimum Specified Denomination in their account with the relevant clearing system at the relevant time may not receive a definitive Note in respect of such holding (should definitive Notes be printed or issued) and would need to purchase a principal amount of Notes at or in excess of the minimum Specified Denomination such that its holding amounts to a Specified Denomination.

If such Notes in definitive form are issued, holders should be aware that definitive Notes which have a denomination that is not an integral multiple of the minimum Specified Denomination may be illiquid and difficult to trade.

Risks related to the Subordinated Notes generally

The Undated Subordinated Notes will be perpetual securities.

The Undated Subordinated Notes will be perpetual securities in respect of which there is no fixed redemption date by which the Issuer would be under the obligation to redeem or repurchase the Undated Subordinated Notes at any time, and the Noteholders have no right to require redemption of the Undated Subordinated Notes. See Condition 7 of the Subordinated Notes. Therefore, prospective investors should be aware that they may be required to bear financial risks of an investment in the Undated Subordinated Notes for an indefinite period of time and may not recover their investment in the foreseeable future.

The Subordinated Notes will be subject to optional redemption by the Issuer including upon the occurrence of certain events.

The Subordinated Notes will be redeemable, at the option of the Issuer, in whole but not in part, on (i) in the case of Fixed Rate Resettable Subordinated Notes, the First Reset Date or on any Fixed Reset Call Date thereafter; or (ii) in the case of Floating Rate Subordinated Notes, the Floating Rate Call Date or any Interest Payment Date thereafter at their principal amount together with any accrued and unpaid interest up to (but excluding) the redemption date and any outstanding Arrears of Interest (as defined in Condition 5 of the Subordinated Notes).

In addition, upon the occurrence of a Tax Event, an Accounting Event, a Rating Event, a Gross-up Event, a Repurchase Event or a Change of Control Event (subject to any such event being specified as applicable in the applicable Final Terms) (each as more fully described in Condition 7 of the Subordinated Notes), the Issuer shall have the option to redeem, in whole but not in part, the Subordinated Notes at the prices set out therein, in each case together with any accrued and unpaid interest up to (but excluding) the redemption date and any outstanding Arrears of Interest. In the case of the first Change of Control Event, in the event that the Issuer does not elect to redeem the Subordinated Notes, the then prevailing Interest Rate of the Subordinated Notes, and each subsequent Interest Rate otherwise determined in accordance with Condition 4 of the Subordinated Notes, shall be increased by the Step Up Margin with effect from (and including) the Change of Control Effective Date.

In June 2018, the International Accounting Standards Board (the "IASB") published the discussion paper DP/2018/1 on "Financial Instruments with Characteristics of Equity" (the "**DP/2018/1 Paper**"). Although the final form of any changes to the current IASB accounting standards remains to be determined, if the proposals set out in the DP/2018/1 Paper are implemented the classification of financial instruments such as the Subordinated Notes as equity instruments or financial liabilities may change. In such an event, the Issuer may have the option to redeem, in whole but not in part, the Subordinated Notes under the Terms and Conditions of the Subordinated Notes (including, but not limited to, in accordance with Condition 7.4).

The IASB met on 18 June 2019 to hear a summary of the feedback on the DP/2018/1 Paper but as of the date of this Base Prospectus, no final decision on this has been made. During the 23 October 2019 meeting of the IASB, the potential scope and indicative timetable of the project plan regarding the DP/2018/1 Paper were discussed but no decisions were made. During the 16 December 2020 meeting, the IASB decided to add the "Financial Instruments with Characteristics of Equity" project to its standard-setting programme and to continue using the expertise of advisory bodies instead of establishing a dedicated consultative group for the project. During the 16 February 2021 meeting, (i) the IASB discussed potential refinements to disclosure proposals explored in the DP/2018/1 Paper – namely, proposals for information about priority on liquidation, potential dilution, and terms and conditions, though was not asked to make any decisions but directed the staff to further consider the objectives of the proposed disclosures and their scope and (ii) the IASB also discussed challenges in accounting for financial instruments with obligations that arise only on liquidation of an entity and also discussed potential classification, presentation and disclosure requirements to address those challenges and tentatively decided not to change how such instruments should be classified but instead focused on developing presentation and disclosure requirements in relation to them. The IASB met on 22 February 2022 where they discussed making an instrument's classification as debt or equity dependent on shareholder discretion on making distributions.

The implementation of any of the proposals set out in the DP/2018/1 Paper or any other similar such proposals that may be made in the future, including the extent and timing of any such implementation, if at all, is uncertain. Accordingly, no assurance can be given as to the future classification of the Subordinated Notes from an accounting or any other perspective or whether any such change may result in the Issuer having the option to redeem the Subordinated Notes under the Terms and Conditions of the Subordinated Notes.

During any period when the Issuer may elect to redeem the Subordinated Notes or it is perceived that there is an actual or increased likelihood that the Issuer may elect to redeem the Subordinated Notes, the market value of the Subordinated Notes generally will not rise substantially above the price at which they can be redeemed. This also may be true prior to any redemption period.

The Issuer may be expected to redeem the Subordinated Notes when its cost of borrowing is lower than the interest payable on them. At those times, an investor generally would not be able to reinvest the redemption proceeds at an effective interest rate as high as the interest payable on the Subordinated Notes being redeemed and may only be able to do so at a significantly lower rate. Potential investors should consider reinvestment risk in light of other investments available at that time.

There is no redemption at the option of the Noteholders of the Subordinated Notes.

There is a risk that Undated Subordinated Notes are treated as equity of the Issuer for Luxembourg tax purposes.

Luxembourg tax law generally follows Luxembourg civil (or commercial) law and Luxembourg GAAP when determining the nature of an instrument. Instruments such as the Undated Subordinated Notes that are considered as debt for Luxembourg legal and Luxembourg GAAP purposes are thus, as a general rule, also considered as debt for Luxembourg tax purposes. Accordingly, payments of interest made on such instruments should (i) be deductible for Luxembourg corporate income tax and (ii) not be subject to Luxembourg

withholding tax; furthermore, the principal amount of such instruments should be deductible for Luxembourg net wealth tax purposes.

Nevertheless, in certain circumstances and on the basis of legal and factual elements, it might be the case that the economic substance differs from the legal documentation, in which case, the tax analysis of the equity or debt qualification of a financial instrument must follow the "economic substance over legal form" approach. In accordance with this economic approach, or "*wirtschaftliche Betrachtungsweise*", any analysis of the equity or debt qualification of an instrument must cover different features, no single element being decisive.

In light of the absence of a fixed maturity under the Undated Subordinated Notes, there is a risk that the Undated Subordinated Notes are qualified as equity of the Issuer for Luxembourg tax purposes and accordingly there is a risk that payments of interest under the Undated Subordinated Notes is not deductible for Luxembourg corporate income tax purposes and subject to Luxembourg dividend withholding tax. There is a further risk that the principal amount of such Undated Subordinated Notes is no longer deductible for Luxembourg net wealth tax purposes.

To obtain certainty on the debt classification of the Undated Subordinated Notes, the Issuer may on a series by series basis decide to request a ruling from the Luxembourg tax authorities as to the classification of Undated Subordinated Notes for Luxembourg tax purposes. Any such ruling would not be obtained prior to the issuance of the Undated Subordinated Notes. Given that the specific features of every single transaction are reviewed by the Luxembourg tax authorities, it cannot be ascertained that the Luxembourg Tax Ruling Commission adheres to the position previously adopted by the Luxembourg tax authorities with respect to characterisation of the Undated Subordinated Notes as debt instruments. In the absence of a final ruling, there is therefore a risk that the Undated Subordinated Notes are qualified as equity of the Issuer for Luxembourg tax purposes.

Investors should note that, in the event of a change in the official interpretation of a Luxembourg law or regulation resulting in the payment of interest under the Subordinated Notes being no longer deductible for corporate income tax purposes or payments under the Subordinated Notes becoming subject to withholding tax, a Tax Event, an Accounting Event or a Gross up Event (within the meaning of Condition 7 of the Terms and Conditions of the Subordinated Notes) may occur, enabling the Issuer to call for an early redemption (See also "*Risk factors – The Subordinated Notes will be subject to optional redemption by the Issuer including upon the occurrence of certain events*".)

There is a risk that restrictions on the deductibility of interest payments under the Subordinated Notes may be implemented.

Fiscal and taxation policy and practice is constantly evolving and there have recently been a number of developments. In particular, a number of changes of law and practice are occurring as a result of the OECD Base Erosion and Profit Shifting project ("**BEPS**"). Investors should note that certain action points which form part of the OECD BEPS project (such as Action 4, which can deny deductions for financing costs as discussed below, or Action 2 on hybrid mismatch arrangements) have been or may be implemented in a manner which may affect the tax position of the Issuer.

As part of its anti-tax avoidance package, and to provide a framework for a harmonised implementation of a number of the BEPS conclusions across the EU, the EU Council adopted Council Directive (EU) 2016/1164 (the "**EU Anti-Tax Avoidance Directive 1**") on 12 July 2016. The EU Council further adopted Council Directive (EU) 2017/952 (the "**EU Anti-Tax Avoidance Directive 2**") and, together with the Anti-Tax Avoidance Directive 1, the "**EU Anti-Tax Avoidance Directives**") on 29 May 2017, amending the EU Anti-Tax Avoidance Directive 1, to provide for minimum standards for counteracting hybrid mismatches involving EU member states and third countries.

The EU Anti-Tax Avoidance Directives contain various measures that could potentially result in payments of interest under the Subordinated Notes ceasing to be fully deductible for Luxembourg corporate income tax purposes. This could increase the Issuer's liability to tax and reduce the amounts available for payments on the Notes. There are two measures of particular relevance in this regard.

Firstly, the interest limitation requirements set out by the Anti-Tax Avoidance Directive 1 have already been implemented in article 168bis of the Luxembourg income tax law effective as of 1 January 2019, which restrict, for a Luxembourg taxpayer, the deduction of net interest expenses qualifying as "excess borrowing costs" to the higher of (i) 30% of the taxpayer's EBITDA (defined as the taxpayer's total net income increased by the amount of its excess borrowing costs, depreciation and amortisation), and (ii) €3 million.

Excess borrowing costs are defined as the amount by which the deductible borrowing costs of a taxpayer exceeds the taxpayer's taxable interest revenues and other economically equivalent taxable income of the taxpayer. Excess borrowing costs not deductible in a tax period can be carried forward indefinitely. The same applies to a taxpayer's excess interest capacity which cannot be used in a given tax period (however, such excess interest capacity can only be carried forward for a maximum period of 5 years).

Secondly, the EU Anti-Tax Avoidance Directives also contain rules relating to so-called hybrid mismatches. Luxembourg implemented the anti-hybrid mismatch rules under amended article 9 of EU Anti-Tax Avoidance Directive 1 and 2 in article 168ter of the Luxembourg income tax law with effect as of 1 January 2020.

As per article 168ter of the Luxembourg income tax law, a hybrid mismatch arises when a payment between entities located in different states results in a double deduction or a deduction without inclusion. In the event of a double deduction, the deriving hybrid mismatch should be adjusted by denying the deduction at the level of either (i) the payee or (ii) the payor (provided that the deduction has not already been denied at the level of the payee). In the event of a deduction without inclusion, the deriving hybrid mismatch shall be adjusted by means of either (i) the denial of the deduction at the level of the payor or (ii) the inclusion of the payment in the taxable income of the payee (provided that the deduction has not already been denied at the level of the payor).

A hybrid mismatch occurs only if it arises either (i) between "associated enterprises" or (ii) in the case of a structured arrangement.

The impact of the EU Anti-Tax Avoidance Directive 2 depends on the tax treatment at the level of the relevant Noteholder and may alter the tax position of the Issuer. Investors should also note that the implementation of such measures may give rise to the occurrence of a Tax Event and the Issuer having the option to redeem the Subordinated Notes where any resulting loss of deductibility is by reason of a change in Luxembourg law or regulation or the official application or interpretation of such law or regulation (See "*Risk Factors – The Subordinated Notes will be subject to optional redemption by the Issuer including upon the occurrence of certain events*").

The interest rate on the Fixed Rate Resetable Subordinated Notes will reset on the First Reset Date and on every Reset Date thereafter, which can be expected to affect the interest payment on the Fixed Rate Resetable Subordinated Notes and the market value of the Fixed Rate Resetable Subordinated Notes.

Although the Fixed Rate Resetable Subordinated Notes will earn interest at a fixed rate until (but excluding) the First Reset Date, the current market interest rate on the capital markets (the "**market interest rate**") typically changes on a daily basis. Since the initial fixed rate of interest for the Fixed Rate Resetable Subordinated Notes will be reset on the First Reset Date of the Subordinated Notes, and on each subsequent Reset Date of the Subordinated Notes, the interest payment on the Fixed Rate Resetable Subordinated Notes will also change. The Noteholders should be aware that movements in these market interest rates can adversely affect the price of the Subordinated Notes and can lead to losses for the Noteholders if they sell the Subordinated Notes.

Noteholders are exposed to the risk of fluctuating interest rate levels and uncertain interest income as the reset rates could affect the market value of an investment in the Fixed Rate Resetable Subordinated Notes. Fluctuations in interest rates could therefore affect the levels of capital gains or losses on the Fixed Rate Resetable Subordinated Notes and make it impossible to determine the yield of such securities in advance. During periods of rising interest rates, the prices of fixed rate securities, such as the Fixed Rate Resetable Subordinated Notes, tend to fall and gains are reduced or losses incurred upon their sale. Therefore, investment in the Fixed Rate Resetable Subordinated Notes involves the risk that changes in market interest rates may adversely affect the value of the Fixed Rate Resetable Subordinated Notes.

See also "*Regulation and reform of "benchmarks" may adversely affect the value of Notes linked to or referencing such "benchmarks"*".

The Issuer has the right to defer interest payments on the Subordinated Notes.

The Issuer may, at its sole discretion, elect to defer any payment of interest on the Subordinated Notes, in whole but not in part, which is otherwise scheduled to be paid on an Interest Payment Date. See Condition 5 of the Subordinated Notes. In light of such interest deferral mechanics, there can be no definitive certainty as to the timing of payment of interest on the Subordinated Notes. Only upon the occurrence of one of the events listed in Condition 5.2 of the Subordinated Notes, in the event of a redemption of the Subordinated Notes pursuant to Condition 7 of the Subordinated Notes or in the event of a winding up of the Issuer in a manner falling within Condition 12 of the Subordinated Notes will the Issuer be obliged to pay any such Arrears of Interest to Noteholders.

Any such deferral of interest payment shall not constitute an Enforcement Event (as defined in Condition 12 of the Subordinated Notes) or a default for any purpose unless such payment is required in accordance with Condition 5.2 of the Subordinated Notes.

Any deferral of interest payments, or perceived increased likelihood of deferral of interest payments, is likely to have an adverse effect on the market price of the Subordinated Notes. In addition, as a result of the interest deferral provision of the Subordinated Notes, the market price of the Subordinated Notes may be more volatile than the market prices of other debt securities on which original issue discount or interest accrues that are not subject to such deferrals and may be more sensitive generally to adverse changes in the Issuer's financial condition.

The Issuer's obligations under the Subordinated Notes will be subordinated.

By virtue of such subordination, payments to a Noteholder will, in the events described in the Terms and Conditions of the Subordinated Notes, only be made after all obligations of the Issuer resulting from higher ranking claims have been satisfied. A Noteholder may, therefore, recover less than the holders of unsubordinated or other prior ranking subordinated liabilities of the Issuer. Furthermore, the Terms and Conditions of the Subordinated Notes will not limit the amount of the liabilities ranking senior to, or *pari passu* with, the Subordinated Notes which may be incurred or assumed by the Issuer from time to time, whether before or after the Issue Date of the Subordinated Notes. The incurrence of any such other liabilities may reduce the amount (if any) recoverable by Noteholders on a winding-up or administration of the Issuer and/or may increase the likelihood of a deferral of interest payments under the Subordinated Notes. Subject to applicable law, no Noteholder may exercise, claim or plead any right of set-off in respect of any amount owed to it by the Issuer in respect of, or arising under or in connection with, the Subordinated Notes or the Trust Deed and each Noteholder shall, by virtue of his holding of any Subordinated Note, be deemed to have waived all such rights of set-off.

Although subordinated debt securities, such as the Subordinated Notes, may pay a higher rate of interest than comparable debt securities which are not subordinated, there is a real risk that an investor in subordinated

securities such as the Subordinated Notes will lose all or some of his investment should the Issuer become insolvent.

Limited Remedies

The Terms and Conditions of the Subordinated Notes provide that the Undated Subordinated Notes will be perpetual securities and there is, therefore, no obligation on the Issuer to repay principal on any given date. In addition, payments of interest on the Subordinated Notes may be deferred in accordance with Condition 5 of the Subordinated Notes and interest will not therefore be due other than in the limited circumstances described in Condition 5.2 of the Subordinated Notes.

The only enforcement event in the Terms and Conditions of the Subordinated Notes is if a default is made by the Issuer in respect of payment of any principal or interest (including any Arrears of Interest) when due and the default continues for a period of 30 days.

Therefore, it will only be possible for the Noteholders to enforce claims for payment of principal or interest in respect of the Subordinated Notes when the same are due.

In addition the claims of holders of all Senior Obligations will first have to be satisfied in any winding-up or administration proceedings before the Noteholders may expect to obtain any recovery in respect of their Subordinated Notes and prior thereto Noteholders will have only limited ability to influence the conduct of such winding-up or administration proceedings. See "*—The Issuer's obligations under the Subordinated Notes will be subordinated*".

Risks related to the market generally

Set out below is a description of material market risks, including liquidity risk, exchange rate risk, interest rate risk and credit risk:

An active secondary market in respect of the Notes may never be established or may be illiquid and this would adversely affect the value at which an investor could sell their Notes.

Notes may have no established trading market when issued, and one may never develop. If a market for the Notes does develop, it may not be very liquid. If a Tranche of Notes is issued to a single investor or a limited number of investors, this may result in an even more illiquid or volatile market in such Notes. Therefore, investors may not be able to sell their Notes easily or at prices that will provide them with a yield comparable to similar investments that have a developed secondary market. This may be even more likely for Notes that are especially sensitive to interest rate, currency or market risks, are designed for specific investment objectives or strategies or have been structured to meet the investment requirements of limited categories of investors. These types of Notes generally would have a more limited secondary market and greater price volatility than conventional debt securities.

If an investor holds Notes which are not denominated in the investor's home currency, they will be exposed to movements in exchange rates adversely affecting the value of their holding. In addition, the imposition of exchange controls in relation to any Notes could result in an investor not receiving payments on those Notes.

The Issuer will pay principal and interest on the Notes in the Specified Currency. This presents certain risks relating to currency conversions if an investor's financial activities are denominated principally in a currency or currency unit (the "**Investor's Currency**") other than the Specified Currency. These include the risk that exchange rates may significantly change (including changes due to devaluation of the Specified Currency or revaluation of the Investor's Currency) and the risk that authorities with jurisdiction over the Investor's Currency may impose or modify exchange controls. An appreciation in the value of the Investor's Currency relative to the Specified Currency would decrease (1) the Investor's Currency equivalent yield on the Notes, (2) the

Investor's Currency equivalent value of the principal payable on the Notes and (3) the Investor's Currency equivalent market value of the Notes.

Government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate or the ability of the Issuer to make payments in respect of the Notes. As a result, investors may receive less interest or principal than expected, or no interest or principal.

The value of Fixed Rate Notes may be adversely affected by movements in market interest rates.

Investment in Fixed Rate Notes involves the risk that if market interest rates subsequently increase above the rate paid on the Fixed Rate Notes, this will adversely affect the value of the Fixed Rate Notes, as an equivalent investment issued at the current market interest rate may be more attractive to investors.

DOCUMENTS INCORPORATED BY REFERENCE

The relevant pages of the following documents, which have previously been published (or are published simultaneously with this Base Prospectus) and filed with the CSSF, and that are included in the cross-reference list below shall be incorporated in, and form part of, this Base Prospectus:

- (a) the auditors' report and audited consolidated annual financial statements for the financial year ended 31 December 2023 (the "**2023 Financial Statements**") of the Issuer, which are published on the website of the Issuer (https://www.grandcityproperties.com/grandcityproperties.com/Data_Objects/Downloads/Financial_Reports/FY%202023%20Financials/GCP_FY_2023.pdf) including the information set out at the following pages in particular:

Board of Directors' Report	Pages 6 – 137
Major Shareholders	Pages 31, 93
EPRA Performance Measures	Pages 117 – 127
Alternative Performance Measures	Pages 128 – 135
Report of the <i>Réviseur d'Enterprises Agréé</i> (Independent auditor)	Pages 208 – 211
Consolidated Statement of Profit or Loss	Page 144
Consolidated Statement of Other Comprehensive Income	Page 145
Consolidated Statement of Financial Position	Pages 146 – 147
Consolidated Statement of Changes in Equity	Pages 148 – 149
Consolidated Statement of Cash Flows	Pages 150 – 151
Notes to the Consolidated Financial Statements	Pages 152 – 206

- (b) the auditors' report and audited consolidated annual financial statements for the financial year ended 31 December 2024 (the "**2024 Financial Statements**") of the Issuer, which are published on the website of the Issuer (https://www.grandcityproperties.com/grandcityproperties.com/Data_Objects/Downloads/Financial_Reports/FY_2024_Financials/GCP_FY_2024.pdf) including the information set out at the following pages in particular:

Board of Directors' Report	Pages 3 – 145
Major Shareholders	Pages 27, 34
EPRA Performance Measures	Pages 164 – 172
Alternative Performance Measures	Pages 174 – 180
Report of the <i>Réviseur d'Enterprises Agréé</i> (Independent auditor)	Pages 244 – 247
Consolidated Statement of Profit or Loss	Page 184
Consolidated Statement of Comprehensive Income	Page 185
Consolidated Statement of Financial Position	Pages 186 – 187
Consolidated Statement of Changes in Equity	Pages 188 – 189
Consolidated Statement of Cash Flows	Pages 190 – 191

- (c) the unaudited interim consolidated financial statements for the six months ended 30 June 2025 (the "**Q2 2025 Financial Statements**") of the Issuer, which are published on the website of the Issuer (https://www.grandcityproperties.com/grandcityproperties.com/Data_Objects/Downloads/Financial_Reports/H1_2025_Financials/GCP_Q2_2025.pdf) including the information set out at the following pages in particular:

Board of Directors' Report	Pages 4 – 33
Major Shareholders	Page 11
EPRA Performance Measures	Page 24 – 25
Alternative Performance Measures	Pages 28 – 32
Condensed Interim Consolidated Statement of Profit or Loss	Page 36
Condensed Interim Consolidated Statement of Comprehensive Income	Page 37
Condensed Interim Consolidated Statement of Financial Position	Pages 38 – 39
Condensed Interim Consolidated Statement of Changes in Equity	Pages 40 – 41
Condensed Interim Consolidated Statement of Cash Flows	Pages 42 – 43
Condensed Notes to the Interim Consolidated Financial Statements	Pages 44 – 50

- (d) the Terms and Conditions of the Senior Notes contained in the Offering Circular dated 21 July 2017, pages 74 to 112, prepared by the Issuer in connection with the Programme, which is published on the website of Euronext Dublin (https://www.ise.ie/debt_documents/F%20Base%20Prospectus_a17be687-538f-4364-9825-131edf7e1b4e.PDF) and as amended by the Supplement dated 1 February 2018, pages 1 to 5, which is published on the website of Euronext Dublin (https://www.ise.ie/debt_documents/FBPSupplement_422abe44-e173-4807-938e-d9e6ceec5dd5.pdf);
- (e) the Terms and Conditions of the Senior Notes contained in the Offering Circular dated 24 July 2018, pages 94 to 139, prepared by the Issuer in connection with the Programme, which is published on the website of Euronext Dublin (https://www.ise.ie/debt_documents/Base%20Prospectus_4ac2bfb2-eae2-4814-8c17-84a5e4f8516d.PDF);
- (f) the Terms and Conditions of the Subordinated Notes contained in the Offering Circular dated 24 July 2018, pages 140 to 179, prepared by the Issuer in connection with the Programme, which is published on the website of Euronext Dublin (https://www.ise.ie/debt_documents/Base%20Prospectus_4ac2bfb2-eae2-4814-8c17-84a5e4f8516d.PDF);
- (g) the Terms and Conditions of the Senior Notes contained in the Offering Circular dated 19 July 2019, pages 103 to 150, prepared by the Issuer in connection with the Programme, which is published on the website of Euronext Dublin (https://www.ise.ie/debt_documents/Base%20Prospectus_f0cef38b-5685-4c75-b7e1-eaaa203da85f.pdf);
- (h) the Terms and Conditions of the Subordinated Notes contained in the Offering Circular dated 19 July 2019, pages 151 to 192, prepared by the Issuer in connection with the Programme, which is published on the website of Euronext Dublin (https://www.ise.ie/debt_documents/Base%20Prospectus_f0cef38b-5685-4c75-b7e1-eaaa203da85f.pdf) and as amended by the Supplement dated 1 April 2020, pages 4 to

8, which is published on the website of Euronext Dublin (https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/legacy/Supplements_794a0ee4-13a9-4779-8d2b-9099bda4d604.pdf);

- (i) the Terms and Conditions of the Senior Notes contained in the Offering Circular dated 27 July 2020, pages 110 to 156, prepared by the Issuer in connection with the Programme, which is published on the website of Euronext Dublin (https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/legacy/Base+Prospectus_66e8fdde-99d0-4ee4-81a6-4b0114fbd12d.pdf) and as amended by the Supplement dated 1 December 2020, page 3, which is published on the website of Euronext Dublin (https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/legacy/Supplements_8f5dde7c-1cfd-4a3c-a78a-b413ca129ab8.pdf);
- (j) the Terms and Conditions of the Subordinated Notes contained in the Offering Circular dated 27 July 2020, pages 157 to 197, prepared by the Issuer in connection with the Programme, which is published on the website of Euronext Dublin (https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/legacy/Base+Prospectus_66e8fdde-99d0-4ee4-81a6-4b0114fbd12d.pdf) and as amended by the Supplement dated 1 December 2020, page 3, which is published on the website of Euronext Dublin (https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/legacy/Supplements_8f5dde7c-1cfd-4a3c-a78a-b413ca129ab8.pdf);
- (k) the Terms and Conditions of the Senior Notes contained in the Offering Circular dated 11 August 2021, pages 119 to 176, prepared by the Issuer in connection with the Programme, which is published on the website of Euronext Dublin (<https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/202108/88aac564-92f6-4610-8353-75796561e88b.pdf>);
- (l) the Terms and Conditions of the Subordinated Notes contained in the Offering Circular dated 11 August 2021, pages 177 to 229, prepared by the Issuer in connection with the Programme, which is published on the website of Euronext Dublin (<https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/202108/88aac564-92f6-4610-8353-75796561e88b.pdf>);
- (m) the Terms and Conditions of the Senior Notes contained in the Offering Circular dated 26 August 2022, pages 125 to 183, prepared by the Issuer in connection with the Programme, which is published on the website of Euronext Dublin (<https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/202208/b3ccd552-56b3-4cce-87f4-dfa79e8aeaf3.pdf>);
- (n) the Terms and Conditions of the Subordinated Notes contained in the Offering Circular dated 26 August 2022, pages 184 to 236, prepared by the Issuer in connection with the Programme, which is published on the website of Euronext Dublin (<https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/202208/b3ccd552-56b3-4cce-87f4-dfa79e8aeaf3.pdf>);
- (o) the Terms and Conditions of the Senior Notes contained in the Offering Circular dated 7 September 2023, pages 122 to 178, prepared by the Issuer in connection with the Programme, which is published on the website of Euronext Dublin (<https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/202309/8ffde092-5bbe-49dc-8975-ece7bb86fbc5.pdf>);
- (p) the Terms and Conditions of the Subordinated Notes contained in the Offering Circular dated 7 September 2023, pages 179 to 230, prepared by the Issuer in connection with the Programme, which is published on the website of Euronext Dublin (<https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/202309/8ffde092-5bbe-49dc-8975-ece7bb86fbc5.pdf>);
- (q) the Terms and Conditions of the Senior Notes contained in the Base Prospectus dated 21 August 2024, pages 124 to 180, prepared by the Issuer in connection with the Programme, which is published on the

website of the Luxembourg Stock Exchange (<https://dl.luxse.com/dlp/1015b0b5af2bd342db90ca3ea2869500bb>); and

- (r) the Terms and Conditions of the Subordinated Notes contained in the Base Prospectus dated 21 August 2024, pages 181 to 233, prepared by the Issuer in connection with the Programme, which is published on the website of the Luxembourg Stock Exchange (<https://dl.luxse.com/dlp/1015b0b5af2bd342db90ca3ea2869500bb>).

Following the publication of this Base Prospectus, supplements may be prepared by the Issuer and approved by the CSSF in accordance with Article 23 of the Prospectus Regulation. Statements contained in any such supplement (or contained in any document incorporated by reference therein) shall, to the extent applicable (whether expressly, by implication or otherwise), be deemed to modify or supersede statements contained in this Base Prospectus or in a document which is incorporated by reference in this Base Prospectus. Any statement so modified or superseded shall not, except as so modified or superseded, constitute a part of this Base Prospectus.

Any non-incorporated parts of a document referred to herein are either deemed not relevant for an investor or are otherwise covered elsewhere in this Base Prospectus.

The Issuer will, in the event of any significant new factor, material mistake or material inaccuracy relating to information included in this Base Prospectus which may affect the assessment of any Notes, prepare a supplement to this Base Prospectus or publish a new Base Prospectus for use in connection with any subsequent issue of Notes.

Alternative Performance Measures

The Issuer presents certain non-IFRS financial information in this Base Prospectus, including information in the Board of Directors' Reports to the Q2 2025 Financial Statements, the 2024 Financial Statements and the 2023 Financial Statements, all of which have been incorporated by reference into this Base Prospectus. These non-IFRS financial information are not recognised as measures under IFRS. The Issuer, however, uses this financial information because it believes that they are of use for its investors.

According to the ESMA guidelines on Alternative Performance Measures ("APMs"), the Issuer considers the following information presented in its Q2 2025 Financial Statements, the 2024 Financial Statements and the 2023 Financial Statements as APMs: Adjusted EBITDA, FFO I (Funds from Operations I), FFO II (Funds from Operations II), AFFO (Adjusted Funds from Operations), Rental Yield and Rent Multiple, Equity Ratio, LTV (Loan-to-Value), Unencumbered Assets Ratio, Net Debt-to-EBITDA, Net Debt-to-EBITDA including Perpetual Notes, ICR (Interest Coverage Ratio), DSCR (Debt Service Coverage Ratio), EPRA Earnings, EPRA NRV (EPRA Net Reinstatement Value), EPRA NTA (EPRA Net Tangible Assets), EPRA NDV (EPRA Net Disposal Value), EPRA NIY (EPRA Net Initial Yield), EPRA 'Topped-Up' NIY (EPRA 'Topped-Up' Net Initial Yield), EPRA Vacancy Rate, EPRA Cost Ratios, EPRA Capital Expenditure and EPRA LTV (EPRA Loan-to-Value). All APMs used by the Issuer relate to its or the Group's past performance. The Issuer believes that these measures are useful in evaluating the Group's operative performance, the net value of the Group's portfolio, and the level of indebtedness and of cashflows generated by the Group's business, because a number of companies, in particular in the real estate sector, also publish these figures.

For the definitions of certain of these APMs, please see pages 28 to 32 of the Q2 2025 Financial Statements, pages 174 to 180 of the 2024 Financial Statements and pages 128 to 135 of the 2023 Financial Statements.

For a reconciliation of certain of these APMs, their components as well as their basis of calculation, see the following pages of the Q2 2025 Financial Statements, the 2024 Financial Statements and the 2023 Financial Statements:

Q2 2025 Financial Statements

Page 28 (Adjusted EBITDA)
Pages 28 (FFO I)
Pages 28 (FFO II)
Page 29 (AFFO)
Page 29 (Rental Yield and Rent Multiple)
Page 29 (LTV)
Page 30 (Unencumbered Assets Ratio)
Page 30 (Interest Coverage Ratio (ICR))
Page 30 (Debt Service Coverage Ratio (DSCR))
Pages 30 (EPRA NRV)
Pages 31 (EPRA NTA)
Pages 31 (EPRA NDV)
Page 32 (EPRA LTV)

2024 Financial Statements

Page 174 (Adjusted EBITDA)
Page 174 (FFO I and FFO I per share)
Page 174 (FFO II)
Page 175 (AFFO)
Page 175 (Rental Yield)
Page 175 (Rent Multiple)
Page 175 (LTV)
Page 176 (Unencumbered Assets Ratio)
Page 176 (Interest Coverage Ratio (ICR))
Page 176 (Debt Service Coverage Ratio (DSCR))
Page 176 (EPRA NRV and EPRA NRV per share)
Page 177 (EPRA NTA and EPRA NTA per share)
Page 177 (EPRA NDV and EPRA NDV per share)
Page 178 (EPRA Earnings and EPRA Earnings per share)
Page 178-179 (EPRA LTV)
Page 179 (EPRA NIY and 'Topped-Up' NIY)
Page 179 (EPRA Vacancy Rate)
Page 180 (EPRA Cost Ratios)
Page 180 (EPRA Capital Expenditure)

2023 Financial Statements

Page 128 (Adjusted EBITDA)
Page 128 (FFO I and FFO I per share)
Page 128 (FFO II)
Page 129 (AFFO)
Page 129 (Equity Ratio)
Page 129 (Rental Yield and Rent Multiple)
Page 129 (LTV)
Page 130 (Unencumbered Assets Ratio)
Page 130 (Net Debt-to-EBITDA and Net Debt-to-EBITDA including Perpetual Notes)
Page 131 (Interest Cover Ratio (ICR) and Debt Service Cover Ratio (DSCR))
Page 131 (EPRA NRV and EPRA NRV per share)
Page 131 (EPRA NTA and EPRA NTA per share)

Page 132	(EPRA NDV and EPRA NDV per share)
Page 132	(EPRA Earnings and EPRA Earnings per share)
Page 133	(EPRA LTV)
Page 134	(EPRA NIY)
Page 134	(EPRA 'Topped-Up' NIY)
Page 134	(EPRA Vacancy)
Page 134	(EPRA Cost Ratios)
Page 135	(EPRA Capital Expenditure)

FORM OF THE NOTES

Bearer Notes

Each Tranche of Bearer Notes will be in bearer form and will initially be issued in the form of a temporary global note (a "**Temporary Bearer Global Note**") or, if so specified in the applicable Final Terms, a permanent global note (a "**Permanent Bearer Global Note**" and, together with a Temporary Bearer Global Note, each a "**Bearer Global Note**") which, in either case, will:

- (a) if the Bearer Global Notes are intended to be issued in new global note ("**NGN**") form, as stated in the applicable Final Terms, be delivered on or prior to the original issue date of the Tranche to a common safekeeper (the "**Common Safekeeper**") for Euroclear Bank SA/NV ("**Euroclear**") and Clearstream Banking S.A. ("**Clearstream, Luxembourg**"); and
- (b) if the Bearer Global Notes are not intended to be issued in NGN Form, be delivered on or prior to the original issue date of the Tranche to a common depositary (the "**Common Depositary**") for Euroclear and Clearstream, Luxembourg.

Where the Bearer Global Notes issued in respect of any Tranche are in NGN form, the applicable Final Terms (or Pricing Supplement, in the case of Exempt Senior Notes) will also indicate whether such Bearer Global Notes are intended to be held in a manner which would allow Eurosystem eligibility. Any indication that the Bearer Global Notes are to be so held does not necessarily mean that the Bearer Notes of the relevant Tranche will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any times during their life as such recognition depends upon satisfaction of the Eurosystem eligibility criteria. The Common Safekeeper for NGNs will either be Euroclear or Clearstream, Luxembourg or another entity approved by Euroclear and Clearstream, Luxembourg.

Whilst any Bearer Note is represented by a Temporary Bearer Global Note, payments of principal, interest (if any) and any other amount payable in respect of the Notes due prior to the Exchange Date (as defined below) will be made (against presentation of the Temporary Bearer Global Note if the Temporary Bearer Global Note is not intended to be issued in NGN form) only to the extent that certification (in a form to be provided) to the effect that the beneficial owners of interests in the Temporary Bearer Global Note are not U.S. persons or persons who have purchased for resale to any U.S. person, as required by U.S. Treasury regulations, has been received by Euroclear and/or Clearstream, Luxembourg and Euroclear and/or Clearstream, Luxembourg, as applicable, has given a like certification (based on the certifications it has received) to the Principal Paying Agent.

On and after the date (the "**Exchange Date**") which is 40 days after a Temporary Bearer Global Note is issued, interests in such Temporary Bearer Global Note will be exchangeable (free of charge) upon a request as described therein either for (i) interests in a Permanent Bearer Global Note of the same Series or (ii) for definitive Bearer Notes of the same Series with, where applicable, receipts, interest coupons and talons attached (as indicated in the applicable Final Terms (or Pricing Supplement, in the case of Exempt Senior Notes)), in each case against certification of beneficial ownership as described above unless such certification has already been given, provided that purchasers in the United States and certain U.S. persons will not be able to receive definitive Bearer Notes. The holder of a Temporary Bearer Global Note will not be entitled to collect any payment of interest, principal or other amount due on or after the Exchange Date unless, upon due certification, exchange of the Temporary Bearer Global Note for an interest in a Permanent Bearer Global Note or for definitive Bearer Notes is improperly withheld or refused.

Payments of principal, interest (if any) or any other amounts on a Permanent Bearer Global Note will be made through Euroclear and/or Clearstream, Luxembourg (against presentation or surrender (as the case may be) of

the Permanent Bearer Global Note if the Permanent Bearer Global Note is not intended to be issued in NGN form) without any requirement for certification.

The applicable Final Terms (or Pricing Supplement, in the case of Exempt Senior Notes) will specify that a Permanent Bearer Global Note will be exchangeable (free of charge), in whole but not in part, for definitive Bearer Notes with, where applicable, receipts, interest coupons and talons attached upon the occurrence of an Exchange Event. For these purposes, "**Exchange Event**" means that (i) in respect of the Senior Notes, an Event of Default (as defined in Condition 10 of the Senior Notes) has occurred and is continuing, (ii) the Issuer has been notified that both Euroclear and Clearstream, Luxembourg have been closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or have announced an intention permanently to cease business or have in fact done so and no successor clearing system satisfactory to the Trustee is available or (iii) in respect of the Senior Notes, the Issuer has or will become subject to adverse tax consequences which would not be suffered were the Notes represented by the Permanent Bearer Global Note in definitive form and a certificate to such effect signed by two Directors of the Issuer is given to the Trustee. The Issuer will promptly give notice to Noteholders in accordance with Condition 15 of the Senior Notes or, as the case may be, Condition 16 (Notices) of the Subordinated Notes if an Exchange Event occurs. In the event of the occurrence of an Exchange Event, Euroclear and/or Clearstream, Luxembourg (acting on the instructions of any holder of an interest in such Permanent Bearer Global Note) or the Trustee may give notice to the Principal Paying Agent requesting exchange and, in the event of the occurrence of an Exchange Event as described in (iii) above, the Issuer may also give notice to the Principal Paying Agent requesting exchange. Any such exchange shall occur not later than 45 days after the date of receipt of the first relevant notice by the Principal Paying Agent.

The following legend will appear on all Bearer Notes (other than Temporary Bearer Global Notes), receipts and interest coupons relating to such Notes where TEFRA D is specified in the applicable Final Terms (or Pricing Supplement, in the case of Exempt Senior Notes):

"ANY UNITED STATES PERSON WHO HOLDS THIS OBLIGATION WILL BE SUBJECT TO LIMITATIONS UNDER THE UNITED STATES INCOME TAX LAWS, INCLUDING THE LIMITATIONS PROVIDED IN SECTIONS 165(j) AND 1287(a) OF THE INTERNAL REVENUE CODE."

The sections referred to provide that United States holders, with certain exceptions, will not be entitled to deduct any loss on Bearer Notes, receipts or interest coupons and will not be entitled to capital gains treatment in respect of any gain on any sale, disposition, redemption or payment of principal in respect of Bearer Notes, receipts or interest coupons.

Notes which are represented by a Bearer Global Note will only be transferable in accordance with the rules and procedures for the time being of Euroclear or Clearstream, Luxembourg, as the case may be.

Registered Notes

The Registered Notes of each Tranche will initially be represented by a global note in registered form (a "**Registered Global Note**").

Registered Global Notes will be deposited with a common depositary or, if the Registered Global Notes are to be held under the new safe-keeping structure (the "**NSS**"), a common safekeeper, as the case may be for Euroclear and Clearstream, Luxembourg, and registered in the name of the nominee for the Common Depositary of, Euroclear and Clearstream, Luxembourg or in the name of a nominee of the common safekeeper, as specified in the applicable Final Terms (or Pricing Supplement, in the case of Exempt Senior Notes). Persons holding beneficial interests in Registered Global Notes will be entitled or required, as the case may be, under the circumstances described below, to receive physical delivery of definitive Notes in fully registered form.

Where the Registered Global Notes issued in respect of any Tranche are intended to be held under the NSS, the applicable Final Terms (or Pricing Supplement, in the case of Exempt Senior Notes) will indicate whether or not such Registered Global Notes are intended to be held in a manner which would allow Eurosystem eligibility. Any indication that the Registered Global Notes are to be so held does not necessarily mean that the Notes of the relevant Tranche will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any time during their life as such recognition depends upon satisfaction of the Eurosystem eligibility criteria. The common safekeeper for a Registered Global Note held under the NSS will either be Euroclear or Clearstream, Luxembourg or another entity approved by Euroclear and Clearstream, Luxembourg.

Payments of principal, interest and any other amount in respect of the Registered Global Notes will, in the absence of provision to the contrary, be made to the person shown on the Register (each as defined in Condition 6.5 of the Senior Notes or, as the case may be, Condition 6.4 of the Subordinated Notes) as the registered holder of the Registered Global Notes. None of the Issuer, any Paying Agent, the Trustee or the Registrar will have any responsibility or liability for any aspect of the records relating to or payments or deliveries made on account of beneficial ownership interests in the Registered Global Notes or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

Payments of principal, interest or any other amount in respect of the Registered Notes in definitive form will, in the absence of provision to the contrary, be made to the persons shown on the Register on the relevant Record Date (as defined in Condition 6.5 of the Senior Notes or, as the case may be, Condition 6.4 of the Subordinated Notes) immediately preceding the due date for payment in the manner provided in that Condition.

Interests in a Registered Global Note will be exchangeable (free of charge), in whole but not in part, for definitive Registered Notes without receipts, interest coupons or talons attached only upon the occurrence of an Exchange Event. For these purposes, "**Exchange Event**" means that (i) in respect of the Senior Notes, an Event of Default has occurred and is continuing, (ii) the Issuer has been notified that both Euroclear and Clearstream, Luxembourg have been closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or have announced an intention permanently to cease business or have in fact done so and, in any such case, no successor clearing system satisfactory to the Trustee is available or (iii) in respect of the Senior Notes, the Issuer has or will become subject to adverse tax consequences which would not be suffered were the Notes represented by the Registered Global Note in definitive form and a certificate to that effect signed by two Directors of the Issuer is given to the Trustee. The Issuer will promptly give notice to Noteholders in accordance with Condition 15 of the Senior Notes or, as the case may be, Condition 16 of the Subordinated Notes if an Exchange Event occurs. In the event of the occurrence of an Exchange Event, Euroclear and/or Clearstream, Luxembourg or any person acting on their behalf (acting on the instructions of any holder of an interest in such Registered Global Note) or the Trustee may give notice to the Registrar requesting exchange and, in the event of the occurrence of an Exchange Event as described in (iii) above, the Issuer may also give notice to the Registrar requesting exchange. Any such exchange shall occur not later than 10 days after the date of receipt of the first relevant notice by the Registrar.

No beneficial owner of an interest in a Registered Global Note will be able to transfer such interest, except in accordance with the applicable procedures of Euroclear and Clearstream, Luxembourg, in each case to the extent applicable.

General

Pursuant to the Agency Agreement (as defined under the relevant Terms and Conditions of the Notes), the Principal Paying Agent shall arrange that, where a further Tranche of Notes is issued which is intended to form a single Series with an existing Tranche of Notes at a point after the Issue Date of the further Tranche, the Notes

of such further Tranche shall be assigned a common code, ISIN, FISN and CFI (as applicable) which are different from the common code, ISIN, FISN and CFI (as applicable) assigned to Notes of any other Tranche of the same Series until such time as the Tranches are consolidated and form a single Series, which shall not be prior to the expiry of the distribution compliance period (as defined in Regulation S under the Securities Act) applicable to the Notes of such Tranche.

Any reference herein to Euroclear and/or Clearstream, Luxembourg shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in the applicable Final Terms (or Pricing Supplement, in the case of Exempt Senior Notes).

No Noteholder, Receiptholder or Couponholder shall be entitled to proceed directly against the Issuer unless the Trustee, having become bound so to proceed, (i) fails to do so within 60 days, or (ii) is unable for any reason so to do, and the failure or inability shall be continuing.

The Issuer may agree with any Dealer and the Trustee that Notes may be issued in a form not contemplated by the Terms and Conditions of the Notes, in which event, other than where such Notes are Exempt Senior Notes, a new Base Prospectus will be made available which will describe the effect of the agreement reached in relation to such Notes.

FORM OF FINAL TERMS FOR SENIOR NOTES

SENIOR NOTES WITH A DENOMINATION OF €100,000 (OR ITS EQUIVALENT IN ANY OTHER CURRENCY) OR MORE, OTHER THAN EXEMPT SENIOR NOTES

Set out below is the form of Final Terms which will be completed for each Tranche of Senior Notes issued under the Programme which are not Exempt Senior Notes and which have a denomination of €100,000 (or its equivalent in any other currency) or more.

[MiFID II product governance/Professional investors and ECPs only target market – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Senior Notes has led to the conclusion that: (i) the target market for the Senior Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, "**MiFID II**"); and (ii) all channels for distribution of the Senior Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Senior Notes (a "**distributor**") should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Senior Notes (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

[UK MiFIR Product governance/Professional investors and ECPs only target market – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Senior Notes has led to the conclusion that: (i) the target market for the Senior Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook ("**COBS**"), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of United Kingdom domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**UK MiFIR**"); and (ii) all channels for distribution of the Senior Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Senior Notes (a "**UK distributor**") should take into consideration the manufacturer['s/s'] target market assessment; however, a UK distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the "**UK MiFIR Product Governance Rules**") is responsible for undertaking its own target market assessment in respect of the Senior Notes (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

[PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Senior Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the "**EEA**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of [Directive 2014/65/EU (as amended, "**MiFID II**")/MiFID II]; or (ii) a customer within the meaning of Directive (EU) 2016/97 (the "**Insurance Distribution Directive**"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (the "**Prospectus Regulation**"). Consequently, no key information document required by Regulation (EU) No 1286/2014 (as amended, the "**PRIIPs Regulation**") for offering or selling the Senior Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Senior Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.]¹

[PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Senior Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any

¹ Legend to be included on front of the Final Terms if the Senior Notes potentially constitute "packaged" products and no key information document will be prepared in the EEA or the issuer wishes to prohibit offers to EEA retail investors for any other reason, in which case the selling restriction should be specified to be "Applicable".

retail investor in the United Kingdom (the "UK"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "EUWA"); (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (the "FSMA") and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of UK domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of UK domestic law by virtue of the EUWA. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of UK domestic law by virtue of the EUWA (the "UK PRIIPs Regulation") for offering or selling the Senior Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Senior Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.]²

[NOTIFICATION UNDER SECTION 309B(1)(C) OF THE SECURITIES AND FUTURES ACT 2001 OF SINGAPORE – In connection with Section 309B of the Securities and Futures Act 2001 of Singapore (as amended or modified from time to time, the "SFA") and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the "CMP Regulations 2018"), the Issuer has determined the classification of the Senior Notes to be capital markets products other than prescribed capital markets products (as defined in the CMP Regulations 2018) and Specified Investment Products (as defined in the Monetary Authority of Singapore (the "MAS") Notice SFA 04-N12: Notice on the Sale of Investment Products and in the MAS Notice FAA-N16: Notice on Recommendations on Investment Products).]³

[Date]

Grand City Properties S.A.

société anonyme

37, Boulevard Joseph II, L-1840 Luxembourg

R.C.S. Luxembourg: B165560

Legal entity identifier (LEI): 5299002QLUYKK2WBMB18

Issue of [Aggregate Nominal Amount of Tranche] [Title of Senior Notes]

under the €10,000,000,000

Euro Medium Term Note Programme

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Base Prospectus dated 27 August 2025 [and the supplement[s] to it dated [date] [and [date]] which [together] constitute[s] a base prospectus for the purposes of the Prospectus Regulation (the "Base Prospectus"). This document constitutes the Final Terms of the Senior Notes described herein for the purposes of the Prospectus Regulation and must be read in conjunction with the Base Prospectus in order to obtain all the relevant information. The Base Prospectus has been published on the website of the Luxembourg Stock Exchange (www.luxse.com).

² Legend to be included on front of the Final Terms if the Senior Notes potentially constitute "packaged" products and no key information document will be prepared in the UK or the issuer wishes to prohibit offers to UK retail investors for any other reason, in which case the selling restriction should be specified to be "Applicable".

³ Legend to be included on front of the Final Terms if the Senior Notes sold into Singapore do not constitute prescribed capital markets products as defined under the CMP Regulations 2018.

[The following alternative language applies if the first tranche of an issue which is being increased was issued under an Offering Circular or Base Prospectus with an earlier date.]

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the "**Conditions**") set forth in the [Offering Circular][Base Prospectus] dated [21 July 2017 [and the supplement to it dated 1 February 2018]/24 July 2018/19 July 2019/27 July 2020 [and the supplement to it dated 1 December 2020]/11 August 2021/26 August 2022/7 September 2023/21 August 2024] which are incorporated by reference in the Base Prospectus dated 27 August 2025. This document constitutes the Final Terms of the Senior Notes described herein for the purposes of the Prospectus Regulation and must be read in conjunction with the Base Prospectus dated 27 August 2025 [and the supplement[s] to it dated [date] [and [date]] which [together] constitute[s] a base prospectus for the purposes of the Prospectus Regulation (the "**Base Prospectus**"), including the Conditions incorporated by reference in the Base Prospectus, in order to obtain all the relevant information. The Base Prospectus has been published on the website of the Luxembourg Stock Exchange (www.luxse.com).

[Include whichever of the following apply or specify as "Not Applicable". Note that the numbering should remain as set out below, even if "Not Applicable" is indicated for individual paragraphs or subparagraphs (in which case the sub-paragraphs of the paragraphs which are not applicable can be deleted). Italics denote directions for completing the Final Terms.]

- 1 (a) Series Number: []
- (b) Tranche Number: []
- (c) Date on which the Senior Notes will be consolidated and form a single Series: The Senior Notes will be consolidated and form a single Series with *[identify earlier Tranches]* on [the Issue Date/the date that is 40 days after the Issue Date/exchange of the Temporary Global Senior Note for interests in the Permanent Global Senior Note, as referred to in paragraph 24 below, which is expected to occur on or about [date]][Not Applicable]
- 2 Specified Currency or Currencies: []
- 3 Aggregate Nominal Amount:
 - (a) Series: []
 - (b) Tranche: []
- 4 Issue Price: [] per cent. of the Aggregate Nominal Amount [plus accrued interest from *[insert date]* (if applicable)]
- 5 (a) Specified Denominations: []

(N.B. Senior Notes must have a minimum denomination of €100,000 (or equivalent)

(Note – where Bearer multiple denominations above €100,000 or equivalent are being used the following sample wording should be followed:

"€100,000 and integral multiples of €1,000 in excess thereof up to and including €199,000. No Senior Notes in definitive form will be issued with a denomination above €199,000.")

- (b) Calculation Amount (in relation to [] calculation of interest in global form see Conditions):
- (If only one Specified Denomination, insert the Specified Denomination. If more than one Specified Denomination, insert the highest common factor. Note: There must be a common factor in the case of two or more Specified Denominations.)*
- 6 (a) Issue Date: []
- (b) Interest Commencement Date: [specify/Issue Date/Not Applicable]
- (N.B. An Interest Commencement Date will not be relevant for certain Senior Notes, for example Zero Coupon Senior Notes.)*
- 7 Maturity Date: *Specify date or for Floating Rate Senior Notes – Interest Payment Date falling in or nearest to [specify month and year]]*
- 8 Interest Basis: [[] per cent. Fixed Rate]
[[] month [EURIBOR/NIBOR/Compounded Daily SONIA/Compounded Daily SOFR] +/- [] per cent. Floating Rate]
[Zero coupon]
(see paragraph [13]/[14]/[15])
- 9 Redemption/Payment Basis: Subject to any purchase and cancellation or early redemption, the Senior Notes will be redeemed on the Maturity Date at 100 per cent. of their nominal amount
- 10 Change of Interest Basis: *[Specify the date when any fixed to floating rate change occurs or cross refer to paragraphs 13 and 14 below and identify there]*[Not Applicable]
- 11 Put/Call Options: [Issuer Call]
[Make-Whole Redemption]
[Investor Put]
[Merger Put]
[Change of Control Put]
[(see paragraph[s] [17]/[18]/[19]/[20]/[21] below)]
[Not Applicable]
- 12 Date [Board] approval for issuance of Senior Notes obtained: [] [Not Applicable]
- (N.B. Only relevant where Board (or similar) authorisation is required for the particular tranche of Senior Notes)*

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

- 13 Fixed Rate Senior Note Provisions [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- (a) Rate(s) of Interest: [] per cent. per annum payable in arrear on each Interest Payment Date
- (b) Interest Payment Date(s): [] in each year, commencing on [], up to and including the Maturity Date[, provided that if any Interest Payment Date falls on a day which is not a Business Day, the Interest Payment Date will be the next succeeding Business Day unless it would thereby fall in the next calendar month in which event the Interest Payment Date shall be brought forward to the immediately preceding Business Day]
(Amend appropriately in the case of irregular coupons)
- (c) Fixed Coupon Amount(s) for Senior Notes in definitive form (and in relation to Senior Notes in global form see Conditions): [] per Calculation Amount
- (d) Broken Amount(s) for Senior Notes in definitive form (and in relation to Senior Notes in global form see Conditions): [[] per Calculation Amount, payable on the Interest Payment Date falling [in/on] []][Not Applicable]
- (e) Day Count Fraction: [30/360] [Actual/Actual (ICMA)] [Actual/365 (Fixed)]
- (f) Additional Business Centre(s): []
- (g) Determination Date(s): [[] in each year][Not Applicable]
(Only relevant where Day Count Fraction is Actual/Actual (ICMA). In such a case, insert regular interest payment dates, ignoring issue date or maturity date in the case of a long or short first or last coupon)
- 14 Floating Rate Senior Note Provisions [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- (a) Specified Period(s)/Specified Interest Payment Dates: [] [, subject to adjustment in accordance with the Business Day Convention set out in (b) below/, not subject to adjustment, as the Business Day Convention in (b) below is specified to be Not Applicable]
- (b) Business Day Convention: [Floating Rate Convention/Following Business Day Convention/Modified Following Business Day Convention/ Preceding Business Day Convention][Not Applicable]
- (c) Additional Business Centre(s): []

- (d) Manner in which the Rate of Interest and Interest Amount is to be determined: [Screen Rate Determination/ISDA Determination]
- (e) Party responsible for calculating the Rate of Interest and Interest Amount (if not the Agent): [] (the "**Calculation Agent**")
- (f) Screen Rate Determination: [Applicable/Not Applicable]
- Reference Rate: [[] month] [EURIBOR/NIBOR/Compounded Daily SONIA/Compounded Daily SOFR]
 - Interest Determination Date(s): []/[The day falling the number of London Banking Days included in the below SONIA Observation Look-Back Period prior to the day on which the relevant Interest Period ends (but which by its definition is excluded from the Interest Period)]/[The day falling the number of U.S. Government Securities Business Days included in the below SOFR Observation Shift Period prior to the day on which the relevant Interest Period ends (but which by its definition is excluded from the Interest Period)]
(The second day on which the TARGET System is open prior to the start of each Interest Period if EURIBOR and the second Oslo business day prior to the start of each Interest Period if NIBOR)
 - Relevant Screen Page: []
(In the case of EURIBOR, if not Reuters EURIBOR01 ensure it is a page which shows a composite rate or amend the fallback provisions appropriately)
 - SONIA Observation Method: [Not Applicable/Lag/Shift]
(Only relevant for Floating Rate Senior Notes which specify the Reference Rate as being "Compounded Daily SONIA")
 - SONIA Observation Look-Back Period: [[] [London Banking Day[s]]][Not Applicable]
(Only relevant for Floating Rate Senior Notes which specify the Reference Rate as being "Compounded Daily SONIA". To be greater than or equal to 5, unless agreed with the Calculation Agent.)
 - SOFR Observation Shift Period: [[] U.S. Government Securities Business Day[s]/Not Applicable]
(Only relevant for Floating Rate Senior Notes which specify the Reference Rate as being "Compounded Daily SOFR". To be greater than or equal to 5, unless agreed with the Calculation Agent.)
 - Index Determination: [Applicable/Not Applicable]

- Specified Time: []
- (g) ISDA Determination: [Applicable/Not Applicable]
 - Floating Rate Option: []
 - Designated Maturity: []
 - Reset Date: []

(In the case of a EURIBOR based option, the first day of the Interest Period)
- (h) Linear Interpolation: [Not Applicable/Applicable – the Rate of interest for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation (*specify for each short or long interest period*)]
- (i) Margin(s): [+/-] [] per cent. per annum
- (j) Minimum Rate of Interest: [] per cent. per annum
- (k) Maximum Rate of Interest: [] per cent. per annum
- (l) Day Count Fraction: [Actual/Actual (ISDA)][Actual/Actual]
Actual/365 (Fixed)
Actual/365 (Sterling)
Actual/360
[30/360][360/360][Bond Basis]
[30E/360][Eurobond Basis]
30E/360 (ISDA)]
- 15 Zero Coupon Senior Note Provisions [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
 - (a) Accrual Yield: [] per cent. per annum
 - (b) Reference Price: []
 - (c) Day Count Fraction in relation to Early Redemption Amounts: [30/360]
[Actual/360]
[Actual/365]

PROVISIONS RELATING TO REDEMPTION

- 16 Notice periods for Condition 7.2– *Redemption for tax reasons*: Minimum period: [30] days
Maximum period: [60] days
- 17 Issuer Call: [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
 - (a) Optional Redemption Date(s): [] [Any Business Day (as defined in Condition 5.2(a) of the Terms and Conditions of the Senior Notes) falling in the period from (and including) [] to (but excluding) the Maturity Date]
 - (b) Optional Redemption Amount: [[] per Calculation Amount]

- (c) If redeemable in part: [Applicable/Not Applicable]
- (i) Minimum Redemption Amount: []
- (ii) Maximum Redemption Amount: []
- (d) Notice periods: Minimum period: [15] days
Maximum period: [30] days
(N.B. When setting notice periods, the Issuer is advised to consider the practicalities of distribution of information through intermediaries, for example, clearing systems (which require a minimum of 5 clearing system business days' notice for a call) and custodians, as well as any other notice requirements which may apply, for example, as between the Issuer and the Agent or Trustee.)
- 18 Make-whole Redemption by the Issuer: [Applicable/Not Applicable]
- (a) Make-whole Redemption Margin: [[] basis points/Not Applicable]
- (b) Reference Bond: [CA Selected Bond/[]]
- (c) Quotation Time: [5.00 p.m. [Brussels/London/[]] time/Not Applicable]
- (d) Reference Bond Price: [The [] price/Not Applicable]
- (e) Relevant Make-whole Determination Time: [[] [a.m./p.m.] [Brussels/London/[]] time/Not Applicable]
- (f) Make-whole Reference Source: [[] in the case of the yield to maturity of the Reference Bond and [] in the case of the relevant price for the Reference Bond/Not Applicable]
- (g) Reference Rate Determination Date: [The [] Business Day preceding the [relevant Make-whole Redemption Date/date on which the relevant notice of redemption is given]/Not Applicable]
- (h) If redeemable in part: [Applicable/Not Applicable]
- (i) Minimum Redemption Amount: []
- (ii) Maximum Redemption Amount: []
- (i) Reference Rate: [Reference Bond Rate][Reference Swap Rate]
- (j) Relevant Make-whole Screen Page: [[] in the case of the yield to maturity of the Reference Bond and [] in the case of the relevant price for the Reference Bond/[]/Not Applicable]
- (k) Floating Leg Reference Rate: []
- (l) Floating Leg Screen Page: []
- 19 Investor Put: [Applicable/Not Applicable]

- (If not applicable, delete the remaining subparagraphs of this paragraph)
- (a) Optional Redemption Date(s): []
- (b) Optional Redemption Amount: [] per Calculation Amount
(NB: If the Optional Redemption Amount is other than a specified amount per Calculation Amount, the Notes will need to be Exempt Senior Notes)
- (c) Notice periods: Minimum period: [15] days
Maximum period: [30] days
(N.B. When setting notice periods, the Issuer is advised to consider the practicalities of distribution of information through intermediaries, for example, clearing systems (which require a minimum of 15 clearing system business days' notice for a put) and custodians, as well as any other notice requirements which may apply, for example, as between the Issuer and the Agent or Trustee.)
- 20 Merger Put: [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- Merger Redemption Amount: [] per Calculation Amount
- 21 Change of Control Put: [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- Change of Control Redemption Amount: [] per Calculation Amount
- 22 Final Redemption Amount: [] per Calculation Amount
- 23 Early Redemption Amount payable on redemption for taxation reasons or on event of default: [] per Calculation Amount
(N.B. If the Final Redemption Amount is 100 per cent. of the nominal value (i.e. par), the Early Redemption Amount is likely to be par (but consider). If, however, the Final Redemption Amount is other than 100 per cent. of the nominal value, consideration should be given as to what the Early Redemption Amount should be.)

GENERAL PROVISIONS APPLICABLE TO THE SENIOR NOTES

- 24 Form of Senior Notes:
- (a) Form: [Bearer Senior Notes:
[Temporary Global Senior Note exchangeable for a Permanent Global Senior Note which is exchangeable for Definitive Senior Notes only upon an Exchange Event]

		[Temporary Global Senior Note exchangeable for Definitive Senior Notes on and after the Exchange Date]
		[Permanent Global Senior Note exchangeable for Definitive Senior Notes only upon an Exchange Event]
		<i>(N.B. The exchange upon notice/at any time options should not be expressed to be applicable if the Specified Denomination of the Senior Notes in paragraph 5 includes language substantially to the following effect: "€100,000 and integral multiples of €1,000 in excess thereof up to and including €199,000." Furthermore, such Specified Denomination construction is not permitted in relation to any issue of Senior Notes which is to be represented on issue by a Temporary Global Senior Note exchangeable for Definitive Senior Notes.)</i>
		[Registered Senior Notes:
		[Global Senior Note registered in the name of a nominee for a common depositary for Euroclear and Clearstream, Luxembourg/a common safekeeper for Euroclear and Clearstream, Luxembourg]
	(b) New Global Note:	[Yes][No]
	(c) New Safekeeping Structure:	[Yes][No]
25	Additional Financial Centre(s):	[Not Applicable/give details] <i>(Note that this paragraph relates to the date of payment and not the end dates of Interest Periods for the purposes of calculating the amount of interest, to which sub-paragraph 14(c) relates)</i>
26	Talons for future Coupons to be attached to Definitive Senior Notes:	[Yes, as the Senior Notes have more than 27 coupon payments, Talons may be required if, on exchange into definitive form, more than 27 coupon payments are still to be made/No]

THIRD PARTY INFORMATION

[[*Relevant third party information*] has been extracted from [*specify source*]. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware and is able to ascertain from information published by [*specify source*], no facts have been omitted which would render the reproduced information inaccurate or misleading.]

Signed on behalf of Grand City Properties S.A.:

By:

Duly authorised

Signed on behalf of Grand City Properties S.A.:

By:

Duly authorised

PART B – OTHER INFORMATION

1 LISTING AND ADMISSION TO TRADING

- (i) Listing and Admission to trading: [Application [has been][will be] made by the Issuer (or on its behalf) for the Senior Notes to be admitted to trading on [the Luxembourg Stock Exchange's regulated market and listing on the official list of the Luxembourg Stock Exchange] [and] [the Irish Stock Exchange plc, trading as Euronext Dublin and listing on the official list on Euronext Dublin's regulated market] with effect from [].] *[Specify third country market, SME growth market or MTF]*
- (Where documenting a fungible issue, disclosure should indicate that the original Senior Notes are already admitted to trading.)*
- (ii) Estimate of total expenses related to admission to trading: []

2 RATINGS

Ratings:

[The Senior Notes to be issued [[have been]/[are expected to be]] [have not been] rated]/[The following ratings reflect ratings assigned to Senior Notes of this type issued under the Programme generally:]

[[●] by [●]]

[(endorsed by [●])]

[[●] and is established in the EEA and registered under Regulation (EC) No. 1060/2009 (as amended) (the "**CRA Regulation**"). As such, [●] is included in the list of credit rating agencies published by the European Securities and Markets Authority on its website (at <https://www.esma.europa.eu/credit-rating-agencies/cra-authorisation>) in accordance with the CRA Regulation.]

[Need to include a brief explanation of the meaning of the ratings if this has previously been published by the rating provider.]

(The above disclosure should reflect the rating allocated to Senior Notes of the type being issued under the Programme generally or, where the issue has been specifically rated, that rating.)

3 INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

[Save for the fees [of [insert relevant fee disclosure]] payable to the [Managers/Dealers], so far as the Issuer is aware, no person involved in the issue of the Senior Notes has an interest material to the offer.

The [Managers/Dealers] and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business. – *Amend as appropriate if there are other interests*
(When adding any other description, consideration should be given as to whether such matters described constitute "significant new factors" and consequently trigger the need for a supplement to the Base Prospectus under Article 23 of the Prospectus Regulation.)

4 **YIELD** (Fixed Rate Senior Notes only)

Indication of yield: ☐ per cent. per annum]
☐ [Not Applicable]

5 **OPERATIONAL INFORMATION**

- (i) Trade Date: ☐]
- (ii) ISIN: ☐]
- (iii) Common Code: ☐]
- (iv) CFI: ☐ [include code]
- (v) FISN: ☐ [include code]
- (vi) Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): ☐]/give name(s), address(es), and number(s)] [Not Applicable]
- (vii) Delivery: ☐ Delivery [against/free of] payment
- (viii) Names and addresses of additional Paying Agent(s) (if any): ☐] [Not Applicable]
- (ix) Intended to be held in a manner which would allow Eurosystem eligibility: ☐ [Yes. Note that the designation "yes" simply means that the Senior Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper[, and registered in the name of a nominee of one of the ICSDs acting as common safekeeper] [include this text for Registered Senior Notes which are to be held under the NSS] and does not necessarily mean that the Senior Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]/
☐ [No. Whilst the designation is specified as "no" at the date of these Final Terms, should the Eurosystem eligibility criteria be amended in the future such that the Senior Notes are capable of meeting them the Senior Notes may then be deposited with one of the ICSDs as common safekeeper[, and registered in the

name of a nominee of one of the ICSDs acting as common safekeeper][include this text for Registered Senior Notes]. Note that this does not necessarily mean that the Senior Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]]

6 DISTRIBUTION

- (i) Stabilisation Manager(s) (if any): [Not Applicable/give name]
- (ii) U.S. Selling Restrictions: [Reg. S Compliance Category 2; TEFRA D/TEFRA C/TEFRA not applicable]
- (iii) Prohibition of Sales to EEA Retail Investors: [Applicable/Not Applicable]
(If the Senior Notes clearly do not constitute "packaged" products or the Senior Notes do constitute "packaged" products and a key information document will be prepared in the EEA, "Not Applicable" should be specified. If the Senior Notes may constitute "packaged" products and no key information document will be prepared, "Applicable" should be specified.)
- (iv) Prohibition of Sales to UK Retail Investors: [Applicable/Not Applicable]
(If the Senior Notes clearly do not constitute "packaged" products or the Senior Notes do constitute "packaged" products and a key information document will be prepared in the UK, "Not Applicable" should be specified. If the Senior Notes may constitute "packaged" products and no key information document will be prepared, "Applicable" should be specified.)
- (v) Prohibition of Sales to Belgian Consumers: [Applicable/Not Applicable]
(N.B. advice should be taken from Belgian counsel before disapplying this selling restriction)

7 USE OF PROCEEDS AND ESTIMATED NET PROCEEDS

- (i) Use of proceeds: [See "Use of Proceeds" in the Base Prospectus/Give details]
(See "Use of Proceeds" wording in the Base Prospectus – if use of proceeds different from what is disclosed in the Base Prospectus, give details)
- (ii) Estimated net proceeds: []

FORM OF FINAL TERMS FOR SUBORDINATED NOTES

SUBORDINATED NOTES WITH A DENOMINATION OF €100,000 (OR ITS EQUIVALENT IN ANY OTHER CURRENCY) OR MORE

Set out below is the form of Final Terms which will be completed for each Tranche of Subordinated Notes issued under the Programme which are not Exempt Subordinated Notes and which have a denomination of €100,000 (or its equivalent in any other currency) or more

[MiFID II product governance/Professional investors and ECPs only target market – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Subordinated Notes has led to the conclusion that: (i) the target market for the Subordinated Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, "**MiFID II**"); and (ii) all channels for distribution of the Subordinated Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Subordinated Notes (a "**distributor**") should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Subordinated Notes (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

[UK MiFIR Product governance/Professional investors and ECPs only target market – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Subordinated Notes has led to the conclusion that: (i) the target market for the Subordinated Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook ("**COBS**"), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of United Kingdom domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**UK MiFIR**"); and (ii) all channels for distribution of the Subordinated Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Subordinated Notes (a "**UK distributor**") should take into consideration the manufacturer['s/s'] target market assessment; however, a UK distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the "**UK MiFIR Product Governance Rules**") is responsible for undertaking its own target market assessment in respect of the Subordinated Notes (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Subordinated Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the "**EEA**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of [Directive 2014/65/EU (as amended, "**MiFID II**")/MiFID II]; (ii) a customer within the meaning of Directive (EU) 2016/97 (the "**Insurance Distribution Directive**"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (the "**Prospectus Regulation**"). Consequently, no key information document required by Regulation (EU) No 1286/2014 (as amended, the "**PRIIPs Regulation**") for offering or selling the Subordinated Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Subordinated Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Subordinated Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (the "**UK**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it

forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "**EUWA**"); (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (the "**FSMA**") and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of UK domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of UK domestic law by virtue of the EUWA. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of UK domestic law by virtue of the EUWA (the "**UK PRIIPs Regulation**") for offering or selling the Subordinated Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Subordinated Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

[NOTIFICATION UNDER SECTION 309B(1)(C) OF THE SECURITIES AND FUTURES ACT 2001 OF SINGAPORE] – In connection with Section 309B of the Securities and Futures Act 2001 of Singapore (as amended or modified from time to time, the "**SFA**") and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the "**CMP Regulations 2018**"), the Issuer has determined the classification of the Subordinated Notes to be capital markets products other than prescribed capital markets products (as defined in the CMP Regulations 2018) and Specified Investment Products (as defined in the Monetary Authority of Singapore (the "**MAS**") Notice SFA 04-N12: Notice on the Sale of Investment Products and in the MAS Notice FAA-N16: Notice on Recommendations on Investment Products).⁴

[Date]

Grand City Properties S.A.

société anonyme

37, Boulevard Joseph II, L-1840 Luxembourg

R.C.S. Luxembourg: B165560

Legal entity identifier (LEI): 5299002QLUYKK2WBMB18

**Issue of [Aggregate Nominal Amount of Tranche] [Title of Subordinated Notes]
under the €10,000,000,000
Euro Medium Term Note Programme**

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Base Prospectus dated 27 August 2025 [and the supplement[s] to it dated [date] [and [date]] which [together] constitute[s] a base prospectus for the purposes of the Prospectus Regulation (the "**Base Prospectus**"). This document constitutes the Final Terms of the Subordinated Notes described herein for the purposes of the Prospectus Regulation and must be read in conjunction with the Base Prospectus in order to obtain all the relevant information. The Base Prospectus has been published on the website of the Luxembourg Stock Exchange (www.luxse.com).

[The following alternative language applies if the first tranche of an issue which is being increased was issued under an Offering Circular or Base Prospectus with an earlier date.]

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the "**Conditions**") set forth in the [Offering Circular][Base Prospectus] dated [24 July 2018/19 July 2019 [and the supplement to

⁴ Legend to be included on front of the Final Terms if the Subordinated Notes sold into Singapore do not constitute prescribed capital markets products as defined under the CMP Regulations 2018.

it dated 1 April 2020/27 July 2020 [and the supplement to it dated 1 December 2020/11 August 2021/26 August 2022/7 September 2023/21 August 2024] which are incorporated by reference in the Base Prospectus dated 27 August 2025. This document constitutes the Final Terms of the Subordinated Notes described herein for the purposes of the Prospectus Regulation and must be read in conjunction with the Base Prospectus dated 27 August 2025 [and the supplement[s] to it dated [date] [and [date]] which [together] constitute[s] a base prospectus for the purposes of the Prospectus Regulation (the "**Base Prospectus**"), including the Conditions incorporated by reference in the Base Prospectus, in order to obtain all the relevant information. The Base Prospectus has been published on the website of the Luxembourg Stock Exchange (www.luxse.com).

[Include whichever of the following apply or specify as "Not Applicable". Note that the numbering should remain as set out below, even if "Not Applicable" is indicated for individual paragraphs or subparagraphs (in which case the sub-paragraphs of the paragraphs which are not applicable can be deleted). Italics denote directions for completing the Final Terms.]

- 1 (a) Series Number: []
- (b) Tranche Number: []
- (c) Date on which the Subordinated Notes will be consolidated and form a single Series: The Subordinated Notes will be consolidated and form a single Series with [identify earlier Tranches] on [the Issue Date/the date that is 40 days after the Issue Date/exchange of the Temporary Global Subordinated Note for interests in the Permanent Global Subordinated Note, as referred to in paragraph 24 below, which is expected to occur on or about [date]][Not Applicable]
- 2 Specified Currency or Currencies: []
- 3 Aggregate Nominal Amount:
 - (a) Series: []
 - (b) Tranche: []
- 4 Issue Price: [] per cent. of the Aggregate Nominal Amount [plus accrued interest from [insert date] (if applicable)]
- 5 (a) Specified Denominations: []

(N.B. Subordinated Notes must have a minimum denomination of €100,000 (or equivalent)

(N.B. – where Bearer multiple denominations above €100,000 or equivalent are being used the following sample wording should be followed:

"€100,000 and integral multiples of €1,000 in excess thereof up to and including €199,000. No Subordinated Notes in definitive form will be issued with a denomination above €199,000.")
- (b) Calculation Amount (in relation to calculation of interest in global form see Conditions): []

(If only one Specified Denomination, insert the Specified Denomination. If more than one Specified Denomination, insert the highest common factor. N.B: There must be a common factor in the case of two or more Specified Denominations.)

- 6 (a) Issue Date: []
- (b) Interest Commencement Date: [specify/Issue Date/Not Applicable]
- 7 Maturity Date: [Specify date or for Floating Rate Subordinated Notes – Interest Payment Date falling in or nearest to [specify month and year]]/[Undated]
- 8 Interest Basis: [[] per cent. Fixed Rate Resettable Subordinated Note] [[] month [EURIBOR/NIBOR Compounded Daily SONIA/Compounded Daily SOFR] +/- [] per cent. Floating Rate Subordinated Note]
(see paragraph [13]/[14])
- 9 Redemption/Payment Basis: [Subject to any purchase and cancellation or early redemption, the Subordinated Notes will be redeemed on the Maturity Date at 100 per cent. of their nominal amount]/[Not Applicable]
(Specify 'Not Applicable' for Undated Subordinated Notes)
- 10 Call Options: [Issuer Call]
[Make-Whole Redemption]
[Tax Event]
[Accounting Event]
[Rating Event]
[Gross-up Event]
[Repurchase Event]
[Change of Control Event]
[(see paragraph[s] [16]/[17]/[18]/[19]/[20]/[21]/[22]/[23] below)]
[Not Applicable]
- 11 Status of the Subordinated Notes: [Dated/Undated] Subordinated Notes
- 12 Date [Board] approval for issuance of Subordinated Notes obtained: [] [Not Applicable]
(N.B. Only relevant where Board (or similar) authorisation is required for the particular tranche of Subordinated Notes)

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

- 13 Fixed Rate Resettable Subordinated Note Provisions [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)

- (a) First Fixed Rate of Interest: [] per cent. per annum payable in arrear on each Interest Payment Date
- (b) Interest Payment Date(s): [] in each year from and including [] [up to and including the Maturity Date]
(Amend appropriately in the case of irregular coupons)
- (c) Fixed Coupon Amount(s) for Subordinated Notes in definitive form (and in relation to Subordinated Notes in global form see Conditions) and in respect of the period from (and including) the Interest Commencement Date up to (but excluding) the First Reset Date: [] per Calculation Amount
- (d) Broken Amount(s) for Subordinated Notes in definitive form (and in relation to Subordinated Notes in global form see Conditions): [[] per Calculation Amount, payable on the Interest Payment Date falling [in/on] []][Not Applicable]
- (e) Day Count Fraction: [Actual/365 (Fixed)] [30/360] [Actual/Actual (ICMA)]
- (f) Determination Date(s): [[] in each year][Not Applicable]
(Only relevant where Day Count Fraction is Actual/Actual (ICMA). In such a case, insert regular interest payment dates, ignoring issue date or maturity date in the case of a long or short first or last coupon)
- (g) First Reset Date: []
- (h) Reset Date(s): [The First Reset Date and each date falling on the [] anniversary of the First Reset Date]/[]
- (i) Subsequent Reset Reference Rate(s) and Relevant Financial Centre: Subsequent Reset Reference Rate: [Mid Swaps/Reference Bond]
[Relevant Financial Centre: []]
- (j) Margin: [In respect of (a) the Reset Period ending on (but excluding) [] 20[], [the initial credit spread] per cent.; (b) each Reset Period which falls in the period commencing on (and including) [] 20[] and ending on (but excluding) [] 20[], [the initial credit spread plus [] bps] per cent.; and (c) each Reset Period which falls on or after [] 20[], [the initial credit spread plus [] bps] per cent.]/[]
- (k) Mid Swap Reference Rate Screen Page: []
- (l) Reset Determination Date(s): []
- (m) Subsequent Reset Reference Rate Time: []

- (n) Step Up Margin after Change of Control Event: [] per cent. per annum
- (o) Subsequent Reset Floating Leg Reference Rate: []
- (p) Subsequent Reset Floating Leg Screen Page: []
- (q) Initial Reset Reference Rate: []
- 14 Floating Rate Subordinated Note Provisions [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- (a) Specified Period(s)/Specified Interest Payment Dates: [] [, subject to adjustment in accordance with the Business Day Convention set out in (b) below/, not subject to adjustment, as the Business Day Convention in (b) below is specified to be Not Applicable]
- (b) Business Day Convention: [Floating Rate Convention/Following Business Day Convention/Modified Following Business Day Convention/ Preceding Business Day Convention][Not Applicable]
- (c) Additional Business Centre(s): []
- (d) Manner in which the Rate of Interest and Interest Amount is to be determined: [Screen Rate Determination/ISDA Determination]
- (e) Party responsible for calculating the Rate of Interest and Interest Amount (if not the Agent): [] (the "**Calculation Agent**")
- (f) Screen Rate Determination: [Applicable/Not Applicable]
- Reference Rate: [[] month] [EURIBOR/NIBOR/Compounded Daily SONIA/Compounded Daily SOFR]
 - Interest Determination Date(s): []/[The day falling the number of London Banking Days included in the below SONIA Observation Look-Back Period prior to the day on which the relevant Interest Period ends (but which by its definition is excluded from the Interest Period)]/The day falling the number of U.S. Government Securities Business Days included in the below SOFR Observation Shift Period prior to the day on which the relevant Interest Period ends (but which by its definition is excluded from the Interest Period)]
(The second day on which the TARGET System is open prior to the start of each Interest Period if EURIBOR and the second Oslo business day prior to the start of each Interest Period if NIBOR)

- Relevant Screen Page: ☐ ☐
(In the case of EURIBOR, if not Reuters EURIBOR01 ensure it is a page which shows a composite rate or amend the fallback provisions appropriately)
- SONIA Observation Method: [Not Applicable/Lag/Shift]
(Only relevant for Floating Rate Subordinated Notes which specify the Reference Rate as being "Compounded Daily SONIA")
- SONIA Observation Look-Back Period: ☐ [London Banking Day[s]] [Not Applicable]
(Only relevant for Floating Rate Subordinated Notes which specify the Reference Rate as being "Compounded Daily SONIA". To be greater than or equal to 5, unless agreed with the Calculation Agent.)
- SOFR Observation Shift Period: ☐ ☐ U.S. Government Securities Business Day[s]/Not Applicable
(Only relevant for Floating Rate Subordinated Notes which specify the Reference Rate as being "Compounded Daily SOFR". To be greater than or equal to 5, unless agreed with the Calculation Agent.)
- Index Determination: [Applicable/Not Applicable]
- Specified Time: ☐ ☐
- (g) ISDA Determination: [Applicable/Not Applicable]
 - Floating Rate Option: ☐ ☐
 - Designated Maturity: ☐ ☐
 - Reset Date: ☐ ☐
(In the case of a EURIBOR based option, the first day of the Interest Period)
- (h) Linear Interpolation: [Not Applicable/Applicable – the Rate of interest for the ☐ [long/short] ☐ [first/last] Interest Period shall be calculated using Linear Interpolation (specify for each short or long interest period)]
- (i) Margin(s): [+/-] ☐ ☐ per cent. per annum
- (j) Minimum Rate of Interest: ☐ ☐ per cent. per annum
- (k) Maximum Rate of Interest: ☐ ☐ per cent. per annum
- (l) Day Count Fraction: [Actual/Actual (ISDA)] [Actual/Actual]
Actual/365 (Fixed)
Actual/365 (Sterling)
Actual/360

[30/360][360/360][Bond Basis]
[30E/360][Eurobond Basis]
30E/360 (ISDA)]

PROVISIONS RELATING TO REDEMPTION

- 15 Notice periods for Condition 7: Minimum period: [30] days
Maximum period: [60] days
- 16 Issuer Call: [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- (a) Issuer Call Period(s): The period commencing on (and including) [day falling on applicable anniversary for the minimum period Notes to remain outstanding] and ending on (and including) [the Business Day immediately prior to the First Reset Date or the Floating Rate Call Date]
- (b) Notice periods: Minimum period: [15] days
Maximum period: [30] days
(N.B. When setting notice periods, the Issuer is advised to consider the practicalities of distribution of information through intermediaries, for example, clearing systems (which require a minimum of 5 clearing system business days' notice for a call) and custodians, as well as any other notice requirements which may apply, for example, as between the Issuer and the Agent or Trustee.)
- (c) Fixed Reset Call Date(s): [Each Interest Payment Date following the First Reset Date]/[Each Reset Date following the First Reset Date]/[Any date following the First Reset Date and the expiry of the notice of redemption given by the Issuer in accordance with Condition 7.2 as specified in such notice]/[Not Applicable]
(N.B. only relevant for Fixed Rate Resettable Subordinated Notes)
- (d) Floating Rate Call Date: [Interest Payment Date falling in or nearest to [specify month and year]]/[Not Applicable]
(N.B. Only relevant for Floating Rate Subordinated Notes)
- 17 Make-Whole Redemption: [Applicable/Not Applicable]
- (a) Notice periods: Minimum period: [15] days
Maximum period: [30] days
(N.B. When setting notice periods, the Issuer is advised to consider the practicalities of distribution of information through intermediaries, for example, clearing systems (which require a minimum of 5 clearing system business days' notice for a call) and

custodians, as well as any other notice requirements which may apply, for example, as between the Issuer and the Agent or Trustee.)

- (b) First Call Date: [[]/Not Applicable]
- (c) Make-Whole Redemption Margin: [[]/Not Applicable]
- (d) Reference Screen Page: [[]/Not Applicable]
- (e) Reference Security: [[]/Not Applicable]
- (f) Redeemable in part: [Applicable/Not Applicable]
 - (i) Minimum Redemption Amount: [[] per Calculation Amount/Not Applicable]
 - (ii) Maximum Redemption Amount: [[] per Calculation Amount/Not Applicable]
- 18 Tax Event: [Applicable/Not Applicable]
- 19 Accounting Event: [Applicable/Not Applicable]
- 20 Rating Event: [Applicable/Not Applicable]
- 21 Gross-up Event: [Applicable/Not Applicable]
- 22 Repurchase Event: [Applicable/Not Applicable]
 - Minimum Percentage: [[75] per cent./Not Applicable]
- 23 Change of Control Event: [Applicable/Not Applicable]
- 24 Final Redemption Amount: [[] per Calculation Amount]/[Not Applicable]

GENERAL PROVISIONS APPLICABLE TO THE SUBORDINATED NOTES

- 25 Form of Subordinated Notes:
 - (a) Form:
 - [Bearer Subordinated Notes:
 - [Temporary Global Subordinated Note exchangeable for a Permanent Global Subordinated Note which is exchangeable for Definitive Subordinated Notes only upon an Exchange Event]
 - [Temporary Global Subordinated Note exchangeable for Definitive Subordinated Notes on and after the Exchange Date]
 - [Permanent Global Subordinated Note exchangeable for Definitive Subordinated Notes only upon an Exchange Event]
 - (N.B. The exchange upon notice/at any time options should not be expressed to be applicable if the Specified Denomination of the Subordinated Notes in paragraph 5 includes language substantially to the following effect: "€100,000 and integral multiples of €1,000 in excess thereof up to and including €199,000." Furthermore, such Specified Denomination construction is not permitted in relation to any issue of Subordinated Notes which is to be represented on issue by a Temporary Global*

Subordinated Note exchangeable for Definitive Subordinated Notes.)

[Registered Subordinated Notes:

[Global Subordinated Note registered in the name of a nominee for a common depositary for Euroclear and Clearstream, Luxembourg/a common safekeeper for Euroclear and Clearstream, Luxembourg]

(b) New Global Subordinated Note:

No

(c) New Safekeeping Structure:

No

26 Additional Financial Centre(s):

[Not Applicable/give details]

(Note that this paragraph relates to the date of payment)

27 Talons for future Coupons to be attached to Definitive Subordinated Notes:

[Yes, as the Subordinated Notes have more than 27 coupon payments, Talons may be required if, on exchange into definitive form, more than 27 coupon payments are still to be made/No]

THIRD PARTY INFORMATION

[[*Relevant third party information*] has been extracted from [*specify source*]. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware and is able to ascertain from information published by [*specify source*], no facts have been omitted which would render the reproduced information inaccurate or misleading.]

Signed on behalf of Grand City Properties S.A.:

By:

Duly authorised

Signed on behalf of Grand City Properties S.A.:

By:

Duly authorised

PART B – OTHER INFORMATION

1 LISTING AND ADMISSION TO TRADING

- (i) Listing and Admission to trading: [Application [has been][will be] made by the Issuer (or on its behalf) for the Subordinated Notes to be admitted to trading on [the Luxembourg Stock Exchange's regulated market and listing on the official list of the Luxembourg Stock Exchange] [and] [the Irish Stock Exchange plc, trading as Euronext Dublin and listing on the official list on Euronext Dublin's regulated market] with effect from [].] [*Specify third country market, SME growth market or MTF*]
- (ii) Estimate of total expenses related to admission to trading: []

2 RATINGS

Ratings:

[The Subordinated Notes to be issued [[have been]/[are expected to be]] [have not been] rated]/[The following ratings reflect ratings assigned to Subordinated Notes of this type issued under the Programme generally:]

[[●] by [●]]

[(endorsed by [●])]

[[●] and is established in the EEA and registered under Regulation (EC) No. 1060/2009 (as amended) (the "**CRA Regulation**"). As such, [●] is included in the list of credit rating agencies published by the European Securities and Markets Authority on its website (at <https://www.esma.europa.eu/credit-rating-agencies/cra-authorisation>) in accordance with the CRA Regulation.]

[*Need to include a brief explanation of the meaning of the ratings if this has previously been published by the rating provider.*]

(The above disclosure should reflect the rating allocated to Subordinated Notes of the type being issued under the Programme generally or, where the issue has been specifically rated, that rating.)

[The following paragraphs in italics do not form part of the Terms and Conditions of the Subordinated Notes.]

The Issuer intends (without thereby assuming any legal or contractual obligation) that it will only redeem or repurchase the Subordinated Notes to the extent that the equity credit of the Subordinated

Notes to be redeemed or repurchased does not exceed the equity credit resulting from the sale or issuance prior to the date of such redemption or repurchase by the Issuer of securities to third party purchasers of securities (other than subsidiaries of the Issuer).

The following exceptions apply as to the Issuer's replacement intention. The Subordinated Notes are not required to be replaced if:

- (i) the long-term corporate credit rating (or such equivalent nomenclature then used by [S&P]) assigned by [S&P] to the Issuer is at least equal to the long-term corporate credit rating on the date of the last additional hybrid issuance (excluding refinancing) and the Issuer is comfortable that such rating would not fall below this level as a result of such redemption or repurchase; or*
- (ii) less than (x) 10 per cent. of the aggregate principal amount of hybrid securities outstanding in any period of 12 consecutive months or (y) 25 per cent. of the aggregate principal amount of hybrid securities outstanding in any period of 10 consecutive years is repurchased or redeemed (taken together); or*
- (iii) the Subordinated Notes are redeemed pursuant to a Rating Event, an Accounting Event, a Tax Event, or a Gross-Up Event; or*
- (iv) in the case of repurchase or redemption, such repurchase or redemption would cause the Issuer's outstanding hybrid securities which are assigned equity credit by [S&P] to remain below the maximum aggregate principal amount of hybrid securities which [S&P], under its then prevailing methodology, would assign equity credit to based on the Issuer's adjusted total capitalisation; or*
- (v) the Subordinated Notes are not assigned an "equity credit" (or such similar nomenclature then used by [S&P] at the time of such redemption or repurchase); or*

(vi) *such redemption or repurchase occurs on or after [].*

(N.B. Only relevant for Undated Subordinated Notes)

3 INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

[Save for any fees payable to the [Managers/Dealers], so far as the Issuer is aware, no person involved in the issue of the Subordinated Notes has an interest material to the offer. The [Managers/Dealers] and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business. – *Amend as appropriate if there are other interests*]

(When adding any other description, consideration should be given as to whether such matters described constitute "significant new factors" and consequently trigger the need for a supplement to the Base Prospectus under Article 23 of the Prospectus Regulation.)

4 YIELD (Fixed Rate Subordinated Notes only)

Indication of yield: per cent. per annum]
[Not Applicable]

5 OPERATIONAL INFORMATION

- (i) Trade Date:
- (ii) ISIN:
- (iii) Common Code:
- (iv) CFI: [include code]
- (v) FISN: [include code]
- (vi) Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): [Not Applicable]
- (vii) Delivery: Delivery [against/free of] payment
- (viii) Names and addresses of additional Paying Agent(s) (if any): [Not Applicable]

6 DISTRIBUTION

- (i) Stabilisation Manager(s) (if any): [Not Applicable/give name]
- (ii) U.S. Selling Restrictions: [Reg. S Compliance Category 2; TEFRA D/TEFRA C/TEFRA not applicable]
- (iii) Prohibition of Sales to EEA Retail Investors: Applicable
- (iv) Prohibition of Sales to UK Retail Investors: Applicable

- (v) Prohibition of Sales to [Applicable/Not Applicable]
Belgian Consumers: *(N.B. advice should be taken from Belgian counsel
before disapplying this selling restriction)*

7 USE OF PROCEEDS AND ESTIMATED NET PROCEEDS

- (i) Use of proceeds: [See "Use of Proceeds" in the Base Prospectus/*Give details*]
(See "Use of Proceeds" wording in the Base Prospectus – if use of proceeds different from what is disclosed in the Base Prospectus, give details)
- (ii) Estimated net proceeds: []

APPLICABLE PRICING SUPPLEMENT

EXEMPT SENIOR NOTES OF ANY DENOMINATION

Set out below is the form of Pricing Supplement which will be completed for each Tranche of Exempt Senior Notes, whatever the denomination of those Notes, issued under the Programme.

[MiFID II product governance/Professional investors and ECPs only target market – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, "**MiFID II**"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**distributor**") should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

[UK MiFIR Product governance/Professional investors and ECPs only target market – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook ("**COBS**"), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of United Kingdom domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**UK MiFIR**"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**UK distributor**") should take into consideration the manufacturer['s/s'] target market assessment; however, a UK distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the "**UK MiFIR Product Governance Rules**") is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

[PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the "**EEA**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of [Directive 2014/65/EU (as amended, "**MiFID II**")/MiFID II]; or (ii) a customer within the meaning of Directive (EU) 2016/97 (the "**Insurance Distribution Directive**"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (the "**Prospectus Regulation**"). Consequently, no key information document required by Regulation (EU) No 1286/2014 (as amended, the "**PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.]⁵

[PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (the "**UK**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "**EUWA**"); (ii) a customer

⁵ Legend to be included on front of the Pricing Supplement if the Notes potentially constitute "packaged" products and no key information document will be prepared in the EEA or the issuer wishes to prohibit offers to EEA retail investors for any other reason, in which case the selling restriction should be specified to be "Applicable".

within the meaning of the provisions of the Financial Services and Markets Act 2000 (the "FSMA") and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of UK domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of UK domestic law by virtue of the EUWA. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of UK domestic law by virtue of the EUWA (the "**UK PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.]⁶

[NOTIFICATION UNDER SECTION 309B(1)(C) OF THE SECURITIES AND FUTURES ACT 2001 OF SINGAPORE – In connection with Section 309B of the Securities and Futures Act 2001 of Singapore (as amended or modified from time to time, the "SFA") and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the "**CMP Regulations 2018**"), the Issuer has determined the classification of the Notes to be capital markets products other than prescribed capital markets products (as defined in the CMP Regulations 2018) and Specified Investment Products (as defined in the Monetary Authority of Singapore (the "MAS") Notice SFA 04-N12: Notice on the Sale of Investment Products and in the MAS Notice FAA-N16: Notice on Recommendations on Investment Products).]⁷

[Date]

Grand City Properties S.A.

société anonyme

37, Boulevard Joseph II, L-1840 Luxembourg

R.C.S. Luxembourg: B165560

Legal entity identifier (LEI): 5299002QLUYKK2WBMB18

Issue of [Aggregate Nominal Amount of Tranche] [Title of Notes]

under the €10,000,000,000

Euro Medium Term Note Programme

PART A – CONTRACTUAL TERMS

[Any person making or intending to make an offer of the Notes may only do so in circumstances in which no obligation arises for the Issuer or any Dealer to publish a prospectus pursuant to Article 3 of the Prospectus Regulation or to supplement a prospectus pursuant to Article 23 of the Prospectus Regulation, in each case, in relation to such offer.]⁸

This document constitutes the Pricing Supplement for the Notes described herein. This document must be read in conjunction with the Base Prospectus dated 27 August 2025 [as supplemented by the supplement[s] dated [date[s]]] (the "**Base Prospectus**"). Full information on the Issuer and the offer of the Notes is only available

⁶ Legend to be included on front of the Pricing Supplement if the Notes potentially constitute "packaged" products and no key information document will be prepared in the UK or the issuer wishes to prohibit offers to UK retail investors for any other reason, in which case the selling restriction should be specified to be "Applicable".

⁷ Legend to be included on front of the Pricing Supplement if the Notes sold into Singapore do not constitute prescribed capital markets products as defined under the CMP Regulations 2018.

⁸ Include relevant legend wording here for the EEA and/or UK, as applicable, if the "Prohibition of Sales" legend and related selling restriction for that regime are not included/not specified to be "Applicable" (because the Notes do not constitute "packaged" products, or a key information document will be prepared, under that regime).

on the basis of the combination of this Pricing Supplement and the Base Prospectus. Copies of the Base Prospectus may be obtained from [address].

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the "**Conditions**") set forth in the [Offering Circular][Base Prospectus] [dated [original date] [and the supplement dated [date]] which are incorporated by reference in the Base Prospectus].⁹

[Include whichever of the following apply or specify as "Not Applicable". Note that the numbering should remain as set out below, even if "Not Applicable" is indicated for individual paragraphs or subparagraphs. Italics denote directions for completing the Pricing Supplement.]

- 1 (a) Series Number: []
 - (b) Tranche Number: []
 - (c) Date on which the Notes will be consolidated and form a single Series: The Notes will be consolidated and form a single Series with [identify earlier Tranches] on [the Issue Date/the date that is 40 days after the Issue Date/exchange of the Temporary Global Note for interests in the Permanent Global Note, as referred to in paragraph 26 below, which is expected to occur on or about [date]][Not Applicable]
 - 2 Specified Currency or Currencies: []
 - 3 Aggregate Nominal Amount:
 - (a) Series: []
 - (b) Tranche: []
 - 4 Issue Price: [] per cent. of the Aggregate Nominal Amount [plus accrued interest from [insert date] (if applicable)]
 - 5 (a) Specified Denominations: []
 - (b) Calculation Amount (in relation to calculation of interest in global form see Conditions): []
- (If only one Specified Denomination, insert the Specified Denomination. If more than one Specified Denomination, insert the highest common factor. Note: There must be a common factor in the case of two or more Specified Denominations.)*
- 6 (a) Issue Date: []
 - (b) Interest Commencement Date: [specify/Issue Date/Not Applicable]
- (N.B. An Interest Commencement Date will not be relevant for certain Notes, for example Zero Coupon Senior Notes.)*

⁹ Only include this language where it is a fungible issue and the original Tranche was issued under an Offering Circular or Base Prospectus with a different date.

- 7 Maturity Date: *[Specify date or for Floating Rate Notes – Interest Payment Date falling in or nearest to [specify month and year]]*
- 8 Interest Basis: *[[] per cent. Fixed Rate]*
[[specify Reference Rate] +/- [] per cent. Floating Rate]
[Zero Coupon]
[Index Linked Interest]
[Dual Currency Interest]
[specify other]
(further particulars specified below)
- 9 Redemption/Payment Basis: *[Redemption at par]*
[Index Linked Redemption]
[Dual Currency Redemption]
[Partly Paid]
[Instalment]
[specify other]
- 10 Change of Interest Basis or Redemption/Payment Basis: *[Specify details of any provision for change of Notes into another Interest Basis or Redemption/Payment Basis][Not Applicable]*
- 11 Put/Call Options: *[Investor Put]*
[Merger Put]
[Change of Control Put]
[Issuer Call]
[Make-Whole Redemption]
[(further particulars specified below)]
- 12 Date [Board] approval for issuance of Notes obtained: *[] [Not Applicable]*
(N.B. Only relevant where Board (or similar) authorisation is required for the particular tranche of Notes)

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

- 13 Fixed Rate Note Provisions *[Applicable/Not Applicable]*
(If not applicable, delete the remaining subparagraphs of this paragraph)
- (a) Rate(s) of Interest: *[] per cent. per annum payable in arrear on each Interest Payment Date*
- (b) Interest Payment Date(s): *[] in each year, commencing on [], up to and including the Maturity Date[, provided that if any Interest Payment Date falls on a day which is not a Business Day, the Interest Payment Date will be the next succeeding Business Day unless it would thereby fall in the next calendar month in which*

- event the Interest Payment Date shall be brought forward to the immediately preceding Business Day]
(Amend appropriately in the case of irregular coupons)
- (c) Fixed Coupon Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions): [] per Calculation Amount
- (d) Broken Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions): [[] per Calculation Amount, payable on the Interest Payment Date falling [in/on] []][Not Applicable]
- (e) Day Count Fraction: [30/360/Actual/Actual (ICMA)/Actual/365 (Fixed)/specify other]
- (f) Additional Business Centre(s): []
- (g) [Determination Date(s): [] in each year][Not Applicable]
(Only relevant where Day Count Fraction is Actual/Actual (ICMA). In such a case, insert regular interest payment dates, ignoring issue date or maturity date in the case of a long or short first or last coupon]
- (h) Other terms relating to the method of calculating interest for Fixed Rate Notes which are Exempt Senior Notes: [None/Give details]
- 14 Floating Rate Note Provisions [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- (a) Specified Period(s)/Specified Interest Payment Dates: [], subject to adjustment in accordance with the Business Day Convention set out in (b) below/, not subject to any adjustment, as the Business Day Convention in (b) below is specified to be Not Applicable]
- (b) Business Day Convention: [Floating Rate Convention/Following Business Day Convention/Modified Following Business Day Convention/ Preceding Business Day Convention/specify other]][Not Applicable]
- (c) Additional Business Centre(s): []
- (d) Manner in which the Rate of Interest and Interest Amount is to be determined: [Screen Rate Determination/ISDA Determination/specify other]
- (e) Party responsible for calculating the Rate of Interest and Interest Amount (if not the Agent): [] (the "Calculation Agent")
- (f) Screen Rate Determination: [Applicable/Not Applicable]
- Reference Rate: [[] month] [EURIBOR/NIBOR/Compounded Daily SONIA/Compounded Daily SOFR/specify

- other Reference Rate] (Either EURIBOR, NIBOR, Compounded Daily SONIA, Compounded Daily SOFR or other, although additional information is required if other, including fallback provisions in the Agency Agreement.)*
- Interest Determination Date(s): []/[The day falling the number of London Banking Days included in the below SONIA Observation Look-Back Period prior to the day on which the relevant Interest Period ends (but which by its definition is excluded from the Interest Period)]/The day falling the number of U.S. Government Securities Business Days included in the below SOFR Observation Shift Period prior to the day on which the relevant Interest Period ends (but which by its definition is excluded from the Interest Period)]
(The second day on which the TARGET System is open prior to the start of each Interest Period if EURIBOR and the second Oslo business day prior to the start of each Interest Period if NIBOR)
 - Relevant Screen Page: []
(In the case of EURIBOR, if not Reuters EURIBOR01 ensure it is a page which shows a composite rate or amend the fallback provisions appropriately)
 - SONIA Observation Method: [Not Applicable/Lag/Shift]
(Only relevant for Floating Rate Senior Notes which specify the Reference Rate as being "Compounded Daily SONIA")
 - SONIA Observation Look-Back Period: [[] [London Banking Day[s]]][Not Applicable]
(Only relevant for Floating Rate Senior Notes which specify the Reference Rate as being "Compounded Daily SONIA". To be greater than or equal to 5, unless agreed with the Calculation Agent.)
 - SOFR Observation Shift Period: [[] U.S. Government Securities Business Day[s]/Not Applicable]
(Only relevant for Floating Rate Senior Notes which specify the Reference Rate as being "Compounded Daily SOFR". To be greater than or equal to 5, unless agreed with the Calculation Agent.)
 - Index Determination: [Applicable/Not Applicable]
 - Specified Time: []
 - (g) ISDA Determination: [Applicable/Not Applicable]
 - Floating Rate Option: []

- Designated Maturity: []
 - Reset Date: []
(In the case of a EURIBOR based option, the first day of the Interest Period)
- (h) Linear Interpolation: [Not Applicable/Applicable – the Rate of Interest for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation (*specify for each short or long interest period*)]
- (i) Margin(s): [+/-] [] per cent. per annum
- (j) Minimum Rate of Interest: [] per cent. per annum
- (k) Maximum Rate of Interest: [] per cent. per annum
- (l) Day Count Fraction: [Actual/Actual (ISDA)][Actual/Actual Actual/365 (Fixed) Actual/365 (Sterling) Actual/360 [30/360][360/360][Bond Basis] [30E/360][Eurobond Basis] 30E/360 (ISDA) *Other*]
- (m) Fallback provisions, rounding provisions and any other terms relating to the method of calculating interest on Floating Rate Notes which are Exempt Senior Notes, if different from those set out in the Conditions: []
- 15 Zero Coupon Senior Note Provisions [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- (a) Accrual Yield: [] per cent. per annum
- (b) Reference Price: []
- (c) Any other formula/basis of determining amount payable for Zero Coupon Senior Notes which are Exempt Senior Notes: []
- (d) Day Count Fraction in relation to Early Redemption Amounts: [30/360] [Actual/360] [Actual/365]
- 16 Index Linked Interest Note Provisions [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- (a) Index/Formula: *[give or annex details]*
- (b) Calculation Agent *[give name]*

- (c) Party responsible for calculating the Rate of Interest (if not the Calculation Agent) and Interest Amount (if not the Agent): []
- (d) Provisions for determining Coupon where calculation by reference to Index and/or Formula is impossible or impracticable: *[need to include a description of market disruption or settlement disruption events and adjustment provisions]*
- (e) Specified Period(s)/Specified Interest Payment Dates: []
- (f) Business Day Convention: [Floating Rate Convention/Following Business Day Convention/Modified Following Business Day Convention/ Preceding Business Day Convention/specify other]
- (g) Additional Business Centre(s): []
- (h) Minimum Rate of Interest: [] per cent. per annum
- (i) Maximum Rate of Interest: [] per cent. per annum
- (j) Day Count Fraction: []
- 17 Dual Currency Interest Note Provisions [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- (a) Rate of Exchange/method of calculating Rate of Exchange: *[give or annex details]*
- (b) Party, if any, responsible for calculating the principal and/or interest due (if not the Agent): []
- (c) Provisions applicable where calculation by reference to Rate of Exchange impossible or impracticable: *[need to include a description of market disruption or settlement disruption events and adjustment provisions]*
- (d) Person at whose option Specified Currency(ies) is/are payable: []

PROVISIONS RELATING TO REDEMPTION

- 18 Notice periods for Condition 7.2 Minimum period: [30] days
Maximum period: [60] days
- 19 Issuer Call: [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- (a) Optional Redemption Date(s): [] [Any Business Day (as defined in Condition 5.2(a) of the Terms and Conditions of the Senior Notes) falling in the period from (and including) [] to (but excluding) the Maturity Date]
- (b) Optional Redemption Amount and method, if any, of calculation of such amount(s): [] per Calculation Amount

- (c) If redeemable in part: [Applicable/Not Applicable]
- (i) Minimum Redemption Amount: []
- (ii) Maximum Redemption Amount: []
- (d) Notice periods: Minimum period: [15] days
Maximum period: [30] days
(N.B. When setting notice periods, the Issuer is advised to consider the practicalities of distribution of information through intermediaries, for example, clearing systems (which require a minimum of 5 clearing system business days' notice for a call) and custodians, as well as any other notice requirements which may apply, for example, as between the Issuer and the Agent or Trustee.)
- 20 Make-whole Redemption by the Issuer: [Applicable/Not Applicable]
- (a) Make-whole Redemption Margin: [[] basis points/Not Applicable]
- (b) Reference Bond: [CA Selected Bond/[]]
- (c) Quotation Time: [5.00 p.m. [Brussels/London/[]] time/Not Applicable]
- (d) Reference Rate Determination Date: [The [] Business Day preceding the relevant Make-whole Redemption Date/date on which the relevant notice of redemption is given]/Not Applicable]
- (e) Reference Bond Price: [The [] price/Not Applicable]
- (f) Relevant Make-whole Determination Time: [[] [a.m./p.m.] [Brussels/London/[]] time/Not Applicable]
- (g) Make-whole Reference Source: [[] in the case of the yield to maturity of the Reference Bond and [] in the case of the relevant price for the Reference Bond/Not Applicable]
- (h) If redeemable in part: [Applicable/Not Applicable]
- (i) Minimum Redemption Amount: []
- (ii) Maximum Redemption Amount: []
- (i) Reference Rate: [Reference Bond Rate][Reference Swap Rate]
- (j) Relevant Make-whole Screen Page: [[] in the case of the yield to maturity of the Reference Bond and [] in the case of the relevant price for the Reference Bond/[]/Not Applicable]
- (k) Floating Leg Reference Rate: []
- (l) Floating Leg Screen Page: []
- 21 Investor Put: [Applicable/Not Applicable]

- (If not applicable, delete the remaining subparagraphs of this paragraph)*
- (a) Optional Redemption Date(s): []
- (b) Optional Redemption Amount and method, if any, of calculation of such amount(s): [[] per Calculation Amount/specify other/see Appendix]
- (c) Notice periods: Minimum period: [15] days
Maximum period: [30] days
(N.B. When setting notice periods, the Issuer is advised to consider the practicalities of distribution of information through intermediaries, for example, clearing systems (which require a minimum of 15 clearing system business days' notice for a put) and custodians, as well as any other notice requirements which may apply, for example, as between the Issuer and the Agent or Trustee.)
- 22 Merger Put: [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- Merger Redemption Amount: [] per Calculation Amount
- 23 Change of Control Put: [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- Change of Control Redemption Amount: [] per Calculation Amount
- 24 Final Redemption Amount: [[] per Calculation Amount/specify other/see Appendix]
- 25 Early Redemption Amount payable on redemption for taxation reasons or on event of default and/or the method of calculating the same (if required]): [[] per Calculation Amount/specify other/see Appendix]
(N.B. If the Final Redemption Amount is 100 per cent. of the nominal value (i.e. par), the Early Redemption Amount is likely to be par (but consider). If, however, the Final Redemption Amount is other than 100 per cent. of the nominal value, consideration should be given as to what the Early Redemption Amount should be.)

GENERAL PROVISIONS APPLICABLE TO THE NOTES

- 26 Form of Notes:
- (a) Form: [Bearer Notes:
[Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes only upon an Exchange Event]
[Temporary Global Note exchangeable for Definitive Notes on and after the Exchange Date]

		[Permanent Global Note exchangeable for Definitive Notes only upon an Exchange Event]
		[Registered Notes: [Global Note registered in the name of a nominee for a common depositary for Euroclear and Clearstream, Luxembourg/a common safekeeper for Euroclear and Clearstream, Luxembourg]
	(b) New Global Note:	[Yes][No]
	(c) New Safekeeping Structure:	[Yes][No]
27	Additional Financial Centre(s):	[Not Applicable/give details] <i>(Note that this paragraph relates to the date of payment and not the end dates of Interest Periods for the purposes of calculating the amount of interest, to which sub-paragraphs 14(c) and 16(g) relate)</i>
28	Talons for future Coupons to be attached to Definitive Notes:	[Yes, as the Notes have more than 27 coupon payments, Talons may be required if, on exchange into definitive form, more than 27 coupon payments are still to be made/No]
29	Details relating to Partly Paid Notes: amount of each payment comprising the Issue Price and date on which each payment is to be made and consequences (if any) of failure to pay, including any right of the Issuer to forfeit the Notes and interest due on late payment.	[Not Applicable/give details. <i>N.B. A new form of Temporary Global Note and/or Permanent Global Note may be required for Partly Paid issues</i>]
30	Details relating to Instalment Notes:	[Applicable/Not Applicable] <i>(If not applicable, delete the remaining subparagraphs of this paragraph)</i>
	(a) Instalment Amount(s):	[give details]
	(b) Instalment Date(s):	[give details]
31	Other terms or special conditions:	[Not Applicable/give details]

RESPONSIBILITY

The Issuer accepts responsibility for the information contained in this Pricing Supplement. *[[Relevant third party information]* has been extracted from *[specify source]*. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware and is able to ascertain from information published by *[specify source]*, no facts have been omitted which would render the reproduced information inaccurate or misleading.

Signed on behalf of Grand City Properties S.A.:

By:

Duly authorised

Signed on behalf of Grand City Properties S.A.:

By:

Duly authorised

PART B – OTHER INFORMATION

- 1 **LISTING**

[Application [has been made/is expected to be made] by the Issuer (or on its behalf) for the Notes to be listed on [] with effect from [].] [Not Applicable]
- 2 **RATINGS**

Ratings:

[The Notes to be issued [[have been]/[are expected to be]] [have not been] rated *[insert details]* by *[insert the legal name of the relevant credit rating agency entity(ies)]*.

(The above disclosure is only required if the ratings of the Notes are different to those stated in the Base Prospectus)
- 3 **INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE**

[Save for the fees [of *[insert relevant fee disclosure]*] payable to the [Managers named below/Dealers], so far as the Issuer is aware, no person involved in the issue of the Notes has an interest material to the offer. The [Managers/Dealers] and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business. – *Amend as appropriate if there are other interests*]
- 4 **OPERATIONAL INFORMATION**
 - (i) Trade Date: []
 - (ii) ISIN: []
 - (iii) Common Code: []
 - (iv) CFI:

[[See/[*include code*], as updated, as set out on] the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN/Not Applicable/Not Available]
 - (v) FISN:

[[See/[*include code*], as updated, as set out on] the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN/Not Applicable/Not Available]
 - (vi) Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s):

[Not Applicable/*give name(s) and number(s)*]
 - (vii) Delivery:

Delivery [against/free of] payment
 - (viii) Names and addresses of additional Paying Agent(s) (if any):

[] [Not Applicable]

- (ix) Intended to be held in a manner which would allow Eurosystem eligibility: [Yes. Note that the designation "yes" simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper [, and registered in the name of a nominee of one of the ICSDs acting as common safekeeper] *[include this text for Registered Notes which are to be held under the NSS]* and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]/
- [No. Whilst the designation is specified as "no" at the date of this Pricing Supplement, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper [, and registered in the name of a nominee of one of the ICSDs acting as common safekeeper] *[include this text for Registered Notes]*. Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]

5 DISTRIBUTION

- (i) Stabilisation Manager(s) (if any): [Not Applicable/*give name*]
- (ii) U.S. Selling Restrictions: [Reg. S Compliance Category 2; TEFRA D/TEFRA C/TEFRA not applicable]
- (iii) Prohibition of Sales to EEA Retail Investors: [Applicable/Not Applicable]
(If the Notes clearly do not constitute "packaged" products or the Notes do constitute "packaged" products and a key information document will be prepared in the EEA, "Not Applicable" should be specified. If the Notes may constitute "packaged" products and no key information document will be prepared, "Applicable" should be specified.)
- (iv) Prohibition of Sales to UK Retail Investors: [Applicable/Not Applicable]
(If the Notes clearly do not constitute "packaged" products or the Notes do constitute "packaged" products and a key information document will be prepared in the UK, "Not Applicable" should be

specified. If the Notes may constitute "packaged" products and no key information document will be prepared, "Applicable" should be specified.)

- (v) Prohibition of Sales to Belgian Consumers: [Applicable/Not Applicable]
(*N.B. advice should be taken from Belgian counsel before disapplying this selling restriction*)
- (vi) Additional selling restrictions: [Not Applicable/*give details*]
(*Additional selling restrictions are only likely to be relevant for certain structured Notes, such as commodity-linked Notes*)

TERMS AND CONDITIONS OF THE SENIOR NOTES

The following are the Terms and Conditions of the Senior Notes which will be incorporated by reference into each Global Senior Note (as defined below) and each definitive Senior Note, in the latter case only if permitted by the relevant stock exchange or other relevant authority (if any) and agreed by the Issuer and the relevant Dealer at the time of issue but, if not so permitted and agreed, such definitive Senior Note will have endorsed thereon or attached thereto such Terms and Conditions. The applicable Pricing Supplement in relation to any Tranche of Exempt Senior Notes may specify other terms and conditions which shall, to the extent so specified or to the extent inconsistent with the following Terms and Conditions, replace or modify the following Terms and Conditions for the purpose of such Senior Notes. The applicable Final Terms (or the relevant provisions thereof) will be endorsed upon, or attached to, each Global Senior Note and definitive Senior Note. Reference should be made to "Applicable Final Terms" for a description of the content of Final Terms which will specify which of such terms are to apply in relation to the relevant Senior Notes.

This Senior Note is one of a Series (as defined below) of Senior Notes issued by Grand City Properties S.A. (the "**Issuer**") constituted by a Trust Deed (such Trust Deed as modified and/or supplemented and/or restated from time to time, the "**Trust Deed**") dated 27 August 2025 made between the Issuer and M&G Trustee Company Limited (the "**Trustee**", which expression shall include any successor as Trustee).

References herein to the "**Senior Notes**" shall be references to the Senior Notes of this Series and shall mean:

- (a) in relation to any Senior Notes represented by a global Senior Note (a "**Global Senior Note**"), units of each Specified Denomination in the Specified Currency;
- (b) any Global Senior Note; and
- (c) any definitive Senior Notes in bearer form ("**Bearer Senior Notes**") issued in exchange for a Global Senior Note in bearer form; and
- (d) any definitive Senior Notes in registered form ("**Registered Senior Notes**") (whether or not issued in exchange for a Global Senior Note in registered form).

The Senior Notes, the Receipts (as defined below) and the Coupons (as defined below) have the benefit of an Agency Agreement (such Agency Agreement as amended and/or supplemented and/or restated from time to time, the "**Agency Agreement**") dated 27 August 2025 and made between the Issuer, the Trustee, The Bank of New York Mellon, acting through its London branch as issuing and principal paying agent (the "**Principal Paying Agent**", which expression shall include any successor principal paying agent) and the other paying agents named therein (together with the Principal Paying Agent, the "**Paying Agents**", which expression shall include any additional or successor paying agents), The Bank of New York Mellon SA/NV, Luxembourg Branch as registrar (the "**Registrar**", which expression shall include any successor registrar) and a transfer agent and the other transfer agents named therein (together with the Registrar, the "**Transfer Agents**", which expression shall include any additional or successor transfer agents). The Principal Paying Agent, the Calculation Agent (if any is specified in the applicable Final Terms), the Registrar, the Paying Agents, and other Transfer Agents together referred to as the "**Agents**".

The final terms for this Senior Note (or the relevant provisions thereof) are set out in Part A of the Final Terms attached to or endorsed on this Senior Note which complete these Terms and Conditions (the "**Conditions**") or, if this Senior Note is a Senior Note which is neither admitted to trading on (i) a regulated market in the European Economic Area or (ii) a UK regulated market as defined in Regulation (EU) No 600/2014 as it forms part of United Kingdom domestic law by virtue of the European Union (Withdrawal) Act 2018 nor offered in (i) the European Economic Area or (ii) the United Kingdom in circumstances where a prospectus is required to be published under the Prospectus Regulation or the Financial Services and Markets Act 2000, as the case may be

(an "**Exempt Senior Note**"), the final terms (or the relevant provisions thereof) are set out in Part A of the Pricing Supplement and may specify other terms and conditions which shall, to the extent so specified or to the extent inconsistent with the Conditions, replace or modify the Conditions for the purposes of this Senior Note. References to the "**applicable Final Terms**" are, unless otherwise stated, to Part A of the Final Terms (or the relevant provisions thereof) attached to or endorsed on this Senior Note. Any reference in the Conditions to "**applicable Final Terms**" shall be deemed to include a reference to applicable Pricing Supplement where relevant. The expression "**Prospectus Regulation**" means Regulation (EU) 2017/1129.

Interest bearing definitive Bearer Senior Notes have interest coupons ("**Coupons**") and, in the case of Bearer Senior Notes which, when issued in definitive form, have more than 27 interest payments remaining, talons for further Coupons ("**Talons**") attached on issue. Any reference herein to Coupons or coupons shall, unless the context otherwise requires, be deemed to include a reference to Talons or talons. Exempt Senior Notes in definitive bearer form which are repayable in instalments have receipts ("**Receipts**") for the payment of the instalments of principal (other than the final instalment) attached on issue. Registered Senior Notes and Global Senior Notes do not have Receipts, Coupons or Talons attached on issue.

The Trustee acts for the benefit of the Senior Noteholders (which expression shall mean (in the case of Bearer Senior Notes) the holders of the Senior Notes and (in the case of Registered Senior Notes) the persons in whose name the Senior Notes are registered and shall, in relation to any Senior Notes represented by a Global Senior Note, be construed as provided below), the holders of the Receipts (the "**Receiptholders**") and the holders of the Coupons (the "**Couponholders**", which expression shall, unless the context otherwise requires, include the holders of the Talons), in accordance with the provisions of the Trust Deed.

As used herein, "**Tranche**" means Senior Notes which are identical in all respects (including as to listing and admission to trading) and "**Series**" means a Tranche of Senior Notes together with any further Tranche or Tranches of Senior Notes which (a) are expressed to be consolidated and form a single series and (b) have the same terms and conditions or terms and conditions which are the same in all respects save for the amount and date of the first payment of interest thereon and the date from which interest starts to accrue.

Copies of the Trust Deed and the Agency Agreement are (i) available for inspection or collection during normal business hours at the specified office of each of the Paying Agents or (ii) may be provided by email to a Senior Noteholder following their prior written request to the Trustee or any Paying Agents and provision of proof of holding and identity (in a form satisfactory to the Trustee or the relevant Paying Agent, as the case may be). If the Senior Notes are to be admitted to trading on the regulated market of the Luxembourg Stock Exchange, the applicable Final Terms will be published on the website of the Luxembourg Stock Exchange. If this Senior Note is an Exempt Senior Note, the applicable Pricing Supplement will only be obtainable by a Senior Noteholder holding one or more Senior Notes and such Senior Noteholder must produce evidence satisfactory to the Issuer, the Trustee and the relevant Agent as to its holding of such Senior Notes and identity. The Senior Noteholders, the Receiptholders and the Couponholders are deemed to have notice of, and are entitled to the benefit of, all the provisions of the Trust Deed, the Agency Agreement and the applicable Final Terms which are applicable to them. The statements in the Conditions include summaries of, and are subject to, the detailed provisions of the Trust Deed and the Agency Agreement.

Words and expressions defined in the Trust Deed, the Agency Agreement or used in the applicable Final Terms shall have the same meanings where used in the Conditions unless the context otherwise requires or unless otherwise stated and provided that, in the event of inconsistency between the Trust Deed and the Agency Agreement, the Trust Deed will prevail and, in the event of inconsistency between the Trust Deed or the Agency Agreement and the applicable Final Terms, the applicable Final Terms will prevail.

In the Conditions, **euro** means the currency introduced at the start of the third stage of European economic and monetary union pursuant to the Treaty on the Functioning of the European Union, as amended.

1 FORM, DENOMINATION AND TITLE

The Senior Notes are in bearer form or in registered form as specified in the applicable Final Terms and, in the case of definitive Senior Notes, serially numbered, in the currency (the "**Specified Currency**") and the denominations (the "**Specified Denomination(s)**") specified in the applicable Final Terms. Senior Notes of one Specified Denomination may not be exchanged for Senior Notes of another Specified Denomination and Bearer Senior Notes may not be exchanged for Registered Senior Notes and *vice versa*.

Unless this Senior Note is an Exempt Senior Note, this Senior Note may be a Fixed Rate Senior Note, a Floating Rate Senior Note or a Zero Coupon Senior Note, or a combination of any of the foregoing, depending upon the Interest Basis shown in the applicable Final Terms.

If this Senior Note is an Exempt Senior Note, this Senior Note may be a Fixed Rate Senior Note, a Floating Rate Senior Note, a Zero Coupon Senior Note, an Index Linked Interest Senior Note, a Dual Currency Interest Senior Note or a combination of any of the foregoing, depending upon the Interest Basis shown in the applicable Pricing Supplement.

If this Senior Note is an Exempt Senior Note, this Senior Note may also be an Index Linked Redemption Senior Note, an Instalment Senior Note, a Dual Currency Redemption Senior Note, a Partly Paid Senior Note or a combination of any of the foregoing, depending upon the Redemption/Payment Basis shown in the applicable Pricing Supplement.

Definitive Bearer Senior Notes are issued with Coupons attached, unless they are Zero Coupon Senior Notes in which case references to Coupons and Couponholders in the Conditions are not applicable.

Subject as set out below, title to the Bearer Senior Notes, Receipts and Coupons will pass by delivery and title to the Registered Senior Notes will pass upon registration of transfers in accordance with the provisions of the Agency Agreement. The Issuer, the Trustee and any Agent will (except as otherwise required by law) deem and treat the bearer of any Bearer Senior Note, Receipt or Coupon and the registered holder of any Registered Senior Note as the absolute owner thereof (whether or not overdue and notwithstanding any notice of ownership or writing thereon or notice of any previous loss or theft thereof) for all purposes but, in the case of any Global Senior Note, without prejudice to the provisions set out in the next succeeding paragraph.

For so long as any of the Senior Notes is represented by a Global Senior Note held on behalf of Euroclear Bank SA/NV ("**Euroclear**") and/or Clearstream Banking S.A. ("**Clearstream, Luxembourg**"), each person (other than Euroclear or Clearstream, Luxembourg) who is for the time being shown in the records of Euroclear or of Clearstream, Luxembourg as the holder of a particular nominal amount of such Senior Notes (in which regard any certificate or other document issued by Euroclear or Clearstream, Luxembourg as to the nominal amount of such Senior Notes standing to the account of any person shall be conclusive and binding for all purposes save in the case of manifest error) shall be treated by the Issuer, the Trustee and the Agents as the holder of such nominal amount of such Senior Notes for all purposes other than with respect to the payment of principal or interest on such nominal amount of such Senior Notes, for which purpose the bearer of the relevant Bearer Global Senior Note or the registered holder of the relevant Registered Global Senior Note shall be treated by the Issuer, the Trustee and any Agent as the holder of such nominal amount of such Senior Notes in accordance with and subject to the terms of the relevant Global Senior Note and the expressions "**Senior Noteholder**" and "**holder of Senior Notes**" and related expressions shall be construed accordingly.

In determining whether a particular person is entitled to a particular nominal amount of Senior Notes as aforesaid, the Trustee may rely on such evidence and/or information and/or certification as it shall, in its absolute discretion, think fit and, if it does so rely, such evidence and/or information and/or certification shall, in the absence of manifest error, be conclusive and binding on all concerned.

Senior Notes which are represented by a Global Senior Note will be transferable only in accordance with the rules and procedures for the time being of Euroclear and Clearstream, Luxembourg, as the case may be. References to Euroclear and/or Clearstream, Luxembourg shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in Part B of the applicable Final Terms.

2 TRANSFERS OF REGISTERED SENIOR NOTES

2.1 Transfers of interests in Registered Global Senior Notes

Transfers of beneficial interests in Registered Global Senior Notes will be effected by Euroclear or Clearstream, Luxembourg, as the case may be, and, in turn, by other participants and, if appropriate, indirect participants in such clearing systems acting on behalf of transferors and transferees of such interests. A beneficial interest in a Registered Global Senior Note will, subject to compliance with all applicable legal and regulatory restrictions, be transferable for Senior Notes in definitive form or for a beneficial interest in another Registered Global Senior Note of the same series only in the authorised denominations set out in the applicable Final Terms and only in accordance with the rules and operating procedures for the time being of Euroclear or Clearstream, Luxembourg, as the case may be, and in accordance with the terms and conditions specified in the Trust Deed and the Agency Agreement.

2.2 Transfers of Registered Senior Notes in definitive form

Subject as provided in paragraph 2.3 below, upon the terms and subject to the conditions set forth in the Trust Deed and the Agency Agreement, a Registered Senior Note in definitive form may be transferred in whole or in part (in the authorised denominations set out in the applicable Final Terms). In order to effect any such transfer (a) the holder or holders must (i) surrender the Registered Senior Note for registration of the transfer of the Registered Senior Note (or the relevant part of the Registered Senior Note) at the specified office of any Transfer Agent, with the form of transfer thereon duly executed by the holder or holders thereof or their attorney or attorneys duly authorised in writing and (ii) complete and deposit such other certifications as may be required by the relevant Transfer Agent and (b) the relevant Transfer Agent must, after due and careful enquiry, be satisfied with the documents of title and the identity of the person making the request. Any such transfer will be subject to such reasonable regulations as the Issuer, the Trustee and the Registrar may from time to time prescribe. Subject as provided above, the relevant Transfer Agent will, within three business days (being for this purpose a day on which banks are open for business in the city where the specified office of the relevant Transfer Agent is located) of the request (or such longer period as may be required to comply with any applicable fiscal or other laws or regulations), authenticate and deliver, or procure the authentication and delivery of, at its specified office to the transferee or (at the risk of the transferee) send by uninsured mail, to such address as the transferee may request, a new Registered Senior Note in definitive form of a like aggregate nominal amount to the Registered Senior Note (or the relevant part of the Registered Senior Note) transferred. In the case of the transfer of part only of a Registered Senior Note in definitive form, a new Registered Senior Note in definitive form in respect of the balance of the Registered Senior Note not transferred will be so authenticated and delivered or (at the risk of the transferor) sent to the transferor.

2.3 Registration of transfer upon partial redemption

In the event of a partial redemption of Senior Notes under Condition 7, the Issuer shall not be required to register the transfer of any Registered Senior Note, or part of a Registered Senior Note, called for partial redemption.

2.4 Costs of registration

Senior Noteholders will not be required to bear the costs and expenses of effecting any registration of transfer as provided above, except for any costs or expenses of delivery other than by regular uninsured mail and except that the Issuer may require the payment of a sum sufficient to cover any stamp duty, tax or other governmental charge that may be imposed in relation to the registration.

3 STATUS OF THE SENIOR NOTES

The Senior Notes and any relative Receipts and Coupons are direct, unconditional, unsubordinated and (subject to the provisions of Condition 4) unsecured obligations of the Issuer and rank *pari passu* among themselves and (save for certain obligations required to be preferred by law) equally with all other unsecured obligations (other than subordinated obligations, if any) of the Issuer, from time to time outstanding.

4 NEGATIVE PLEDGE

So long as any of the Senior Notes remains outstanding:

- (a) the Issuer will not create or have outstanding any Security Interest (other than a Permitted Security Interest) upon, or with respect to, any of its present or future business, undertaking, assets or revenues (including any uncalled capital) to secure any Capital Markets Indebtedness (as defined below), unless the Issuer, in the case of the creation of a Security Interest, before or at the same time and, in any other case, promptly, takes any and all action necessary to ensure that:
 - (i) all amounts payable by it under the Senior Notes and the Trust Deed are secured by the Security Interest equally and rateably with the Capital Markets Indebtedness to the satisfaction of the Trustee; or
 - (ii) such other Security Interest or other arrangement (whether or not it includes the giving of a Security Interest) is provided either (A) as the Trustee in its absolute discretion deems not materially less beneficial to the interests of the Senior Noteholders or (B) as is approved by an Extraordinary Resolution (as defined in the Trust Deed) of the Senior Noteholders; and

In these Conditions:

"Capital Market Indebtedness" means any present or future obligation for the payment of borrowed money (including obligations by reason of any guarantee or other liability agreement for such obligations of third parties) which is in the form of, or represented by, bonds, notes or other securities which are, with the consent of the Issuer, or are capable of being, quoted, listed, dealt in or traded on a stock exchange, over-the-counter-market or other recognised securities market;

"Permitted Security Interest" means:

- (a) any Security Interest of a company existing at the time that such company is merged into, or consolidated with or acquired by, the Issuer or any other member of the Group (as the case may be), provided that such Security Interest was not created in contemplation of, and the principal amount secured has not increased in contemplation of or since, such merger, consolidation or acquisition;
- (b) any Security Interest existing on any property or assets prior to the acquisition thereof by the Issuer or any other member of the Group (as the case may be), provided that such Security Interest was not created in contemplation of, and the principal amount secured has not increased in contemplation of or since, such acquisition;

- (c) any Security Interest granted by the Issuer or any other member of the Group in connection with a Securitisation or Project Financing; or
- (d) any renewal of or substitution for any Security Interest permitted by any of subparagraphs (a) to (c) (inclusive) of this definition, provided that with respect to any such Security Interest (i) the principal amount secured has not increased and (ii) the Security Interest has not been extended to any additional assets;

"Project Finance Company" means a special purpose company whose sole business comprises a Project and the ownership, maintenance, improvement, operation and exploitation of the assets of that Project;

"Project Financing" means any financing of all or part of the costs of the acquisition, construction, development or operation of any assets (a **"Project"**), provided that (i) any Security Interest created by the Issuer or any other member of the Group in connection therewith is limited solely to such assets or the Share Capital of a Project Finance Company relating to that Project, and (ii) the documentation in respect of such financing provides for recourse to be limited to the assets financed and the revenues (including insurance proceeds) derived from such assets as the principal source of repayment for the money borrowed;

"Securitisation" means any securitisation of existing or future assets and/or revenues, provided that (i) any Security Interest given in connection therewith is limited solely to the assets and/or revenues which are the subject of the securitisation; and (ii) recourse in respect of such securitisation is limited to the assets and/or revenues so securitised as the principal source of repayment for the money advanced; and

"Security Interest" means any mortgage, pledge, lien, charge, assignment, or security interest or any other agreement or arrangement having a similar effect.

5 INTEREST

5.1 Interest on Fixed Rate Senior Notes

Each Fixed Rate Senior Note bears interest from (and including) the Interest Commencement Date at the rate(s) per annum equal to the Rate(s) of Interest. Interest will be payable in arrear on the Interest Payment Date(s) in each year up to (and including) the Maturity Date.

If the Senior Notes are in definitive form, except as provided in the applicable Final Terms, the amount of interest payable on each Interest Payment Date in respect of the Fixed Interest Period will amount to the Fixed Coupon Amount. Payments of interest on any Interest Payment Date will, if so specified in the applicable Final Terms, amount to the Broken Amount so specified.

As used in the Conditions, **"Fixed Interest Period"** means the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date.

Except in the case of Senior Notes in definitive form where an applicable Fixed Coupon Amount or Broken Amount is specified in the applicable Final Terms, interest shall be calculated in respect of any period by applying the Rate of Interest to:

- (a) in the case of Fixed Rate Senior Notes which are represented by (i) a Global Senior Note or (ii) Registered Senior Notes in definitive form, the aggregate outstanding nominal amount of (A) the Fixed Rate Senior Notes represented by such Global Senior Note or (B) such Registered Senior Notes (or, in each case, if they are Partly Paid Senior Notes, the aggregate amount paid up); or
- (b) in the case of Fixed Rate Senior Notes which are Bearer Senior Notes in definitive form, the Calculation Amount;

and, in each case, multiplying such sum by the applicable Day Count Fraction.

The resultant figure (including after application of any Fixed Coupon Amount or Broken Amount, as applicable, to the outstanding aggregate principal amount of Fixed Rate Senior Notes, which are Registered Notes in definitive form or the Calculation Amount in the case of Fixed Rate Senior Notes which are Bearer Senior Notes in definitive form) shall be rounded to the nearest sub-unit of the relevant Specified Currency, half of any such sub-unit being rounded upwards or otherwise in accordance with applicable market convention.

Where the Specified Denomination of a Fixed Rate Senior Note which is a Bearer Senior Note in definitive form is a multiple of the Calculation Amount, the amount of interest payable in respect of such Fixed Rate Senior Note shall be the product of the amount (determined in the manner provided above) for the Calculation Amount and the amount by which the Calculation Amount is multiplied to reach the Specified Denomination, without any further rounding.

"Day Count Fraction" means, in respect of the calculation of an amount of interest, in accordance with this Condition 5.1:

- (i) if "Actual/365 (Fixed)" is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 365;
- (ii) if "Actual/Actual (ICMA)" is specified in the applicable Final Terms:
 - (A) in the case of Senior Notes where the number of days in the relevant period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date (the **"Accrual Period"**) is equal to or shorter than the Determination Period during which the Accrual Period ends, the number of days in such Accrual Period divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Dates (as specified in the applicable Final Terms) that would occur in one calendar year; or
 - (B) in the case of Senior Notes where the Accrual Period is longer than the Determination Period during which the Accrual Period ends, the sum of:
 - (1) the number of days in such Accrual Period falling in the Determination Period in which the Accrual Period begins divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year; and
 - (2) the number of days in such Accrual Period falling in the next Determination Period divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year; and
- (iii) if "30/360" is specified in the applicable Final Terms, the number of days in the period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date (such number of days being calculated on the basis of a year of 360 days with 12 30-day months) divided by 360.

In these Conditions:

"Determination Period" means each period from (and including) a Determination Date to (but excluding) the next Determination Date (including, where either the Interest Commencement Date or the final Interest Payment Date is not a Determination Date, the period commencing on the first Determination Date prior to, and ending on the first Determination Date falling after, such date); and

"**sub-unit**" means, with respect to any currency other than euro, the lowest amount of such currency that is available as legal tender in the country of such currency and, with respect to euro, one cent.

5.2 Interest on Floating Rate Senior Notes

(a) Interest Payment Dates

Each Floating Rate Senior Note bears interest from (and including) the Interest Commencement Date and such interest will be payable in arrear on either:

- (i) the Specified Interest Payment Date(s) in each year specified in the applicable Final Terms; or
- (ii) if no Specified Interest Payment Date(s) is/are specified in the applicable Final Terms, each date (each such date, together with each Specified Interest Payment Date, an "**Interest Payment Date**") which falls the number of months or other period specified as the Specified Period in the applicable Final Terms after the preceding Interest Payment Date or, in the case of the first Interest Payment Date, after the Interest Commencement Date.

Such interest will be payable in respect of each Interest Period. In these Conditions, "**Interest Period**" means the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date or the relevant payment date if the Floating Rate Senior Notes become payable on a date other than an Interest Payment Date.

If a Business Day Convention is specified in the applicable Final Terms and (x) if there is no numerically corresponding day in the calendar month in which an Interest Payment Date should occur or (y) if any Interest Payment Date would otherwise fall on a day which is not a Business Day, then, if the Business Day Convention specified is:

- (A) in any case where Specified Periods are specified in accordance with Condition 5.2(a)(ii) above, the Floating Rate Convention, such Interest Payment Date (a) in the case of (x) above, shall be the last day that is a Business Day in the relevant month and the provisions of (ii) below shall apply *mutatis mutandis* or (b) in the case of (y) above, shall be postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event (i) such Interest Payment Date shall be brought forward to the immediately preceding Business Day and (ii) each subsequent Interest Payment Date shall be the last Business Day in the month which falls the Specified Period after the preceding applicable Interest Payment Date occurred; or
- (B) the Following Business Day Convention, such Interest Payment Date shall be postponed to the next day which is a Business Day; or
- (C) the Modified Following Business Day Convention, such Interest Payment Date shall be postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event such Interest Payment Date shall be brought forward to the immediately preceding Business Day; or
- (D) the Preceding Business Day Convention, such Interest Payment Date shall be brought forward to the immediately preceding Business Day.

In these Conditions, "**Business Day**" means a day which is:

- (a) a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in each Additional Business Centre (other than TARGET System) specified in the applicable Final Terms;

- (b) if TARGET System is specified as an Additional Business Centre in the applicable Final Terms, a day on which the Trans-European Automated Real-Time Gross Settlement Express Transfer System (known as TARGET or T2) or any successor or replacement for that system (the "**TARGET System**") is open; and
- (c) either (1) in relation to any sum payable in a Specified Currency other than euro, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in the principal financial centre of the country of the relevant Specified Currency (which if the Specified Currency is Australian dollars or New Zealand dollars shall be Sydney and Auckland, respectively) or (2) in relation to any sum payable in euro, a day on which the TARGET System is open.

(b) Rate of Interest

The Rate of Interest payable from time to time in respect of Floating Rate Senior Notes will be determined in the manner specified in the applicable Final Terms.

(i) ISDA Determination for Floating Rate Senior Notes

Where ISDA Determination is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Period will be the relevant ISDA Rate plus or minus (as indicated in the applicable Final Terms) the Margin (if any). For the purposes of this subparagraph (i), "**ISDA Rate**" for an Interest Period means a rate equal to the Floating Rate that would be determined by the Principal Paying Agent or the Calculation Agent, as applicable, under an interest rate swap transaction if the Principal Paying Agent or the Calculation Agent, as applicable, were acting as Calculation Agent (as defined in the ISDA Definitions (as defined below)) for that swap transaction under the terms of an agreement incorporating the 2006 ISDA Definitions, as published by the International Swaps and Derivatives Association, Inc. and as amended and updated as at the Issue Date of the first Tranche of the Senior Notes (the "**ISDA Definitions**") and under which:

- (A) the Floating Rate Option is as specified in the applicable Final Terms;
- (B) the Designated Maturity is a period specified in the applicable Final Terms; and
- (C) the relevant Reset Date is the day specified in the applicable Final Terms.

For the purposes of this subparagraph (i), "**Floating Rate**", "**Floating Rate Option**", "**Designated Maturity**" and "**Reset Date**" have the meanings given to those terms in the ISDA Definitions.

Unless otherwise stated in the applicable Final Terms the Minimum Rate of Interest shall be deemed to be zero.

(ii) Screen Rate Determination for Floating Rate Senior Notes not referencing Compounded Daily SONIA or Compounded Daily SOFR

Where Screen Rate Determination is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined and the Reference Rate is neither Compounded Daily SONIA nor Compounded Daily SOFR, the Rate of Interest for each Interest Period will, subject as provided below, be either:

- (A) the offered quotation; or

(B) the arithmetic mean (rounded if necessary to the fifth decimal place, with 0.000005 being rounded upwards) of the offered quotations,

(expressed as a percentage rate per annum) for the Reference Rate (being either the Euro-zone interbank offered rate ("**EURIBOR**") or the Norwegian interbank offered rate ("**NIBOR**"), as specified in the applicable Final Terms) which appears or appear, as the case may be, on the Relevant Screen Page (or such replacement page on that service which displays the information) as at 11.00 a.m. (Brussels time, in the case of EURIBOR) or 12.00 noon (Oslo time, in the case of NIBOR) (such time, the "**Reference Time**") on the Interest Determination Date in question plus or minus (as indicated in the applicable Final Terms) the Margin (if any), all as determined by the Principal Paying Agent or the Calculation Agent, as applicable. If five or more of such offered quotations are available on the Relevant Screen Page, the highest (or, if there is more than one such highest quotation, one only of such quotations) and the lowest (or, if there is more than one such lowest quotation, one only of such quotations) shall be disregarded by the Principal Paying Agent or the Calculation Agent, as applicable, for the purpose of determining the arithmetic mean (rounded as provided above) of such offered quotations.

If the Relevant Screen Page is not available or if, in the case of (A) above, no offered quotation appears or, in the case of (B) above, fewer than three offered quotations appear, in each case as at the Reference Time, the Issuer shall (or procure that a third party on its behalf shall) request each of the Reference Banks to provide the Principal Paying Agent and the Calculation Agent with its offered quotation (expressed as a percentage rate per annum) for the Reference Rate at approximately the Reference Time on the Interest Determination Date in question. If two or more of the Reference Banks provide the Principal Paying Agent or the Calculation Agent, as applicable, with offered quotations, the Rate of Interest for the Interest Period shall be the arithmetic mean (rounded if necessary to the fifth decimal place with 0.000005 being rounded upwards) of the offered quotations plus or minus (as appropriate) the Margin (if any), all as determined by the Principal Paying Agent or the Calculation Agent, as applicable.

If on any Interest Determination Date one only or none of the Reference Banks provides the Principal Paying Agent or the Calculation Agent, as applicable, with an offered quotation as provided in the preceding paragraph, the Rate of Interest for the relevant Interest Period shall be the rate per annum which the Principal Paying Agent or the Calculation Agent, as applicable, determines as being the arithmetic mean (rounded if necessary to the fifth decimal place, with 0.000005 being rounded upwards) of the rates, as communicated (at the request of the Issuer or a third party acting on behalf of the Issuer) to the Principal Paying Agent or the Calculation Agent, as applicable, by the Reference Banks or any two or more of them, at which such banks were offered, at approximately the Reference Time on the relevant Interest Determination Date, deposits in the Specified Currency for a period equal to that which would have been used for the Reference Rate by leading banks in the Euro-zone inter-bank market (if the Reference Rate is EURIBOR) or the Norwegian inter-bank market (if the Reference Rate is NIBOR) plus or minus (as appropriate) the Margin (if any) or, if fewer than two of the Reference Banks provide the Principal Paying Agent or the Calculation Agent, as applicable, with offered rates, the offered rate for deposits in the Specified Currency for a period equal to that which would have been used for the Reference Rate, or the arithmetic mean (rounded as provided above) of the offered rates for deposits in the Specified Currency for a period equal to that which would have been used for the Reference Rate, at which, at approximately the Reference Time on the relevant Interest Determination Date, any one or more banks (which bank or banks is or are in the opinion of the Issuer suitable for the purpose) informs the Principal Paying Agent or the Calculation Agent, as applicable, it is quoting to leading banks in the Euro-zone inter-bank market (if the Reference

Rate is EURIBOR) or the Norwegian inter-bank market (if the Reference Rate is NIBOR) plus or minus (as appropriate) the Margin (if any), provided that, if the Rate of Interest cannot be determined in accordance with the foregoing provisions of this paragraph, the Rate of Interest shall be determined as at the last preceding Interest Determination Date (though substituting, where a different Margin is to be applied to the relevant Interest Period from that which applied to the last preceding Interest Period, the Margin relating to the relevant Interest Period in place of the Margin relating to that last preceding Interest Period).

In this Condition 5.2(b)(ii) the expression "**Reference Banks**" means, in the case of a determination of EURIBOR, the principal Euro-zone office of four major banks in the Euro-zone inter-bank market, and in the case of a determination of NIBOR, the principal Oslo office of four major banks in the Norwegian inter-bank market, in each case selected by the Issuer and notified by the Issuer in writing to the Trustee.

(iii) Screen Rate Determination for Floating Rate Senior Notes referencing Compounded Daily SONIA

(A) Where "Screen Rate Determination" is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined and the Reference Rate is specified as being "Compounded Daily SONIA", the Rate of Interest for each Interest Period will, subject as provided below, be Compounded Daily SONIA with respect to such Interest Period plus or minus the Margin (if any) as specified in the applicable Final Terms, all as determined and calculated by the Principal Paying Agent or the Calculation Agent, as applicable.

"**Compounded Daily SONIA**" means, with respect to an Interest Period,

(I) if Index Determination is specified as being applicable in the applicable Final Terms, the rate determined by the Principal Paying Agent or the Calculation Agent, as applicable, on the relevant Interest Determination Date in accordance with the following formula (and the resulting percentage will be rounded, if necessary, to the fifth decimal place, with 0.000005 being rounded upwards):

$$\left(\frac{\text{SONIA Compounded Index}_y}{\text{SONIA Compounded Index}_x} - 1 \right) \times \frac{365}{d}$$

where:

"**SONIA Compounded Index_x**" is the SONIA Compounded Index value for the day falling *p* London Banking Days prior to the first day of the relevant Interest Period;

"**SONIA Compounded Index_y**" is the SONIA Compounded Index value for the day falling *p* London Banking Days prior to the Interest Payment Date for the relevant Interest Period or such other date on which the relevant payment of interest falls due (but which by its definition or the operation of the relevant provisions is excluded from such Interest Period); and

"**d**" is the number of calendar days in the relevant SONIA Observation Period;

provided that if the SONIA Compounded Index value required to determine SONIA Compounded Index_x or SONIA Compounded Index_y does not appear on the Bank of England's Interactive Statistical Database, or any successor source on which the compounded daily SONIA rate is published by the Bank of England (or

any successor administrator of SONIA), at the Specified Time on the relevant London Banking Day (or by 5:00 p.m. London time or such later time falling one hour after the customary or scheduled time for publication of the SONIA Compounded Index in accordance with the then-prevailing operational procedures of the administrator of the SONIA Reference Rate or SONIA authorised distributors, as the case may be), then Compounded Daily SONIA for such Interest Period and each subsequent Interest Period shall be "Compounded Daily SONIA" determined in accordance with paragraph (II) below and for these purposes the "SONIA Observation Method" shall be deemed to be "Shift"; or

- (II) if either (x) Index Determination is specified as being not applicable in the applicable Final Terms, or (y) this Condition 5.2(b)(iii)(A)(II) applies to such Interest Period pursuant to the proviso in Condition 5.2(b)(iii)(A)(I) above, the rate determined by the Principal Paying Agent or the Calculation Agent, as applicable, on the relevant Interest Determination Date in accordance with the following formula (and the resulting percentage will be rounded, if necessary, to the fifth decimal place, with 0.000005 being rounded upwards):

$$\left[\prod_{i=1}^{d_o} \left(1 + \frac{SONIA_{i-pLBD} \times n_i}{365} \right) - 1 \right] \times \frac{365}{d}$$

where:

"**d**" is the number of calendar days in (where in the applicable Final Terms "Lag" is specified as the SONIA Observation Method) the relevant Interest Period or (where in the applicable Final Terms "Shift" is specified as the SONIA Observation Method) the relevant SONIA Observation Period;

"**d_o**" is the number of London Banking Days in (where in the applicable Final Terms "Lag" is specified as the SONIA Observation Method) the relevant Interest Period or (where in the applicable Final Terms "Shift" is specified as the SONIA Observation Method) the relevant SONIA Observation Period;

"**i**" is a series of whole numbers from one to **d_o**, each representing the relevant London Banking Day in chronological order from, and including, the first London Banking Day in (where in the applicable Final Terms "Lag" is specified as the SONIA Observation Method) the relevant Interest Period or (where in the applicable Final Terms "Shift" is specified as the SONIA Observation Method) the relevant SONIA Observation Period;

"**n_i**", for any London Banking Day "**i**", is the number of calendar days from (and including) such London Banking Day "**i**" up to (but excluding) the following London Banking Day; and

"**SONIA_{i-pLBD}**" means:

- (a) where in the applicable Final Terms "Lag" is specified as the SONIA Observation Method, in respect of any London Banking Day "**i**" falling in the relevant Interest Period, the SONIA Reference Rate for the London Banking Day falling "**p**" London Banking Days prior to such London Banking Day "**i**"; or

- (b) where in the applicable Final Terms "Shift" is specified as the SONIA Observation Method, "SONIA_{i-pLBD}" shall be replaced in the above formula with "SONIA_i", where "SONIA_i" means, in respect of any London Banking Day "i" falling in the relevant SONIA Observation Period, the SONIA Reference Rate for such London Banking Day "i".
- (B) In the event that the Rate of Interest cannot be determined in accordance with the foregoing provisions, the Rate of Interest shall be:
- (I) determined as at the last preceding Interest Determination Date (though substituting, where a different Margin, Maximum Rate of Interest and/or Minimum Rate of Interest is to be applied to the relevant Interest Period from that which applied to the last preceding Interest Period, the Margin, the Maximum Rate of Interest and/or the Minimum Rate of Interest (as the case may be) relating to the relevant Interest Period, in place of the Margin, Maximum Rate of Interest and/or Minimum Rate of Interest (as applicable) relating to that last preceding Interest Period); or
- (II) if there is no such preceding Interest Determination Date, the initial Rate of Interest which would have been applicable to such Series of Floating Rate Senior Notes for the first scheduled Interest Period had the Floating Rate Senior Notes been in issue for a period equal in duration to the first scheduled Interest Period but ending on (and excluding) the Interest Commencement Date (and applying the Margin and, if applicable, any Maximum Rate of Interest and/or Minimum Rate of Interest, applicable to the first scheduled Interest Period).
- (C) For the purposes of this Condition 5.2(b)(iii):
- "London Banking Day"** or **"LBD"** means any day on which commercial banks are open for general business (including dealing in foreign exchange and foreign currency deposits) in London;
- "p"** means the number of London Banking Days included in the SONIA Observation Look-Back Period, as specified in the applicable Final Terms;
- "SONIA"** has the meaning given to it in the definition of SONIA Reference Rate;
- "SONIA Compounded Index"** means, in respect of any London Banking Day, the compounded daily SONIA rate as published by the Bank of England (or a successor administrator of SONIA) as such rate appears on the Bank of England's Interactive Statistical Database, or any successor source on which the compounded daily SONIA rate is published by the Bank of England (or a successor administrator of SONIA), at the Specified Time on such London Banking Day;
- "SONIA Observation Look-Back Period"** means the period specified as such in the applicable Final Terms;
- "SONIA Observation Period"** means, in respect of any Interest Period, the period from (and including) the date falling *p* London Banking Days prior to the first day of the relevant Interest Period to (but excluding) the date falling *p* London Banking Days prior to the Interest Payment Date for such Interest Period or such other date on which the relevant payment of interest falls due (but which by its definition or the operation of the relevant provisions is excluded from such Interest Period);

"**SONIA Reference Rate**" means, in respect of any London Banking Day, the daily Sterling Overnight Index Average ("**SONIA**") rate for such London Banking Day as provided by the Bank of England (or a successor administrator of SONIA) to authorised distributors (the "**SONIA authorised distributors**") and as then published on the Relevant Screen Page (or, if the Relevant Screen Page is unavailable, as otherwise published by the SONIA authorised distributors) on the London Banking Day immediately following such London Banking Day, *provided* that if, in respect of any London Banking Day, the applicable SONIA Reference Rate is not made available on the Relevant Screen Page or has not otherwise been published by the SONIA authorised distributors by 5.00 p.m. London time, then (unless the Principal Paying Agent or the Calculation Agent, as applicable, has been notified of any Successor Rate or Alternative Rate (and any related Adjustment Spread and/or Benchmark Amendments) pursuant to Condition 5.3 below, if applicable) the SONIA Reference Rate in respect of such London Banking Day shall be:

- (I) the Bank of England's Bank Rate (the "**Bank Rate**") prevailing at 5.00 p.m. London time (or, if earlier, close of business) on such London Banking Day; plus
(ii) the mean of the spread of the SONIA Reference Rate to the Bank Rate over the previous five London Banking Days on which a SONIA Reference Rate has been published, excluding the highest spread (or, if there is more than one highest spread, one only of those highest spreads) and the lowest spread (or, if there is more than one lowest spread, one only of those lowest spreads); or
- (II) if the Bank Rate described in (I) above is not available at such time on such London Banking Day, the SONIA Reference Rate published on the Relevant Screen Page (or otherwise published by the SONIA authorised distributors) for the first preceding London Banking Day on which the SONIA Reference Rate was published on the Relevant Screen Page (or otherwise published by the SONIA authorised distributors); and

"**Specified Time**" means 10:00 a.m., London time, or such other time as is specified in the applicable Final Terms.

- (iv) Screen Rate Determination for Floating Rate Senior Notes referencing Compounded Daily SOFR
 - (A) Where "Screen Rate Determination" is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined and the "Reference Rate" is specified as being Compounded Daily SOFR, the Rate of Interest for each Interest Period will, subject as provided below, be Compounded Daily SOFR for such Interest Period plus or minus (as specified in the applicable Final Terms) the Margin (if any), all as determined and calculated by the Principal Paying Agent or the Calculation Agent, as applicable.

"**Compounded Daily SOFR**" means, with respect to an Interest Period,

- (I) if Index Determination is specified as being applicable in the applicable Final Terms, the rate determined by the Principal Paying Agent or the Calculation Agent, as applicable, on the relevant Interest Determination Date in accordance with the following formula (and the resulting percentage will be rounded, if necessary, to the fifth decimal place, with 0.000005 being rounded upwards):

$$\left(\frac{SOFR\ Index_{End}}{SOFR\ Index_{Start}} - 1 \right) \times \left(\frac{360}{d} \right)$$

where:

"**SOFR Index_{Start}**" is the SOFR Index value for the day falling "p" U.S. Government Securities Business Days prior to the first day of the relevant Interest Period;

"**SOFR Index_{End}**" is the SOFR Index value for the day falling "p" U.S. Government Securities Business Days prior to the Interest Payment Date for the relevant Interest Period or such other date on which the relevant payment of interest falls due (but which by its definition or the operation of the relevant provisions is excluded from such Interest Period); and

"**d**" is the number of calendar days in the relevant SOFR Observation Period;

provided that, if the SOFR Index value required to determine SOFR Index_{Start} or SOFR Index_{End} does not appear on the SOFR Administrator's Website at the Specified Time on the relevant U.S. Government Securities Business Day (or by 3:00 p.m. New York City time on the immediately following U.S. Government Securities Business Day or such later time falling one hour after the customary or scheduled time for publication of the SOFR Index value in accordance with the then-prevailing operational procedures of the administrator of SOFR Index), "Compounded Daily SOFR" for such Interest Period and each Interest Period thereafter will be determined in accordance with Condition 5.2(b)(iv)(A)(II) below; or

- (II) if either (x) Index Determination is specified as being not applicable in the applicable Final Terms, or (y) this Condition 5.2(b)(iv)(A)(II) applies to such Interest Period pursuant to the proviso in Condition 5.2(b)(iv)(A)(I) above, the rate determined by the Principal Paying Agent or the Calculation Agent, as applicable, on the relevant Interest Determination Date in accordance with the following formula (and the resulting percentage will be rounded, if necessary, to the fifth decimal place, with 0.000005 being rounded upwards):

$$\left[\prod_{i=1}^{d_o} \left(1 + \frac{SOFR_i \times n_i}{360} \right) - 1 \right] \times \frac{360}{d}$$

where:

"**d**" is the number of calendar days in the relevant SOFR Observation Period;

"**d₀**" is the number of U.S. Government Securities Business Days in the relevant SOFR Observation Period;

"**i**" is a series of whole numbers from one to "**d₀**", each representing the relevant U.S. Government Securities Business Days in chronological order from, and including, the first U.S. Government Securities Business Day in the relevant SOFR Observation Period;

"**n_i**", for any U.S. Government Securities Business Day "**i**", in the relevant SOFR Observation Period, is the number of calendar days from (and including) such U.S. Government Securities Business Day "**i**" up to (but excluding) the following U.S. Government Securities Business Day; and

"**SOFR**:" means, in respect of any U.S. Government Securities Business Day "i" falling in the relevant SOFR Observation Period, the SOFR Reference Rate for such U.S. Government Securities Business Day.

- (B) If the SOFR Benchmark Replacement is at any time required to be used pursuant to paragraph (3) of the definition of SOFR Reference Rate, then the Issuer or the SOFR Benchmark Replacement Agent, as applicable, will determine the SOFR Benchmark Replacement in accordance with the definition thereof with respect to the then-current SOFR Benchmark, and if the Issuer or the SOFR Benchmark Replacement Agent, as applicable, has so determined the SOFR Benchmark Replacement, then:
- (I) the Issuer or the SOFR Benchmark Replacement Agent, as applicable, shall also determine the method for determining the rate described in sub-paragraph (a) of paragraph (1), (2) or (3) of the definition of SOFR Benchmark Replacement, as applicable (including (i) the page, section or other part of a particular information service on or source from which such rate appears or is obtained (the "**Alternative Relevant Source**"), (ii) the time at which such rate appears on, or is obtained from, the Alternative Relevant Source (the "**Alternative Specified Time**"), (iii) the day on which such rate will appear on, or is obtained from, the Alternative Relevant Source in respect of each U.S. Government Securities Business Day (the "**Alternative Relevant Date**"), and (iv) any alternative method for determining such rate if is unavailable at the Alternative Specified Time on the applicable Alternative Relevant Date), which method shall be consistent with industry-accepted practices for such rate;
 - (II) from (and including) the Affected Day, references to the Specified Time shall in these Conditions be deemed to be references to the Alternative Specified Time;
 - (III) if the Issuer or the SOFR Benchmark Replacement Agent, as applicable, determine that (i) changes to the definitions of Business Day, Business Day Convention, Compounded Daily SOFR, Day Count Fraction, Interest Determination Date, Interest Payment Date, Interest Period, SOFR Observation Period, SOFR Observation Shift Period, SOFR Reference Rate or U.S. Government Securities Business Day or (ii) any other technical changes to any other provision in this Condition 5.2(b)(iv), are necessary in order to implement the SOFR Benchmark Replacement (including any alternative method described in sub-paragraph (iv) of paragraph (I) above) as the SOFR Benchmark in a manner substantially consistent with market practice (or, if the Issuer or the SOFR Benchmark Replacement Agent, as the case may be, decide that adoption of any portion of such market practice is not administratively feasible or if the Issuer or the SOFR Benchmark Replacement Agent, as the case may be, determine that no market practice for use of the SOFR Benchmark Replacement exists, in such other manner as the Issuer or the SOFR Benchmark Replacement Agent, as the case may be, determine is reasonably necessary), the Issuer, the Trustee, the Principal Paying Agent and/or the Calculation Agent, as applicable, shall, at the direction and expense of the Issuer and without any requirement for the consent or approval of the Senior Noteholders use their reasonable endeavours to effect the necessary modifications to these Conditions, the Trust Deed and/or the Agency Agreement (including, *inter alia*, by the execution of a deed supplemental to or amending the Trust Deed and, if required, the Agency Agreement in a form which is acceptable to the Trustee, the

Principal Paying Agent and/or the Calculation Agent, as applicable) in order to provide for the amendment of such definitions or other provisions to reflect such changes; and

- (IV) the Issuer will give notice or will procure that notice is given as soon as practicable to the Trustee, the Principal Paying Agent and/or the Calculation Agent, as applicable, and to the Senior Noteholders in accordance with Condition 15, specifying the SOFR Benchmark Replacement, as well as the details described in paragraph (A) above and the amendments implemented pursuant to paragraph (III) above. The Trustee, the Principal Paying Agent and/or the Calculation Agent, as applicable, shall not be liable to any party for any consequences thereof and any amendments implemented pursuant to paragraph (III) above shall not increase the obligations or duties, or decrease the rights or protections, of the Principal Paying Agent, the Calculation Agent and/or the Trustee, as applicable, in these Conditions and/or the Agency Agreement and/or the Trust Deed unless agreed in writing between the Issuer, the Trustee, the Principal Paying Agent and/or the Calculation Agent, as applicable.
- (C) For the purposes of this Condition 5.2(b)(iv):
- "Corresponding Tenor"** means, with respect to a SOFR Benchmark Replacement, a tenor (including overnight) having approximately the same length (disregarding any applicable Business Day Convention) as the applicable tenor for the then-current SOFR Benchmark;
- "ISDA Fallback Adjustment"** means, with respect to any ISDA Fallback Rate, the spread adjustment, which may be a positive or negative value or zero, that would be applied to such ISDA Fallback Rate in the case of derivative transactions referencing the ISDA Definitions that will be effective upon the occurrence of an index cessation event with respect to the then-current SOFR Benchmark for the applicable tenor;
- "ISDA Fallback Rate"** means, with respect to the then-current SOFR Benchmark, the rate that would apply for derivative transactions referencing the ISDA Definitions that will be effective upon the occurrence of an index cessation date with respect to the then-current SOFR Benchmark for the applicable tenor excluding the applicable ISDA Fallback Adjustment;
- "p"** means the number of U.S. Government Securities Business Days included in the SOFR Observation Shift Period, as specified in the applicable Final Terms;
- "Relevant Governmental Body"** means the Board of Governors of the Federal Reserve System and/or the Federal Reserve Bank of New York, or a committee officially endorsed or convened by the Board of Governors of the Federal Reserve System and/or the Federal Reserve Bank of New York or any successor thereto;
- "SOFR"** means, in respect of any U.S. Government Securities Business Day, the daily secured overnight financing rate for such U.S. Government Securities Business Day as provided by the Federal Reserve Bank of New York, as the administrator of such rate (or any successor administrator of such rate);
- "SOFR Administrator"** means the Federal Reserve Bank of New York (or a successor administrator of the daily SOFR or the SOFR Index, as applicable);

"SOFR Administrator's Website" means the website of the Federal Reserve Bank of New York, or any successor source;

"SOFR Benchmark" means SOFR, provided that if a SOFR Benchmark Transition Event and its related SOFR Benchmark Replacement Date have occurred with respect to SOFR or such other then-current SOFR Benchmark, then "SOFR Benchmark" means the applicable SOFR Benchmark Replacement;

"SOFR Benchmark Replacement" means, with respect to the then-current SOFR Benchmark, the first alternative set forth in the order presented below that can be determined by the Issuer or the SOFR Benchmark Replacement Agent, if any, as of the SOFR Benchmark Replacement Date with respect to the then-current SOFR Benchmark:

- (1) the sum of: (a) the alternate rate of interest that has been selected or recommended by the Relevant Governmental Body as the replacement for the then-current SOFR Benchmark for the applicable Corresponding Tenor and (b) the SOFR Benchmark Replacement Adjustment; or
- (2) the sum of (a) the ISDA Fallback Rate and (b) the SOFR Benchmark Replacement Adjustment;
- (3) the sum of: (a) the alternate rate of interest that has been selected by the Issuer or the SOFR Benchmark Replacement Agent, if any, as the replacement for the then-current Benchmark for the applicable Corresponding Tenor and (b) the SOFR Benchmark Replacement Adjustment, provided that, (i) if the Issuer or the SOFR Benchmark Replacement Agent, as the case may be, determine that there is an industry-accepted replacement rate of interest for the then-current Benchmark for U.S. dollar-denominated floating rate notes at such time, it shall select such industry-accepted rate, and (ii) otherwise, it shall select such rate of interest that it has determined is most comparable to the then-current Benchmark, and the SOFR Benchmark Replacement Adjustment;

"SOFR Benchmark Replacement Adjustment" means, with respect to any SOFR Benchmark Replacement, the first alternative set forth in the order below that can be determined by the Issuer or the SOFR Benchmark Replacement Agent, if any, as of the SOFR Benchmark Replacement Date with respect to the then-current Benchmark:

- (1) the spread adjustment, or method for calculating or determining such spread adjustment, which may be a positive or negative value or zero, that has been selected or recommended by the Relevant Governmental Body for the applicable Unadjusted SOFR Benchmark Replacement;
- (2) if the applicable Unadjusted SOFR Benchmark Replacement is equivalent to the ISDA Fallback Rate, the ISDA Fallback Adjustment;
- (3) the spread adjustment, which may be a positive or negative value or zero, that has been selected by the Issuer or the SOFR Benchmark Replacement Agent, if any, to be applied to the applicable Unadjusted SOFR Benchmark Replacement in order to reduce or eliminate, to the extent reasonably practicable under the circumstances, any economic prejudice or benefit (as applicable) to the Senior Noteholders as a result of the replacement of the then-current SOFR Benchmark with such Unadjusted SOFR Benchmark Replacement for the purposes of determining the SOFR Reference Rate, which spread adjustment shall be

consistent with any industry-accepted spread adjustment, or method for calculating or determining such spread adjustment, applied to such Unadjusted SOFR Benchmark Replacement where it has replaced the then-current SOFR Benchmark for U.S. dollar denominated floating rate notes at such time;

"SOFR Benchmark Replacement Agent" means such person that has been appointed by the Issuer (at its own cost) to make the calculations and determinations to be made by the SOFR Benchmark Replacement Agent described in this Condition 5.2(b)(iv) that may be made by either the SOFR Benchmark Replacement Agent or the Issuer, so long as such person is a leading bank or other financial institution or a person with appropriate expertise, in each case that is experienced in such calculations and determinations. The Issuer may elect, but is not required, to appoint a SOFR Benchmark Replacement Agent at any time. The Issuer will notify the Senior Noteholders of any such appointment in accordance with Condition 15;

"SOFR Benchmark Replacement Date" means, with respect to the then-current SOFR Benchmark, the earliest to occur of the following events with respect thereto:

- (1) in the case of sub-paragraph (1) or (2) of the definition of SOFR Benchmark Transition Event, the later of (a) the date of the public statement or publication of information referenced therein and (b) the date on which the administrator of the SOFR Benchmark permanently or indefinitely ceases to provide the SOFR Benchmark; or
- (2) in the case of sub-paragraph (3) of the definition of SOFR Benchmark Transition Event, the date of the public statement or publication of information referenced therein.

If the event giving rise to the SOFR Benchmark Replacement Date occurs on the same day as, but earlier than, the Specified Time in respect of any determination, the SOFR Benchmark Replacement Date will be deemed to have occurred prior to the Specified Time for such determination;

"SOFR Benchmark Transition Event" means, with respect to the then-current SOFR Benchmark, the occurrence of one or more of the following events with respect thereto:

- (1) a public statement or publication of information by or on behalf of the administrator of the SOFR Benchmark announcing that such administrator has ceased or will cease to provide the SOFR Benchmark, permanently or indefinitely, provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide the SOFR Benchmark;
- (2) a public statement or publication of information by the regulatory supervisor for the administrator of the SOFR Benchmark, the central bank for the currency of the SOFR Benchmark, an insolvency official with jurisdiction over the administrator for the SOFR Benchmark, a resolution authority with jurisdiction over the administrator for the SOFR Benchmark or a court or an entity with similar insolvency or resolution authority over the administrator for the SOFR Benchmark, which states that the administrator of the SOFR Benchmark has ceased or will cease to provide the SOFR Benchmark permanently or indefinitely, provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide the SOFR Benchmark; or

- (3) a public statement or publication of information by the regulatory supervisor for the administrator of the SOFR Benchmark announcing that the SOFR Benchmark is no longer representative;

"SOFR Index" means, in respect of any U.S. Government Securities Business Day, the compounded daily SOFR rate as published by the Federal Reserve Bank of New York, as the administrator of such rate (or any successor administrator of such rate) as such rate appears on the SOFR Administrator's Website at the Specified Time on such U.S. Government Securities Business Day;

"SOFR Observation Period" means, in respect of any Interest Period, the period from (and including) the date falling "p" U.S. Government Securities Business Days prior to the first day of such Interest Period to (but excluding) the date falling "p" U.S. Government Securities Business Days prior to the Interest Payment Date for such Interest Period or such other date on which the relevant payment of interest falls due (but which by its definition or the operation of the relevant provisions is excluded from such Interest Period);

"SOFR Observation Shift Period" is as specified in the applicable Final Terms; and

"SOFR Reference Rate" means, in respect of any U.S. Government Securities Business Day:

- (1) a rate equal to SOFR for such U.S. Government Securities Business Day appearing on the SOFR Administrator's Website on or about the Specified Time on the U.S. Government Securities Business Day immediately following such U.S. Government Securities Business Day; or
- (2) if SOFR in respect of such U.S. Government Securities Business Day does not appear as specified in paragraph (1) above, unless the Issuer or the SOFR Benchmark Replacement Agent, if any, determine that a SOFR Benchmark Transition Event and its related SOFR Benchmark Replacement Date have occurred with respect to SOFR on or prior to the Specified Time on the U.S. Government Securities Business Day immediately following such U.S. Government Securities Business Day, SOFR in respect of the last U.S. Government Securities Business Day for which such rate was published on the SOFR Administrator's Website; or
- (3) if the Issuer or the SOFR Benchmark Replacement Agent, if any, determine that a SOFR Benchmark Transition Event and its related SOFR Benchmark Replacement Date have occurred with respect to the then-current SOFR Benchmark on or prior to the Specified Time on the U.S. Government Securities Business Day immediately following such U.S. Government Securities Business Day (or, if the then-current SOFR Benchmark is not SOFR, on or prior to the Specified Time on the Alternative Relevant Date), then (subject to the subsequent operation of this paragraph (3)) from (and including) the U.S. Government Securities Business Day immediately following such U.S. Government Securities Business Day (or the Alternative Relevant Date, as applicable) (the **"Affected Day"**), the SOFR Reference Rate shall mean, in respect of any U.S. Government Securities Business Day, the applicable SOFR Benchmark Replacement for such U.S. Government Securities Business Day appearing on, or obtained from, the Alternative Relevant Source at the Alternative Specified Time on the Alternative Relevant Date;

"Specified Time" means 3:00 p.m., New York City time or such other time as is specified in the applicable Final Terms;

"Unadjusted SOFR Benchmark Replacement" means the SOFR Benchmark Replacement excluding the SOFR Benchmark Replacement Adjustment; and

"U.S. Government Securities Business Day" means any day (other than a Saturday or Sunday) that is not a day on which the Securities Industry and Financial Markets Association or any successor organisation recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in U.S. government securities.

- (D) Notwithstanding the other provisions of this Condition 5.2(b)(iv), if the Issuer has appointed a SOFR Benchmark Replacement Agent and such SOFR Benchmark Replacement Agent is unable to determine whether a SOFR Benchmark Transition Event has occurred or, following the occurrence of a SOFR Benchmark Transition Event, has not selected the SOFR Benchmark Replacement as of the related SOFR Benchmark Replacement Date, in accordance with this Condition 5.2(b)(iv) then, in such case, the Issuer shall make such determination or select the SOFR Benchmark Replacement, as the case may be.
- (E) Any determination, decision or election that may be made by the Issuer or the SOFR Benchmark Replacement Agent, if any, pursuant to this Condition 5.2(b)(iv), including any determination with respect to a tenor, rate or adjustment or of the occurrence or non-occurrence of an event (including any determination that a SOFR Benchmark Transition Event and its related SOFR Benchmark Replacement Date have occurred with respect to the then-current SOFR Benchmark), circumstance or date and any decision to take or refrain from taking any action or any selection, will be made in the sole discretion of the Issuer or the SOFR Benchmark Replacement Agent, as the case may be, acting in good faith and in a commercially reasonable manner.

(c) Minimum Rate of Interest and/or Maximum Rate of Interest

If the applicable Final Terms specifies a Minimum Rate of Interest for any Interest Period, then, in the event that the Rate of Interest in respect of such Interest Period determined in accordance with the provisions of paragraph (b) above is less than such Minimum Rate of Interest, the Rate of Interest for such Interest Period shall be such Minimum Rate of Interest.

If the applicable Final Terms specifies a Maximum Rate of Interest for any Interest Period, then, in the event that the Rate of Interest in respect of such Interest Period determined in accordance with the provisions of paragraph (b) above is greater than such Maximum Rate of Interest, the Rate of Interest for such Interest Period shall be such Maximum Rate of Interest.

Unless otherwise stated in the applicable Final Terms the Minimum Rate of Interest shall be deemed to be zero.

(d) Determination of Rate of Interest and calculation of Interest Amounts

The Principal Paying Agent or the Calculation Agent, as applicable, will at or as soon as practicable after each time at which the Rate of Interest is to be determined, determine the Rate of Interest for the relevant Interest Period.

The Principal Paying Agent or the Calculation Agent, as applicable, will calculate the amount of interest (the "**Interest Amount**") payable on the Floating Rate Senior Notes for the relevant Interest Period by applying the Rate of Interest to:

- (i) in the case of Floating Rate Senior Notes which are (a) represented by a Global Senior Note or (b) Registered Senior Notes in definitive form, the aggregate outstanding nominal amount of (x) the Senior Notes represented by such Global Senior Note or (y) such Registered Senior Notes (or, in each case, if they are Partly Paid Senior Notes, the aggregate amount paid up); or
- (ii) in the case of Floating Rate Senior Notes which are Bearer Senior Notes in definitive form, the Calculation Amount;

and, in each case, multiplying such sum by the applicable Day Count Fraction, and rounding the resultant figure to the nearest sub-unit of the relevant Specified Currency, half of any such sub-unit being rounded upwards or otherwise in accordance with applicable market convention.

Where the Specified Denomination of a Floating Rate Senior Note which is a Bearer Senior Note in definitive form is a multiple of the Calculation Amount, the Interest Amount payable in respect of such Senior Note shall be the product of the amount (determined in the manner provided above) for the Calculation Amount and the amount by which the Calculation Amount is multiplied to reach the Specified Denomination without any further rounding.

"**Day Count Fraction**" means, in respect of the calculation of an amount of interest in accordance with this Condition 5.2:

- (i) if "Actual/Actual (ISDA)" or "Actual/Actual" is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 365 (or, if any portion of that Interest Period falls in a leap year, the sum of (I) the actual number of days in that portion of the Interest Period falling in a leap year divided by 366 and (II) the actual number of days in that portion of the Interest Period falling in a non-leap year divided by 365);
- (ii) if "Actual/365 (Fixed)" is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 365;
- (iii) if "Actual/365 (Sterling)" is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 365 or, in the case of an Interest Payment Date falling in a leap year, 366;
- (iv) if "Actual/360" is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 360;
- (v) if "30/360", "360/360" or "Bond Basis" is specified in the applicable Final Terms, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1) \pm [30 \times (M_2 - M_1)]] \pm (D_2 - YD_1)}{360}$$

where:

"**Y₁**" is the year, expressed as a number, in which the first day of the Interest Period falls;

"**Y₂**" is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

"**M₁**" is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

"M₂" is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

"D₁" is the first calendar day, expressed as a number, of the Interest Period, unless such number is 31, in which case D₁ will be 30; and

"D₂" is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless such number would be 31 and D₁ is greater than 29, in which case D₂ will be 30;

- (vi) if "30E/360" or "Eurobond Basis" is specified in the applicable Final Terms, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1) \pm [30 \times (M_2 - M_1)]] \pm (D_2 - YD_1)}{360}$$

where:

"Y₁" is the year, expressed as a number, in which the first day of the Interest Period falls;

"Y₂" is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

"M₁" is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

"M₂" is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

"D₁" is the first calendar day, expressed as a number, of the Interest Period, unless such number would be 31, in which case D₁ will be 30; and

"D₂" is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless such number would be 31, in which case D₂ will be 30;

- (vii) if "30E/360 (ISDA)" is specified in the applicable Final Terms, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1) \pm [30 \times (M_2 - M_1)]] \pm (D_2 - YD_1)}{360}$$

where:

"Y₁" is the year, expressed as a number, in which the first day of the Interest Period falls;

"Y₂" is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

"M₁" is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

"M₂" is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

"D₁" is the first calendar day, expressed as a number, of the Interest Period, unless (i) that day is the last day of February or (ii) such number would be 31, in which case D₁ will be 30; and

"D₂" is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless (i) that day is the last day of February but not the Maturity Date or (ii) such number would be 31, in which case D₂ will be 30.

(e) Linear Interpolation

Where Linear Interpolation is specified as applicable in respect of an Interest Period in the applicable Final Terms, the Rate of Interest for such Interest Period shall be calculated by the Principal Paying Agent or the Calculation Agent, as applicable, by straight line linear interpolation by reference to two rates based on the relevant Reference Rate (where Screen Rate Determination is specified as applicable in the applicable Final Terms) or the relevant Floating Rate Option (where ISDA Determination is specified as applicable in the applicable Final Terms), one of which shall be determined as if the Designated Maturity were the period of time for which rates are available next shorter than the length of the relevant Interest Period and the other of which shall be determined as if the Designated Maturity were the period of time for which rates are available next longer than the length of the relevant Interest Period provided however that if there is no rate available for a period of time next shorter or, as the case may be, next longer, then the Principal Paying Agent or the Calculation Agent, as applicable, shall determine such rate at such time and by reference to such sources as the Issuer, acting in a commercially reasonable manner, deems appropriate, which may include consultation with an Independent Adviser, for such purposes.

"**Designated Maturity**" means, in relation to Screen Rate Determination, the period of time designated in the Reference Rate.

(f) Notification of Rate of Interest and Interest Amounts

- (i) Except where "Screen Rate Determination" is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined and "Compounded Daily SONIA" or "Compounded Daily SOFR" is specified as the Reference Rate in the applicable Final Terms, the Principal Paying Agent or the Calculation Agent, as applicable, will cause the Rate of Interest and each Interest Amount for each Interest Period and the relevant Interest Payment Date to be notified to the Issuer, the Trustee and any stock exchange on which the relevant Floating Rate Senior Notes are for the time being listed (by no later than the first day of each Interest Period) and notice thereof to be published in accordance with Condition 15 as soon as possible after their determination but in no event later than the fourth London Business Day thereafter. Each Interest Amount and Interest Payment Date so notified may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without prior notice in the event of an extension or shortening of the Interest Period. Any such amendment will promptly be notified to each stock exchange on which the relevant Floating Rate Senior Notes are for the time being listed and to the Senior Noteholders in accordance with Condition 15. For the purposes of this paragraph, the expression "**London Business Day**" means a day (other than a Saturday or a Sunday) on which banks and foreign exchange markets are open for general business in London.
- (ii) Where "Screen Rate Determination" is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined and "Compounded Daily SONIA" or "Compounded Daily SOFR" is specified as the Reference Rate in the applicable Final Terms, the Principal Paying Agent or the Calculation Agent, as applicable, will cause the Rate of Interest and each Interest Amount for each Interest Period and the relevant Interest Payment Date to be notified to the Issuer, the Trustee and any stock exchange on which the relevant Floating Rate Senior Notes are for the time being listed (by no later than the first day of each Interest Period) and notice thereof to be published in accordance with Condition 15 as soon as possible after their

determination but in no event later than (1) where the applicable Final Terms specifies the Reference Rate as "Compounded Daily SONIA", the second London Banking Day thereafter or (2) where the applicable Final Terms specifies the Reference Rate as "Compounded Daily SOFR", the second U.S. Government Securities Business Day thereafter. Each Rate of Interest, Interest Amount and Interest Payment Date so notified may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without prior notice in the event of an extension or shortening of the relevant Interest Period. Any such amendment or alternative arrangements will promptly be notified to each stock exchange on which the relevant Floating Rate Senior Notes are for the time being listed and to the Senior Noteholders in accordance with Condition 15.

(g) Certificates to be final

All certificates, communications, opinions, determinations, calculations, quotations and decisions given, expressed, made or obtained for the purposes of the provisions of this Condition 5.2 by the Principal Paying Agent or the Calculation Agent, as applicable, shall (in the absence of manifest error) be binding on the Issuer, the Trustee, the Principal Paying Agent, the other Agents and all Senior Noteholders, Receiptholders and Couponholders and (in the absence of fraud or wilful default) no liability to the Issuer, the Trustee the Senior Noteholders, the Receiptholders or the Couponholders shall attach to the Principal Paying Agent or the Calculation Agent, as applicable, in connection with the exercise or non-exercise by it of its powers, duties and discretions pursuant to such provisions.

5.3 Benchmark Discontinuation

Notwithstanding the provisions in Condition 5.2, above (in the case of Floating Rate Senior Notes other than where the Reference Rate is specified in the applicable Final Terms as being Compounded Daily SOFR, in which case the provisions of this Condition 5.3 shall not apply), if the Issuer, acting in a commercially reasonable manner, determines that a Benchmark Event has occurred in relation to an Original Reference Rate when any Rate of Interest (or any component part thereof) remains to be determined by reference to that Original Reference Rate, then the following provisions of this Condition 5.3 shall apply.

(a) Successor Rate or Alternative Rate

If there is a Successor Rate, then the Issuer shall promptly notify the Principal Paying Agent and, in accordance with Condition 15, the Senior Noteholders of such Successor Rate and that Successor Rate shall (subject to adjustment as provided in Condition 5.3(b)) subsequently be used by the Principal Paying Agent in place of the Original Reference Rate to determine the relevant Rate(s) of Interest (or the relevant component part(s) thereof) for all relevant future payments of interest on the Senior Notes (subject to the further operation of this Condition 5.3).

If there is no Successor Rate but the Issuer, acting in a commercially reasonable manner and by reference to such sources as it deems appropriate, which may include consultation with an Independent Adviser, determines that there is an Alternative Rate, then the Issuer shall promptly notify the Principal Paying Agent and, in accordance with Condition 15, the Senior Noteholders of such Alternative Rate and that Alternative Rate shall (subject to adjustment as provided in Condition 5.3(b)) subsequently be used in place of the Original Reference Rate to determine the relevant Rate(s) of Interest (or the relevant component part(s) thereof) for all relevant future payments of interest on the Senior Notes (subject to the further operation of this Condition 5.3).

(b) Adjustment Spread

If, in the case of a Successor Rate, an Adjustment Spread is formally recommended, or formally provided as an option for parties to adopt, in relation to the replacement of the Original Reference Rate with the Successor Rate by any Relevant Nominating Body, then the Issuer shall promptly notify the Principal Paying Agent and, in accordance with Condition 15, the Senior Noteholders of such Adjustment Spread and the Principal Paying Agent shall apply such Adjustment Spread to the Successor Rate for each subsequent determination of a relevant Rate of Interest (or a component part thereof) by reference to such Successor Rate.

If, in the case of a Successor Rate where no such Adjustment Spread is formally recommended or provided as an option by any Relevant Nominating Body, or in the case of an Alternative Rate, the Issuer, acting in a commercially reasonable manner and by reference to such sources as it deems appropriate, which may include consultation with an Independent Adviser, determines that there is an Adjustment Spread in customary market usage in the international debt capital markets for transactions which reference the Original Reference Rate, where such rate has been replaced by the Successor Rate or the Alternative Rate (as the case may be), then the Issuer shall promptly notify the Principal Paying Agent and, in accordance with Condition 15, the Senior Noteholders of such Adjustment Spread and the Principal Paying Agent shall apply such Adjustment Spread to the Successor Rate and the Alternative Rate (as the case may be) for each subsequent determination of a relevant Rate of Interest (or a component part thereof) by reference to such Successor Rate or Alternative Rate (as applicable).

If no such recommendation or option has been made (or made available) by any Relevant Nominating Body, or the Issuer so determines that there is no such Adjustment Spread in customary market usage in the international debt capital markets and the Issuer further determines, acting in a commercially reasonable manner and following consultation with an Independent Adviser, that an Adjustment Spread is required to be applied to the Successor Rate or the Alternative Rate (as the case may be), then the Adjustment Spread shall be:

- (i) the Adjustment Spread determined by the Issuer, acting in a commercially reasonable manner and following consultation with an Independent Adviser, as being the Adjustment Spread recognised or acknowledged as being the industry standard for over-the-counter derivative transactions which reference the Original Reference Rate, where such rate has been replaced by the Successor Rate or the Alternative Rate (as the case may be); or
- (ii) if there is no such industry standard recognised or acknowledged, such Adjustment Spread as the Issuer, acting in a commercially reasonable manner and following consultation with an Independent Adviser, determines to be appropriate, having regard to the objective, so far as is reasonably practicable in the circumstances, of reducing or eliminating any economic prejudice or benefit (as the case may be) to the Senior Noteholders as a result of the replacement of the Original Reference Rate with the Successor Rate or the Alternative Rate (as the case may be).

Following any such determination of the Adjustment Spread, the Issuer shall promptly notify the Principal Paying Agent and, in accordance with Condition 15, the Senior Noteholders of such Adjustment Spread and the Principal Paying Agent shall apply such Adjustment Spread to the Successor Rate or the Alternative Rate (as the case may be) for each subsequent determination of a relevant Rate of Interest (or a component part thereof) by reference to such Successor Rate or Alternative Rate (as applicable).

(c) Benchmark Amendments

If any Successor Rate, Alternative Rate or Adjustment Spread is determined in accordance with this Condition 5.3 and the Issuer, acting in a commercially reasonable manner and by reference to such sources as it deems appropriate, which may include consultation with an Independent Adviser, determines in its discretion (A) that amendments to these Conditions, the Trust Deed and/or the Agency Agreement are necessary to ensure the proper operation of such Successor Rate, Alternative Rate and/or Adjustment Spread (such amendments, the "**Benchmark Amendments**") and (B) the terms of the Benchmark Amendments, then the Trustee and the Principal Paying Agent shall, at the direction and expense of the Issuer and subject to the Issuer having given notice thereof (including notice of the information referred to in (A) and (B) above) to the Trustee, the Principal Paying Agent and the Senior Noteholders in accordance with Condition 15, without any requirement for the consent or approval of the Senior Noteholders, use their reasonable endeavours to effect the necessary modifications to these Conditions, the Trust Deed and/or the Agency Agreement as may be required in order to give effect to such Benchmark Amendments with effect from the date specified in such notice (including, *inter alia*, by the execution of a deed supplemental to or amending the Trust Deed and, if required, the Agency Agreement in a form which is acceptable to the Trustee and the Principal Paying Agent) and the Trustee and/or the Principal Paying Agent shall not be liable to any party for any consequences thereof and any Benchmark Amendments shall not increase the obligations or duties, or decrease the rights or protections, of the Principal Paying Agent or the Trustee, as applicable, in these Conditions and/or the Agency Agreement and/or the Trust Deed unless agreed in writing between the Issuer and the Principal Paying Agent or the Trustee, as applicable.

In connection with any such modifications in accordance with this Condition 5.3(c), the Issuer shall comply with the rules of any stock exchange on which the Senior Notes are for the time being listed or admitted to trading.

In no event shall the Trustee, the Principal Paying Agent or Agent Bank be responsible for determining if a Benchmark Event has occurred or any substitute for SOFR, or for making any adjustments to any alternative benchmark or spread thereon, the business day convention, interest determination dates or any other relevant methodology for calculating any such substitute or successor benchmark. In connection with the foregoing, the Trustee, the Principal Paying Agent and the Agent Bank will be entitled to conclusively rely on any determinations made by Issuer or its designee and will have no liability for such actions taken at the direction of the Issuer or its designee.

Any Benchmark Amendments determined under this Condition 5.3(c) shall be notified promptly by the Issuer to the Principal Paying Agent and, in accordance with Condition 15, the Senior Noteholders. Such notice shall be irrevocable and shall specify the effective date of such Benchmark Amendments.

(d) Independent Adviser

In the event the Issuer is to consult with an Independent Adviser in connection with any determination to be made by the Issuer pursuant to this Condition 5.3 or Condition 5.2(e) above, the Issuer shall use its reasonable endeavours to appoint an Independent Adviser, as soon as reasonably practicable, for the purposes of any such consultation.

An Independent Adviser appointed pursuant to this Condition 5.3 or Condition 5.2(e) above shall act in good faith and in a commercially reasonable manner and (in the absence of fraud or wilful default) shall have no liability whatsoever to the Issuer, the Trustee or the Senior Noteholders for

any determination made by it or for any advice given to the Issuer in connection with any determination made by the Issuer pursuant to this Condition 5.3 or Condition 5.2(e) above or otherwise in connection with the Senior Notes.

If the Issuer consults with an Independent Adviser as to whether there is an Alternative Rate and/or any Adjustment Spread is required to be applied and/or in relation to the quantum of, or any formula or methodology for determining such Adjustment Spread and/or whether any Benchmark Amendments are necessary and/or in relation to the terms of any such Benchmark Amendments, a written determination of that Independent Adviser in respect thereof shall be conclusive and binding on all parties, save in the case of manifest error, and (in the absence of fraud or wilful default) the Issuer shall have no liability whatsoever to the Senior Noteholders in respect of anything done, or omitted to be done, in relation to that matter in accordance with any such written determination.

No Independent Adviser appointed in connection with the Senior Notes (acting in such capacity), shall have any relationship of agency or trust with the Senior Noteholders.

(e) Survival of Original Reference Rate Provisions

Without prejudice to the obligations of the Issuer under this Condition 5.3, the Original Reference Rate and the fallback provisions provided for in Condition 5.2, the Agency Agreement and the applicable Final Terms, as the case may be, will continue to apply unless and until the Issuer has determined the Successor Rate or the Alternative Rate (as the case may be), and any Adjustment Spread and Benchmark Amendments, in accordance with the relevant provisions of this Condition 5.3.

(f) Definitions

In this Condition 5.3:

"Adjustment Spread" means either a spread, or the formula or methodology for calculating a spread and the spread resulting from such calculation, which spread may in either case be positive or negative and is to be applied to the Successor Rate or the Alternative Rate (as the case may be) where the Original Reference Rate is replaced with the Successor Rate or the Alternative Rate (as the case may be);

"Alternative Rate" means an alternative benchmark or screen rate which the Issuer determines in accordance with this Condition 5.3 is used in place of the Original Reference Rate in customary market usage in the international debt capital markets for the purposes of determining rates of interest (or the relevant component part thereof) for a commensurate interest period and in the same Specified Currency as the Senior Notes;

"Benchmark Event" means:

- (i) the Original Reference Rate ceasing to be published for at least five Business Days or ceasing to exist or be administered;
- (ii) the later of (A) the making of a public statement by the administrator of the Original Reference Rate that it will, by a specified date, cease publishing the Original Reference Rate permanently or indefinitely (in circumstances where no successor administrator has been appointed that will continue publication of the Original Reference Rate) and (B) the date falling six months prior to such specified date;

- (iii) the making of a public statement by the supervisor of the administrator of the Original Reference Rate that the Original Reference Rate has been permanently or indefinitely discontinued, is prohibited from being used or is no longer representative, or that its use is subject to restrictions or adverse consequences or, where such discontinuation, prohibition, loss of representativeness, restrictions or adverse consequences are to apply from a specified date after the making of any public statement to such effect, the later of the date of the making of such public statement and the date falling six months prior to such specified date; or
- (iv) it has or will prior to the next Interest Determination Date become unlawful for the Calculation Agent, any Paying Agent or the Issuer to determine any Rate of Interest and/or calculate any Interest Amount using the Original Reference Rate (including, without limitation, under Regulation (EU) No. 2016/1011 or Regulation (EU) No. 2016/1011 as it forms part of United Kingdom domestic law by virtue of the European Union (Withdrawal) Act 2018, if applicable).

"Independent Adviser" means an independent financial institution of international repute or other independent adviser of recognised standing with appropriate experience appointed by the Issuer at its own expense;

"Original Reference Rate" means the benchmark or screen rate (as applicable) originally specified in the applicable Final Terms for the purposes of determining the relevant Rate of Interest (or any component part thereof) in respect of the Senior Notes (provided that if, following one or more Benchmark Events, such originally specified Reference Rate (or any Successor Rate or Alternative Rate which has replaced it) has been replaced by a (or a further) Successor Rate or Alternative Rate and a Benchmark Event subsequently occurs in respect of such Successor Rate or Alternative Rate, the term Original Reference Rate shall include any such Successor Rate or Alternative Rate);

"Relevant Nominating Body" means, in respect of a benchmark or screen rate (as applicable):

- (i) the central bank for the currency to which the benchmark or screen rate (as applicable) relates, or any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable); or
- (ii) any working group or committee sponsored by, chaired or co-chaired by or constituted at the request of (A) the central bank for the currency to which the benchmark or screen rate (as applicable) relates, (B) any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable), (C) a group of the aforementioned central banks or other supervisory authorities, or (D) the Financial Stability Board or any part thereof; and

"Successor Rate" means a successor to or replacement of the Original Reference Rate which is formally recommended by any Relevant Nominating Body.

5.4 Exempt Senior Notes

In the case of Exempt Senior Notes which are also Floating Rate Senior Notes where the applicable Pricing Supplement identifies that Screen Rate Determination applies to the calculation of interest, if the Reference Rate from time to time is specified in the applicable Pricing Supplement as being other than EURIBOR, NIBOR, Compounded Daily SONIA or Compounded Daily SOFR, the Rate of Interest in respect of such Exempt Senior Notes will be determined as provided in the applicable Pricing Supplement.

The rate or amount of interest payable in respect of Exempt Senior Notes which are not also Fixed Rate Senior Notes or Floating Rate Senior Notes shall be determined in the manner specified in the applicable Pricing Supplement, provided that where such Senior Notes are Index Linked Interest Senior Notes the provisions of Condition 5.2 shall, save to the extent amended in the applicable Pricing Supplement, apply as if the references therein to Floating Rate Senior Notes and to the Agent were references to Index Linked Interest Senior Notes and the Calculation Agent, respectively, and provided further that the Calculation Agent will notify the Agent of the Rate of Interest for the relevant Interest Period as soon as practicable after calculating the same.

In the case of Partly Paid Senior Notes (other than Partly Paid Senior Notes which are Zero Coupon Senior Notes), interest will accrue as aforesaid on the paid up nominal amount of such Senior Notes and otherwise as specified in the applicable Pricing Supplement.

5.5 Accrual of interest

Each Senior Note (or in the case of the redemption of part only of a Senior Note, that part only of such Senior Note) will cease to bear interest (if any) from the date for its redemption unless payment of principal is improperly withheld or refused. In such event, interest will continue to accrue until whichever is the earlier of:

- (a) the date on which all amounts due in respect of such Senior Note have been paid; and
- (b) as provided in the Trust Deed.

6 PAYMENTS

6.1 Method of payment

Subject as provided below:

- (a) payments in a Specified Currency other than euro will be made by credit or transfer to an account in the relevant Specified Currency maintained by the payee with a bank in the principal financial centre of the country of such Specified Currency (which, if the Specified Currency is Australian dollars or New Zealand dollars, shall be Sydney and Auckland, respectively); and
- (b) payments will be made in euro by credit or transfer to a euro account (or any other account to which euro may be credited or transferred) specified by the payee.

Payments will be subject in all cases to (i) any fiscal or other laws and regulations applicable thereto in the place of payment, but without prejudice to the provisions of Condition 8 and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986 (the "**Code**") or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or (without prejudice to the provisions of Condition 8) any law implementing an intergovernmental approach thereto.

6.2 Presentation of definitive Bearer Senior Notes, Receipts and Coupons

Payments of principal in respect of definitive Bearer Senior Notes will (subject as provided below) be made in the manner provided in Condition 6.1 above only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of definitive Bearer Senior Notes, and payments of interest in respect of definitive Bearer Senior Notes will (subject as provided below) be made as aforesaid only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of Coupons, in each case at the specified office of any Paying Agent outside the United States (which expression, as used herein, means the United States of America (including the States and the District of Columbia and its possessions)).

Fixed Rate Senior Notes in definitive bearer form (other than Long Maturity Senior Notes (as defined below)) and save as provided in Condition 6.4 should be presented for payment together with all unmatured Coupons appertaining thereto (which expression shall for this purpose include Coupons falling to be issued on exchange of matured Talons), failing which the amount of any missing unmatured Coupon (or, in the case of payment not being made in full, the same proportion of the amount of such missing unmatured Coupon as the sum so paid bears to the sum due) will be deducted from the sum due for payment. Each amount of principal so deducted will be paid in the manner mentioned above against surrender of the relative missing Coupon at any time before the expiry of 10 years after the Relevant Date (as defined in Condition 8) in respect of such principal (whether or not such Coupon would otherwise have become void under Condition 9) or, if later, five years from the date on which such Coupon would otherwise have become due, but in no event thereafter.

Upon any Fixed Rate Senior Note in definitive bearer form becoming due and repayable prior to its Maturity Date, all unmatured Talons (if any) appertaining thereto will become void and no further Coupons will be issued in respect thereof.

Upon the date on which any Floating Rate Senior Note or Long Maturity Senior Note in definitive bearer form becomes due and repayable, unmatured Coupons and Talons (if any) relating thereto (whether or not attached) shall become void and no payment or, as the case may be, exchange for further Coupons shall be made in respect thereof. A "**Long Maturity Senior Note**" is a Fixed Rate Senior Note (other than a Fixed Rate Senior Note which on issue had a Talon attached) whose nominal amount on issue is less than the aggregate interest payable thereon provided that such Senior Note shall cease to be a Long Maturity Senior Note on the Interest Payment Date on which the aggregate amount of interest remaining to be paid after that date is less than the nominal amount of such Senior Note.

If the due date for redemption of any definitive Bearer Senior Note is not an Interest Payment Date, interest (if any) accrued in respect of such Senior Note from (and including) the preceding Interest Payment Date or, as the case may be, the Interest Commencement Date shall be payable only against surrender of the relevant definitive Bearer Senior Note.

6.3 Payments in respect of Bearer Global Senior Notes

Payments of principal and interest (if any) in respect of Senior Notes represented by any Global Senior Note in bearer form will (subject as provided below) be made in the manner specified above in relation to definitive Bearer Senior Notes or otherwise in the manner specified in the relevant Global Senior Note, where applicable against presentation or surrender, as the case may be, of such Global Senior Note at the specified office of any Paying Agent outside the United States. A record of each payment made, distinguishing between any payment of principal and any payment of interest, will be made either on such Global Senior Note by the Paying Agent to which it was presented or in the records of Euroclear and Clearstream, Luxembourg, as applicable.

6.4 Specific provisions in relation to payments in respect of certain types of Exempt Senior Notes

Payments of instalments of principal (if any) in respect of definitive Bearer Senior Notes, other than the final instalment, will (subject as provided below) be made in the manner provided in Condition 6.1 above only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the relevant Receipt in accordance with the preceding paragraph. Payment of the final instalment will be made in the manner provided in Condition 6.1 above only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the relevant Bearer Senior Note in accordance with the preceding paragraph. Each Receipt must be presented for payment of the relevant instalment together with the definitive Bearer Senior Note to which it appertains. Receipts presented without the definitive Bearer Senior Note to which they appertain do not constitute valid obligations of the Issuer.

Upon the date on which any definitive Bearer Senior Note becomes due and repayable, unmatured Receipts (if any) relating thereto (whether or not attached) shall become void and no payment shall be made in respect thereof.

Upon the date on which any Dual Currency Senior Note or Index Linked Senior Note in definitive bearer form becomes due and repayable, unmatured Coupons and Talons (if any) relating thereto (whether or not attached) shall become void and no payment or, as the case may be, exchange for further Coupons shall be made in respect thereof.

6.5 Payments in respect of Registered Senior Notes

Payments of principal (other than instalments of principal prior to the final instalment) in respect of each Registered Senior Note (whether or not in global form) will be made against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the Registered Senior Note at the specified office of the Registrar or any of the Paying Agents. Such payments will be made by transfer to the Designated Account (as defined below) of the holder (or the first named of joint holders) of the Registered Senior Note appearing in the register of holders of the Registered Senior Notes maintained by the Registrar (the "**Register**") (i) where in global form, at the close of the business day (being for this purpose a day on which Euroclear and Clearstream, Luxembourg are open for business) before the relevant due date, and (ii) where in definitive form, at the close of business on the third business day (being for this purpose a day on which banks are open for business in the city where the specified office of the Registrar is located) before the relevant due date. For these purposes, "**Designated Account**" means the account (which, in the case of a payment in Japanese yen to a non resident of Japan, shall be a non resident account) maintained by a holder with a Designated Bank and identified as such in the Register and "**Designated Bank**" means (in the case of payment in a Specified Currency other than euro) a bank in the principal financial centre of the country of such Specified Currency (which, if the Specified Currency is Australian dollars or New Zealand dollars, shall be Sydney and Auckland, respectively) and (in the case of a payment in euro) any bank which processes payments in euro.

Payments of interest and payments of instalments of principal (other than the final instalment) in respect of each Registered Senior Note (whether or not in global form) will be made by transfer on the due date to the Designated Account of the holder (or the first named of joint holders) of the Registered Senior Note appearing in the Register (i) where in global form, at the close of the business day (being for this purpose a day on which Euroclear and Clearstream, Luxembourg are open for business) before the relevant due date, and (ii) where in definitive form, at the close of business on the fifteenth day (whether or not such fifteenth day is a business day) before the relevant due date (the "**Record Date**"). Payment of the interest due in respect of each Registered Senior Note on redemption and the final instalment of principal will be made in the same manner as payment of the principal amount of such Registered Senior Note.

No commissions or expenses shall be charged to the holders by the Registrar in respect of any payments of principal or interest in respect of Registered Senior Notes.

None of the Issuer, the Trustee or the Agents will have any responsibility or liability for any aspect of the records relating to, or payments made on account of, beneficial ownership interests in the Registered Global Senior Notes or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

6.6 General provisions applicable to payments

The holder of a Global Senior Note shall be the only person entitled to receive payments in respect of Senior Notes represented by such Global Senior Note and the Issuer will be discharged by payment to,

or to the order of, the holder of such Global Senior Note in respect of each amount so paid. Each of the persons shown in the records of Euroclear or Clearstream, Luxembourg as the beneficial holder of a particular nominal amount of Senior Notes represented by such Global Senior Note must look solely to Euroclear or Clearstream, Luxembourg, as the case may be, for their share of each payment so made by the Issuer to, or to the order of, the holder of such Global Senior Note.

Notwithstanding the foregoing provisions of this Condition, if any amount of principal and/or interest in respect of Bearer Senior Notes is payable in U.S. dollars, such U.S. dollar payments of principal and/or interest in respect of such Senior Notes will be made at the specified office of a Paying Agent in the United States if:

- (a) the Issuer has appointed Paying Agents with specified offices outside the United States with the reasonable expectation that such Paying Agents would be able to make payment in U.S. dollars at such specified offices outside the United States of the full amount of principal and interest on the Bearer Senior Notes in the manner provided above when due;
- (b) payment of the full amount of such principal and interest at all such specified offices outside the United States is illegal or effectively precluded by exchange controls or other similar restrictions on the full payment or receipt of principal and interest in U.S. dollars; and
- (c) such payment is then permitted under United States and other applicable law without involving, in the opinion of the Issuer, adverse tax consequences to the Issuer.

6.7 Payment Day

If the date for payment of any amount in respect of any Senior Note, Receipt or Coupon is not a Payment Day, the holder thereof shall not be entitled to payment until the next following Payment Day in the relevant place and shall not be entitled to further interest or other payment in respect of such delay. For these purposes, "**Payment Day**" means any day which (subject to Condition 9) is:

- (a) a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits):
 - (i) in the case of Senior Notes in definitive form only, the relevant place of presentation;
 - (ii) in each Additional Financial Centre (other than TARGET System) specified in the applicable Final Terms; and
 - (iii) if TARGET System is specified as an Additional Financial Centre in the applicable Final Terms, a day on which the TARGET System is open; and
- (b) either (1) in relation to any sum payable in a Specified Currency other than euro, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in the principal financial centre of the country of the relevant Specified Currency (which if the Specified Currency is Australian dollars or New Zealand dollars shall be Sydney and Auckland, respectively) or (2) in relation to any sum payable in euro, a day on which the TARGET System is open.

6.8 Interpretation of principal and interest

Any reference in the Conditions to principal in respect of the Senior Notes shall be deemed to include, as applicable:

- (a) any additional amounts which may be payable with respect to principal under Condition 8 or under any undertaking or covenant given in addition thereto, or in substitution therefor, pursuant to the Trust Deed;
- (b) the Final Redemption Amount of the Senior Notes;
- (c) the Early Redemption Amount of the Senior Notes;
- (d) the Optional Redemption Amount(s) (if any) of the Senior Notes;
- (e) in relation to Exempt Senior Notes redeemable in instalments, the Instalment Amounts; and
- (f) any premium and any other amounts (other than interest) which may be payable by the Issuer under or in respect of the Senior Notes.

Any reference in the Conditions to interest in respect of the Senior Notes shall be deemed to include, as applicable, any additional amounts which may be payable with respect to interest under Condition 8 or under any undertaking or covenant given in addition thereto, or in substitution therefor, pursuant to the Trust Deed.

7 REDEMPTION AND PURCHASE

7.1 Redemption at maturity

Unless previously redeemed or purchased and cancelled as specified below, each Senior Note will be redeemed by the Issuer at its Final Redemption Amount specified in the applicable Final Terms in the relevant Specified Currency on the Maturity Date specified in the applicable Final Terms.

7.2 Redemption for tax reasons

Subject to Condition 7.9, the Senior Notes may be redeemed at the option of the Issuer in whole, but not in part, at any time (if this Senior Note is not a Floating Rate Senior Note) or on any Interest Payment Date (if this Senior Note is a Floating Rate Senior Note), on giving not less than the minimum period nor more than the maximum period of notice specified in the applicable Final Terms to the Trustee and the Principal Paying Agent and, in accordance with Condition 15, the Senior Noteholders (which notice shall be irrevocable), if the Issuer satisfies the Trustee immediately before the giving of such notice that:

- (a) on the occasion of the next payment due under the Senior Notes, the Issuer has or will become obliged to pay additional amounts as provided or referred to in Condition 8 as a result of any change in, or amendment to, the laws or regulations of a Tax Jurisdiction (as defined in Condition 8) or any change in the application or official interpretation of such laws or regulations, which change or amendment becomes effective on or after the date on which agreement is reached to issue the first Tranche of the Senior Notes; and
- (b) such obligation cannot be avoided by the Issuer taking reasonable measures available to it,

provided that no such notice of redemption shall be given earlier than 90 days prior to the earliest date on which the Issuer would be obliged to pay such additional amounts were a payment in respect of the Senior Notes then due.

Prior to the publication of any notice of redemption pursuant to this Condition, the Issuer shall deliver to the Trustee to make available at its specified office to the Senior Noteholders (i) a certificate signed

by two Directors of the Issuer stating that the Issuer is entitled to effect such redemption and setting forth a statement of facts showing that the conditions precedent to the right of the Issuer so to redeem have occurred and (ii) an opinion of independent legal advisers of recognised standing to the effect that the Issuer has or will become obliged to pay such additional amounts as a result of such change or amendment and the Trustee shall be entitled to accept the certificate as sufficient evidence of the satisfaction of the conditions precedent set out above, in which event it shall be conclusive and binding on the Senior Noteholders, the Receiptholders and the Couponholders.

Senior Notes redeemed pursuant to this Condition 7.2 will be redeemed at their Early Redemption Amount referred to in Condition 7.9 below together (if appropriate) with interest accrued to (but excluding) the date of redemption.

7.3 Redemption at the option of the Issuer (Issuer Call)

If Issuer Call is specified as being applicable in the applicable Final Terms, the Issuer may at its sole discretion, having given not less than the minimum period nor more than the maximum period of notice specified in applicable Final Terms to the Senior Noteholders in accordance with Condition 15 (which notice shall be irrevocable and shall specify the date fixed for redemption), redeem all or some only of the Senior Notes then outstanding on any Optional Redemption Date and at the Optional Redemption Amount(s) specified in the applicable Final Terms together, if appropriate, with interest accrued to (but excluding) the relevant Optional Redemption Date. Any such redemption must be of a nominal amount not less than the Minimum Redemption Amount and not more than the Maximum Redemption Amount, in each case as may be specified in the applicable Final Terms.

In the case of a partial redemption of Senior Notes, the Senior Notes to be redeemed ("**Redeemed Senior Notes**") will (i) in the case of Redeemed Senior Notes represented by definitive Senior Notes, be selected individually by lot, not more than 30 days prior to the date fixed for redemption and (ii) in the case of Redeemed Senior Notes represented by a Global Senior Note, be selected in accordance with the rules of Euroclear and/or Clearstream, Luxembourg, (to be reflected in the records of Euroclear and Clearstream, Luxembourg as either a pool factor or a reduction in nominal amount, at their discretion). In the case of Redeemed Senior Notes represented by definitive Senior Notes, a list of the serial numbers of such Redeemed Senior Notes will be published in accordance with Condition 15 not less than 15 days prior to the date fixed for redemption.

7.4 Redemption at the option of the Issuer (Make-whole)

If Make-Whole Redemption is specified as being applicable in the applicable Final Terms, the Issuer may at its sole discretion, having given not less than 15 nor more than 30 days' notice to the Senior Noteholders in accordance with Condition 15 (which notice shall be irrevocable, subject as provided below, and shall specify the date fixed for redemption (the "**Make-whole Redemption Date**")), redeem all or (if redemption in part is specified as being applicable in the applicable Final Terms) some only of the Senior Notes then outstanding on any Make-whole Redemption Date and at the Make-whole Redemption Amount together, if appropriate, with interest accrued to (but excluding) the relevant Make-whole Redemption Date. If redemption in part is specified as being applicable in the applicable Final Terms, any such redemption must be of a nominal amount not less than the Minimum Redemption Amount and not more than the Maximum Redemption Amount in each case as may be specified in the applicable Final Terms.

In the case of a partial redemption of Senior Notes, the Redeemed Senior Notes will be selected individually by lot, in the case of Redeemed Senior Notes represented by definitive Senior Notes, and in accordance with the rules of Euroclear and/or Clearstream, Luxembourg (to be reflected in the records of Euroclear and Clearstream, Luxembourg as either a pool factor or a reduction in nominal amount, at

their discretion), in the case of Redeemed Senior Notes represented by a Global Senior Note, on a Selection Date not more than 30 days prior to the Make-whole Redemption Date. In the case of Redeemed Senior Notes represented by definitive Senior Notes, a list of the serial numbers of such Redeemed Senior Notes will be published in accordance with Condition 15 not less than 15 days prior to the Make-whole Redemption Date. No exchange of the relevant Global Senior Note will be permitted during the period from (and including) the Selection Date to (and including) the Make-whole Redemption Date pursuant to this Condition 7.4 and notice to that effect shall be given by the Issuer to the Senior Noteholders in accordance with Condition 15 at least five days prior to the Selection Date.

In this Condition 7.4, "**Make-whole Redemption Amount**" means:

(A) the outstanding principal amount of the relevant Senior Note or (B) if higher, the sum, as determined by the Calculation Agent, of the present values of the remaining scheduled payments of principal and interest on the Senior Notes to be redeemed (not including any portion of such payments of interest accrued to the date of redemption) discounted to the Make-whole Redemption Date on an annual basis (calculated on the basis of the applicable Day Count Fraction in respect of the calculation of an amount of interest in accordance with Condition 5.1 or Condition 5.2, as the case may be) at the Reference Rate plus the Make-whole Redemption Margin specified in the applicable Final Terms, where:

"**CA Selected Bond**" means a government security or securities (which, if the Specified Currency is euro, will be a German *Bundesobligationen*) selected by the Calculation Agent as having a maturity comparable to the remaining term of the Senior Notes to be redeemed that would be utilised, at the time of selection and in accordance with customary financial practice, in pricing new issues of corporate debt securities of comparable maturity to the remaining term of such Senior Notes;

"**Calculation Agent**" means a leading investment, merchant or commercial bank or other independent institution with appropriate expertise appointed by the relevant Issuer for the purposes of calculating the Make-whole Redemption Amount, and notified to the Senior Noteholders in accordance with Condition 15;

"**Make-whole Mid-Swap Rate Quotations**" means the bid and offered rates for the semi-annual or annual, as applicable, fixed leg (calculated on the day count basis customary for fixed rate payments in the Specified Currency), of a fixed-for-floating interest rate swap transaction in the Specified Currency with a term equal to the remaining term of the Senior Notes or the applicable swap rates for the next shorter and next longer periods of time where the Reference Swap Rate is to be calculated by reference to linear interpolation commencing in each case on the Make-whole Redemption Date and in a Representative Amount with an acknowledged dealer of good credit in the swap market, where the floating leg (in each case calculated on the day count basis customary for floating rate payments in the Specified Currency), is equivalent to the Rate of Interest that would apply in respect of the Senior Notes if (a) Screen Rate Determination was specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined, (b) the Reference Rate was the Floating Leg Reference Rate and (c) the Make-whole Relevant Screen Page was the Floating Leg Screen Page or, if not so specified in the applicable Final Terms or the Floating Leg Reference Rate is not so available on such Make-whole Relevant Screen Page, where such floating leg is equivalent to the rate, as determined by the Calculation Agent (or failing which the Issuer, in consultation with the Calculation Agent) acting in a commercially reasonable manner and by reference to such sources as it determines appropriate, customarily used for setting rates comparable to the applicable rates for the fixed leg of such a fixed-for-floating interest rate swap transaction;

"**Make-whole Reference Bank Rate**" means, in relation to the Make-whole Redemption Date, the percentage determined on the basis of the arithmetic mean of the applicable Make-whole Mid-Swap

Rate Quotations provided by the Reference Banks at approximately 11.00 in the principal financial centre of the Specified Currency on the Reference Rate Determination Date. The Issuer will (or procure that a third party on its behalf will) request the principal office of each of the Reference Banks to provide a quotation of its rate(s) to the Calculation Agent. If at least three quotations are provided, the applicable rate for the Make-whole Redemption Date will be the arithmetic mean of the quotations, eliminating the highest quotation (or, in the event of equality, one of the highest) and the lowest quotation (or, in the event of equality, one of the lowest). If only two quotations are provided, it will be the arithmetic mean of the quotations provided. If only one quotation is provided, it will be the quotation provided. If no quotations are provided, the Calculation Agent (or failing which the Issuer, in consultation with the Calculation Agent), acting in a commercially reasonable manner, shall determine such rate at such time and by reference to such sources as it determines appropriate;

"Reference Bond" means (A) if CA Selected Bond is specified in the applicable Final Terms, the relevant CA Selected Bond or (B) if CA Selected Bond is not specified in the applicable Final Terms, the security specified in the applicable Final Terms, provided that if the Calculation Agent advises the Issuer that, for reasons of illiquidity or otherwise, the relevant security specified is not appropriate for such purpose, such other central bank or government security as the Calculation Agent may, with the advice of Reference Market Makers, determine to be appropriate;

"Reference Bond Price" means the price for the Reference Bond (expressed as a percentage of its principal amount) specified in the applicable Final Terms appearing on the Relevant Make-whole Screen Page at the Relevant Make-whole Determination Time or, if no such Relevant Make-whole Screen Page is specified or such price does not appear on the Relevant Make-whole Screen Page at the Relevant Make-whole Determination Time, such price as is published in such other Make-whole Reference Source specified in the applicable Final Terms at or around the Relevant Make-whole Determination Time or, if no such Make-whole Reference Source is specified or such price is not so published (i) the average of five Reference Market Maker Quotations for the relevant Make-whole Redemption Date, after excluding the highest and lowest Reference Market Maker Quotations, (ii) if the Calculation Agent obtains fewer than five, but more than one, such Reference Market Maker Quotations, the average of all such quotations, or (iii) if only one such Reference Market Maker Quotation is obtained, the amount of the Reference Market Maker Quotation so obtained;

"Reference Market Maker Quotations" means, with respect to each Reference Market Maker and any Make-whole Redemption Date, the average, as determined by the Calculation Agent, of the bid and asked prices for the Reference Bond (expressed in each case as a percentage of its principal amount) quoted in writing to the Calculation Agent at the Quotation Time specified in the applicable Final Terms on the Reference Rate Determination Date specified in the applicable Final Terms;

"Reference Market Makers" means five brokers or market makers of securities such as the Reference Bond selected by the Calculation Agent or such other five persons operating in the market for securities such as the Reference Bond as are selected by the Calculation Agent in consultation with the Issuer;

"Reference Bond Rate" means, with respect to any Make-whole Redemption Date, the rate per annum equal to the equivalent yield to maturity of the Reference Bond appearing on the Relevant Make-whole Screen Page at the Relevant Make-whole Determination Time, or, if no such Relevant Make-whole Screen Page is specified or such yield does not appear on the Relevant Make-whole Screen Page at the Relevant Make-whole Determination Time, such yield as is published in such other Make-whole Reference Source specified in the applicable Final Terms at or around the Relevant Make-whole Determination Time or, if no such Make-whole Reference Source is specified or such yield is not so published, calculated using a price for the Reference Bond (expressed as a percentage of its principal amount) equal to the Reference Bond Price for such Make-whole Redemption Date. The Reference Bond

Rate will be calculated on the Reference Rate Determination Date specified in the applicable Final Terms;

"Reference Rate" means either the Reference Bond Rate or the Reference Swap Rate as specified in the applicable Final Terms;

"Reference Swap Rate" means the rate per annum equal to the yield to maturity that would result from a calculation of such yield based on the rate, expressed as a percentage, for the Make-whole Redemption Date of, in the case of semi-annual or annual Interest Payment Dates, the semi-annual or annual swap rate, respectively for swap transactions in the Specified Currency maturing on the Maturity Date or if, in accordance with customary financial practice, in pricing new issues of corporate debt securities of comparable maturity to the remaining term of the Senior Notes an interpolated rate would be utilised, the rate calculated by the Calculation Agent by straight line linear interpolation by reference to the two semi-annual or annual swap rates, as applicable, one of which shall be the applicable swap rate for the period of time for which rates are available next shorter than the length of the remaining term of the Senior Notes and the other of which shall be the applicable swap rate for the period of time for which rates are available next longer than the length of the remaining term of the Senior Notes provided however that if there is no rate available for a period of time next shorter or, as the case may be, next longer, then the Calculation Agent (or failing which the Issuer, in consultation with the Calculation Agent), acting in good faith and in a commercially reasonable manner, shall determine such rate at such time and by reference to such sources as it determines appropriate, which rate in each case appears on the Relevant Make-whole Screen Page as of approximately 11.00 a.m. in the principal financial centre of the Specified Currency on the Reference Rate Determination Date specified in the applicable Final Terms. If such rate does not appear on the Relevant Make-whole Screen Page, the Reference Swap Rate for the Make-whole Redemption Date will be the Make-whole Reference Bank Rate for the remaining term of the Senior Notes or the next shorter and next longer such rates as applicable;

"Relevant Make-whole Screen Page" means the display page on the relevant service as specified in the applicable Final Terms or such other page as may replace it on that information service, or on such other equivalent information service as determined by the Calculation Agent, for the purpose of displaying equivalent or comparable rates to the (A) yield to maturity or specified price of the Reference Bond or (B) relevant swap rates for swap transactions in the Specified Currency with an equivalent maturity to the Maturity Date, as the case may be, or, in the case of (B), the next shorter and next longer such rates as applicable;

"Reference Banks" means five leading swap dealers in the interbank market for swap transactions in the Specified Currency with an equivalent maturity to the remaining term of the Senior Notes or the next shorter and next longer such rates as applicable, as selected by the Issuer and notified by the Issuer in writing to the Trustee; and

"Representative Amount" means an amount that is representative for a single transaction in the relevant market at the relevant time.

7.5 Redemption at the option of the Senior Noteholders (Investor Put) (other than a Change of Control Put or a Merger Put)

If Investor Put is specified as being applicable in the applicable Final Terms, upon the holder of any Senior Note giving to the Issuer in accordance with Condition 15 not less than the minimum period nor more than the maximum period of notice specified in the applicable Final Terms, the Issuer will, upon the expiry of such notice, redeem such Senior Note on the Optional Redemption Date and at the Optional Redemption Amount together, if appropriate, with interest accrued to (but excluding) the Optional Redemption Date.

To exercise the right to require redemption of this Senior Note the holder of this Senior Note must, if this Senior Note is in definitive form and held outside Euroclear and Clearstream, Luxembourg, deliver, at the specified office of any Paying Agent (in the case of Bearer Senior Notes) or the Registrar (in the case of Registered Senior Notes) at any time during normal business hours of such Paying Agent or, as the case may be, the Registrar falling within the notice period, a duly completed and signed notice of exercise in the form (for the time being current) obtainable from any specified office of any Paying Agent or, as the case may be, the Registrar (a "**Put Notice**") and in which the holder must specify a bank account to which payment is to be made under this Condition 7.5 and, in the case of Registered Senior Notes, the nominal amount thereof to be redeemed and, if less than the full nominal amount of the Registered Senior Notes so surrendered is to be redeemed, an address to which a new Registered Senior Note in respect of the balance of such Registered Senior Notes is to be sent subject to and in accordance with the provisions of Condition 2.2. If this Senior Note is in definitive bearer form, the Put Notice must be accompanied by this Senior Note or evidence satisfactory to the Paying Agent concerned that this Senior Note will, following delivery of the Put Notice, be held to its order or under its control.

If this Senior Note is represented by a Global Senior Note or is in definitive form and held through Euroclear or Clearstream, Luxembourg, to exercise the right to require redemption of this Senior Note the holder of this Senior Note must, within the notice period, give notice to the Principal Paying Agent of such exercise in accordance with the standard procedures of Euroclear or Clearstream, Luxembourg (which may include notice being given on their instruction by Euroclear or Clearstream, Luxembourg or any common depositary or common safekeeper, as the case may be for them to the Principal Paying Agent by electronic means) in a form acceptable to Euroclear and Clearstream, Luxembourg from time to time.

Any Put Notice or other notice given in accordance with the standard procedures of Euroclear and Clearstream, Luxembourg by a holder of any Senior Note pursuant to this Condition 7.5 shall be irrevocable except where, prior to the due date of redemption, an Event of Default has occurred and the Trustee has declared the Senior Notes to be due and payable pursuant to Condition 10, in which event such holder, at its option, may elect by notice to the Issuer to withdraw the notice given pursuant to this Condition 7.5.

7.6 Merger Put

If (a) Merger Put is specified as being applicable in the applicable Final Terms and (b) at any time while this Senior Note remains outstanding, a Merger occurs (a "**Merger Put Event**"), the holder of each Senior Note will have the option (the "**Merger Put Option**") (unless, prior to the giving of the Merger Put Event Notice (as defined below), the Issuer gives notice of its intention to redeem the Senior Notes under Condition 7.2) to require the Issuer to redeem or, at the Issuer's option, to purchase or procure the purchase of this Senior Note on the Merger Redemption Date (as defined below), at the Merger Redemption Amount together with (or, where purchased, together with an amount equal to) accrued interest (if applicable) to (but excluding) the Merger Redemption Date.

Promptly upon the Issuer becoming aware that a Merger Put Event has occurred, the Issuer shall, and upon the Trustee becoming so aware (the Issuer having failed to do so) the Trustee may, give notice (a "**Merger Put Event Notice**") to the Senior Noteholders in accordance with Condition 15 specifying the nature of the Merger Put Event, the circumstances giving rise to it and the procedure for exercising the Merger Put Option.

To exercise the Merger Put Option:

- (a) if this Senior Note is in definitive form and held outside Euroclear and Clearstream, Luxembourg, the holder of this Senior Note must deliver, at the specified office of any Paying Agent (in the

case of Bearer Senior Notes) or the Registrar (in the case of Registered Senior Notes) at any time during normal business hours of such Paying Agent or, as the case may be, the Registrar falling within the period (the "**Merger Put Period**") of 30 days after that on which the Merger Put Event Notice is given, a duly completed and signed notice of exercise in the form (for the time being current) obtainable from any specified office of any Paying Agent or, as the case may be, the Registrar (a "**Merger Put Exercise Notice**") and in which the holder must specify a bank account to which payment is to be made under this Condition and, in the case of Registered Senior Notes, the nominal amount thereof to be redeemed and, if less than the full nominal amount of the Registered Senior Notes so surrendered is to be redeemed, an address to which a new Registered Senior Note in respect of the balance of such Registered Senior Notes is to be sent subject to and in accordance with the provisions of Condition 2.2. If this Senior Note is in definitive bearer form, the Merger Put Exercise Notice must be accompanied by this Senior Note or evidence satisfactory to the Paying Agent concerned that this Senior Note will, following delivery of the Merger Put Exercise Notice, be held to its order or under its control, and all unmatured Coupons and Talons (if any) relating thereto shall be dealt with as per the provisions of Condition 6.2; and

- (b) if this Senior Note is represented by a Global Senior Note or is in definitive form and held through Euroclear or Clearstream, Luxembourg, the holder of this Senior Note must, within the Merger Put Period, give notice to the Principal Paying Agent of such exercise in accordance with the standard procedures of Euroclear and Clearstream, Luxembourg (which may include notice being given on such holder's instruction by Euroclear or Clearstream, Luxembourg or any common depositary or common safekeeper, as the case may be, for them to the Principal Paying Agent by electronic means) in a form acceptable to Euroclear or Clearstream, Luxembourg, as applicable, from time to time.

The Issuer shall redeem or, at its option, purchase (or procure the purchase of) the Senior Notes in respect of which the Merger Put Option has been validly exercised on the Merger Redemption Date.

Any Merger Put Exercise Notice or other notice given in accordance with the standard procedures of Euroclear or Clearstream, Luxembourg, as applicable, given by a holder of any Senior Note pursuant to this Condition 7.6 shall be irrevocable except (i) with the prior consent of the Issuer or (ii) where, prior to the due date of redemption, an Event of Default has occurred and the Trustee has accelerated the Senior Notes, in which event such holder, at its option, may elect by notice to the Issuer to withdraw the Merger Put Exercise Notice or such other notice and instead to treat its Senior Notes as being forthwith due and payable pursuant to Condition 10.

The Trustee is under no obligation to ascertain whether a Merger Put Event or Merger or any event which could lead to the occurrence of or could constitute a Merger Put Event or Merger has occurred and, until it shall have actual knowledge or notice pursuant to the Trust Deed to the contrary, the Trustee may assume that no Merger Put Event or Merger or other such event has occurred.

For the purposes of this Condition 7.6:

- (a) A "**Merger**" means an operation under the laws of Luxembourg and/or other applicable law whereby the Issuer is acquired by another existing company (the absorbing company) or by a new company and the Issuer is, as a result of the merger, dissolved without going into liquidation (and includes, for the avoidance of doubt, a domestic Luxembourg merger and a cross-border merger);
- (b) "**Merger Period**" means the period (i) commencing on the date of the first public announcement of the relevant Merger, and (ii) ending on the date which is 90 days after the date on which the relevant Merger occurs; and

- (c) **"Merger Redemption Date"** means the tenth day after the date of expiry of the Merger Put Period.

7.7 Change of Control Put

If (a) Change of Control Put is specified as being applicable in the applicable Final Terms and (b) at any time while this Senior Note remains outstanding, a Change of Control Put Event occurs, the holder of each Senior Note will have the option (the **"Change of Control Put Option"**) (unless, prior to the giving of the Change of Control Put Event Notice (as defined below), the Issuer gives notice of its intention to redeem the Senior Notes under Condition 7.2) to require the Issuer to redeem or, at the Issuer's option, to purchase or procure the purchase of this Senior Note on the Change of Control Redemption Date (as defined below), at the Change of Control Redemption Amount together with (or, where purchased, together with an amount equal to) accrued interest (if applicable) to (but excluding) the Change of Control Redemption Date.

Promptly upon the Issuer becoming aware that a Change of Control Put Event has occurred, the Issuer shall, and upon the Trustee becoming so aware (the Issuer having failed to do so) the Trustee may, give notice (a **"Change of Control Put Event Notice"**) to the Senior Noteholders in accordance with Condition 15 specifying the nature of the Change of Control Put Event, the circumstances giving rise to it and the procedure for exercising the Change of Control Put Option.

To exercise the Change of Control Put Option:

- (a) if this Senior Note is in definitive form and held outside Euroclear and Clearstream, Luxembourg, the holder of this Senior Note must deliver, at the specified office of any Paying Agent (in the case of Bearer Senior Notes) or the Registrar (in the case of Registered Senior Notes) at any time during normal business hours of such Paying Agent or, as the case may be, the Registrar falling within the period (the **"Change of Control Put Period"**) of 30 days after that on which the Change of Control Put Event Notice is given, a duly completed and signed notice of exercise in the form (for the time being current) obtainable from any specified office of any Paying Agent or, as the case may be, the Registrar (a **"Change of Control Put Exercise Notice"**) and in which the holder must specify a bank account to which payment is to be made under this Condition and, in the case of Registered Senior Notes, the nominal amount thereof to be redeemed and, if less than the full nominal amount of the Registered Senior Notes so surrendered is to be redeemed, an address to which a new Registered Senior Note in respect of the balance of such Registered Senior Notes is to be sent subject to and in accordance with the provisions of Condition 2.2. If this Senior Note is in definitive bearer form, the Change of Control Put Exercise Notice must be accompanied by this Senior Note or evidence satisfactory to the Paying Agent concerned that this Senior Note will, following delivery of the Change of Control Put Exercise Notice, be held to its order or under its control, and all unmatured Coupons and Talons (if any) relating thereto shall be dealt with as per the provisions of Condition 6.2; and
- (b) if this Senior Note is represented by a Global Senior Note or is in definitive form and held through Euroclear or Clearstream, Luxembourg, the holder of this Senior Note must, within the Change of Control Put Period, give notice to the Principal Paying Agent of such exercise in accordance with the standard procedures of Euroclear and Clearstream, Luxembourg (which may include notice being given on such holder's instruction by Euroclear or Clearstream, Luxembourg or any common depositary or common safekeeper, as the case may be, for them to the Principal Paying Agent by electronic means) in a form acceptable to Euroclear or Clearstream, Luxembourg, as applicable, from time to time.

The Issuer shall redeem or, at its option, purchase (or procure the purchase of) the Senior Notes in respect of which the Change of Control Put Option has been validly exercised on the Change of Control Redemption Date.

Any Change of Control Put Exercise Notice or other notice given in accordance with the standard procedures of Euroclear or Clearstream, Luxembourg, as applicable, given by a holder of any Senior Note pursuant to this Condition 7.7 shall be irrevocable except (i) with the prior consent of the Issuer or (ii) where, prior to the due date of redemption, an Event of Default has occurred and the Trustee has accelerated the Senior Notes, in which event such holder, at its option, may elect by notice to the Issuer to withdraw the Change of Control Put Exercise Notice or such other notice and instead to treat its Senior Notes as being forthwith due and payable pursuant to Condition 10.

The Trustee is under no obligation to ascertain whether a Change of Control Put Event or Change of Control or any event which could lead to the occurrence of or could constitute a Change of Control Put Event or Change of Control has occurred and, until it shall have actual knowledge or notice pursuant to the Trust Deed to the contrary, the Trustee may assume that no Change of Control Put Event or Change of Control or other such event has occurred.

For the purposes of this Condition 7.7:

- (a) A "**Change of Control**" shall be deemed to have occurred when a person or persons (in each case, other than Edolaxia Group Limited and/or persons that are, directly or indirectly, Controlled by it, individually or jointly) acting in concert or any person or persons acting on behalf of any such person(s) (the "**Relevant Person(s)**") directly or indirectly acquire Control of the Issuer;
- (b) A "**Change of Control Put Event**" shall be deemed to have occurred when a Change of Control occurs and, immediately prior to the commencement of the Change of Control Period, the Issuer carries (with the agreement of the Issuer) from any Rating Agency: (x) an investment grade credit rating (Baa3 by Moody's, BBB- by S&P, BBB- by Fitch, or equivalent, or better), and such rating from any Rating Agency is, within the Change of Control Period, either downgraded to a non-investment grade credit rating (Ba1 by Moody's, BB+ by S&P, BB+ by Fitch or equivalent, or worse) or withdrawn and is not within such Change of Control Period subsequently (in the case of a downgrade) upgraded to an investment grade credit rating by such Rating Agency or (in the case of withdrawal) replaced by an investment grade credit rating from any other Rating Agency; or (y) a non-investment grade credit rating (Ba1 by Moody's, BB+ by S&P, BB+ by Fitch or equivalent, or worse), and such rating from any Rating Agency is within such Change of Control Period downgraded by one or more notches (for illustration, Ba1 to Ba2 being one notch) and is not within such Change of Control Period subsequently upgraded to its earlier credit rating or better by such Rating Agency, provided that if, immediately prior to the commencement of the Change of Control Period, the Issuer carries (with the agreement of the Issuer) a rating from more than one Rating Agency, at least one of which is investment grade, then subparagraph (x) will apply; and in making the relevant decision(s) referred to above, the relevant Rating Agency announces publicly or confirms in writing to the Issuer that such decision(s) resulted, in whole or in part, from the occurrence of the Change of Control. If the rating designations employed by any Rating Agency are changed from those which are described in this Condition, the Issuer shall determine the rating designations of the Rating Agency (as appropriate) as are most equivalent to the prior rating designations of the Rating Agency and this Condition shall be read accordingly;
- (c) "**Change of Control Period**" means the period (i) commencing on the date of the first public announcement of the relevant Change of Control, and (ii) ending on the date which is 120 days after the date on which the relevant Change of Control occurs;

- (d) **"Change of Control Redemption Date"** means the tenth day after the date of expiry of the Change of Control Put Period;
- (e) **"Control"** means: (i) the acquisition or control of more than 50 per cent. of the Voting Rights of the Issuer; or (ii) the right to appoint and/or remove all or the majority of the members of the Issuer's board of directors or other governing body of the Issuer, in each case, whether obtained directly or indirectly, and whether obtained by the ownership of Share Capital, the possession of Voting Rights, by contract, trust or otherwise, and **"Controlled"** shall be construed accordingly; and
- (f) **"Rating Agency"** means any of the following rating agencies: S&P Global Ratings Europe Limited ("**S&P**") or Moody's Investors Service Ltd ("**Moody's**") or any of their respective successors or any other rating agency of equivalent international standing specified from time to time by the Issuer.

7.8 Clean Up Call

If 80 per cent. or more of the originally issued aggregate principal amount of the Senior Notes (including any further issues pursuant to Condition 18) have been redeemed pursuant to Conditions 7.5, 7.6 and/or 7.7 or purchased, the Issuer may, having given not less than 30 days' notice to the Senior Noteholders in accordance with Condition 15, redeem or, at the Issuer's option, purchase (or procure the purchase of) all but not some only of, the Senior Notes then outstanding at their principal amount together with interest accrued to but excluding the date of such redemption. The notice referred to in the preceding sentence shall be irrevocable and shall specify the date fixed for redemption (which, if this Senior Note is not a Floating Rate Senior Note, shall not be more than 60 days after the date of the notice and, if this Senior Note is a Floating Rate Senior Note, shall be the first Interest Payment Date which occurs after the date which falls 30 days after the date of the notice).

7.9 Early Redemption Amounts

For the purpose of Condition 7.2 above and Condition 10:

- (a) each Senior Note (other than a Zero Coupon Senior Note) will be redeemed at its Early Redemption Amount; and
- (b) each Zero Coupon Senior Note will be redeemed at its Early Redemption Amount calculated in accordance with the following formula:

$$\text{Early Redemption Amount} = \text{RP} \times (1 + \text{AY})^y$$

where:

"RP" means the Reference Price;

"AY" means the Accrual Yield expressed as a decimal; and

"y" is the Day Count Fraction specified in the applicable Final Terms which will be either (i) 30/360 (in which case the numerator will be equal to the number of days (calculated on the basis of a 360-day year consisting of 12 months of 30 days each) from (and including) the Issue Date of the first Tranche of the Senior Notes to (but excluding) the date fixed for redemption or (as the case may be) the date upon which such Senior Note becomes due and repayable and the denominator will be 360) or (ii) Actual/360 (in which case the numerator will be equal to the actual number of days from (and including) the Issue Date of the first Tranche of the Senior Notes to (but excluding) the date fixed for redemption or (as the case may be) the date upon which such Senior Note becomes due and repayable and the denominator will be 360) or (iii)

Actual/365 (in which case the numerator will be equal to the actual number of days from (and including) the Issue Date of the first Tranche of the Senior Notes to (but excluding) the date fixed for redemption or (as the case may be) the date upon which such Senior Note becomes due and repayable and the denominator will be 365).

7.10 Specific redemption provisions applicable to certain types of Exempt Senior Notes

The Final Redemption Amount, any Optional Redemption Amount and the Early Redemption Amount in respect of Index Linked Redemption Senior Notes and Dual Currency Redemption Senior Notes may be specified in, or determined in the manner specified in, the applicable Pricing Supplement. For the purposes of Condition 7.2, Index Linked Interest Senior Notes and Dual Currency Interest Senior Notes may be redeemed only on an Interest Payment Date.

Instalment Senior Notes will be redeemed in the Instalment Amounts and on the Instalment Dates specified in the applicable Pricing Supplement. In the case of early redemption, the Early Redemption Amount of Instalment Senior Notes will be determined in the manner specified in the applicable Pricing Supplement.

Partly Paid Senior Notes will be redeemed, whether at maturity, early redemption or otherwise, in accordance with the provisions of this Condition 7.10 and the applicable Pricing Supplement.

7.11 Purchases

The Issuer or any Subsidiary of the Issuer may at any time purchase Senior Notes (provided that, in the case of definitive Bearer Senior Notes, all unmatured Receipts, Coupons and Talons appertaining thereto are purchased therewith) at any price in the open market or otherwise. Such Senior Notes may be held, reissued, resold or, at the option of the Issuer, surrendered to any Paying Agent and/or the Registrar for cancellation.

7.12 Cancellation

All Senior Notes which are redeemed will forthwith be cancelled (together with all unmatured Receipts, Coupons and Talons attached thereto or surrendered therewith at the time of redemption). All Senior Notes so cancelled and any Senior Notes purchased and cancelled pursuant to Condition 7.11 above (together with all unmatured Receipts, Coupons and Talons cancelled therewith) shall be forwarded to the Principal Paying Agent and cannot be reissued or resold.

7.13 Late payment on Zero Coupon Senior Notes

If the amount payable in respect of any Zero Coupon Senior Note upon redemption of such Zero Coupon Senior Note pursuant to Condition 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 or 7.7 above or upon its becoming due and repayable as provided in Condition 10 is improperly withheld or refused, the amount due and repayable in respect of such Zero Coupon Senior Note shall be the amount calculated as provided in Condition 7.9(b) above as though the references therein to the date fixed for the redemption or the date upon which such Zero Coupon Senior Note becomes due and payable were replaced by references to the date which is the earlier of:

- (a) the date on which all amounts due in respect of such Zero Coupon Senior Note have been paid; and
- (b) five days after the date on which the full amount of the moneys payable in respect of such Zero Coupon Senior Notes has been received by the Principal Paying Agent or the Registrar or the Trustee and notice to that effect has been given to the Senior Noteholders in accordance with Condition 15.

8 TAXATION

All payments of principal and interest in respect of the Senior Notes, Receipts and Coupons by or on behalf of the Issuer will be made without withholding or deduction for or on account of any present or future taxes or duties of whatever nature imposed or levied by or on behalf of any Tax Jurisdiction unless such withholding or deduction is required by law. In such event, the Issuer will pay such additional amounts as shall be necessary in order that the net amounts received by the holders of the Senior Notes, Receipts or Coupons after such withholding or deduction shall equal the respective amounts of principal and interest which would otherwise have been receivable in respect of the Senior Notes, Receipts or Coupons, as the case may be, in the absence of such withholding or deduction; except that no such additional amounts shall be payable with respect to any Senior Note, Receipt or Coupon:

- (a) presented for payment in Luxembourg; or
- (b) the holder of which is liable for such taxes or duties in respect of such Senior Note, Receipt or Coupon by reason of the holder having some connection with a Tax Jurisdiction other than the mere holding of such Senior Note, Receipt or Coupon; or
- (c) presented for payment more than 30 days after the Relevant Date (as defined below) except to the extent that the holder thereof would have been entitled to an additional amount on presenting the same for payment on such thirtieth day assuming that day to have been a Payment Day (as defined in Condition 6.7).

As used herein:

- (i) "**Tax Jurisdiction**" means Luxembourg or any political subdivision or any authority thereof or therein having power to tax; and
- (ii) the "**Relevant Date**" means the date on which such payment first becomes due, except that, if the full amount of the moneys payable has not been duly received by the Trustee or the Principal Paying Agent or the Registrar, as the case may be, on or prior to such due date, it means the date on which, the full amount of such moneys having been so received, notice to that effect is duly given to the Senior Noteholders in accordance with Condition 15.

9 PRESCRIPTION

The Senior Notes (whether in bearer or registered form), Receipts and Coupons will become void unless claims in respect of principal and/or interest are made within a period of 10 years (in the case of principal) and five years (in the case of interest) after the Relevant Date (as defined in Condition 8) therefor.

There shall not be included in any Coupon sheet issued on exchange of a Talon any Coupon the claim for payment in respect of which would be void pursuant to this Condition 9 or Condition 6.2 or any Talon which would be void pursuant to Condition 6.2.

10 EVENTS OF DEFAULT AND ENFORCEMENT

10.1 Events of Default

The Trustee at its discretion may, and if so requested in writing by the holders of at least 51 per cent. in nominal amount of the Senior Notes then outstanding or if so directed by an Extraordinary Resolution shall (subject in each case to being indemnified and/or secured and/or pre-funded to its satisfaction), (but in the case of the happening of any of the events described in paragraphs (b), (d), (e), (i) and (j) inclusive below, only if the Trustee shall have certified in writing to the Issuer that such event is, in its

opinion, materially prejudicial to the interests of the Senior Noteholders), give notice in writing to the Issuer that each Senior Note is, and each Senior Note shall thereupon immediately become, due and repayable at its Early Redemption Amount together with accrued interest as provided in the Trust Deed if any of the following events (each an "**Event of Default**") shall occur and be continuing:

- (a) default is made in the payment of any principal or any interest when due in respect of the Senior Notes or any of them and the default continues for a period of 30 days;
- (b) the Issuer does not perform or comply with any one or more of its other obligations under the Conditions or the Trust Deed and such default is incapable of remedy or, if (in the opinion of the Trustee) capable of remedy, is not (in the opinion of the Trustee) remedied within 90 days after the Issuer shall have received from the Trustee written notice of such default;
- (c) if: (i) any Indebtedness of the Issuer becomes due and repayable prematurely by reason of an event of default (however described); (ii) the Issuer fails to make any payment in respect of any Indebtedness on the due date for payment as extended by any originally applicable grace period; (iii) any security given by the Issuer for any Indebtedness is enforced; or (iv) default is made by the Issuer in making any payment due under any guarantee and/or indemnity given by it in relation to any Indebtedness of any other person;
- (d) if: (i) a distress, attachment, execution or other legal process is levied, enforced or sued out on or against all or any substantial part of the assets of the Issuer and is not discharged or stayed within 120 consecutive days or such longer period as may be permitted by the Trustee in its sole discretion; or (ii) any step is taken by any person with a view to the seizure, compulsory acquisition, expropriation or nationalisation of all or a material part of the assets of the Issuer;
- (e) any step is taken to enforce any Security Interest, present or future, created or assumed by the Issuer (including the taking of possession or the appointment of a receiver, administrative receiver, administrator manager, judicial manager or other similar person) and such step is not stayed within 120 consecutive days;
- (f) bankruptcy (*faillite*), insolvency, voluntary or judicial liquidation (*liquidation volontaire ou judiciaire*), reprieve from payment (*sursis de paiement*), examinership, reorganisation or similar Luxembourg or foreign laws proceedings affecting the rights of creditors generally are opened against the Issuer and remain unstayed in effect for a period of 120 consecutive days and/or any receiver (*curateur*), liquidator (*liquidateur*), auditor (*commissaire*), verifier (*expert-vérificateur*) *juge délégué* or *juge commissaire* is appointed in respect of the Issuer and is not discharged within 120 days of such appointment;
- (g) the Issuer admits its inability to pay its debts as they fall due, or is deemed unable to pay its debts pursuant to or for the purposes of any applicable law;
- (h) an order is made or a resolution is passed for the winding-up or dissolution of the Issuer, or the Issuer has passed a special resolution to have itself wound up or has made an announcement or issued a notice to that effect, or the Issuer ceases or publicly announces an intention to cease to carry on all or substantially all of its business or operations, except in any such case: (i) as a result of a Permitted Cessation of Business; or (ii) for the purpose of and followed by a solvent reconstruction, amalgamation, reorganisation, merger or consolidation; or (iii) in the case of a Subsidiary, whereby the undertaking and assets of the Subsidiary are transferred to or otherwise vested in the Issuer or another Subsidiary (as the case may be);

- (i) a final judgment or judgments for the payment of money are rendered against the Issuer and which judgments are not, within 120 days after entry thereof, bonded, discharged or stayed pending appeal, or are not discharged within 90 days after the expiration of such stay; or
- (j) any event occurs which under the laws of any relevant jurisdiction has an analogous effect to any of the events referred to in any of the foregoing paragraphs,

provided that, in the case of paragraphs (c) to (j) above (to the extent that paragraph (f) relates to a reprieve from payment (*sursis de paiement*)), no such event shall constitute an Event of Default unless the amount of the relevant default, either alone or when aggregated with other amounts of default relative to all (if any) other such events referred to in such paragraphs which shall have occurred (such amounts, in each case, if not in euro, converted into euro at the Prevailing Rate on the date of the occurrence of the relevant Event of Default), shall be equal to, or more than 10 per cent. of the Portfolio Value.

For the avoidance of doubt, the right to declare the Senior Notes due and repayable in accordance with this Condition 10 shall terminate if the event giving rise to the right ceases to fulfil the requirements of this Condition before the right is exercised.

10.2 Enforcement

The Trustee may at any time, at its discretion and without notice, take such proceedings against the Issuer as it may think fit to enforce the provisions of the Trust Deed, the Senior Notes, the Receipts and the Coupons, but it shall not be bound to take any such proceedings or any other action in relation to the Trust Deed, the Senior Notes, the Receipts or the Coupons unless (a) it shall have been so directed by an Extraordinary Resolution or so requested in writing by the holders of at least 51 per cent. in nominal amount of the Senior Notes then outstanding and (b) it shall have been indemnified and/or secured and/or pre-funded to its satisfaction.

No Senior Noteholder, Receiptholder or Couponholder shall be entitled to proceed directly against the Issuer unless the Trustee, having become bound so to proceed, (i) fails to do so within 60 days, or (ii) is unable for any reason so to do, and the failure or inability shall be continuing.

11 COVENANTS

11.1 Indebtedness/Assets

The Issuer undertakes that it will not, and will procure that none of its Subsidiaries will, up to (and including) the Final Discharge Date, incur any Indebtedness (other than any Refinancing Indebtedness) if, immediately after giving effect to the incurrence of such additional Indebtedness and the application of the net proceeds of such incurrence, the sum of:

- (a) (i) the Consolidated Indebtedness (less Cash and Cash Equivalents) as at the Last Reporting Date; and (ii) the Net Indebtedness (less Cash and Cash Equivalents) incurred since the Last Reporting Date would exceed 60 per cent. of the sum of (without duplication): (i) the Total Assets (less Cash and Cash Equivalents) as at the Last Reporting Date; (ii) the value of all assets acquired or contracted for acquisition by the Group, as determined at the relevant time in accordance with IFRS and the accounting principles applied by the Issuer in the latest Financial Statements as certified by the auditors of the Issuer, since the Last Reporting Date; and (iii) the proceeds of any Indebtedness incurred since the Last Reporting Date (but only to the extent that such proceeds were not used to acquire Real Estate Property or to reduce Indebtedness); and
- (b) (i) the Consolidated Secured Indebtedness (excluding the Secured Senior Notes (if any) and less Cash and Cash Equivalents) as at the Last Reporting Date; and (ii) the Net Secured Indebtedness

(excluding the Secured Senior Notes (if any) and less Cash and Cash Equivalents) incurred since the Last Reporting Date would exceed 45 per cent. of the sum of (without duplication): (i) the Total Assets (less Cash and Cash Equivalents) as at the Last Reporting Date; (ii) the value of all assets acquired or contracted for acquisition by the Group, as determined at the relevant time in accordance with IFRS and the accounting principles applied by the Issuer in the latest Financial Statements as certified by the auditors of the Issuer, since the Last Reporting Date; and (iii) the proceeds of any Indebtedness incurred since the Last Reporting Date (but only to the extent that such proceeds were not used to acquire Real Estate Property or to reduce Indebtedness).

11.2 Unencumbered Assets/Unsecured Indebtedness

The Issuer undertakes that the sum of: (i) the Unencumbered Assets (less Cash and Cash Equivalents) as at the Last Reporting Date; and (ii) the Net Unencumbered Assets (less Cash and Cash Equivalents) newly recorded since the Last Reporting Date will at no time be less than 125 per cent. of the sum of: (i) the Unsecured Indebtedness (less Cash and Cash Equivalents) at the Last Reporting Date; and (ii) the Net Unsecured Indebtedness (less Cash and Cash Equivalents) incurred since the Last Reporting Date.

11.3 Restriction on Ceasing Business

The Issuer will not, and will not permit any Material Subsidiary to cease to, or formally announce its intention to cease to, carry on its real estate business, except (i) as a result of a Permitted Cessation of Business; or (ii) for the purpose of and followed by a solvent reconstruction, amalgamation, reorganisation, merger or consolidation; or (iii) in the case of a Subsidiary, whereby (A) the relevant undertaking, assets and cash of the Subsidiary are transferred to or otherwise vested in the Issuer or another Subsidiary and/or (B) such cessation of business is as a result of or in connection with any transfer, sale or disposal on arms' length of any or all of its undertakings, assets and cash (as the case may be).

11.4 Consolidated Coverage Ratio

Up to and including the Final Discharge Date, the Issuer undertakes that, on each Reporting Date, the Consolidated Coverage Ratio will be at least 1.8.

11.5 Publication of Financial Statements

Up to and including the Final Discharge Date, the Issuer shall post on its website:

- (a) within 120 days after the end of each of the Issuer's fiscal years, annual reports containing the following information:
 - (i) audited consolidated financial statements prepared in accordance with IFRS; and
 - (ii) the audit report of the independent auditors on the consolidated financial statements; and
- (b) within 75 days after the end of the first six months in each fiscal year of the Issuer, consolidated interim financial statements prepared in accordance with IFRS.

11.6 Certificate to the Trustee

The Issuer has undertaken in the Trust Deed to deliver to the Trustee on an annual basis a certificate signed by two directors of the Issuer as to there not having occurred an Event of Default or Potential Event of Default (as defined in the Trust Deed) since the date of the last such certificate or if such event has occurred as to the details of such event. The Trustee will be entitled to rely without liability on such certificate and shall not be obliged independently to monitor whether an Event of Default or Potential Event of Default has occurred or monitor compliance by the Issuer with the undertakings set forth in this Condition 11, nor be liable to any person for not so doing.

Any certificate addressed to the Trustee by two directors of the Issuer as to the amounts of any defined term or figure in Conditions 11.1, 11.2, 11.4 and 11.5 may, in the absence of manifest error, be relied upon by the Trustee (without liability to any person for so relying) and, if so relied upon, shall be conclusive and binding on the Issuer and the Senior Noteholders.

11.7 Newco Scheme

In the event of a Newco Scheme, the Issuer undertakes to take (or shall procure that there is taken) all necessary action to ensure that (to the satisfaction of the Trustee) immediately after completion of the Newco Scheme:

- (a) at its option either Newco is substituted under the Senior Notes and the Trust Deed as principal obligor in place of the Issuer (with the Issuer providing a guarantee), subject to and as provided in the Trust Deed, or Newco becomes a guarantor under the Senior Notes and the Trust Deed and such amendments are made to these Conditions and the Trust Deed as are necessary, in the opinion of the Trustee to give effect to such changes (and the Trustee shall (at the expense of the Issuer) be obliged to concur in effecting such substitution or grant of such guarantee and in either case making any such amendments, provided that the Trustee shall not be obliged so to concur if in the opinion of the Trustee doing so would impose new or more onerous duties or obligations upon it or expose it to further liabilities or reduce its protections); and
- (b) the Trust Deed and the Conditions (including, without limitation, the Events of Default (in Condition 10)) provide at least the same protections and benefits to the Trustee and the Senior Noteholders following the implementation of such Newco Scheme as they provided to the Trustee and the Senior Noteholders prior to the implementation of the Newco Scheme, *mutatis mutandis*.

12 REPLACEMENT OF SENIOR NOTES, RECEIPTS, COUPONS AND TALONS

Should any Senior Note, Receipt, Coupon or Talon be lost, stolen, mutilated, defaced or destroyed, it may be replaced at the specified office of the Principal Paying Agent (in the case of Bearer Senior Notes, Receipts or Coupons) or the Registrar (in the case of Registered Senior Notes) upon payment by the claimant of such costs and expenses as may be incurred in connection therewith and on such terms as to evidence and indemnity as the Issuer may reasonably require. Mutilated or defaced Senior Notes, Receipts, Coupons or Talons must be surrendered before replacements will be issued.

13 AGENTS

The initial Agents are set out above. If any additional Paying Agents are appointed in connection with any Series, the names of such Paying Agents will be specified in Part B of the applicable Final Terms.

The Issuer is entitled, with the prior written approval of the Trustee, to vary or terminate the appointment of any Agent and/or appoint additional or other Agents and/or approve any change in the specified office through which any Agent acts, provided that:

- (a) there will at all times be a Principal Paying Agent and a Registrar;
- (b) so long as the Senior Notes are listed on any stock exchange or admitted to listing by any other relevant authority, there will at all times be a Paying Agent (in the case of Bearer Senior Notes) and a Transfer Agent (in the case of Registered Senior Notes) with a specified office in such place as may be required by the rules and regulations of the relevant stock exchange or other relevant authority; and
- (c) there will at all times be a Paying Agent in a jurisdiction within Europe, other than the jurisdiction in which the Issuer is incorporated.

In addition, the Issuer shall forthwith appoint a Paying Agent having a specified office in New York City in the circumstances described in Condition 6.6. Notice of any variation, termination, appointment or change in Paying Agents will be given to the Senior Noteholders promptly by the Issuer in accordance with Condition 15.

In acting under the Agency Agreement, the Agents act solely as agents of the Issuer and, in certain circumstances specified therein, of the Trustee and do not assume any obligation to, or relationship of agency or trust with, any Senior Noteholder, Receipholder or Couponholder. The Agency Agreement contains provisions permitting any entity into which any Agent is merged or converted or with which it is consolidated or to which it transfers all or substantially all of its assets to become the successor agent.

14 EXCHANGE OF TALONS

On and after the Interest Payment Date on which the final Coupon comprised in any Coupon sheet matures, the Talon (if any) forming part of such Coupon sheet may be surrendered at the specified office of any Paying Agent in exchange for a further Coupon sheet including (if such further Coupon sheet does not include Coupons to (and including) the final date for the payment of interest due in respect of the Senior Note to which it appertains) a further Talon, subject to the provisions of Condition 9.

15 NOTICES

All notices regarding the Bearer Senior Notes will be deemed to be validly given if published in a leading English language daily newspaper of general circulation in London. It is expected that any such publication in a newspaper will be made in the *Financial Times* in London. The Issuer shall also ensure that notices are duly published in a manner which complies with the rules of any stock exchange or other relevant authority on which the Bearer Senior Notes are for the time being listed or by which they have been admitted to trading (including, in respect of Bearer Senior Notes for the time being listed or admitted to trading on the Luxembourg Stock Exchange, on the website of the Luxembourg Stock Exchange (www.luxse.com)). Any such notice will be deemed to have been given on the date of the first publication or, where required to be published in more than one newspaper, on the date of the first publication in all required newspapers. If publication as provided above is not practicable, a notice will be given in such other manner, and will be deemed to have been given on such date, as the Trustee shall approve.

All notices regarding the Registered Senior Notes will be deemed to be validly given if sent by first class mail or (if posted to an address overseas) by airmail to the holders (or the first named of joint holders) at their respective addresses recorded in the Register and will be deemed to have been given on the fourth day after mailing and, in addition, for so long as any Registered Senior Notes are listed on a stock exchange or are admitted to trading by another relevant authority and the rules of that stock exchange or relevant authority so require, such notice will be published in a daily newspaper of general circulation in the place or places required by those rules or, in respect of Registered Senior Notes for the time being listed or admitted to trading on the Luxembourg Stock Exchange, on the website of the Luxembourg Stock Exchange (www.luxse.com).

Until such time as any definitive Senior Notes are issued, and for so long as any Global Senior Notes representing the Senior Notes are held in their entirety on behalf of Euroclear and/or Clearstream, Luxembourg, in lieu of such publication in such newspaper(s) or such mailing, the delivery of the relevant notice to Noteholders may be arranged through the systems of Euroclear and/or Clearstream, Luxembourg for communication by them to the holders of the Senior Notes and, in addition, for so long as any Senior Notes are listed on a stock exchange or are admitted to trading by another relevant authority and the rules of that stock exchange or relevant authority so require, such notice will be published in a daily newspaper of general circulation in the place or places required by those rules or, in respect of Senior Notes for the time being listed or admitted to trading on the Luxembourg Stock Exchange, on the website of the Luxembourg Stock Exchange

(www.luxse.com). Any such notice shall be deemed to have been given to the holders of the Senior Notes on the day after the day on which the said notice was given to Euroclear and/or Clearstream, Luxembourg.

Notices to be given by any Senior Noteholder shall be in writing and given by lodging the same, together (in the case of any Senior Note in definitive form) with the relative Senior Note or Senior Notes, with the Principal Paying Agent (in the case of Bearer Senior Notes) or the Registrar (in the case of Registered Senior Notes). Whilst any of the Senior Notes are represented by a Global Senior Note, such notice may be given by any holder of a Senior Note to the Principal Paying Agent or the Registrar through Euroclear and/or Clearstream, Luxembourg, as the case may be, in such manner as the Principal Paying Agent, the Registrar and Euroclear and/or Clearstream, Luxembourg, as the case may be, may approve for this purpose.

16 MEETINGS OF SENIOR NOTEHOLDERS, MODIFICATION, WAIVER AND SUBSTITUTION

The Trust Deed contains provisions for convening meetings of the Senior Noteholders (including by way of conference call or by use of a videoconference platform) to consider any matter affecting their interests, including the sanctioning by Extraordinary Resolution of a modification of the Senior Notes, the Receipts, the Coupons or any of the provisions of the Trust Deed. Such a meeting may be convened by the Issuer or the Trustee and shall be convened by the Issuer if required in writing by Senior Noteholders holding not less than five per cent. in nominal amount of the Senior Notes for the time being remaining outstanding. The quorum at any such meeting for passing an Extraordinary Resolution is one or more persons holding or representing not less than 50 per cent. in nominal amount of the Senior Notes for the time being outstanding, or at any adjourned meeting one or more persons being or representing Senior Noteholders whatever the nominal amount of the Senior Notes so held or represented, except that at any meeting the business of which includes the modification of certain provisions of the Senior Notes, the Receipts or the Coupons or the Trust Deed (including modifying the date of maturity of the Senior Notes or any date for payment of interest thereon, reducing or cancelling the amount of principal or the rate of interest payable in respect of the Senior Notes or altering the currency of payment of the Senior Notes, the Receipts or the Coupons), the quorum shall be one or more persons holding or representing not less than two-thirds in nominal amount of the Senior Notes for the time being outstanding, or at any adjourned such meeting one or more persons holding or representing not less than one-quarter in nominal amount of the Senior Notes for the time being outstanding. The Trust Deed provides that (i) a resolution passed at a meeting duly convened and held in accordance with the Trust Deed by a majority consisting of not less than three-fourths of the votes cast on such resolution, (ii) a resolution in writing signed by or on behalf of the holders of not less than three-fourths in nominal amount of the Senior Notes for the time being outstanding or (iii) consent given by way of electronic consents through the relevant clearing system(s) (in a form satisfactory to the Trustee) by or on behalf of the holders of not less than three-fourths in nominal amount of the Senior Notes for the time being outstanding, shall, in each case, be effective as an Extraordinary Resolution of the Senior Noteholders. An Extraordinary Resolution passed by the Senior Noteholders will be binding on all the Senior Noteholders, whether or not they are present at any meeting, and whether or not they voted on the resolution, and on all Receiptholders and Couponholders.

The Trustee may agree, without the consent of the Senior Noteholders, Receiptholders or Couponholders, to any modification of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Senior Notes or the Trust Deed, or determine, without any such consent as aforesaid, that any Event of Default or potential Event of Default shall not be treated as such, where, in any such case, it is not, in the opinion of the Trustee, materially prejudicial to the interests of the Senior Noteholders so to do or may agree, without any such consent as aforesaid, to any modification which is of a formal, minor or technical nature or to correct a manifest error or an error which, in the opinion of the Trustee, is proven. Any such modification shall be

binding on the Senior Noteholders, the Receiptholders and the Couponholders and any such modification shall be notified to the Senior Noteholders in accordance with Condition 15 as soon as practicable thereafter.

In addition, the Trustee shall be obliged to agree to such modifications to the Trust Deed, the Agency Agreement and these Conditions as may be required in order to give effect to Conditions 5.3(c) and 5.2(b)(iv) in connection with effecting any (i) Successor Rate, Alternative Rate and/or Adjustment Spread and/or (ii) changes to the definitions of Business Day, Business Day Convention, Compounded Daily SOFR, Day Count Fraction, Interest Determination Date, Interest Payment Date, Interest Period, SOFR Observation Period, SOFR Reference Rate or U.S. Government Securities Business Day, or, in each case, any related changes referred to in Conditions 5.3(c) and 5.2(b)(iv), respectively, without the requirement for the consent or sanction of the Senior Noteholders or Couponholders.

In connection with the exercise by it of any of its trusts, powers, authorities and discretions (including, without limitation, any modification, waiver, authorisation or determination), the Trustee shall have regard to the general interests of the Senior Noteholders as a class (but shall not have regard to any interests arising from circumstances particular to individual Senior Noteholders, Receiptholders or Couponholders whatever their number) and, in particular but without limitation, shall not have regard to the consequences of any such exercise for individual Senior Noteholders, Receiptholders or Couponholders (whatever their number) resulting from their being for any purpose domiciled or resident in, or otherwise connected with, or subject to the jurisdiction of, any particular territory or any political sub-division thereof and the Trustee shall not be entitled to require, nor shall any Senior Noteholder, Receiptholder or Couponholder be entitled to claim, from the Issuer, the Trustee or any other person any indemnification or payment in respect of any tax consequences of any such exercise upon individual Senior Noteholders, Receiptholders or Couponholders except to the extent already provided for in Condition 8 and/or any undertaking or covenant given in addition to, or in substitution for, Condition 8 pursuant to the Trust Deed.

The Trustee may, without the consent of the Senior Noteholders, agree with the Issuer to the substitution in place of the Issuer (or of any previous substitute under this Condition) as the principal debtor under the Senior Notes, the Receipts, the Coupons and the Trust Deed of another company, being (a) a HoldCo; (b) a Subsidiary of the Issuer; or (c) any Successor in Business, in each case, subject to (i) (except in the case of a Successor in Business) the Senior Notes being unconditionally and irrevocably guaranteed by the Issuer, (ii) the Trustee being satisfied that the interests of the Senior Noteholders will not be materially prejudiced by the substitution and (iii) certain other conditions set out in the Trust Deed being complied with. Any such substitution shall be binding on the Senior Noteholders, Receiptholders and Couponholders.

In connection with a Newco Scheme, at the request of the Issuer, the Trustee shall, without the requirement for any consent or approval of the Senior Noteholders, concur in the substitution of Newco in place of the Issuer (or any previous substituted company) as principal debtor under the Trust Deed and the Senior Notes, pursuant to and subject to the provisions set out in Condition 11.7.

For the avoidance of doubt, the provisions of articles 470-3 to 470-19 of the Companies Law shall not apply.

17 INDEMNIFICATION OF THE TRUSTEE AND TRUSTEE CONTRACTING WITH THE ISSUER

The Trust Deed contains provisions for the indemnification of the Trustee and for its relief from responsibility, including provisions relieving it from taking action unless indemnified and/or secured and/or pre-funded to its satisfaction.

The Trust Deed also contains provisions pursuant to which the Trustee is entitled, *inter alia*, (a) to enter into business transactions with the Issuer and/or any of its Subsidiaries and to act as trustee for the holders of any

other securities issued or guaranteed by, or relating to, the Issuer and/or any of its Subsidiaries, (b) to exercise and enforce its rights, comply with its obligations and perform its duties under or in relation to any such transactions or, as the case may be, any such trusteeship without regard to the interests of, or consequences for, the Senior Noteholders, Receiptholders or Couponholders and (c) to retain and not be liable to account for any profit made or any other amount or benefit received thereby or in connection therewith.

18 FURTHER ISSUES

The Issuer shall be at liberty from time to time without the consent of the Senior Noteholders, the Receiptholders or the Couponholders to create and issue further Senior Notes having terms and conditions the same as the Senior Notes or the same in all respects save for the amount and date of the first payment of interest thereon and the date from which interest starts to accrue and so that the same shall be consolidated and form a single Series with the outstanding Senior Notes.

19 CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

No person shall have any right to enforce any term or condition of this Senior Note under the Contracts (Rights of Third Parties) Act 1999, but this does not affect any right or remedy of any person which exists or is available apart from that Act.

20 GOVERNING LAW AND SUBMISSION TO JURISDICTION

20.1 Governing law

The Trust Deed, the Agency Agreement, the Senior Notes, the Receipts and the Coupons and any non-contractual obligations arising out of or in connection with the Trust Deed, the Agency Agreement, the Senior Notes, the Receipts and the Coupons are governed by, and construed in accordance with, English law.

The provisions of articles 470-3 to 470-19 of the Companies Law shall not apply.

20.2 Submission to jurisdiction

- (a) Subject to Condition 20.2(c) below, the English courts have exclusive jurisdiction to settle any dispute arising out of or in connection with the Trust Deed, the Senior Notes, the Receipts and/or the Coupons, including any dispute as to their existence, validity, interpretation, performance, breach or termination or the consequences of their nullity and any dispute relating to any non-contractual obligations arising out of or in connection with the Trust Deed, the Senior Notes, the Receipts and/or the Coupons (a "**Dispute**") and accordingly each of the Issuer and the Trustee and any Senior Noteholders, Receiptholders or Couponholders in relation to any Dispute submits to the exclusive jurisdiction of the English courts.
- (b) For the purposes of this Condition 20.2, the Issuer waives any objection to the English courts on the grounds that they are an inconvenient or inappropriate forum to settle any Dispute.
- (c) To the extent allowed by law, the Trustee, the Senior Noteholders, the Receiptholders and the Couponholders may, in respect of any Dispute or Disputes, take (i) proceedings in any other court with jurisdiction; and (ii) concurrent proceedings in any number of jurisdictions.

20.3 Appointment of Process Agent

The Issuer irrevocably appoints Law Debenture Corporate Services Limited at 8th Floor, 100 Bishopsgate, London EC2N 4AG, United Kingdom as its agent for service of process in any proceedings before the English courts in relation to any Dispute and agrees that, in the event of Law Debenture

Corporate Services Limited being unable or unwilling for any reason so to act, it will immediately appoint another person approved by the Trustee as its agent for service of process in England in respect of any Dispute. The Issuer agrees that failure by a process agent to notify it of any process will not invalidate service. Nothing herein shall affect the right to serve process in any other manner permitted by law.

20.4 Other documents

The Issuer has in the Trust Deed and the Agency Agreement submitted to the jurisdiction of the English courts and appointed an agent for service of process in terms substantially similar to those set out above.

21 DEFINITIONS

For the purposes of the Conditions:

"Cash" means cash in hand;

"Cash Equivalents" means short-term, liquid investments and traded securities;

"Companies Law" means the Luxembourg law of 10 August 1915 on commercial companies, as amended;

"Consolidated Adjusted EBITDA" means the number set out under the heading "EBITDA (adjusted)" in the Financial Statements;

"Consolidated Coverage Ratio" means the ratio of (A) the aggregate amount of Consolidated Adjusted EBITDA in the Relevant Period to (B) the aggregate amount of Net Cash Interest in the Relevant Period;

"Consolidated Indebtedness" means Indebtedness of the Group, as set out in the Financial Statements;

"Consolidated Secured Indebtedness" means that portion of the Consolidated Indebtedness that is secured by any Security Interest, as set out in the Financial Statements;

"Equity Share Capital" means, in relation to any entity, its issued share capital excluding any part of that capital which, in respect of dividends and capital, does not carry any right to participate beyond a specific amount in a distribution;

"Existing Shareholders" means the holders of ordinary shares in the Issuer immediately prior to the Scheme of Arrangement;

"Group" means the Issuer, each Related Company and each Subsidiary taken as a whole and **"member of the Group"** shall be construed accordingly;

"Final Discharge Date" means the date on which all present and future obligations and liabilities (whether actual or contingent) of the Issuer to the Trustee and the Senior Noteholders under or in respect of the Senior Notes and the Trust Deed have been discharged;

"Financial Statements" means the annual audited consolidated financial statements (including the management report) of the Issuer or the consolidated interim financial statements (including the management report) of the Issuer, in each case as published by the Issuer as at the Last Reporting Date and prepared in accordance with IFRS;

"HoldCo" means any corporation, partnership, company or other enterprise which directly or indirectly holds in the aggregate more than 50 per cent. of the Share Capital or the Voting Rights in the Issuer;

"IFRS" means the International Financial Reporting Standards;

"Indebtedness" means (without duplication) any indebtedness (whether being principal, interest or other amounts but excluding any indebtedness owed to another member of the Group) for or in respect of: (a) money borrowed; (b) liabilities under or in respect of any acceptance or acceptance credit; or (c) any notes, bonds, debentures, debenture stock, loan stock or other securities (to the extent not Share Capital) offered, issued or distributed whether by way of public offer, private placing, acquisition consideration or otherwise and whether issued for cash or in whole or in part for a consideration other than cash, in each case to the extent such indebtedness would be recorded as a liability in the audited annual or the interim consolidated financial statements of the Issuer in accordance with IFRS;

"Last Reporting Date" means the most recent Reporting Date;

"Material Subsidiary" means any Subsidiary:

- (a) whose net profits (consolidated in the case of a Subsidiary which itself has Subsidiaries) or whose total net assets (consolidated in the case of a Subsidiary which itself has Subsidiaries) represent not less than 5 per cent. of the consolidated net profits, or, as the case may be, the consolidated total net assets of the Issuer and its Subsidiaries taken as a whole, all as calculated respectively by reference to the latest financial statements (consolidated or, as the case may be, unconsolidated) of the Subsidiary and the then latest audited consolidated financial statements of the Issuer; provided that in the case of a Subsidiary acquired after the end of the financial period to which the then latest audited consolidated financial statements of the Issuer relate for the purpose of applying each of the foregoing tests, the reference to the Issuer's latest audited consolidated financial statements shall be deemed to be a reference to such financial statements as if such Subsidiary had been shown therein by reference to its then latest relevant financial statements, adjusted as deemed appropriate by the auditors for the time being after consultation with the Issuer; or
- (b) to which is transferred all or substantially all of the business, undertaking and assets of another Subsidiary which immediately prior to such transfer is a Material Subsidiary, whereupon (i) in the case of a transfer by a Material Subsidiary, the transferor Material Subsidiary shall immediately cease to be a Material Subsidiary and (ii) the transferee Subsidiary shall immediately become a Material Subsidiary, provided that on or after the date on which the relevant financial statements for the financial period current at the date of such transfer are published, whether such transferor Subsidiary or such transferee Subsidiary is or is not a Material Subsidiary shall be determined pursuant to the provisions of subparagraph (a) above.

Without prejudice to the above, a report by two of the directors of the Issuer that in their opinion (making such adjustments (if any) as they shall deem appropriate) a Subsidiary is or is not or was or was not at any particular time or during any particular period a Material Subsidiary shall be conclusive evidence and binding on the Issuer, and may be relied upon by the Trustee and the Noteholders.

"Net Cash Interest" means all interest accrued to be paid to persons who are not members of the Group less the amount of any interest accrued to be received from persons who are not members of the Group, in each case, excluding any one-off financing charges (including, without limitation, any one-off fees and/or break costs and/or early redemption costs and/or issuance costs) as set out in the Financial Statements;

"Net Indebtedness" means the Indebtedness incurred minus the amount of Indebtedness repaid;

"Net Secured Indebtedness" means the Secured Indebtedness incurred minus the amount of Secured Indebtedness repaid;

"Net Unencumbered Assets" means the value of any Real Estate Property not subject to any Security Interest acquired or contracted for acquisition plus the value of all other assets not subject to any Security Interest acquired or contracted for acquisition minus the value of such assets which: (i) have been disposed of; or (ii)

have become subject to a Security Interest, with the value of any such Real Estate Property or other assets in each such case to be determined at the relevant time in accordance with IFRS and the accounting principles applied by the Issuer in the latest Financial Statements as certified by auditors of the Issuer;

"Net Unsecured Indebtedness" means the Unsecured Indebtedness incurred minus the Unsecured Indebtedness repaid;

"Newco" means a newly incorporated limited liability company;

"Newco Scheme" means a scheme of arrangement or any other transaction (each, a **"Scheme of Arrangement"**):

- (a) which effects the interposition of a Newco between the Existing Shareholders and the Issuer; and
- (b) in respect of which the Issuer and the Trustee agree, with effect immediately after the implementation of such Scheme of Arrangement, (a) at the Issuer's option, either to the substitution of Newco in place of the Issuer as principal obligor (with a guarantee from the Issuer) or to the provision of a guarantee from Newco and (b) to make such amendments to these Conditions and the Trust Deed as are necessary, in the opinion of the Trustee, to ensure that the Trust Deed and these Conditions (including, without limitation, the Events of Default (in Condition 10)) provide at least the same protections and benefits to the Trustee and the Senior Noteholders following the implementation of such Scheme of Arrangement as they provided to the Trustee and the Senior Noteholders prior to the implementation of the Scheme of Arrangement, *mutatis mutandis*, all subject to and in accordance with Condition 11.7,

PROVIDED THAT:

- (i) only ordinary shares of Newco or depositary or other receipts or certificates representing ordinary shares of Newco are issued to Existing Shareholders;
- (ii) immediately after completion of the Scheme of Arrangement the only shareholders of ordinary shares of Newco or, as the case may be, the only holders of depositary or other receipts or certificates representing ordinary shares of Newco, are Existing Shareholders in the same proportions as such Existing Shareholders held ordinary shares immediately prior to the Scheme of Arrangement;
- (iii) immediately after completion of the Scheme of Arrangement, Newco is (or one or more wholly-owned subsidiaries of Newco are) the only ordinary shareholder (or shareholders) of the Issuer;
- (iv) all Subsidiaries of the Issuer immediately prior to the Scheme of Arrangement (other than Newco, if Newco is then a Subsidiary) are Subsidiaries of the Issuer (or subsidiaries of Newco) immediately after completion of the Scheme of Arrangement;
- (v) immediately after completion of the Scheme of Arrangement, the Issuer (or Newco) holds, directly or indirectly, the same percentage of the ordinary Share Capital and Equity Share Capital of those Subsidiaries as was held by the Issuer immediately prior to the Scheme of Arrangement; and
- (vi) any and all applicable company and securities laws are complied with;

"Permitted Cessation of Business" means, in the case of a Successor in Business, the Issuer ensuring the substitution of such Successor in Business as principal debtor under the Senior Notes, the Receipts, the Coupons and the Trust Deed in place of the Issuer in accordance with Condition 16 and the Trust Deed;

"Portfolio Value" means the value of the consolidated total assets of the Issuer, its Subsidiaries and any Related Company, as such amount appears in the latest Financial Statements;

"Real Estate Property" means the real estate property and any shares in real estate holding companies held directly or indirectly by the Group;

"Refinancing" means, in respect of any Indebtedness, to refinance, extend, renew, refund, repay, prepay, purchase, redeem, defease, retire, amend, restate, modify, supplement or replace, including the issue of other Indebtedness in exchange or replacement for, such Indebtedness, and **"Refinance"** and **"Refinanced"** shall be construed accordingly;

"Refinancing Indebtedness" means Indebtedness incurred (whether in a single financing or one or more separate financings) to Refinance any amount or amounts of existing Indebtedness of the Group as at the relevant date, provided that:

- (a) such Refinancing Indebtedness has an aggregate principal amount that is equal to or less than the aggregate principal amount of the Indebtedness being Refinanced; and
- (b) if the Indebtedness being Refinanced is subordinated in right of payment to the obligations of the Issuer in respect of the Senior Notes, such Refinancing Indebtedness is subordinated in right of payment to such obligations at least to the same extent as the Indebtedness being Refinanced;

"Related Company" means any company in which the Issuer holds, directly or indirectly, no more than 50 per cent. of the Share Capital or the Voting Rights in respect of such company;

"Relevant Period" means, for the purposes of Condition 11.4, the most recent four consecutive quarters ending prior to the date of determination of the Consolidated Coverage Ratio;

"Reporting Date" means an accounts date for which the annual audited consolidated financial statements (including the management report) of the Issuer or the consolidated interim financial statements (including the management report) of the Issuer, in each case, has have been published and prepared in accordance with IFRS;

"Secured Indebtedness" means that portion of the aggregate principal amount of all outstanding Indebtedness that is secured by any Security Interest on properties or other assets as set out in the Financial Statements;

"Secured Senior Notes" means any secured Senior Notes issued by any member of the Group (whether currently issued or issued in the future) which have not been repaid in full;

"Share Capital" means, in relation to any entity, its issued share capital;

"Successor in Business" means:

- (a) any consolidation, amalgamation or merger of the Issuer with any other corporation (other than a consolidation, amalgamation or merger in which the Issuer is the continuing corporation); or
- (b) any sale or transfer of all, or substantially all, of the assets of the Issuer to another entity (whether by operation of law or otherwise);

"Subsidiary" means any company in which the Issuer holds directly or indirectly, through another Subsidiary, more than 50 per cent. of the Share Capital or Voting Rights;

"Total Assets" means the value of the consolidated total assets of the Group, as such amount appears in the latest Financial Statements, provided that Total Assets shall include the proceeds of the Indebtedness or Secured Indebtedness and Secured Senior Notes to be incurred;

"Unencumbered Assets" means (without duplication): (i) the value of any Real Estate Property, on a consolidated basis determined in accordance with IFRS, of the Group that is not subject to any Security Interest; plus (ii) the value of all other assets of the Group that is not subject to any Security Interest (where in the case of both (i) and (ii), the values shall be equal to such amounts that appear in the latest Financial Statements);

"Unsecured Indebtedness" means that portion of the aggregate principal amount of all outstanding Indebtedness that is not Secured Indebtedness, as set out in the Financial Statements; and

"Voting Rights" means the right generally to vote at a general meeting of shareholders of the Issuer, in respect of any person other than the Issuer the right generally to vote at a general meeting of the shareholders of that person (in each case, irrespective of whether or not, at the time, stock of any other class or classes shall have, or might have, voting power by reason of the happening of any contingency).

TERMS AND CONDITIONS OF THE SUBORDINATED NOTES

The following are the Terms and Conditions of the Subordinated Notes which will be incorporated by reference into each Global Subordinated Note (as defined below) and each definitive Subordinated Note, in the latter case only if permitted by the relevant stock exchange or other relevant authority (if any) and agreed by the Issuer and the relevant Dealer at the time of issue but, if not so permitted and agreed, such definitive Subordinated Note will have endorsed thereon or attached thereto such Terms and Conditions. The applicable Final Terms (or the relevant provisions thereof) will be endorsed upon, or attached to, each Global Subordinated Note and definitive Subordinated Note. Reference should be made to "Applicable Final Terms" for a description of the content of Final Terms which will specify which of such terms are to apply in relation to the relevant Subordinated Notes.

This Subordinated Note is one of a Series (as defined below) of Dated Subordinated Notes or Undated Subordinated Notes (as specified in the applicable Final Terms) issued by Grand City Properties S.A. (the "**Issuer**") constituted by a Trust Deed (such Trust Deed as modified and/or supplemented and/or restated from time to time, the "**Trust Deed**") dated 27 August 2025 made between the Issuer and M&G Trustee Company Limited (the "**Trustee**", which expression shall include any successor as Trustee).

References herein to the "**Subordinated Notes**" shall be references to the Subordinated Notes of this Series and shall mean:

- (a) in relation to any Subordinated Notes represented by a global Subordinated Note (a "**Global Subordinated Note**"), units of each Specified Denomination in the Specified Currency;
- (b) any Global Subordinated Note; and
- (c) any definitive Subordinated Notes in bearer form ("**Bearer Subordinated Notes**") issued in exchange for a Global Subordinated Note in bearer form; and
- (d) any definitive Subordinated Notes in registered form ("**Registered Subordinated Notes**") (whether or not issued in exchange for a Global Subordinated Note in registered form).

The Subordinated Notes and the Coupons (as defined below) have the benefit of an Agency Agreement (such Agency Agreement as amended and/or supplemented and/or restated from time to time, the "**Agency Agreement**") dated 27 August 2025 and made between the Issuer, the Trustee, The Bank of New York Mellon, acting through its London branch as issuing and principal paying agent and agent bank (the "**Principal Paying Agent**" and the "**Agent Bank**", respectively, which expressions shall include any successor thereto) and the other paying agents named therein (together with the Principal Paying Agent and the Agent Bank, the "**Paying Agents**", which expression shall include any additional or successor paying agents), The Bank of New York Mellon SA/NV, Luxembourg Branch as registrar (the "**Registrar**", which expression shall include any successor registrar) and a transfer agent and the other transfer agents named therein (together with the Registrar, the "**Transfer Agents**", which expression shall include any additional or successor transfer agents). The Principal Paying Agent, the Calculation Agent (if any is specified in the applicable Final Terms), the Registrar, the Paying Agents, and other Transfer Agents together referred to as the "**Agents**".

The final terms for this Subordinated Note (or the relevant provisions thereof) are set out in Part A of the Final Terms attached to or endorsed on this Subordinated Note which complete these Terms and Conditions (the "**Conditions**"). References to the "**applicable Final Terms**" are, unless otherwise stated, to Part A of the Final Terms (or the relevant provisions thereof) attached to or endorsed on this Subordinated Note. The expression "**Prospectus Regulation**" means Regulation (EU) 2017/1129.

Interest bearing definitive Bearer Subordinated Notes have interest coupons ("**Coupons**") and, in the case of Bearer Subordinated Notes which, when issued in definitive form, have more than 27 interest payments

remaining, talons for further Coupons ("**Talons**") attached on issue. Any reference herein to Coupons or coupons shall, unless the context otherwise requires, be deemed to include a reference to Talons or talons. Registered Subordinated Notes and Global Subordinated Notes do not have Coupons or Talons attached on issue.

The Trustee acts for the benefit of the Subordinated Noteholders (which expression shall mean (in the case of Bearer Subordinated Notes) the holders of the Subordinated Notes and (in the case of Registered Subordinated Notes) the persons in whose name the Subordinated Notes are registered and shall, in relation to any Subordinated Notes represented by a Global Subordinated Note, be construed as provided below), the holders of the Coupons (the "**Couponholders**", which expression shall, unless the context otherwise requires, include the holders of the Talons), in accordance with the provisions of the Trust Deed.

As used herein, "**Tranche**" means Subordinated Notes which are identical in all respects (including as to listing and admission to trading) and "**Series**" means a Tranche of Subordinated Notes together with any further Tranche or Tranches of Subordinated Notes which (a) are expressed to be consolidated and form a single series and (b) have the same terms and conditions or terms and conditions which are the same in all respects save for the amount and date of the first payment of interest thereon and the date from which interest starts to accrue.

Copies of the Trust Deed and the Agency Agreement are (i) available for inspection or collection during normal business hours at the specified office of each of the Paying Agents or (ii) may be provided by email to any Subordinated Noteholder following their prior written request to the Trustee or any Paying Agents and provision of proof of holding and identity (in a form satisfactory to the Trustee or the relevant Paying Agent, as the case may be). If the Subordinated Notes are to be admitted to trading on the regulated market of the Luxembourg Stock Exchange, the applicable Final Terms will be published on the website of the Luxembourg Stock Exchange. The Subordinated Noteholders and the Couponholders are deemed to have notice of, and are entitled to the benefit of, all the provisions of the Trust Deed, the Agency Agreement and the applicable Final Terms which are applicable to them. The statements in the Conditions include summaries of, and are subject to, the detailed provisions of the Trust Deed and the Agency Agreement.

Words and expressions defined in the Trust Deed, the Agency Agreement or used in the applicable Final Terms shall have the same meanings where used in the Conditions unless the context otherwise requires or unless otherwise stated and provided that, in the event of inconsistency between the Trust Deed and the Agency Agreement, the Trust Deed will prevail and, in the event of inconsistency between the Trust Deed or the Agency Agreement and the applicable Final Terms, the applicable Final Terms will prevail.

In the Conditions, "**euro**" means the currency introduced at the start of the third stage of European economic and monetary union pursuant to the Treaty on the Functioning of the European Union, as amended.

1 FORM, DENOMINATION AND TITLE

The Subordinated Notes are in bearer form or in registered form as specified in the applicable Final Terms and, in the case of definitive Subordinated Notes, serially numbered, in the currency (the "**Specified Currency**") and the denominations (the "**Specified Denomination(s)**") specified in the applicable Final Terms. Subordinated Notes of one Specified Denomination may not be exchanged for Subordinated Notes of another Specified Denomination and Bearer Subordinated Notes may not be exchanged for Registered Subordinated Notes and *vice versa*.

This Subordinated Note may be a Fixed Rate Resettable Subordinated Note or a Floating Rate Subordinated Note depending upon the Interest Basis shown in the applicable Final Terms.

Definitive Bearer Subordinated Notes are issued with Coupons attached.

Subject as set out below, title to the Bearer Subordinated Notes and Coupons will pass by delivery and title to the Registered Subordinated Notes will pass upon registration of transfers in accordance with the provisions of the Agency Agreement. The Issuer, the Trustee and any Agent will (except as otherwise required by law) deem and treat the bearer of any Bearer Subordinated Note or Coupon and the registered holder of any Registered Subordinated Note as the absolute owner thereof (whether or not overdue and notwithstanding any notice of ownership or writing thereon or notice of any previous loss or theft thereof) for all purposes but, in the case of any Global Subordinated Note, without prejudice to the provisions set out in the next succeeding paragraph.

For so long as any of the Subordinated Notes is represented by a Global Subordinated Note held on behalf of Euroclear Bank SA/NV ("**Euroclear**") and/or Clearstream Banking S.A. ("**Clearstream, Luxembourg**"), each person (other than Euroclear or Clearstream, Luxembourg) who is for the time being shown in the records of Euroclear or of Clearstream, Luxembourg as the holder of a particular nominal amount of such Subordinated Notes (in which regard any certificate or other document issued by Euroclear or Clearstream, Luxembourg as to the nominal amount of such Subordinated Notes standing to the account of any person shall be conclusive and binding for all purposes save in the case of manifest error) shall be treated by the Issuer, the Trustee and the Agents as the holder of such nominal amount of such Subordinated Notes for all purposes other than with respect to the payment of principal or interest on such nominal amount of such Subordinated Notes, for which purpose the bearer of the relevant Bearer Global Subordinated Note or the registered holder of the relevant Registered Global Subordinated Note shall be treated by the Issuer, the Trustee and any Agent as the holder of such nominal amount of such Subordinated Notes in accordance with and subject to the terms of the relevant Global Subordinated Note and the expressions "**Subordinated Noteholder**" and "**holder of Subordinated Notes**" and related expressions shall be construed accordingly.

In determining whether a particular person is entitled to a particular nominal amount of Subordinated Notes as aforesaid, the Trustee may rely on such evidence and/or information and/or certification as it shall, in its absolute discretion, think fit and, if it does so rely, such evidence and/or information and/or certification shall, in the absence of manifest error, be conclusive and binding on all concerned.

Subordinated Notes which are represented by a Global Subordinated Note will be transferable only in accordance with the rules and procedures for the time being of Euroclear and Clearstream, Luxembourg, as the case may be. References to Euroclear and/or Clearstream, Luxembourg shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in Part B of the applicable Final Terms.

2 TRANSFERS OF REGISTERED SUBORDINATED NOTES

2.1 Transfers of interests in Registered Global Subordinated Notes

Transfers of beneficial interests in Registered Global Subordinated Notes will be effected by Euroclear or Clearstream, Luxembourg, as the case may be, and, in turn, by other participants and, if appropriate, indirect participants in such clearing systems acting on behalf of transferors and transferees of such interests. A beneficial interest in a Registered Global Subordinated Note will, subject to compliance with all applicable legal and regulatory restrictions, be transferable for Subordinated Notes in definitive form or for a beneficial interest in another Registered Global Subordinated Note of the same series only in the authorised denominations set out in the applicable Final Terms and only in accordance with the rules and operating procedures for the time being of Euroclear or Clearstream, Luxembourg, as the case may be, and in accordance with the terms and conditions specified in the Trust Deed and the Agency Agreement.

2.2 Transfers of Registered Subordinated Notes in definitive form

Upon the terms and subject to the conditions set forth in the Trust Deed and the Agency Agreement, a Registered Subordinated Note in definitive form may be transferred in whole or in part (in the authorised denominations set out in the applicable Final Terms). In order to effect any such transfer (a) the holder or holders must (i) surrender the Registered Subordinated Note for registration of the transfer of the Registered Subordinated Note (or the relevant part of the Registered Subordinated Note) at the specified office of any Transfer Agent, with the form of transfer thereon duly executed by the holder or holders thereof or their attorney or attorneys duly authorised in writing and (ii) complete and deposit such other certifications as may be required by the relevant Transfer Agent and (b) the relevant Transfer Agent must, after due and careful enquiry, be satisfied with the documents of title and the identity of the person making the request. Any such transfer will be subject to such reasonable regulations as the Issuer, the Trustee and the Registrar may from time to time prescribe. Subject as provided above, the relevant Transfer Agent will, within three business days (being for this purpose a day on which banks are open for business in the city where the specified office of the relevant Transfer Agent is located) of the request (or such longer period as may be required to comply with any applicable fiscal or other laws or regulations), authenticate and deliver, or procure the authentication and delivery of, at its specified office to the transferee or (at the risk of the transferee) send by uninsured mail, to such address as the transferee may request, a new Registered Subordinated Note in definitive form of a like aggregate nominal amount to the Registered Subordinated Note (or the relevant part of the Registered Subordinated Note) transferred. In the case of the transfer of part only of a Registered Subordinated Note in definitive form, a new Registered Subordinated Note in definitive form in respect of the balance of the Registered Subordinated Note not transferred will be so authenticated and delivered or (at the risk of the transferor) sent to the transferor.

2.3 Costs of registration

Subordinated Noteholders will not be required to bear the costs and expenses of effecting any registration of transfer as provided above, except for any costs or expenses of delivery other than by regular uninsured mail and except that the Issuer may require the payment of a sum sufficient to cover any stamp duty, tax or other governmental charge that may be imposed in relation to the registration.

3 STATUS OF THE SUBORDINATED NOTES AND PROHIBITION OF SET-OFF

3.1 Status

The Subordinated Notes and any relative Coupons are direct, unconditional, unsecured and subordinated obligations of the Issuer and in the event of the winding-up, dissolution, liquidation, bankruptcy or similar proceedings of the Issuer rank:

- (a) senior only to the Junior Obligations of the Issuer;
- (b) *pari passu* among themselves and with any Parity Obligations of the Issuer; and
- (c) junior to all other present and future obligations of the Issuer, whether subordinated or unsubordinated, except as otherwise provided by mandatory provisions of applicable laws or as expressly provided for by the terms of the relevant instrument.

In these Conditions:

"Junior Obligations" means (i) the ordinary shares and preferred shares (if any) of the Issuer, (ii) any present or future share of any other class of shares of the Issuer, (iii) any other present or future security, registered security or other instrument of the Issuer under which the Issuer's obligations rank or are expressed to rank *pari passu* with the ordinary shares or the preferred shares (if any) of the Issuer and

(iv) any present or future security, registered security or other instrument which is issued by a Subsidiary and guaranteed by the Issuer or for which the Issuer has otherwise assumed liability where the Issuer's obligations under such guarantee or other assumptions of liability rank or are expressed to rank *pari passu* with the instruments described under (i), (ii) or (iii);

"Parity Obligations" means any present or future obligation which (i) is issued by the Issuer and the obligations under which rank or are expressed to rank *pari passu* with the Issuer's obligations under the Subordinated Notes, or (ii) benefits from a guarantee or support agreement that ranks or is expressed to rank *pari passu* with the Issuer's obligations under the Subordinated Notes;

"Share Capital" means, in relation to any entity, its issued share capital;

"Subsidiary" means any corporation, partnership, company or other enterprise in which the Issuer directly or indirectly holds in the aggregate more than 50 per cent. of the Share Capital or the Voting Rights; and

"Voting Rights" means the right generally to vote at a general meeting of shareholders of the Issuer, in respect of any person other than the Issuer the right generally to vote at a general meeting of the shareholders of that person (in each case, irrespective of whether or not, at the time, stock of any other class or classes shall have, or might have, voting power by reason of the happening of any contingency).

3.2 Insolvency or Liquidation of the Issuer

In the event of the winding-up, dissolution, liquidation, bankruptcy or similar proceedings of the Issuer, no payments under the Subordinated Notes shall be made to the Subordinated Noteholders unless all claims that, pursuant to Condition 3.1, rank senior to the Subordinated Notes have been discharged or secured in full.

3.3 Prohibition of Set-off

No Subordinated Noteholder may set-off any claims arising under the Subordinated Notes against any claims that the Issuer may have against it. The Issuer may not set-off any claims it may have against the Subordinated Noteholders against any of its obligations under the Subordinated Notes.

4 INTEREST

4.1 Interest on Fixed Rate Resettable Subordinated Notes

(a) Interest Payment Dates

Each Fixed Rate Resettable Subordinated Note bears interest on its principal amount from (and including) the Interest Commencement Date at the rate(s) per annum equal to the Rate(s) of Interest.

Subject to Condition 5, such interest will be payable in arrear on the Interest Payment Date(s) in each year from (and including) the first Interest Payment Date.

If the Subordinated Notes are in definitive form, except as provided in the applicable Final Terms, the amount of interest payable on each Interest Payment Date up to (and including) the First Reset Date in respect of each Fixed Interest Period will amount to the Fixed Coupon Amount. Payments of interest on any Interest Payment Date will, if so specified in the applicable Final Terms, amount to the Broken Amount so specified.

As used in the Conditions, **"Fixed Interest Period"** means the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date.

(b) Interest Accrual

The Subordinated Notes (and any unpaid amounts thereon) will cease to bear interest from (and including) the date of redemption thereof pursuant to the relevant paragraph of Condition 7 or the date of substitution thereof pursuant to Condition 8, as the case may be, unless payment of principal is improperly withheld or refused. In such event, interest will continue to accrue until whichever is the earlier of:

- (i) the date on which all amounts due in respect of such Subordinated Note have been paid; and
- (ii) as provided in the Trust Deed.

(c) Interest Calculation

Except in the case of Subordinated Notes in definitive form where an applicable Fixed Coupon Amount or Broken Amount is specified in the applicable Final Terms, interest shall be calculated in respect of any period by applying the Rate of Interest to:

- (i) in the case of Fixed Rate Resettable Subordinated Notes which are (i) represented by a Global Subordinated Note or (ii) Registered Subordinated Notes in definitive form, the aggregate outstanding nominal amount of (A) the Fixed Rate Resettable Subordinated Notes represented by such Global Subordinated Note or (B) such Registered Subordinated Notes; or
- (ii) in the case of Fixed Rate Resettable Subordinated Notes which are Bearer Subordinated Notes in definitive form, the Calculation Amount;

and, in each case, multiplying such sum by the applicable Day Count Fraction.

The resultant figure (including after application of any Fixed Coupon Amount or Broken Amount, as applicable, to the outstanding aggregate principal amount of Fixed Rate Resettable Subordinated Notes, which are Registered Notes in definitive form or the Calculation Amount in the case of Fixed Rate Resettable Subordinated Notes which are Bearer Subordinated Notes in definitive form) shall be rounded to the nearest sub-unit of the relevant Specified Currency, half of any such sub-unit being rounded upwards or otherwise in accordance with applicable market convention.

Where the Specified Denomination of a Fixed Rate Resettable Subordinated Note which is a Bearer Subordinated Note in definitive form is a multiple of the Calculation Amount, the amount of interest payable in respect of such Fixed Rate Resettable Subordinated Note shall be the product of the amount (determined in the manner provided above) for the Calculation Amount and the amount by which the Calculation Amount is multiplied to reach the Specified Denomination, without any further rounding.

"Day Count Fraction" means, in respect of the calculation of an amount of interest, in accordance with this Condition 4.1:

- (A) if "Actual/365 (Fixed)" is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 365;
- (B) if "Actual/Actual (ICMA)" is specified in the applicable Final Terms:
 - (1) in the case of Subordinated Notes where the number of days in the relevant period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date (the Accrual Period) is equal to or shorter than the Determination Period during which the Accrual Period ends, the number of days in such Accrual Period divided by the product of (1) the number of

days in such Determination Period and (2) the number of Determination Dates (as specified in the applicable Final Terms) that would occur in one calendar year; or

- (2) in the case of Subordinated Notes where the Accrual Period is longer than the Determination Period during which the Accrual Period ends, the sum of:
 - (I) the number of days in such Accrual Period falling in the Determination Period in which the Accrual Period begins divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year; and
 - (II) the number of days in such Accrual Period falling in the next Determination Period divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year; and
- (C) if "30/360" is specified in the applicable Final Terms, the number of days in the period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date (such number of days being calculated on the basis of a year of 360 days with 12 30-day months) divided by 360.

In these Conditions:

"Determination Period" means each period from (and including) a Determination Date to (but excluding) the next Determination Date (including, where either the Interest Commencement Date or the final Interest Payment Date is not a Determination Date, the period commencing on the first Determination Date prior to, and ending on the first Determination Date falling after, such date); and

"sub-unit" means, with respect to any currency other than euro, the lowest amount of such currency that is available as legal tender in the country of such currency and, with respect to euro, one cent.

(d) First Fixed Rate of Interest

For each Fixed Interest Period to (but excluding) the First Reset Date (as specified in the applicable Final Terms) and subject to Condition 5, each Fixed Rate Resetable Subordinated Note bears interest at the rate per annum equal to the First Fixed Rate of Interest (as specified in the applicable Final Terms), subject to Condition 4.3.

(e) Subsequent Reset Rate(s) of Interest

For each Fixed Interest Period commencing on or after the First Reset Date and subject to Condition 5, each Fixed Rate Resetable Subordinated Note bears interest at the relevant Subsequent Reset Rate, as determined and notified in writing to the Agent and the Issuer by the Agent Bank on the relevant Reset Determination Date in accordance with this Condition 4.1(e), subject to Condition 4.3. Following any such determination of the Subsequent Reset Rate, the Issuer shall promptly notify the Trustee of such Subsequent Reset Rate.

In these Conditions:

"Margin" means the rate(s) specified in the applicable Final Terms;

"Mid Swap Rate" means for any Reset Period the arithmetic mean of the bid and offered rates for the fixed leg of a fixed-for-floating interest rate swap transaction in the Specified Currency with a term equal to the relevant Reset Period and commencing on the relevant Reset Date and payable with a frequency equivalent to the frequency with which scheduled interest payments are payable on the Fixed Rate Resetable Subordinated Notes during the relevant Reset Period (or, if such rate with such frequency of

payments is not displayed on the Mid Swap Reference Rate Screen Page at the Subsequent Reset Reference Rate Time, the rate with the next closest frequency of payments converted in accordance with market convention to a rate with the frequency with which scheduled interest payments are payable on the Fixed Rate Resettable Subordinated Notes) (calculated in each case on the day count basis customary for fixed rate payments in the Specified Currency);

"Mid Swap Reference Rate Screen Page" means the display page on the relevant service as specified in the applicable Final Terms or such other page as may replace it on that information service, or on such other equivalent information service as determined by the Issuer (acting in a commercially reasonable manner and by reference to such sources as it deems appropriate, which may include consultation with an Independent Adviser as defined in Condition 4.4), for the purpose of displaying the Mid Swap Rate;

"Reference Bond" means for any Reset Period a government security or securities issued by the state responsible for issuing the Specified Currency (which, if the Specified Currency is euro, shall be Germany, or if the Specified Currency is U.S. dollars, shall be the United States) selected by the Issuer on the advice of a leading independent investment, merchant or commercial bank as having an actual or interpolated maturity comparable with the relevant Reset Period that would be utilised, at the time of selection and in accordance with customary financial practice, in pricing new issues of corporate debt securities denominated in the Specified Currency and of a comparable maturity to the relevant Reset Period;

"Reference Bond Price" means, with respect to any Reset Determination Date (i) the arithmetic mean of the Reference Government Bond Dealer Quotations for such Reset Determination Date (provided by the Reference Government Bond Dealers upon request by or on behalf of the Issuer and provided by the Issuer to the Agent Bank), after excluding the highest and lowest such Reference Government Bond Dealer Quotations, or (ii) if fewer than five, but more than one, Reference Government Bond Dealer Quotations are received, the arithmetic average of all such quotations, or (iii) if only one Reference Government Bond Dealer Quotation is received, the amount of that quotation so received;

"Reference Government Bond Dealer" means each of five banks (selected by the Issuer on the advice of a leading independent investment, merchant or commercial bank), or their affiliates and respective successors, which are primary dealers or market makers in the market for securities such as the Reference Bond;

"Reference Government Bond Dealer Quotations" means, with respect to each Reference Government Bond Dealer and the relevant Reset Determination Date, the arithmetic mean, as determined, and notified in writing to the Agent and the Issuer, by the Agent Bank, of the bid and offered prices for the relevant Reference Bond (expressed in each case as a percentage of its nominal amount) at or around the Subsequent Reset Reference Rate Time on the relevant Reset Determination Date quoted in writing to the Issuer or the Agent Bank by such Reference Government Bond Dealer;

"Reset Determination Date" means for each Reset Period the date as specified in the Final Terms falling on or before the commencement of such Reset Period on which the Rate of Interest for such Reset Period is to be determined;

"Reset Period" means the period from (and including) one Reset Date to (but excluding) the next following Reset Date up to (but excluding) the Maturity Date (if any);

"Subsequent Reset Rate" for any Reset Period means the sum of (i) the applicable Subsequent Reset Reference Rate and (ii) the applicable Margin (rounded down to four decimal places, with 0.00005 being rounded down) (which rate if not calculated on the basis of a Subsequent Reset Reference Rate with the same frequency of payments, shall be converted in accordance with market convention to a rate with the

frequency with which scheduled interest payments are payable on the Fixed Rate Resetable Subordinated Notes or, if market convention is for the Subsequent Reset Reference Rate first to be so converted, the Subsequent Reset Reference Rate for the purposes of determining the Subsequent Reset Rate shall be the Subsequent Reset Reference Rate as so converted without any further such conversion);

"Subsequent Reset Reference Rate" means either:

- (i) if **"Mid Swaps"** is specified in the Final Terms, the Mid Swap Rate which appears on the Mid Swap Reference Rate Screen Page at or around the Subsequent Reset Reference Rate Time on the relevant Reset Determination Date for the relevant Reset Period, expressed as a percentage; or
- (ii) if **"Reference Bond"** is specified in the Final Terms, the rate per annum equal to the annual yield to maturity or interpolated yield to maturity (on the relevant day count basis) of the relevant Reference Bond, assuming a price for such Reference Bond (expressed as a percentage of its nominal amount) equal to the relevant Reference Bond Price; and

"Subsequent Reset Reference Rate Time" has the meaning specified in the applicable Final Terms.

(f) Mid Swap Reference Rate Screen Page Unavailable or Mid Swap Rate does not Appear

If the Mid Swap Reference Rate Screen Page is unavailable or the Mid Swap Rate does not appear on the Mid Swap Reference Rate Screen Page, in each case at or around the Subsequent Reset Reference Rate Time on the relevant Reset Determination Date, the Issuer shall (or procure that a third party on its behalf shall) request each of the Reference Banks (as defined below) to provide the Issuer and the Agent Bank with its offered quotation (expressed as a percentage rate per annum) for the Mid Swap Rate at approximately the Subsequent Reset Reference Rate Time on the Reset Determination Date in question in an amount that is representative for a single transaction in the relevant market at the relevant time with an acknowledged dealer of good credit in the swap market, where the floating leg (calculated on the day count basis customary for floating rate payments in the Specified Currency) is equivalent to the Rate of Interest that would apply in respect of the Subordinated Notes if (a) the Notes were Floating Rate Subordinated Notes and Screen Rate Determination was specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined, (b) the Reference Rate was the Subsequent Reset Floating Leg Reference Rate and (c) the Relevant Screen Page was the Subsequent Reset Floating Leg Screen Page, or, in the event that the Relevant Screen Page is not available or no relevant offered quotation appears on the Relevant Screen Page at or around the Subsequent Reset Reference Rate Time, on the basis of the rate that would have been used for the floating leg of the Mid Swap Rate that was to appear on the Mid Swap Reference Rate Screen Page at or around the Subsequent Reset Reference Rate Time if it had appeared at such time.

If two or more of the Reference Banks provide the Issuer or the Agent Bank with offered quotations, the Subsequent Reset Reference Rate for the relevant Reset Period shall be the arithmetic mean (rounded if necessary to the fifth decimal place, with 0.000005 being rounded upwards) of the offered quotations plus or minus (as appropriate) the applicable Margin (if any), all as determined, and notified in writing to the Agents and the Trustee, by the Issuer or the Agent Bank. If only one quotation is provided, the Subsequent Reset Reference Rate will be the quotation provided.

If none of the Reference Banks provides the Issuer or the Agent Bank with an offered quotation as provided in the foregoing provisions of this paragraph, the Subsequent Reset Rate shall be determined as the Subsequent Reset Rate as at the last preceding Reset Determination Date less the Margin applicable as from the last preceding Reset Date plus the Margin applicable as from the current Reset Determination Date or, in the case of the first Reset Determination Date, the Subsequent Reset Rate shall

be determined on the basis of the Subsequent Reset Reference Rate being equal to the Initial Reset Reference Rate.

In this Condition 4.1(f), "**Reference Banks**" means five leading swap dealers in the interbank market for swap transactions in the Specified Currency with an equivalent maturity to the Reset Period as selected by the Issuer in consultation with a leading independent investment, merchant or commercial bank.

(g) Publication of Subsequent Reset Rates

The Issuer shall cause notice of each Subsequent Reset Rate determined in accordance with this Condition 4.1 in respect of each relevant Reset Period to be given to the Trustee, the Registrar, the Paying Agents, any stock exchange on which the Fixed Rate Resettable Subordinated Notes are for the time being listed or admitted to trading and, in accordance with Condition 16, the Subordinated Noteholders, in each case as soon as practicable after its determination but in any event not later than the fourth Business Day (as defined below) thereafter.

(h) Agent Bank and Reference Banks

With effect from the Reset Determination Date relating to the First Reset Date, the Issuer will maintain an Agent Bank if not the Principal Paying Agent and five Reference Banks where the Rate of Interest is to be calculated by reference to them.

The Issuer may, with the prior written consent of the Trustee, from time to time replace the Agent Bank with another leading financial institution in London or Luxembourg. If the Agent Bank is unable or unwilling to continue to act as the Agent Bank or fails duly to determine a Subsequent Reset Rate in respect of any Fixed Interest Period as provided in Condition 4.1(f), the Issuer shall forthwith appoint another leading financial institution in London or Luxembourg approved in writing by the Trustee to act as such in its place. The Agent Bank may not resign its duties or be removed without a successor having been appointed as aforesaid.

(i) Determinations Binding

All notifications, opinions, determinations, certificates, calculations, quotations and decisions given, expressed, made or obtained for the purposes of the provisions of this Condition 4.1 by the Agent Bank or the Reference Banks, as the case may be, shall (in the absence of manifest error) be binding on the Issuer the Agent Bank, the Trustee, the Registrar, the other Paying Agents and all Subordinated Noteholders and Couponholders and (in the absence of fraud or wilful default) no liability to the Subordinated Noteholders, the Couponholders, the Trustee or the Issuer shall attach to the Agent Bank in connection with the exercise or non-exercise by it of its powers, duties and discretions pursuant to such provisions.

4.2 Interest on Floating Rate Subordinated Notes

(a) Interest Payment Dates

Each Floating Rate Subordinated Note bears interest from (and including) the Interest Commencement Date and, subject to Condition 5, such interest will be payable in arrear on either:

- (i) the Specified Interest Payment Date(s) in each year specified in the applicable Final Terms; or
- (ii) if no Specified Interest Payment Date(s) is/are specified in the applicable Final Terms, each date (each such date, together with each Specified Interest Payment Date, an "**Interest Payment Date**") which falls the number of months or other period specified as the Specified Period in the

applicable Final Terms after the preceding Interest Payment Date or, in the case of the first Interest Payment Date, after the Interest Commencement Date.

Such interest will be payable in respect of each Interest Period. In these Conditions, "**Interest Period**" means the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date or the relevant payment date if the Floating Rate Subordinated Notes become payable on a date other than an Interest Payment Date.

If a Business Day Convention is specified in the applicable Final Terms and (x) if there is no numerically corresponding day in the calendar month in which an Interest Payment Date should occur or (y) if any Interest Payment Date would otherwise fall on a day which is not a Business Day, then, if the Business Day Convention specified is:

- (A) in any case where Specified Periods are specified in accordance with Condition 4.2(a)(ii) above, the Floating Rate Convention, such Interest Payment Date (a) in the case of (x) above, shall be the last day that is a Business Day in the relevant month and the provisions of (ii) below shall apply *mutatis mutandis* or (b) in the case of (y) above, shall be postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event (i) such Interest Payment Date shall be brought forward to the immediately preceding Business Day and (ii) each subsequent Interest Payment Date shall be the last Business Day in the month which falls the Specified Period after the preceding applicable Interest Payment Date occurred; or
- (B) the Following Business Day Convention, such Interest Payment Date shall be postponed to the next day which is a Business Day; or
- (C) the Modified Following Business Day Convention, such Interest Payment Date shall be postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event such Interest Payment Date shall be brought forward to the immediately preceding Business Day; or
- (D) the Preceding Business Day Convention, such Interest Payment Date shall be brought forward to the immediately preceding Business Day.

In these Conditions, "**Business Day**" means a day which is:

- (a) a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in each Additional Business Centre (other than TARGET System) specified in the applicable Final Terms;
- (b) if TARGET System is specified as an Additional Business Centre in the applicable Final Terms, a day on which the Trans-European Automated Real-Time Gross Settlement Express Transfer System (known as TARGET or T2) or any successor or replacement for that system (the "**TARGET System**") is open; and
- (c) either (1) in relation to any sum payable in a Specified Currency other than euro, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in the principal financial centre of the country of the relevant Specified Currency (which if the Specified Currency is Australian dollars or New Zealand dollars shall be Sydney and Auckland, respectively) or (2) in relation to any sum payable in euro, a day on which the TARGET System is open.

(b) Rate of Interest

The Rate of Interest payable from time to time in respect of Floating Rate Subordinated Notes will be determined in the manner specified in the applicable Final Terms, subject to Condition 4.3.

(i) ISDA Determination for Floating Rate Subordinated Notes

Where ISDA Determination is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Period will be the relevant ISDA Rate plus or minus (as indicated in the applicable Final Terms) the Margin (if any). For the purposes of this subparagraph (i), "**ISDA Rate**" for an Interest Period means a rate equal to the Floating Rate that would be determined by the Principal Paying Agent or the Calculation Agent, as applicable, under an interest rate swap transaction if the Principal Paying Agent or the Calculation Agent, as applicable, were acting as Calculation Agent (as defined in the ISDA Definitions (as defined below)) for that swap transaction under the terms of an agreement incorporating the 2006 ISDA Definitions, as published by the International Swaps and Derivatives Association, Inc. and as amended and updated as at the Issue Date of the first Tranche of the Subordinated Notes (the "**ISDA Definitions**") and under which:

- (A) the Floating Rate Option is as specified in the applicable Final Terms;
- (B) the Designated Maturity is a period specified in the applicable Final Terms; and
- (C) the relevant Reset Date is the day specified in the applicable Final Terms.

For the purposes of this subparagraph (i), "**Floating Rate**", "**Floating Rate Option**", "**Designated Maturity**" and "**Reset Date**" have the meanings given to those terms in the ISDA Definitions.

Unless otherwise stated in the applicable Final Terms the Minimum Rate of Interest shall be deemed to be zero.

(ii) Screen Rate Determination for Floating Rate Subordinated Notes not referencing Compounded Daily SONIA or Compounded Daily SOFR

Where Screen Rate Determination is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined and the Reference Rate is neither Compounded Daily SONIA nor Compounded Daily SOFR, the Rate of Interest for each Interest Period will, subject as provided below, be either:

- (A) the offered quotation; or
- (B) the arithmetic mean (rounded if necessary to the fifth decimal place, with 0.000005 being rounded upwards) of the offered quotations,

(expressed as a percentage rate per annum) for the Reference Rate (being either the Euro-zone interbank offered rate ("**EURIBOR**") or the Norwegian interbank offered rate ("**NIBOR**"), as specified in the applicable Final Terms) which appears or appear, as the case may be, on the Relevant Screen Page (or such replacement page on that service which displays the information) as at 11.00 a.m. (Brussels time, in the case of EURIBOR) or 12.00 noon (Oslo time, in the case of NIBOR) (such time, the "**Reference Time**") on the Interest Determination Date in question plus or minus (as indicated in the applicable Final Terms) the Margin (if any), all as determined by the Principal Paying Agent or the Calculation Agent, as applicable. If five or more of such offered quotations are available on the Relevant Screen Page, the highest (or, if there is more than

one such highest quotation, one only of such quotations) and the lowest (or, if there is more than one such lowest quotation, one only of such quotations) shall be disregarded by the Principal Paying Agent or the Calculation Agent, as applicable, for the purpose of determining the arithmetic mean (rounded as provided above) of such offered quotations.

If the Relevant Screen Page is not available or if, in the case of (A) above, no offered quotation appears or, in the case of (B) above, fewer than three offered quotations appear, in each case as at the Reference Time, the Issuer shall (or procure that a third party on its behalf shall) request each of the Reference Banks to provide the Principal Paying Agent and the Calculation Agent with its offered quotation (expressed as a percentage rate per annum) for the Reference Rate at approximately the Reference Time on the Interest Determination Date in question. If two or more of the Reference Banks provide the Principal Paying Agent or the Calculation Agent, as applicable, with offered quotations, the Rate of Interest for the Interest Period shall be the arithmetic mean (rounded if necessary to the fifth decimal place with 0.000005 being rounded upwards) of the offered quotations plus or minus (as appropriate) the Margin (if any), all as determined by the Principal Paying Agent or the Calculation Agent, as applicable.

If on any Interest Determination Date one only or none of the Reference Banks provides the Principal Paying Agent or the Calculation Agent, as applicable, with an offered quotation as provided in the preceding paragraph, the Rate of Interest for the relevant Interest Period shall be the rate per annum which the Principal Paying Agent or the Calculation Agent, as applicable, determines as being the arithmetic mean (rounded if necessary to the fifth decimal place, with 0.000005 being rounded upwards) of the rates, as communicated (at the request of the Issuer or a third party acting on behalf of the Issuer) to the Principal Paying Agent or the Calculation Agent, as applicable, by the Reference Banks or any two or more of them, at which such banks were offered, at approximately the Reference Time on the relevant Interest Determination Date, deposits in the Specified Currency for a period equal to that which would have been used for the Reference Rate by leading banks in the Euro-zone inter-bank market (if the Reference Rate is EURIBOR) or the Norwegian inter-bank market (if the Reference Rate is NIBOR) plus or minus (as appropriate) the Margin (if any) or, if fewer than two of the Reference Banks provide the Principal Paying Agent or the Calculation Agent, as applicable, with offered rates, the offered rate for deposits in the Specified Currency for a period equal to that which would have been used for the Reference Rate, or the arithmetic mean (rounded as provided above) of the offered rates for deposits in the Specified Currency for a period equal to that which would have been used for the Reference Rate, at which, at approximately the Reference Time on the relevant Interest Determination Date, any one or more banks (which bank or banks is or are in the opinion of the Issuer suitable for the purpose) informs the Principal Paying Agent or the Calculation Agent, as applicable, it is quoting to leading banks in the Euro-zone inter-bank market (if the Reference Rate is EURIBOR) or the Norwegian inter-bank market (if the Reference Rate is NIBOR) plus or minus (as appropriate) the Margin (if any), provided that, if the Rate of Interest cannot be determined in accordance with the foregoing provisions of this paragraph, the Rate of Interest shall be determined as at the last preceding Interest Determination Date (though substituting, where a different Margin is to be applied to the relevant Interest Period from that which applied to the last preceding Interest Period, the Margin relating to the relevant Interest Period in place of the Margin relating to that last preceding Interest Period).

In this Condition 4.2(b)(ii) the expression "**Reference Banks**" means, in the case of a determination of EURIBOR, the principal Euro-zone office of four major banks in the Euro-zone inter-bank market, and in the case of a determination of NIBOR, the principal Oslo office of four

major banks in the Norwegian inter-bank market, in each case selected by the Issuer and notified by the Issuer in writing to the Trustee.

(iii) Screen Rate Determination for Floating Rate Subordinated Notes referencing Compounded Daily SONIA

- (A) Where "Screen Rate Determination" is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined and the Reference Rate is specified as being "Compounded Daily SONIA", the Rate of Interest for each Interest Period will, subject as provided below, be Compounded Daily SONIA with respect to such Interest Period plus or minus the Margin (if any) as specified in the applicable Final Terms, all as determined and calculated by the Principal Paying Agent or the Calculation Agent, as applicable.

"**Compounded Daily SONIA**" means, with respect to an Interest Period,

- (I) if Index Determination is specified as being applicable in the applicable Final Terms, the rate determined by the Principal Paying Agent or the Calculation Agent, as applicable, on the relevant Interest Determination Date in accordance with the following formula (and the resulting percentage will be rounded, if necessary, to the fifth decimal place, with 0.000005 being rounded upwards):

$$\left(\frac{\text{SONIA Compounded Index}_y}{\text{SONIA Compounded Index}_x} - 1 \right) \times \frac{365}{d}$$

where:

"**SONIA Compounded Index_x**" is the SONIA Compounded Index value for the day falling *p* London Banking Days prior to the first day of the relevant Interest Period;

"**SONIA Compounded Index_y**" is the SONIA Compounded Index value for the day falling *p* London Banking Days prior to the Interest Payment Date for the relevant Interest Period or such other date on which the relevant payment of interest falls due (but which by its definition or the operation of the relevant provisions is excluded from such Interest Period); and

"**d**" is the number of calendar days in the relevant SONIA Observation Period;

provided that if the SONIA Compounded Index value required to determine SONIA Compounded Index_x or SONIA Compounded Index_y does not appear on the Bank of England's Interactive Statistical Database, or any successor source on which the compounded daily SONIA rate is published by the Bank of England (or any successor administrator of SONIA), at the Specified Time on the relevant London Banking Day (or by 5:00 p.m. London time or such later time falling one hour after the customary or scheduled time for publication of the SONIA Compounded Index in accordance with the then-prevailing operational procedures of the administrator of the SONIA Reference Rate or SONIA authorised distributors, as the case may be), then Compounded Daily SONIA for such Interest Period and each subsequent Interest Period shall be "Compounded Daily SONIA" determined in accordance with paragraph (II) below and for these purposes the "SONIA Observation Method" shall be deemed to be "Shift"; or

- (II) if either (x) Index Determination is specified as being not applicable in the applicable Final Terms, or (y) this Condition 4.2(b)(iii)(A)(II) applies to such Interest Period pursuant to the proviso in Condition 4.2(b)(iii)(A)(I) above, the rate determined by the Principal Paying Agent or the Calculation Agent, as applicable, on the relevant Interest Determination Date in accordance with the following formula (and the resulting percentage will be rounded, if necessary, to the fifth decimal place, with 0.000005 being rounded upwards):

$$\left[\prod_{i=1}^{d_o} \left(1 + \frac{SONIA_{i-pLBD} \times n_i}{365} \right) - 1 \right] \times \frac{365}{d}$$

where:

"**d**" is the number of calendar days in (where in the applicable Final Terms "Lag" is specified as the SONIA Observation Method) the relevant Interest Period or (where in the applicable Final Terms "Shift" is specified as the SONIA Observation Method) the relevant SONIA Observation Period;

"**d_o**" is the number of London Banking Days in (where in the applicable Final Terms "Lag" is specified as the SONIA Observation Method) the relevant Interest Period or (where in the applicable Final Terms "Shift" is specified as the SONIA Observation Method) the relevant SONIA Observation Period;

"**i**" is a series of whole numbers from one to **d_o**, each representing the relevant London Banking Day in chronological order from, and including, the first London Banking Day in (where in the applicable Final Terms "Lag" is specified as the SONIA Observation Method) the relevant Interest Period or (where in the applicable Final Terms "Shift" is specified as the SONIA Observation Method) the relevant SONIA Observation Period;

"**n_i**", for any London Banking Day "**i**", is the number of calendar days from (and including) such London Banking Day "**i**" up to (but excluding) the following London Banking Day; and

"**SONIA_{i-pLBD}**" means:

- (a) where in the applicable Final Terms "Lag" is specified as the SONIA Observation Method, in respect of any London Banking Day "**i**" falling in the relevant Interest Period, the SONIA Reference Rate for the London Banking Day falling "**p**" London Banking Days prior to such London Banking Day "**i**"; or
 - (b) where in the applicable Final Terms "Shift" is specified as the SONIA Observation Method, "**SONIA_{i-pLBD}**" shall be replaced in the above formula with "**SONIA_i**", where "**SONIA_i**" means, in respect of any London Banking Day "**i**" falling in the relevant SONIA Observation Period, the SONIA Reference Rate for such London Banking Day "**i**".
- (B) In the event that the Rate of Interest cannot be determined in accordance with the foregoing provisions, the Rate of Interest shall be:
- (I) determined as at the last preceding Interest Determination Date (though substituting, where a different Margin, Maximum Rate of Interest and/or Minimum

Rate of Interest is to be applied to the relevant Interest Period from that which applied to the last preceding Interest Period, the Margin, the Maximum Rate of Interest and/or the Minimum Rate of Interest (as the case may be) relating to the relevant Interest Period, in place of the Margin, Maximum Rate of Interest and/or Minimum Rate of Interest (as applicable) relating to that last preceding Interest Period); or

- (II) if there is no such preceding Interest Determination Date, the initial Rate of Interest which would have been applicable to such Series of Floating Rate Subordinated Notes for the first scheduled Interest Period had the Floating Rate Subordinated Notes been in issue for a period equal in duration to the first scheduled Interest Period but ending on (and excluding) the Interest Commencement Date (and applying the Margin and, if applicable, any Maximum Rate of Interest and/or Minimum Rate of Interest, applicable to the first scheduled Interest Period).
- (C) For the purposes of this Condition 4.2(b)(iii):

"London Banking Day" or **"LBD"** means any day on which commercial banks are open for general business (including dealing in foreign exchange and foreign currency deposits) in London;

"p" means the number of London Banking Days included in the SONIA Observation Look-Back Period, as specified in the applicable Final Terms;

"SONIA" has the meaning given to it in the definition of SONIA Reference Rate;

"SONIA Compounded Index" means, in respect of any London Banking Day, the compounded daily SONIA rate as published by the Bank of England (or a successor administrator of SONIA) as such rate appears on the Bank of England's Interactive Statistical Database, or any successor source on which the compounded daily SONIA rate is published by the Bank of England (or a successor administrator of SONIA), at the Specified Time on such London Banking Day;

"SONIA Observation Look-Back Period" means the period specified as such in the applicable Final Terms;

"SONIA Observation Period" means, in respect of any Interest Period, the period from (and including) the date falling *p* London Banking Days prior to the first day of the relevant Interest Period to (but excluding) the date falling *p* London Banking Days prior to the Interest Payment Date for such Interest Period or such other date on which the relevant payment of interest falls due (but which by its definition or the operation of the relevant provisions is excluded from such Interest Period);

"SONIA Reference Rate" means, in respect of any London Banking Day, the daily Sterling Overnight Index Average ("**SONIA**") rate for such London Banking Day as provided by the Bank of England (or a successor administrator of SONIA) to authorised distributors (the "**SONIA authorised distributors**") and as then published on the Relevant Screen Page (or, if the Relevant Screen Page is unavailable, as otherwise published by the SONIA authorised distributors) on the London Banking Day immediately following such London Banking Day, *provided* that if, in respect of any London Banking Day, the applicable SONIA Reference Rate is not made available on the Relevant Screen Page or has not otherwise been published by the SONIA authorised distributors by 5.00 p.m. London time, then (unless the Principal Paying Agent or the Calculation Agent, as

applicable, has been notified of any Successor Rate or Alternative Rate (and any related Adjustment Spread and/or Benchmark Amendments) pursuant to Condition 4.4 below, if applicable) the SONIA Reference Rate in respect of such London Banking Day shall be:

- (I) the Bank of England's Bank Rate (the "**Bank Rate**") prevailing at 5.00 p.m. London time (or, if earlier, close of business) on such London Banking Day; plus (ii) the mean of the spread of the SONIA Reference Rate to the Bank Rate over the previous five London Banking Days on which a SONIA Reference Rate has been published, excluding the highest spread (or, if there is more than one highest spread, one only of those highest spreads) and the lowest spread (or, if there is more than one lowest spread, one only of those lowest spreads); or
- (II) if the Bank Rate described in (I) above is not available at such time on such London Banking Day, the SONIA Reference Rate published on the Relevant Screen Page (or otherwise published by the SONIA authorised distributors) for the first preceding London Banking Day on which the SONIA Reference Rate was published on the Relevant Screen Page (or otherwise published by the SONIA authorised distributors); and

"**Specified Time**" means 10:00 a.m., London time, or such other time as is specified in the applicable Final Terms.

- (iv) Screen Rate Determination for Floating Rate Subordinated Notes referencing Compounded Daily SOFR

- (A) Where "Screen Rate Determination" is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined and the "Reference Rate" is specified as being Compounded Daily SOFR, the Rate of Interest for each Interest Period will, subject as provided below, be Compounded Daily SOFR for such Interest Period plus or minus (as specified in the applicable Final Terms) the Margin (if any), all as determined and calculated by the Principal Paying Agent or the Calculation Agent, as applicable.

"**Compounded Daily SOFR**" means, with respect to an Interest Period,

- (I) if Index Determination is specified as being applicable in the applicable Final Terms, the rate determined by the Principal Paying Agent or the Calculation Agent, as applicable, on the relevant Interest Determination Date in accordance with the following formula (and the resulting percentage will be rounded, if necessary, to the fifth decimal place, with 0.000005 being rounded upwards):

$$\left(\frac{SOFR\ Index_{End}}{SOFR\ Index_{Start}} - 1 \right) \times \left(\frac{360}{d} \right)$$

where:

"**SOFR Index_{Start}**" is the SOFR Index value for the day falling "p" U.S. Government Securities Business Days prior to the first day of the relevant Interest Period;

"**SOFR Index_{End}**" is the SOFR Index value for the day falling "p" U.S. Government Securities Business Days prior to the Interest Payment Date for the relevant Interest Period or such other date on which the relevant payment of interest falls due (but which by its definition or the operation of the relevant provisions is excluded from such Interest Period); and

"d" is the number of calendar days in the relevant SOFR Observation Period;

provided that, if the SOFR Index value required to determine SOFR Index_{Start} or SOFR Index_{End} does not appear on the SOFR Administrator's Website at the Specified Time on the relevant U.S. Government Securities Business Day (or by 3:00 p.m. New York City time on the immediately following U.S. Government Securities Business Day or such later time falling one hour after the customary or scheduled time for publication of the SOFR Index value in accordance with the then-prevailing operational procedures of the administrator of SOFR Index), "Compounded Daily SOFR" for such Interest Period and each Interest Period thereafter will be determined in accordance with Condition 4.2(b)(iv)(A)(II) below; or

- (II) if either (x) Index Determination is specified as being not applicable in the applicable Final Terms, or (y) this Condition 4.2(b)(iv)(A)(II) applies to such Interest Period pursuant to the proviso in Condition 4.2(b)(iv)(A)(I) above, the rate determined by the Principal Paying Agent or the Calculation Agent, as applicable, on the relevant Interest Determination Date in accordance with the following formula (and the resulting percentage will be rounded, if necessary, to the fifth decimal place, with 0.000005 being rounded upwards):

$$\left[\prod_{i=1}^{d_o} \left(1 + \frac{SOFR_i \times n_i}{360} \right) - 1 \right] \times \frac{360}{d}$$

where:

"d" is the number of calendar days in the relevant SOFR Observation Period;

"d₀" is the number of U.S. Government Securities Business Days in the relevant SOFR Observation Period;

"i" is a series of whole numbers from one to "d₀", each representing the relevant U.S. Government Securities Business Days in chronological order from, and including, the first U.S. Government Securities Business Day in the relevant SOFR Observation Period;

"n_i", for any U.S. Government Securities Business Day "i", in the relevant SOFR Observation Period, is the number of calendar days from (and including) such U.S. Government Securities Business Day "i" up to (but excluding) the following U.S. Government Securities Business Day; and

"SOFR_i" means, in respect of any U.S. Government Securities Business Day "i" falling in the relevant SOFR Observation Period, the SOFR Reference Rate for such U.S. Government Securities Business Day.

- (B) If the SOFR Benchmark Replacement is at any time required to be used pursuant to paragraph (3) of the definition of SOFR Reference Rate, then the Issuer or the SOFR Benchmark Replacement Agent, as applicable, will determine the SOFR Benchmark Replacement in accordance with the definition thereof with respect to the then-current SOFR Benchmark, and if the Issuer or the SOFR Benchmark Replacement Agent, as applicable, has so determined the SOFR Benchmark Replacement, then:

- (I) the Issuer or the SOFR Benchmark Replacement Agent, as applicable, shall also determine the method for determining the rate described in sub-paragraph (a) of paragraph (1), (2) or (3) of the definition of SOFR Benchmark Replacement, as applicable (including (i) the page, section or other part of a particular information service on or source from which such rate appears or is obtained (the "**Alternative Relevant Source**"), (ii) the time at which such rate appears on, or is obtained from, the Alternative Relevant Source (the "**Alternative Specified Time**"), (iii) the day on which such rate will appear on, or is obtained from, the Alternative Relevant Source in respect of each U.S. Government Securities Business Day (the "**Alternative Relevant Date**"), and (iv) any alternative method for determining such rate if it is unavailable at the Alternative Specified Time on the applicable Alternative Relevant Date), which method shall be consistent with industry-accepted practices for such rate;
- (II) from (and including) the Affected Day, references to the Specified Time shall in these Conditions be deemed to be references to the Alternative Specified Time;
- (III) if the Issuer or the SOFR Benchmark Replacement Agent, as applicable, determine that (i) changes to the definitions of Business Day, Business Day Convention, Compounded Daily SOFR, Day Count Fraction, Interest Determination Date, Interest Payment Date, Interest Period, SOFR Observation Period, SOFR Observation Shift Period, SOFR Reference Rate or U.S. Government Securities Business Day or (ii) any other technical changes to any other provision in this Condition 4.2(b)(iv), are necessary in order to implement the SOFR Benchmark Replacement (including any alternative method described in sub-paragraph (iv) of paragraph (I) above) as the SOFR Benchmark in a manner substantially consistent with market practice (or, if the Issuer or the SOFR Benchmark Replacement Agent, as the case may be, decide that adoption of any portion of such market practice is not administratively feasible or if the Issuer or the SOFR Benchmark Replacement Agent, as the case may be, determine that no market practice for use of the SOFR Benchmark Replacement exists, in such other manner as the Issuer or the SOFR Benchmark Replacement Agent, as the case may be, determine is reasonably necessary), the Issuer, the Trustee, the Principal Paying Agent and/or the Calculation Agent, as applicable, shall, at the direction and expense of the Issuer and without any requirement for the consent or approval of the Subordinated Noteholders use their reasonable endeavours to effect the necessary modifications to these Conditions, the Trust Deed and/or the Agency Agreement (including, *inter alia*, by the execution of a deed supplemental to or amending the Trust Deed and, if required, the Agency Agreement in a form which is acceptable to the Trustee, the Principal Paying Agent and/or the Calculation Agent, as applicable) in order to provide for the amendment of such definitions or other provisions to reflect such changes; and
- (IV) the Issuer will give notice or will procure that notice is given as soon as practicable to the Trustee, the Principal Paying Agent and/or the Calculation Agent, as applicable, and to the Subordinated Noteholders in accordance with Condition 16, specifying the SOFR Benchmark Replacement, as well as the details described in paragraph (A) above and the amendments implemented pursuant to paragraph (III) above. The Trustee, the Principal Paying Agent and/or the Calculation Agent, as applicable, shall not be liable to any party for any consequences thereof and any

amendments implemented pursuant to paragraph (III) above shall not increase the obligations or duties, or decrease the rights or protections, of the Principal Paying Agent, the Calculation Agent and/or the Trustee, as applicable, in these Conditions and/or the Agency Agreement and/or the Trust Deed unless agreed in writing between the Issuer, the Trustee, the Principal Paying Agent and/or the Calculation Agent, as applicable.

(C) For the purposes of this Condition 4.2(b)(iv):

"Corresponding Tenor" means, with respect to a SOFR Benchmark Replacement, a tenor (including overnight) having approximately the same length (disregarding any applicable Business Day Convention) as the applicable tenor for the then-current SOFR Benchmark;

"ISDA Fallback Adjustment" means, with respect to any ISDA Fallback Rate, the spread adjustment, which may be a positive or negative value or zero, that would be applied to such ISDA Fallback Rate in the case of derivative transactions referencing the ISDA Definitions that will be effective upon the occurrence of an index cessation event with respect to the then-current SOFR Benchmark for the applicable tenor;

"ISDA Fallback Rate" means, with respect to the then-current SOFR Benchmark, the rate that would apply for derivative transactions referencing the ISDA Definitions that will be effective upon the occurrence of an index cessation date with respect to the then-current SOFR Benchmark for the applicable tenor excluding the applicable ISDA Fallback Adjustment;

"p" means the number of U.S. Government Securities Business Days included in the SOFR Observation Shift Period, as specified in the applicable Final Terms;

"Relevant Governmental Body" means the Board of Governors of the Federal Reserve System and/or the Federal Reserve Bank of New York, or a committee officially endorsed or convened by the Board of Governors of the Federal Reserve System and/or the Federal Reserve Bank of New York or any successor thereto;

"SOFR" means, in respect of any U.S. Government Securities Business Day, the daily secured overnight financing rate for such U.S. Government Securities Business Day as provided by the Federal Reserve Bank of New York, as the administrator of such rate (or any successor administrator of such rate);

"SOFR Administrator" means the Federal Reserve Bank of New York (or a successor administrator of the daily SOFR or the SOFR Index, as applicable);

"SOFR Administrator's Website" means the website of the Federal Reserve Bank of New York, or any successor source;

"SOFR Benchmark" means SOFR, provided that if a SOFR Benchmark Transition Event and its related SOFR Benchmark Replacement Date have occurred with respect to SOFR or such other then-current SOFR Benchmark, then "SOFR Benchmark" means the applicable SOFR Benchmark Replacement;

"SOFR Benchmark Replacement" means, with respect to the then-current SOFR Benchmark, the first alternative set forth in the order presented below that can be determined by the Issuer or the SOFR Benchmark Replacement Agent, if any, as of the SOFR Benchmark Replacement Date with respect to the then-current SOFR Benchmark:

- (1) the sum of: (a) the alternate rate of interest that has been selected or recommended by the Relevant Governmental Body as the replacement for the then-current SOFR Benchmark for the applicable Corresponding Tenor and (b) the SOFR Benchmark Replacement Adjustment; or
- (2) the sum of (a) the ISDA Fallback Rate and (b) the SOFR Benchmark Replacement Adjustment;
- (3) the sum of: (a) the alternate rate of interest that has been selected by the Issuer or the SOFR Benchmark Replacement Agent, if any, as the replacement for the then-current Benchmark for the applicable Corresponding Tenor and (b) the SOFR Benchmark Replacement Adjustment, provided that, (i) if the Issuer or the SOFR Benchmark Replacement Agent, as the case may be, determine that there is an industry-accepted replacement rate of interest for the then-current Benchmark for U.S. dollar-denominated floating rate notes at such time, it shall select such industry-accepted rate, and (ii) otherwise, it shall select such rate of interest that it has determined is most comparable to the then-current Benchmark, and the SOFR Benchmark Replacement Adjustment;

"SOFR Benchmark Replacement Adjustment" means, with respect to any SOFR Benchmark Replacement, the first alternative set forth in the order below that can be determined by the Issuer or the SOFR Benchmark Replacement Agent, if any, as of the SOFR Benchmark Replacement Date with respect to the then-current Benchmark:

- (1) the spread adjustment, or method for calculating or determining such spread adjustment, which may be a positive or negative value or zero, that has been selected or recommended by the Relevant Governmental Body for the applicable Unadjusted SOFR Benchmark Replacement;
- (2) if the applicable Unadjusted SOFR Benchmark Replacement is equivalent to the ISDA Fallback Rate, the ISDA Fallback Adjustment;
- (3) the spread adjustment, which may be a positive or negative value or zero, that has been selected by the Issuer or the SOFR Benchmark Replacement Agent, if any, to be applied to the applicable Unadjusted SOFR Benchmark Replacement in order to reduce or eliminate, to the extent reasonably practicable under the circumstances, any economic prejudice or benefit (as applicable) to the Subordinated Noteholders as a result of the replacement of the then-current SOFR Benchmark with such Unadjusted SOFR Benchmark Replacement for the purposes of determining the SOFR Reference Rate, which spread adjustment shall be consistent with any industry-accepted spread adjustment, or method for calculating or determining such spread adjustment, applied to such Unadjusted SOFR Benchmark Replacement where it has replaced the then-current SOFR Benchmark for U.S. dollar denominated floating rate notes at such time;

"SOFR Benchmark Replacement Agent" means such person that has been appointed by the Issuer (at its own cost) to make the calculations and determinations to be made by the SOFR Benchmark Replacement Agent described in this Condition 4.2(b)(iv) that may be made by either the SOFR Benchmark Replacement Agent or the Issuer, so long as such person is a leading bank or other financial institution or a person with appropriate expertise, in each case that is experienced in such calculations and determinations. The Issuer may elect, but is not required, to appoint a SOFR Benchmark Replacement Agent

at any time. The Issuer will notify the Subordinated Noteholders of any such appointment in accordance with Condition 16;

"SOFR Benchmark Replacement Date" means, with respect to the then-current SOFR Benchmark, the earliest to occur of the following events with respect thereto:

- (1) in the case of sub-paragraph (1) or (2) of the definition of SOFR Benchmark Transition Event, the later of (a) the date of the public statement or publication of information referenced therein and (b) the date on which the administrator of the SOFR Benchmark permanently or indefinitely ceases to provide the SOFR Benchmark; or
- (2) in the case of sub-paragraph (3) of the definition of SOFR Benchmark Transition Event, the date of the public statement or publication of information referenced therein.

If the event giving rise to the SOFR Benchmark Replacement Date occurs on the same day as, but earlier than, the Specified Time in respect of any determination, the SOFR Benchmark Replacement Date will be deemed to have occurred prior to the Specified Time for such determination;

"SOFR Benchmark Transition Event" means, with respect to the then-current SOFR Benchmark, the occurrence of one or more of the following events with respect thereto:

- (1) a public statement or publication of information by or on behalf of the administrator of the SOFR Benchmark announcing that such administrator has ceased or will cease to provide the SOFR Benchmark, permanently or indefinitely, provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide the SOFR Benchmark;
- (2) a public statement or publication of information by the regulatory supervisor for the administrator of the SOFR Benchmark, the central bank for the currency of the SOFR Benchmark, an insolvency official with jurisdiction over the administrator for the SOFR Benchmark, a resolution authority with jurisdiction over the administrator for the SOFR Benchmark or a court or an entity with similar insolvency or resolution authority over the administrator for the SOFR Benchmark, which states that the administrator of the SOFR Benchmark has ceased or will cease to provide the SOFR Benchmark permanently or indefinitely, provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide the SOFR Benchmark; or
- (3) a public statement or publication of information by the regulatory supervisor for the administrator of the SOFR Benchmark announcing that the SOFR Benchmark is no longer representative;

"SOFR Index" means, in respect of any U.S. Government Securities Business Day, the compounded daily SOFR rate as published by the Federal Reserve Bank of New York, as the administrator of such rate (or any successor administrator of such rate) as such rate appears on the SOFR Administrator's Website at the Specified Time on such U.S. Government Securities Business Day;

"SOFR Observation Period" means, in respect of any Interest Period, the period from (and including) the date falling "p" U.S. Government Securities Business Days prior to

the first day of such Interest Period to (but excluding) the date falling "p" U.S. Government Securities Business Days prior to the Interest Payment Date for such Interest Period or such other date on which the relevant payment of interest falls due (but which by its definition or the operation of the relevant provisions is excluded from such Interest Period);

"SOFR Observation Shift Period" is as specified in the applicable Final Terms; and

"SOFR Reference Rate" means, in respect of any U.S. Government Securities Business Day:

- (1) a rate equal to SOFR for such U.S. Government Securities Business Day appearing on the SOFR Administrator's Website on or about the Specified Time on the U.S. Government Securities Business Day immediately following such U.S. Government Securities Business Day; or
- (2) if SOFR in respect of such U.S. Government Securities Business Day does not appear as specified in paragraph (1) above, unless the Issuer or the SOFR Benchmark Replacement Agent, if any, determine that a SOFR Benchmark Transition Event and its related SOFR Benchmark Replacement Date have occurred with respect to SOFR on or prior to the Specified Time on the U.S. Government Securities Business Day immediately following such U.S. Government Securities Business Day, SOFR in respect of the last U.S. Government Securities Business Day for which such rate was published on the SOFR Administrator's Website; or
- (3) if the Issuer or the SOFR Benchmark Replacement Agent, if any, determine that a SOFR Benchmark Transition Event and its related SOFR Benchmark Replacement Date have occurred with respect to the then-current SOFR Benchmark on or prior to the Specified Time on the U.S. Government Securities Business Day immediately following such U.S. Government Securities Business Day (or, if the then-current SOFR Benchmark is not SOFR, on or prior to the Specified Time on the Alternative Relevant Date), then (subject to the subsequent operation of this paragraph (3)) from (and including) the U.S. Government Securities Business Day immediately following such U.S. Government Securities Business Day (or the Alternative Relevant Date, as applicable) (the **"Affected Day"**), the SOFR Reference Rate shall mean, in respect of any U.S. Government Securities Business Day, the applicable SOFR Benchmark Replacement for such U.S. Government Securities Business Day appearing on, or obtained from, the Alternative Relevant Source at the Alternative Specified Time on the Alternative Relevant Date;

"Specified Time" means 3:00 p.m., New York City time or such other time as is specified in the applicable Final Terms;

"Unadjusted SOFR Benchmark Replacement" means the SOFR Benchmark Replacement excluding the SOFR Benchmark Replacement Adjustment; and

"U.S. Government Securities Business Day" means any day (other than a Saturday or Sunday) that is not a day on which the Securities Industry and Financial Markets Association or any successor organisation recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in U.S. government securities.

- (D) Notwithstanding the other provisions of this Condition 4.2(b)(iv), if the Issuer has appointed a SOFR Benchmark Replacement Agent and such SOFR Benchmark Replacement Agent is unable to determine whether a SOFR Benchmark Transition Event has occurred or, following the occurrence of a SOFR Benchmark Transition Event, has not selected the SOFR Benchmark Replacement as of the related SOFR Benchmark Replacement Date, in accordance with this Condition 4.2(b)(iv) then, in such case, the Issuer shall make such determination or select the SOFR Benchmark Replacement, as the case may be.
- (E) Any determination, decision or election that may be made by the Issuer or the SOFR Benchmark Replacement Agent, if any, pursuant to this Condition 4.2(b)(iv), including any determination with respect to a tenor, rate or adjustment or of the occurrence or non-occurrence of an event (including any determination that a SOFR Benchmark Transition Event and its related SOFR Benchmark Replacement Date have occurred with respect to the then-current SOFR Benchmark), circumstance or date and any decision to take or refrain from taking any action or any selection, will be made in the sole discretion of the Issuer or the SOFR Benchmark Replacement Agent, as the case may be, acting in good faith and in a commercially reasonable manner.

(c) Minimum Rate of Interest and/or Maximum Rate of Interest

If the applicable Final Terms specifies a Minimum Rate of Interest for any Interest Period, then, in the event that the Rate of Interest in respect of such Interest Period determined in accordance with the provisions of paragraph (b) above is less than such Minimum Rate of Interest, the Rate of Interest for such Interest Period shall be such Minimum Rate of Interest.

If the applicable Final Terms specifies a Maximum Rate of Interest for any Interest Period, then, in the event that the Rate of Interest in respect of such Interest Period determined in accordance with the provisions of paragraph (b) above is greater than such Maximum Rate of Interest, the Rate of Interest for such Interest Period shall be such Maximum Rate of Interest.

Unless otherwise stated in the applicable Final Terms the Minimum Rate of Interest shall be deemed to be zero.

(d) Determination of Rate of Interest and calculation of Interest Amounts

The Principal Paying Agent or the Calculation Agent, as applicable, will at or as soon as practicable after each time at which the Rate of Interest is to be determined, determine the Rate of Interest for the relevant Interest Period.

The Principal Paying Agent or the Calculation Agent, as applicable, will calculate the amount of interest (the "**Interest Amount**") payable on the Floating Rate Subordinated Notes for the relevant Interest Period by applying the Rate of Interest to:

- (i) in the case of Floating Rate Subordinated Notes which are (a) represented by a Global Subordinated Note or (b) Registered Subordinated Notes in definitive form, the aggregate outstanding nominal amount of (x) the Subordinated Notes represented by such Global Subordinated Note or (y) such Registered Subordinated Notes; or
- (ii) in the case of Floating Rate Subordinated Notes which are Bearer Subordinated Notes in definitive form, the Calculation Amount;

and, in each case, multiplying such sum by the applicable Day Count Fraction, and rounding the resultant figure to the nearest sub-unit of the relevant Specified Currency, half of any such sub-unit being rounded upwards or otherwise in accordance with applicable market convention.

Where the Specified Denomination of a Floating Rate Subordinated Note which is a Bearer Subordinated Note in definitive form is a multiple of the Calculation Amount, the Interest Amount payable in respect of such Subordinated Note shall be the product of the amount (determined in the manner provided above) for the Calculation Amount and the amount by which the Calculation Amount is multiplied to reach the Specified Denomination without any further rounding.

"Day Count Fraction" means, in respect of the calculation of an amount of interest in accordance with this Condition 4.2:

- (i) if "Actual/Actual (ISDA)" or "Actual/Actual" is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 365 (or, if any portion of that Interest Period falls in a leap year, the sum of (I) the actual number of days in that portion of the Interest Period falling in a leap year divided by 366 and (II) the actual number of days in that portion of the Interest Period falling in a non-leap year divided by 365);
- (ii) if "Actual/365 (Fixed)" is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 365;
- (iii) if "Actual/365 (Sterling)" is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 365 or, in the case of an Interest Payment Date falling in a leap year, 366;
- (iv) if "Actual/360" is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 360;
- (v) if "30/360", "360/360" or "Bond Basis" is specified in the applicable Final Terms, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1) \pm [30 \times (M_2 - M_1)]] \pm (D_2 - YD_1)}{360}$$

where:

"Y₁" is the year, expressed as a number, in which the first day of the Interest Period falls;

"Y₂" is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

"M₁" is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

"M₂" is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

"D₁" is the first calendar day, expressed as a number, of the Interest Period, unless such number is 31, in which case D₁ will be 30; and

"D₂" is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless such number would be 31 and D₁ is greater than 29, in which case D₂ will be 30;

- (vi) if "30E/360" or "Eurobond Basis" is specified in the applicable Final Terms, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1) \pm [30 \times (M_2 - M_1)]] \pm (D_2 - YD_1)}{360}$$

where:

"Y₁" is the year, expressed as a number, in which the first day of the Interest Period falls;

"Y₂" is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

"M₁" is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

"M₂" is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

"D₁" is the first calendar day, expressed as a number, of the Interest Period, unless such number would be 31, in which case D₁ will be 30; and

"D₂" is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless such number would be 31, in which case D₂ will be 30;

- (vii) if "30E/360 (ISDA)" is specified in the applicable Final Terms, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1) \pm [30 \times (M_2 - M_1)]] \pm (D_2 - YD_1)}{360}$$

where:

"Y₁" is the year, expressed as a number, in which the first day of the Interest Period falls;

"Y₂" is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

"M₁" is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

"M₂" is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

"D₁" is the first calendar day, expressed as a number, of the Interest Period, unless (i) that day is the last day of February or (ii) such number would be 31, in which case D₁ will be 30; and

"D₂" is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless (i) that day is the last day of February but not the Maturity Date or (ii) such number would be 31, in which case D₂ will be 30.

(e) Linear Interpolation

Where Linear Interpolation is specified as applicable in respect of an Interest Period in the applicable Final Terms, the Rate of Interest for such Interest Period shall be calculated by the Principal Paying Agent or the Calculation Agent, as applicable, by straight line linear interpolation by reference to two rates based on the relevant Reference Rate (where Screen Rate Determination is specified as applicable in the applicable Final Terms) or the relevant Floating Rate Option (where ISDA Determination is

specified as applicable in the applicable Final Terms), one of which shall be determined as if the Designated Maturity were the period of time for which rates are available next shorter than the length of the relevant Interest Period and the other of which shall be determined as if the Designated Maturity were the period of time for which rates are available next longer than the length of the relevant Interest Period provided however that if there is no rate available for a period of time next shorter or, as the case may be, next longer, then the Principal Paying Agent or the Calculation Agent, as applicable, shall determine such rate at such time and by reference to such sources as the Issuer, acting in a commercially reasonable manner, deems appropriate, which may include consultation with an Independent Adviser, for such purposes.

"Designated Maturity" means, in relation to Screen Rate Determination, the period of time designated in the Reference Rate.

(f) Notification of Rate of Interest and Interest Amounts

- (i) Except where "Screen Rate Determination" is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined and "Compounded Daily SONIA" or "Compounded Daily SOFR" is specified as the Reference Rate in the applicable Final Terms, the Principal Paying Agent or the Calculation Agent, as applicable, will cause the Rate of Interest and each Interest Amount for each Interest Period and the relevant Interest Payment Date to be notified to the Issuer, the Trustee and any stock exchange on which the relevant Floating Rate Subordinated Notes are for the time being listed (by no later than the first day of each Interest Period) and notice thereof to be published in accordance with Condition 16 as soon as possible after their determination but in no event later than the fourth London Business Day thereafter. Each Interest Amount and Interest Payment Date so notified may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without prior notice in the event of an extension or shortening of the Interest Period. Any such amendment will promptly be notified to each stock exchange on which the relevant Floating Rate Subordinated Notes are for the time being listed and to the Subordinated Noteholders in accordance with Condition 16. For the purposes of this paragraph, the expression "**London Business Day**" means a day (other than a Saturday or a Sunday) on which banks and foreign exchange markets are open for general business in London.
- (ii) Where "Screen Rate Determination" is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined and "Compounded Daily SONIA" or "Compounded Daily SOFR" is specified as the Reference Rate in the applicable Final Terms, the Principal Paying Agent or the Calculation Agent, as applicable, will cause the Rate of Interest and each Interest Amount for each Interest Period and the relevant Interest Payment Date to be notified to the Issuer, the Trustee and any stock exchange on which the relevant Floating Rate Subordinated Notes are for the time being listed (by no later than the first day of each Interest Period) and notice thereof to be published in accordance with Condition 16 as soon as possible after their determination but in no event later than (1) where the applicable Final Terms specifies the Reference Rate as "Compounded Daily SONIA", the second London Banking Day thereafter or (2) where the applicable Final Terms specifies the Reference Rate as "Compounded Daily SOFR", the second U.S. Government Securities Business Day thereafter. Each Rate of Interest, Interest Amount and Interest Payment Date so notified may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without prior notice in the event of an extension or shortening of the relevant Interest Period. Any such amendment or alternative arrangements will promptly be notified to each stock exchange on which the relevant

Floating Rate Subordinated Notes are for the time being listed and to the Subordinated Noteholders in accordance with Condition 16.

(g) Certificates to be final

All certificates, communications, opinions, determinations, calculations, quotations and decisions given, expressed, made or obtained for the purposes of the provisions of this Condition 4.2 by the Principal Paying Agent or the Calculation Agent, as applicable, shall (in the absence of manifest error) be binding on the Issuer, the Trustee, the Principal Paying Agent, the other Agents and all Subordinated Noteholders and Couponholders and (in the absence of fraud or wilful default) no liability to the Issuer, the Trustee, the Subordinated Noteholders or the Couponholders shall attach to the Principal Paying Agent or the Calculation Agent, as applicable, in connection with the exercise or non-exercise by it of its powers, duties and discretions pursuant to such provisions.

4.3 Step Up after Change of Control Event

If Change of Control Event is specified as being applicable in the applicable Final Terms, then this Condition 4.3 shall apply.

Notwithstanding any other provision of this Condition 4, if a Change of Control Event occurs and the Issuer does not elect to redeem the Subordinated Notes in accordance with Condition 7.8, the then prevailing Rate of Interest, and each subsequent Rate of Interest otherwise determined in accordance with the provisions of this Condition 4, in respect of the Subordinated Notes shall be increased by the Step Up Margin after Change of Control Event as specified in the applicable Final Terms with effect from (and including) the Change of Control Effective Date. The Issuer shall promptly notify the Principal Paying Agent or the Calculation Agent, as applicable, the Trustee and, in accordance with Condition 16, the Subordinated Noteholders of such change to the Rate of Interest.

4.4 Benchmark Discontinuation

Notwithstanding the provisions in Conditions 4.1 or 4.2, as the case may be, above (in the case of Fixed Rate Resetable Subordinated Notes or Floating Rate Subordinated Notes other than where the Reference Rate is specified in the applicable Final Terms as being Compounded Daily SOFR, in which case the provisions of this Condition 4.4 shall not apply), if the Issuer, acting in a commercially reasonable manner, determines that a Benchmark Event has occurred in relation to an Original Reference Rate when any Rate of Interest (or any component part thereof) remains to be determined by reference to that Original Reference Rate, then the following provisions of this Condition 4.4 shall apply.

(a) Successor Rate or Alternative Rate

If there is a Successor Rate, then the Issuer shall promptly notify the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders of such Successor Rate and that Successor Rate shall (subject to adjustment as provided in Condition 4.4(b)) subsequently be used by the Principal Paying Agent in place of the Original Reference Rate to determine the relevant Rate(s) of Interest (or the relevant component part(s) thereof) for all relevant future payments of interest on the Subordinated Notes (subject to the further operation of this Condition 4.4).

If there is no Successor Rate but the Issuer, acting in a commercially reasonable manner and by reference to such sources as it deems appropriate, which may include consultation with an Independent Adviser, determines that there is an Alternative Rate, then the Issuer shall promptly notify the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders of such Alternative Rate and that Alternative Rate shall (subject to adjustment as provided in Condition 4.4(b)) subsequently be used in place of the Original Reference Rate to

determine the relevant Rate(s) of Interest (or the relevant component part(s) thereof) for all relevant future payments of interest on the Subordinated Notes (subject to the further operation of this Condition 4.4).

(b) Adjustment Spread

If, in the case of a Successor Rate, an Adjustment Spread is formally recommended, or formally provided as an option for parties to adopt, in relation to the replacement of the Original Reference Rate with the Successor Rate by any Relevant Nominating Body, then the Issuer shall promptly notify the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders of such Adjustment Spread and the Principal Paying Agent shall apply such Adjustment Spread to the Successor Rate for each subsequent determination of a relevant Rate of Interest (or a component part thereof) by reference to such Successor Rate.

If, in the case of a Successor Rate where no such Adjustment Spread is formally recommended or provided as an option by any Relevant Nominating Body, or in the case of an Alternative Rate, the Issuer, acting in a commercially reasonable manner and by reference to such sources as it deems appropriate, which may include consultation with an Independent Adviser, determines that there is an Adjustment Spread in customary market usage in the international debt capital markets for transactions which reference the Original Reference Rate, where such rate has been replaced by the Successor Rate or the Alternative Rate (as the case may be), then the Issuer shall promptly notify the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders of such Adjustment Spread and the Principal Paying Agent shall apply such Adjustment Spread to the Successor Rate and the Alternative Rate (as the case may be) for each subsequent determination of a relevant Rate of Interest (or a component part thereof) by reference to such Successor Rate or Alternative Rate (as applicable).

If no such recommendation or option has been made (or made available) by any Relevant Nominating Body, or the Issuer so determines that there is no such Adjustment Spread in customary market usage in the international debt capital markets and the Issuer further determines, acting in a commercially reasonable manner and following consultation with an Independent Adviser, that an Adjustment Spread is required to be applied to the Successor Rate or the Alternative Rate (as the case may be), then the Adjustment Spread shall be:

- (i) the Adjustment Spread determined by the Issuer, acting in a commercially reasonable manner and following consultation with an Independent Adviser, as being the Adjustment Spread recognised or acknowledged as being the industry standard for over-the-counter derivative transactions which reference the Original Reference Rate, where such rate has been replaced by the Successor Rate or the Alternative Rate (as the case may be); or
- (ii) if there is no such industry standard recognised or acknowledged, such Adjustment Spread as the Issuer, acting in a commercially reasonable manner and following consultation with an Independent Adviser, determines to be appropriate, having regard to the objective, so far as is reasonably practicable in the circumstances, of reducing or eliminating any economic prejudice or benefit (as the case may be) to the Subordinated Noteholders as a result of the replacement of the Original Reference Rate with the Successor Rate or the Alternative Rate (as the case may be).

Following any such determination of the Adjustment Spread, the Issuer shall promptly notify the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders of such Adjustment Spread and the Principal Paying Agent shall apply such Adjustment Spread to the Successor Rate or the Alternative Rate (as the case may be) for each subsequent determination

of a relevant Rate of Interest (or a component part thereof) by reference to such Successor Rate or Alternative Rate (as applicable).

(c) Benchmark Amendments

If any Successor Rate, Alternative Rate or Adjustment Spread is determined in accordance with this Condition 4.4 and the Issuer, acting in a commercially reasonable manner and by reference to such sources as it deems appropriate, which may include consultation with an Independent Adviser, determines in its discretion (A) that amendments to these Conditions, the Trust Deed and/or the Agency Agreement are necessary to ensure the proper operation of such Successor Rate, Alternative Rate and/or Adjustment Spread (such amendments, the "**Benchmark Amendments**") and (B) the terms of the Benchmark Amendments, then the Trustee and the Principal Paying Agent shall, at the direction and expense of the Issuer and subject to the Issuer having given notice thereof (including notice of the information referred to in (A) and (B) above) to the Trustee, the Principal Paying Agent and the Subordinated Noteholders in accordance with Condition 16, without any requirement for the consent or approval of Subordinated Noteholders, use their reasonable endeavours to effect the necessary modifications to these Conditions, the Trust Deed and/or the Agency Agreement as may be required in order to give effect to such Benchmark Amendments with effect from the date specified in such notice (including, *inter alia*, by the execution of a deed supplemental to or amending the Trust Deed and, if required, the Agency Agreement in a form which is acceptable to the Trustee and the Principal Paying Agent) and the Trustee and/or the Principal Paying Agent shall not be liable to any party for any consequences thereof and any Benchmark Amendments shall not increase the obligations or duties, or decrease the rights or protections, of the Principal Paying Agent or the Trustee, as applicable, in these Conditions and/or the Agency Agreement and/or the Trust Deed unless agreed in writing between the Issuer and the Principal Paying Agent or the Trustee, as applicable.

In connection with any such modifications in accordance with this Condition 4.4(c), the Issuer shall comply with the rules of any stock exchange on which the Subordinated Notes are for the time being listed or admitted to trading.

In no event shall the Trustee, the Principal Paying Agent or Agent Bank be responsible for determining if a Benchmark Event has occurred or any substitute for SOFR, or for making any adjustments to any alternative benchmark or spread thereon, the business day convention, interest determination dates or any other relevant methodology for calculating any such substitute or successor benchmark. In connection with the foregoing, the Trustee, the Principal Paying Agent and the Agent Bank will be entitled to conclusively rely on any determinations made by Issuer or its designee and will have no liability for such actions taken at the direction of the Issuer or its designee.

Any Benchmark Amendments determined under this Condition 4.4(c) shall be notified promptly by the Issuer to the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders. Such notice shall be irrevocable and shall specify the effective date of such Benchmark Amendments.

(d) Independent Adviser

In the event the Issuer is to consult with an Independent Adviser in connection with any determination to be made by the Issuer pursuant to this Condition 4.4 or Conditions 4.1 and 4.2(e) above, the Issuer shall use its reasonable endeavours to appoint an Independent Adviser, as soon as reasonably practicable, for the purposes of any such consultation.

An Independent Adviser appointed pursuant to this Condition 4.4 or Conditions 4.1 and 4.2(e) above shall act in good faith and in a commercially reasonable manner and (in the absence of fraud or wilful default) shall have no liability whatsoever to the Issuer, the Trustee or the Subordinated Noteholders for any determination made by it or for any advice given to the Issuer in connection with any determination made by the Issuer pursuant to this Condition 4.4 or Conditions 4.1 and 4.2(e) above or otherwise in connection with the Subordinated Notes.

If the Issuer consults with an Independent Adviser as to whether there is an Alternative Rate and/or any Adjustment Spread is required to be applied and/or in relation to the quantum of, or any formula or methodology for determining such Adjustment Spread and/or whether any Benchmark Amendments are necessary and/or in relation to the terms of any such Benchmark Amendments, a written determination of that Independent Adviser in respect thereof shall be conclusive and binding on all parties, save in the case of manifest error, and (in the absence of fraud or wilful default) the Issuer shall have no liability whatsoever to the Subordinated Noteholders in respect of anything done, or omitted to be done, in relation to that matter in accordance with any such written determination.

No Independent Adviser appointed in connection with the Subordinated Notes (acting in such capacity), shall have any relationship of agency or trust with the Subordinated Noteholders.

(e) Survival of Original Reference Rate Provisions

Without prejudice to the obligations of the Issuer under this Condition 4.4, the Original Reference Rate and the fallback provisions provided for in Conditions 4.2, 4.3, the Agency Agreement and the applicable Final Terms, as the case may be, will continue to apply unless and until the Issuer has determined the Successor Rate or the Alternative Rate (as the case may be), and any Adjustment Spread and Benchmark Amendments, in accordance with the relevant provisions of this Condition 4.4.

(f) Rating Event

Notwithstanding any other provision of this Condition 4.4, no Successor Rate or Alternative Rate will be adopted, nor any Adjustment Spread applied, nor will any Benchmark Amendments be made, if and to the extent that, in the determination of the Issuer, the same could reasonably be expected to result in reduction in or loss of equity credit or a shortening of the period of time the Subordinated Notes are eligible for the same or a higher category of equity credit (or such other nomenclature that a rating agency may then use to describe the degree to which an instrument exhibits the characteristics of an ordinary share) for the Subordinated Notes by any Rating Agency than the then respective equity credit (or such other nomenclature that a rating agency may then use to describe the degree to which an instrument exhibits the characteristics of an ordinary share) assigned on the Issue Date, or if equity credit is not assigned to the Subordinated Notes by the relevant Rating Agency on the Issue Date, at the date when the equity credit is assigned by such Rating Agency for the first time.

(g) Definitions

In this Condition 4.4:

"Adjustment Spread" means either a spread, or the formula or methodology for calculating a spread and the spread resulting from such calculation, which spread may in either case be positive or negative and is to be applied to the Successor Rate or the Alternative Rate (as the case may be) where the Original Reference Rate is replaced with the Successor Rate or the Alternative Rate (as the case may be);

"Alternative Rate" means an alternative benchmark or screen rate which the Issuer determines in accordance with this Condition 4.4 is used in place of the Original Reference Rate in customary market usage in the international debt capital markets for the purposes of determining rates of interest (or the relevant component part thereof) for a commensurate interest period and in the same Specified Currency as the Subordinated Notes;

"Benchmark Event" means:

- (i) the Original Reference Rate ceasing to be published for at least five Business Days or ceasing to exist or be administered;
- (ii) the later of (A) the making of a public statement by the administrator of the Original Reference Rate that it will, by a specified date, cease publishing the Original Reference Rate permanently or indefinitely (in circumstances where no successor administrator has been appointed that will continue publication of the Original Reference Rate) and (B) the date falling six months prior to such specified date;
- (iii) the making of a public statement by the supervisor of the administrator of the Original Reference Rate that the Original Reference Rate has been permanently or indefinitely discontinued, is prohibited from being used or is no longer representative, or that its use is subject to restrictions or adverse consequences or, where such discontinuation, prohibition, loss of representativeness, restrictions or adverse consequences are to apply from a specified date after the making of any public statement to such effect, the later of the date of the making of such public statement and the date falling six months prior to such specified date; or
- (iv) it has or will prior to the next Interest Determination Date or Reset Determination Date, as applicable, become unlawful for the Calculation Agent, any Paying Agent or the Issuer to determine any Rate of Interest and/or calculate any Interest Amount using the Original Reference Rate (including, without limitation, under Regulation (EU) No. 2016/1011 or Regulation (EU) No. 2016/1011 as it forms part of United Kingdom domestic law by virtue of the European Union (Withdrawal) Act 2018, if applicable).

"Independent Adviser" means an independent financial institution of international repute or other independent adviser of recognised standing with appropriate experience appointed by the Issuer at its own expense;

"Original Reference Rate" means the benchmark or screen rate (as applicable) originally specified in the applicable Final Terms for the purposes of determining the relevant Rate of Interest (or any component part thereof) in respect of the Subordinated Notes (provided that if, following one or more Benchmark Events, such originally specified Reference Rate (or any Successor Rate or Alternative Rate which has replaced it) has been replaced by a (or a further) Successor Rate or Alternative Rate and a Benchmark Event subsequently occurs in respect of such Successor Rate or Alternative Rate, the term Original Reference Rate shall include any such Successor Rate or Alternative Rate);

"Relevant Nominating Body" means, in respect of a benchmark or screen rate (as applicable):

- (i) the central bank for the currency to which the benchmark or screen rate (as applicable) relates, or any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable); or

- (ii) any working group or committee sponsored by, chaired or co-chaired by or constituted at the request of (A) the central bank for the currency to which the benchmark or screen rate (as applicable) relates, (B) any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable), (C) a group of the aforementioned central banks or other supervisory authorities, or (D) the Financial Stability Board or any part thereof; and

"Successor Rate" means a successor to or replacement of the Original Reference Rate which is formally recommended by any Relevant Nominating Body.

5 OPTIONAL INTEREST DEFERRAL

5.1 Deferral of Payments

The Issuer may, at its sole discretion, elect to defer, in whole but not in part, payment of any amount of interest which is otherwise scheduled to be paid in respect of the Subordinated Notes on an Interest Payment Date (a **"Deferred Interest Payment"**) by giving notice (a **"Deferral Notice"**) of such election to the Subordinated Noteholders in accordance with Condition 16, the Trustee, the Registrar and the Paying Agents not less than 10 Business Days prior to the relevant Interest Payment Date.

Subject to Condition 5.2, if the Issuer elects so to defer payment of any such amount of interest on an Interest Payment Date, then it will not have any obligation to pay any amount in respect of such interest on the relevant Interest Payment Date and any such non-payment of interest will not constitute an Enforcement Event (as defined in Condition 12) or any other breach of its obligations under the Subordinated Notes or any default or breach of obligation by the Issuer for any other purpose.

Voluntary payment of any amount in respect of the whole or any part of any Deferred Interest Payments (**"Arrears of Interest"**) may be made at the option of the Issuer at any time (the **"Optional Deferred Interest Settlement Date"**) following delivery of a notice to such effect given by the Issuer to the Subordinated Noteholders in accordance with Condition 16, the Trustee, the Registrar and the Paying Agents not less than 10 Business Days prior to the relevant Optional Deferred Interest Settlement Date informing them of its election to so pay such Arrears of Interest, as well as specifying the amount of such Arrears of Interest to be so paid and the relevant Optional Deferred Interest Settlement Date.

Any Arrears of Interest shall not accrue or otherwise bear interest and, subject to Condition 5.2, the Issuer shall be under no obligation to make payment of any Arrears of Interest and the non-payment of any Arrears of Interest will not constitute an Enforcement Event (as defined in Condition 12) or any other breach of the Issuer's obligations under the Subordinated Notes or any default or breach of obligation by the Issuer for any other purpose, unless in each case such payment is required in accordance with Condition 5.2, which shall be the only circumstances in which any payment of Arrears of Interest shall be required to be made by the Issuer.

5.2 Mandatory Settlement of Arrears of Interest

Notwithstanding the provisions of Condition 5.1 relating to the ability of the Issuer to defer Interest Payments, the Issuer shall pay any outstanding Arrears of Interest, in whole and not in part, on the earliest of the following calendar days (each a **"Mandatory Settlement Date"**) following the Interest Payment Date on which a Deferred Interest Payment first arose:

- (a) the calendar day falling 10 Business Days after the day on which a dividend, other distribution or other payment was validly resolved for payment on, declared, paid, or made in respect of Junior Obligations or Parity Obligations (except where such dividend, other distribution or payment was required in respect of any employee share scheme);

- (b) the calendar day falling 10 Business Days after the day on which the Issuer or any Subsidiary has redeemed, repurchased or otherwise acquired Junior Obligations or Parity Obligations (except where such redemption or repurchase was required in respect of any employee share scheme);
- (c) the calendar day on which the Subordinated Notes are redeemed;
- (d) the next Interest Payment Date on which the Issuer pays interest on the Subordinated Notes scheduled to be paid on such Interest Payment Date; or
- (e) the calendar day after an order is made for the winding-up, dissolution, liquidation or bankruptcy of the Issuer (other than for the purposes of or pursuant to an amalgamation, reorganisation or restructuring while solvent, where the continuing entity assumes substantially all of the assets and obligations of the Issuer),

provided that (i) in the case of each of (a) and (b) above, no Mandatory Settlement Date shall occur if the Issuer or any Subsidiary is obliged under the terms and conditions of such Junior Obligations or Parity Obligations to make such payment, redemption, repurchase or other acquisition; and (ii) in the case of (b) above, no Mandatory Settlement Date shall occur if the Issuer or any Subsidiary repurchases or otherwise acquires any Parity Obligations in whole or in part in a public tender offer or public exchange offer at a purchase price per Parity Obligation below its par value. The Issuer shall promptly notify the Principal Paying Agent or the Calculation Agent, as applicable, the Trustee and, in accordance with Condition 16, the Subordinated Noteholders of any Mandatory Settlement Date.

6 PAYMENTS

6.1 Method of payment

Subject as provided below:

- (a) payments in a Specified Currency other than euro will be made by credit or transfer to an account in the relevant Specified Currency maintained by the payee with a bank in the principal financial centre of the country of such Specified Currency (which, if the Specified Currency is Australian dollars or New Zealand dollars, shall be Sydney and Auckland, respectively); and
- (b) payments will be made in euro by credit or transfer to a euro account (or any other account to which euro may be credited or transferred) specified by the payee.

Payments will be subject in all cases to (i) any fiscal or other laws and regulations applicable thereto in the place of payment, but without prejudice to the provisions of Condition 10 and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986 (the "**Code**") or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or (without prejudice to the provisions of Condition 10) any law implementing an intergovernmental approach thereto.

6.2 Presentation of definitive Bearer Subordinated Notes and Coupons

Payments of principal in respect of definitive Bearer Subordinated Notes will (subject as provided below) be made in the manner provided in Condition 6.1 above only against presentation and surrender or in the case of part payment of any sum due, endorsement of definitive Bearer Subordinated Notes, and payments of interest in respect of definitive Bearer Subordinated Notes will (subject as provided below) be made as aforesaid only against presentation and surrender or in the case of part payment of any sum due, endorsement of Coupons, in each case at the specified office of any Paying Agent outside

the United States (which expression, as used herein, means the United States of America (including the States and the District of Columbia and its possessions)).

Subordinated Notes in definitive bearer form should be presented for payment together with all unmatured Coupons appertaining thereto (which expression shall for this purpose include Coupons falling to be issued on exchange of matured Talons) upon the date on which any Subordinated Note in definitive bearer form becomes due and repayable, unmatured Coupons and Talons (if any) relating thereto (whether or not attached) shall become void and no payment or, as the case may be, exchange for further Coupons shall be made in respect thereof.

On and after the Interest Payment Date on which the final Coupon comprised in any Coupon sheet matures, the Talon (if any) forming part of such Coupon sheet may be surrendered at the specified office of any Paying Agent in exchange for a further Coupon sheet (to include another Talon for a further Coupon sheet, if appropriate) (but excluding any Coupons that may have become void pursuant to Condition 11).

If the due date for redemption of any definitive Bearer Subordinated Note is not an Interest Payment Date, interest (if any) accrued in respect of such Subordinated Note from (and including) the preceding Interest Payment Date or, as the case may be, the Interest Commencement Date shall be payable only against surrender of the relevant definitive Bearer Subordinated Note.

6.3 Payments in respect of Bearer Global Subordinated Notes

Payments of principal and interest (if any) in respect of Subordinated Notes represented by any Global Subordinated Note in bearer form will (subject as provided below) be made in the manner specified above in relation to definitive Bearer Subordinated Notes or otherwise in the manner specified in the relevant Global Subordinated Note, where applicable against presentation or surrender, as the case may be, of such Global Subordinated Note at the specified office of any Paying Agent outside the United States. A record of each payment made, distinguishing between any payment of principal and any payment of interest, will be made either on such Global Subordinated Note by the Paying Agent to which it was presented or in the records of Euroclear and Clearstream, Luxembourg, as applicable.

6.4 Payments in respect of Registered Subordinated Notes

Payments of principal in respect of each Registered Subordinated Note (whether or not in global form) will be made against presentation and surrender of the Registered Subordinated Note at the specified office of the Registrar or any of the Paying Agents. Such payments will be made by transfer to the Designated Account (as defined below) of the holder (or the first named of joint holders) of the Registered Subordinated Note appearing in the register of holders of the Registered Subordinated Notes maintained by the Registrar (the "**Register**") (i) where in global form, at the close of the business day (being for this purpose a day on which Euroclear and Clearstream, Luxembourg are open for business) before the relevant due date, and (ii) where in definitive form, at the close of business on the third business day (being for this purpose a day on which banks are open for business in the city where the specified office of the Registrar is located) before the relevant due date. For these purposes, "**Designated Account**" means the account (which, in the case of a payment in Japanese yen to a non resident of Japan, shall be a non resident account) maintained by a holder with a Designated Bank and identified as such in the Register and "**Designated Bank**" means (in the case of payment in a Specified Currency other than euro) a bank in the principal financial centre of the country of such Specified Currency (which, if the Specified Currency is Australian dollars or New Zealand dollars, shall be Sydney and Auckland, respectively) and (in the case of a payment in euro) any bank which processes payments in euro.

Payments of interest (including Arrears of Interest (if any)) in respect of each Registered Subordinated Note (whether or not in global form) will be made by transfer on the due date to the Designated Account of the holder (or the first named of joint holders) of the Registered Subordinated Note appearing in the Register (i) where in global form, at the close of the business day (being for this purpose a day on which Euroclear and Clearstream, Luxembourg are open for business) before the relevant due date, and (ii) where in definitive form, at the close of business on the fifteenth day (whether or not such fifteenth day is a business day) before the relevant due date (the "**Record Date**"). Payment of the interest due in respect of each Registered Subordinated Note on redemption will be made in the same manner as payment of the principal amount of such Registered Subordinated Note.

No commissions or expenses shall be charged to the holders by the Registrar in respect of any payments of principal or interest in respect of Registered Subordinated Notes.

None of the Issuer, the Trustee or the Agents will have any responsibility or liability for any aspect of the records relating to, or payments made on account of, beneficial ownership interests in the Registered Global Subordinated Notes or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

6.5 General provisions applicable to payments

The holder of a Global Subordinated Note shall be the only person entitled to receive payments in respect of Subordinated Notes represented by such Global Subordinated Note and the Issuer will be discharged by payment to, or to the order of, the holder of such Global Subordinated Note in respect of each amount so paid. Each of the persons shown in the records of Euroclear or Clearstream, Luxembourg as the beneficial holder of a particular nominal amount of Subordinated Notes represented by such Global Subordinated Note must look solely to Euroclear or Clearstream, Luxembourg, as the case may be, for their share of each payment so made by the Issuer to, or to the order of, the holder of such Global Subordinated Note.

Notwithstanding the foregoing provisions of this Condition, if any amount of principal and/or interest in respect of Bearer Subordinated Notes is payable in U.S. dollars, such U.S. dollar payments of principal and/or interest in respect of such Subordinated Notes will be made at the specified office of a Paying Agent in the United States if:

- (a) the Issuer has appointed Paying Agents with specified offices outside the United States with the reasonable expectation that such Paying Agents would be able to make payment in U.S. dollars at such specified offices outside the United States of the full amount of principal and interest on the Bearer Subordinated Notes in the manner provided above when due;
- (b) payment of the full amount of such principal and interest at all such specified offices outside the United States is illegal or effectively precluded by exchange controls or other similar restrictions on the full payment or receipt of principal and interest in U.S. dollars; and
- (c) such payment is then permitted under United States and other applicable law without involving, in the opinion of the Issuer, adverse tax consequences to the Issuer.

6.6 Payment Day

If the date for payment of any amount in respect of any Subordinated Note or Coupon is not a Payment Day, the holder thereof shall not be entitled to payment until the next following Payment Day in the relevant place and shall not be entitled to further interest or other payment in respect of such delay. For these purposes, "**Payment Day**" means any day which (subject to Condition 11) is:

- (a) a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits):
 - (i) in the case of Subordinated Notes in definitive form only, in the relevant place of presentation; and
 - (ii) in each Additional Financial Centre (other than TARGET System) specified in the applicable Final Terms;
- (b) if TARGET System is specified as an Additional Financial Centre in the applicable Final Terms, a day on which the TARGET System is open; and
- (c) either (1) in relation to any sum payable in a Specified Currency other than euro, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in the principal financial centre of the country of the relevant Specified Currency (which if the Specified Currency is Australian dollars or New Zealand dollars shall be Sydney and Auckland, respectively) or (2) in relation to any sum payable in euro, a day on which the TARGET System is open.

6.7 Interpretation of principal and interest

Any reference in the Conditions to principal in respect of the Subordinated Notes shall be deemed to include, as applicable:

- (a) any additional amounts which may be payable with respect to principal under Condition 10 or under any undertaking or covenant given in addition thereto, or in substitution therefor, pursuant to the Trust Deed;
- (b) any premium and any other amounts (other than interest) which may be payable by the Issuer under or in respect of the Subordinated Notes.

Any reference in the Conditions to interest and Arrears of Interest in respect of the Subordinated Notes shall be deemed to include, as applicable, any additional amounts which may be payable with respect to interest under Condition 10 or under any undertaking or covenant given in addition thereto, or in substitution therefor, pursuant to the Trust Deed.

7 REDEMPTION AND PURCHASE

7.1 Redemption at maturity

- (a) Unless previously redeemed or purchased and cancelled as specified below, each Dated Subordinated Note will be redeemed by the Issuer at its Final Redemption Amount specified in the applicable Final Terms in the relevant Specified Currency on the Maturity Date specified in the applicable Final Terms.
- (b) Undated Subordinated Notes are perpetual subordinated notes in respect of which there is no fixed redemption date and the Undated Subordinated Notes may only be redeemed by the Issuer (subject to the provisions of Condition 3) in accordance with the following provisions of this Condition 7.
- (c) Subordinated Notes are not redeemable at the option of the Subordinated Noteholders at any time.

7.2 Issuer's Call Option

- (a) *Issuer Call*

If Issuer Call is specified as being applicable in the applicable Final Terms, then this Condition 7.2 shall apply.

The Issuer may, having given not less than the minimum period nor more than the maximum period of notice specified in the applicable Final Terms to the Trustee, the Registrar, the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders (which notice shall be irrevocable and shall specify the date fixed for redemption), redeem all, but not some only, of the Subordinated Notes (a) if Issuer Call Period is specified as being applicable in the applicable Final Terms, at any time during the Issuer Call Period so specified and (b) (i) on the First Reset Date, in the case of Fixed Rate Resettable Subordinated Notes, or on any Fixed Reset Call Date thereafter; or (ii) on the Floating Rate Call Date, in the case of Floating Rate Subordinated Notes or any Interest Payment Date thereafter, in each case at their principal amount together with any accrued and unpaid interest to (but excluding) the date of redemption and any remaining Arrears of Interest. Upon the expiry of such notice, the Issuer shall redeem the Subordinated Notes.

(b) *Make-Whole Redemption*

In the case of Fixed Rate Resettable Subordinated Notes, if Make-Whole Redemption is specified as being applicable in the applicable Final Terms, then this Condition 7.2(b) shall apply.

Unless the redemption provisions contained in Condition 7.3, 7.4, 7.5, 7.6, 7.7 or 7.8 have been exercised, the Issuer may, having given not less than the minimum period nor more than the maximum period of notice specified in the applicable Final Terms, to the Trustee, the Registrar, the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders (which notice shall be irrevocable and shall specify the date fixed for redemption), redeem all or, if so provided in the applicable Final Terms, some only of the Subordinated Notes on any date prior to the First Call Date (any such date, a "**Make-Whole Redemption Date**") as specified in the notice at the Make-Whole Redemption Amount. The Issuer shall notify the Trustee, the Registrar, the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders as soon as reasonably practicable after the Issuer is notified of such by the Quotation Agent on the Make-Whole Calculation Date.

If the applicable Final Terms specify "some only" as being applicable in respect of a Make-Whole Redemption, the notice to Noteholders shall also contain the certificate numbers of the Bearer Notes, or in the case of Registered Notes shall specify the nominal amount of Registered Notes drawn and the holder(s) of such Registered Notes, to be redeemed, which shall have been drawn in such place as the Issuer may determine and in such manner as it deems appropriate, subject to compliance with any applicable laws and stock exchange or other relevant authority requirements.

For the purposes of this Condition 7.2(b):

"Benchmark Rate" means the amount displayed on the Reference Screen Page or, if there is no rate available on the Reference Screen Page, the average of the four quotations given by Reference Dealers on the Business Day immediately preceding the Make-Whole Calculation Date at market close of the mid-market annual yield to maturity of the Reference Security. If the Reference Security is no longer outstanding or the Reference Screen Page does not quote the yield on the Reference Security, a Similar Security will be chosen by the Quotation Agent on the Business Day immediately preceding the Make-Whole Calculation Date and notified to the Calculation Agent. The Benchmark Rate (and the reference of the Similar Security, if applicable) will be published by the Issuer in accordance with Condition 16.

"First Call Date" means the date specified in the applicable Final Terms.

"Make-Whole Calculation Date" means the third Business Day preceding the Make-Whole Redemption Date.

"Make-Whole Redemption Amount" means the sum of:

- (a) the greater of (x) the principal amount of the Subordinated Notes to be so redeemed and (y) the sum of the then present values of the remaining scheduled payments of principal and interest on such Subordinated Notes to the First Call Date specified in the applicable Final Terms (exclusive of any interest accrued but not paid on the Subordinated Notes since the last Interest Payment Date and any Arrears of Interest) discounted to the relevant Make-Whole Redemption Date on an annual basis (based on the actual number of days elapsed divided by 365 or (in the case of a leap year) by 366) at the Make-Whole Redemption Rate; and
- (b) any interest accrued but not paid on the Subordinated Notes (including any Arrears of Interest) to (but excluding) the Make-Whole Redemption Date,

as determined by the Quotation Agent and so notified on the Make-Whole Calculation Date by the Quotation Agent to the Issuer and the Trustee.

"Make-Whole Redemption Margin" means the amount (if any) specified in the applicable Final Terms.

"Make-Whole Redemption Rate" means the Benchmark Rate plus the Make-Whole Redemption Margin.

"Quotation Agent" means an agent, being an independent financial institution of international repute, to be appointed by the Issuer if required for the determination of the Make-Whole Redemption Amount.

"Reference Dealers" means each of the four banks selected from time to time by the Quotation Agent, at its sole discretion, which are primary European government security dealers or market makers in pricing corporate bond issues.

"Reference Screen Page" means such page, section, caption, column or other part of a particular information service as may be specified in the applicable Final Terms.

"Reference Security" shall be as set out in the applicable Final Terms or, if the Reference Security is no longer outstanding, a Similar Security to be chosen by the Quotation Agent at 11:00 a.m. (CET) on the Make-Whole Calculation Date, with the title and ISIN of such Similar Security to be notified by the Issuer to the Noteholders in accordance with Condition 16 as soon as practicable after the identity of such Similar Security is notified to it by the Quotation Agent on the Make-Whole Calculation Date.

"Remaining Term" means the period from (and including) the Make-Whole Redemption Date to (but excluding) the First Call Date.

"Similar Security" means a government security or government securities having an actual or interpolated maturity comparable with the Remaining Term that would be utilised, at the time of selection and in accordance with customary financial practice, in pricing new issues of corporate debt securities of comparable maturity to the Remaining Term.

7.3 Redemption upon a Tax Event

If Tax Event is specified as being applicable in the applicable Final Terms, then this Condition 7.3 shall apply.

If, immediately prior to the giving of the notice referred to below, a Tax Event has occurred, then the Issuer may, subject to having given not less than 30 nor more than 60 days' notice to the Trustee, the Registrar, the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders (which notice shall be irrevocable and shall specify the date fixed for redemption) and subject to Condition 9, redeem in accordance with these Conditions at any time, in the case of Fixed

Rate Resetable Subordinated Notes, or on any Interest Payment Date, in the case of Floating Rate Subordinated Notes, all, but not some only, of the Subordinated Notes at

- (a) 101 per cent. of their principal amount, where such redemption occurs prior to; or
- (b) their principal amount, where such redemption occurs during or after,

if Issuer Call Period is specified as being applicable in the applicable Final Terms, the first day of the Issuer Call Period or, if Issuer Call Period is not so specified as being applicable, the First Reset Date, in the case of Fixed Rate Resetable Subordinated Notes, or the Floating Rate Call Date, in the case of Floating Rate Subordinated Notes, and together, in each case, with any accrued and unpaid interest to (but excluding) the date of redemption and any remaining Arrears of Interest. Upon the expiry of such notice, the Issuer shall redeem the Subordinated Notes.

A "**Tax Event**" has occurred if an opinion of a recognised law firm or accounting firm of international standing has been delivered to the Issuer, the Trustee, the Registrar and the Principal Paying Agent, stating that by reason of a change in the law or regulation (including but not limited to change in the official application of the provisions of the law of 22 December 2023 transposing in Luxembourg the Council Directive (EU) 2022/2523, with respect to the manner of determination of the taxable basis of the Issuer) of the Tax Jurisdiction, or any change in the official application or interpretation of such law or regulation, becoming effective on or after the Issue Date, the tax regime of any payments under the Subordinated Notes and/or of the Issuer is modified and such modification results in payments of interest payable by the Issuer in respect of the Subordinated Notes being no longer deductible for corporate income tax purposes in whole or in part, or the Issuer being subject to additional top-up taxes in the sense of the Council Directive (EU) 2022/2523, and such risk cannot be avoided by the use of reasonable measures available to the Issuer.

7.4 Redemption upon an Accounting Event

If Accounting Event is specified as being applicable in the applicable Final Terms, then this Condition 7.4 shall apply.

If, immediately prior to the giving of the notice referred to below, an Accounting Event has occurred, then the Issuer may, subject to having given not less than 30 nor more than 60 days' notice to the Trustee, the Registrar, the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders (which notice shall be irrevocable and shall specify the date fixed for redemption) and subject to Condition 9, redeem in accordance with these Conditions at any time, in the case of Fixed Rate Resetable Subordinated Notes, or on any Interest Payment Date, in the case of Floating Rate Subordinated Notes, all, but not some only, of the Subordinated Notes at:

- (a) 101 per cent. of their principal amount, where such redemption occurs prior to; or
- (b) their principal amount, where such redemption occurs during or after,

if Issuer Call Period is specified as being applicable in the applicable Final Terms, the first day of the Issuer Call Period or, if Issuer Call Period is not so specified as being applicable, the First Reset Date, in the case of Fixed Rate Resetable Subordinated Notes, or the Floating Rate Call Date, in the case of Floating Rate Subordinated Notes, and together, in each case, with any accrued and unpaid interest to (but excluding) the date of redemption and any remaining Arrears of Interest. Upon the expiry of such notice, the Issuer shall redeem the Subordinated Notes.

An "**Accounting Event**" has occurred if an accountancy firm of international standing, acting upon instructions of the Issuer, has delivered a letter or report to the Issuer, the Trustee, the Registrar and the Principal Paying Agent, stating that as a result of a change in accounting principles (or the application thereof) since the Issue Date (the "**Change**"), the Subordinated Notes may not or may no longer be recorded as "equity" in the audited annual or the semi-annual consolidated financial statements of the Issuer pursuant to IFRS or any other accounting standards that may replace IFRS for the purposes of preparing the annual consolidated financial statements of the Issuer.

The Issuer may also redeem the Subordinated Notes in accordance with this Condition 7.4 as a result of the occurrence of an Accounting Event from (and including) the date on which the Change is officially adopted, which may fall before the date on which the Change will come into effect.

For the purposes of these Conditions, "**IFRS**" means the International Financial Reporting Standards.

7.5 Redemption upon a Rating Event

If Rating Event is specified as being applicable in the applicable Final Terms, then this Condition 7.5 shall apply.

If, immediately prior to the giving of the notice referred to below, a Rating Event has occurred, then the Issuer may, subject to having given not less than 30 nor more than 60 days' notice to the Trustee, the Registrar, the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders (which notice shall be irrevocable and shall specify the date fixed for redemption) and subject to Condition 9, redeem in accordance with these Conditions at any time, in the case of Fixed Rate Resettable Subordinated Notes, or on any Interest Payment Date, in the case of Floating Rate Subordinated Notes, all, but not some only, of the Subordinated Notes at:

- (a) 101 per cent. of their principal amount, where such redemption occurs prior to; or
- (b) their principal amount, where such redemption occurs during or after,

if Issuer Call Period is specified as being applicable in the applicable Final Terms, the first day of the Issuer Call Period or, if Issuer Call Period is not so specified as being applicable, the First Reset Date, in the case of Fixed Rate Resettable Subordinated Notes, or the Floating Rate Call Date, in the case of Floating Rate Subordinated Notes, and together, in each case, with any accrued and unpaid interest to (but excluding) the date of redemption and any remaining Arrears of Interest. Upon the expiry of such notice, the Issuer shall redeem the Subordinated Notes.

A "**Rating Event**" has occurred if the Issuer has received, and has provided the Trustee, the Registrar and the Principal Paying Agent with a copy of, written confirmation from any Rating Agency from whom the Issuer is assigned Solicited Ratings either directly or via a publication by such Rating Agency, that an amendment, clarification or change has occurred in the equity credit (or such other nomenclature that the Rating Agency may then use to describe the degree to which an instrument exhibits the characteristics of an ordinary share) criteria of such Rating Agency effective after the Issue Date of the Subordinated Notes (or, if later, effective after the date when the equity credit is assigned to the Subordinated Notes by such Rating Agency for the first time), which amendment, clarification or change results in

- (i) a lower equity credit for the Subordinated Notes (or if the Subordinated Notes have been partially or fully re-financed since the Issue Date and are no longer eligible for equity credit in part or in full as a result, such amendment, clarification or change would have resulted in a lower equity credit for the Subordinated Notes had they not been re-financed) than the then respective equity credit assigned on the Issue Date, or if equity credit is not assigned to the Subordinated Notes by the

- relevant Rating Agency on the Issue Date, at the date when the equity credit is assigned by such Rating Agency for the first time; or
- (ii) the period of time the Subordinated Notes are eligible for the same or a higher category of equity credit (or such other nomenclature that the Rating Agency may then use to describe the degree to which an instrument exhibits the characteristics of an ordinary share) attributed to the Subordinated Notes at the Issue Date (or the date when the equity credit is assigned for the first time by such Rating Agency, as the case may be) being shortened.

"Rating Agency" means any of the following rating agencies: S&P Global Ratings Europe Limited ("S&P") or Moody's Investors Service Ltd ("Moody's") or any of their respective successors or any other rating agency of equivalent international standing specified from time to time by the Issuer.

"Solicited Ratings" means a rating assigned by a Rating Agency with whom the Issuer has a contractual relationship under which the Subordinated Notes are assigned a rating.

7.6 Redemption upon a Gross-up Event

If Gross-up Event is specified as being applicable in the applicable Final Terms, then this Condition 7.6 shall apply.

If, immediately prior to the giving of the notice referred to below, a Gross-up Event has occurred, then the Issuer may, subject to having given not less than 30 nor more than 60 days' notice to the Trustee, the Registrar, the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders (which notice shall be irrevocable and shall specify the date fixed for redemption) and subject to Condition 9, redeem in accordance with these Conditions at any time, in the case of Fixed Rate Resettable Subordinated Notes, or on any Interest Payment Date, in the case of Floating Rate Subordinated Notes, all, but not some only, of the Subordinated Notes at their principal amount, together with any accrued and unpaid interest to (but excluding) the date of redemption and any remaining Arrears of Interest. Upon the expiry of such notice, the Issuer shall redeem the Subordinated Notes.

A **"Gross-up Event"** has occurred if (i) an opinion of a recognised law firm or accounting firm of international standing has been delivered to the Issuer, the Trustee, the Registrar and the Principal Paying Agent, stating that, by reason of any change in the law or regulation of the Tax Jurisdiction, or the official application or interpretation of such law or regulation in respect of the Issuer affecting taxation or the obligation to pay duties of any kind, becoming effective on or after the Issue Date, the Issuer is required to pay additional amounts on the next succeeding Interest Payment Date, and (ii) this obligation cannot be avoided by the use of reasonable measures available to the Issuer. However, no such notice of early redemption due to the occurrence of a Gross-up Event may be given (i) earlier than 90 days prior to the earliest date on which the Issuer would be obligated to pay such additional amounts if a payment in respect of the Subordinated Notes was then due, or (ii) if at the time such notice is given, such obligation to pay such additional amounts does not remain in effect.

7.7 Redemption upon a Repurchase Event

If Repurchase Event is specified as being applicable in the applicable Final Terms, then this Condition 7.7 shall apply.

If, immediately prior to the giving of the notice referred to below, a Repurchase Event has occurred, then the Issuer may, subject to having given not less than 30 nor more than 60 days' notice to the Trustee, the Registrar, the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders (which notice shall be irrevocable and shall specify the date fixed for redemption) and subject to Condition 9, redeem in accordance with these Conditions at any time, in the case of Fixed Rate Resettable Subordinated Notes, or on any Interest Payment Date, in the case of Floating Rate

Subordinated Notes, all, but not some only, of the Subordinated Notes at their principal amount, together with any accrued and unpaid interest to (but excluding) the date of redemption and any remaining Arrears of Interest. Upon the expiry of such notice, the Issuer shall redeem the Subordinated Notes.

A "**Repurchase Event**" has occurred if Notes representing an aggregate principal amount equal to or exceeding the Minimum Percentage of the originally issued aggregate principal amount of the Subordinated Notes (including any further issues pursuant to Condition 19) have been redeemed or purchased and cancelled by the Issuer or any Subsidiary pursuant to the provisions of this Condition 7 (other than as a result of the exercise by the Issuer of its redemption right under Condition 7.2(b) where Make-Whole Redemption is specified as applicable in the applicable Final Terms).

For the purposes of this Condition 7.7, "**Minimum Percentage**" means the percentage specified in the applicable Final Terms.

7.8 Redemption for Change of Control Event

If Change of Control Event is specified as being applicable in the applicable Final Terms, then this Condition 7.8 shall apply.

If a Change of Control Event has occurred, the Issuer will fix the Change of Control Effective Date and give notice of the Change of Control Event and the Change of Control Effective Date within 7 calendar days following the Change of Control Event (the "**Change of Control Notice**"). The Issuer may, subject to having given not less than 45 days' notice to the Trustee, the Registrar, the Principal Paying Agent after publication of the Change of Control Notice and, in accordance with Condition 16, the Subordinated Noteholders (which notice shall be irrevocable and shall specify the Change of Control Effective Date), redeem in accordance with these Conditions on the Change of Control Effective Date all, but not some only, of the Subordinated Notes at their principal amount, together with any accrued and unpaid interest to (but excluding) the date of redemption and any remaining Arrears of Interest. Upon the expiry of such notice, the Issuer shall redeem the Subordinated Notes.

A "**Change of Control Event**" occurs when a person or persons (in each case, other than Edolaxia Group Limited), acting together, acquire Control of the Issuer (a "**Change of Control**"), and immediately prior to the commencement of the Change of Control Period, the Issuer carries (with the agreement of the Issuer) from any Rating Agency: (x) an investment grade credit rating (Baa3 by Moody's, BBB- by S&P, BBB- by Fitch, or equivalent, or better), and such rating from any Rating Agency is within the Change of Control Period either downgraded to a non-investment grade credit rating (Ba1 by Moody's, BB+ by S&P, BB+ by Fitch or equivalent, or worse) or withdrawn and is not within such Change of Control Period subsequently (in the case of a downgrade) upgraded to an investment grade credit rating by such Rating Agency or (in the case of withdrawal) replaced by an investment grade credit rating from any other Rating Agency; or (y) a non-investment grade credit rating (Ba1 by Moody's, BB+ by S&P, BB+ by Fitch or equivalent, or worse), and such rating from any Rating Agency is within such Change of Control Period downgraded by one or more notches (for illustration, Ba1 to Ba2 being one notch) and is not within such Change of Control Period subsequently upgraded to its earlier credit rating or better by such Rating Agency, provided that if, immediately prior to the commencement of the Change of Control Period, the Issuer carries (with the agreement of the Issuer) a rating from more than one Rating Agency, at least one of which is investment grade, then subparagraph (x) will apply; and in making the relevant decision(s) referred to above, the relevant Rating Agency announces publicly or confirms in writing to the Issuer that such decision(s) resulted, in whole or in part, from the occurrence of the Change of Control. If the rating designations employed by any Rating Agency are changed from those which are described in this Condition, the Issuer shall determine the rating designations of the Rating Agency (as

appropriate) as are most equivalent to the prior rating designations of the Rating Agency and this Condition shall be read accordingly.

"Control" means (i) the acquisition or control of more than 50 per cent. of the Voting Rights of the Issuer; or (ii) the right to appoint and/or remove all or the majority of the members of the Issuer's board of directors or other governing body, in each case, whether obtained directly or indirectly, and whether obtained by the ownership of Share Capital, by the possession of Voting Rights, by contract, trust or otherwise.

"Change of Control Effective Date" means the date fixed by the Issuer in the Change of Control Notice, which:

- (i) must be a Business Day;
- (ii) must fall not less than 45 days and not more than 60 days after publication of the Change of Control Notice; and
- (iii) must, if at the relevant time any Qualifying Debt Securities are outstanding, be at least one day after the date on which a put notice of the holders of the Qualifying Debt Securities due to the Change of Control (or a similar concept) becomes effective.

"Change of Control Period" means the period (i) commencing on the date of the first public announcement of the relevant Change of Control, and (ii) ending on the date which is 120 days after the date on which the relevant Change of Control occurs.

"Qualifying Debt Securities" means any current or future indebtedness that:

- (i) is in the form of, or represented by, a certificate of indebtedness or notes or other securities which are or are capable of being quoted, listed, dealt in or traded on a stock exchange or other recognised securities market, including *Schuldschein* (whether or not initially distributed by way of private placement);
- (ii) is either issued directly by the Issuer or indirectly by any other entity and benefits from a guarantee of the Issuer;
- (iii) is not subordinated; and
- (iv) benefits from a rating from a Rating Agency.

7.9 Purchases

The Issuer or any Subsidiary of the Issuer may at any time purchase Subordinated Notes (provided that, in the case of definitive Bearer Subordinated Notes, all unmatured Coupons and Talons appertaining thereto are purchased therewith) at any price in the open market or otherwise. Such Subordinated Notes may be held, reissued, resold or, at the option of the Issuer, surrendered to any Paying Agent and/or the Registrar for cancellation.

7.10 Cancellation

All Subordinated Notes which are redeemed or substituted by the Issuer will forthwith be cancelled (together with all unmatured Coupons and Talons attached thereto or surrendered therewith at the time of redemption). All Subordinated Notes so cancelled and any Subordinated Notes purchased and cancelled pursuant to Condition 7.9 above (together with all unmatured Coupons and Talons cancelled therewith) shall be forwarded to the Principal Paying Agent and cannot be reissued or resold.

8 SUBSTITUTION OR VARIATION

If a Tax Event, an Accounting Event, a Rating Event or a Gross-up Event (subject to any such event being specified as applicable in the applicable Final Terms) (each a "**Substitution or Variation Event**") has occurred, then the Issuer may, subject to Condition 9 (without any requirement for the consent or approval of the Subordinated Noteholders or Couponholders) and subject to its having satisfied the Trustee immediately prior to the giving of any notice referred to herein that the provisions of this Condition 8 have been complied with, and having given not less than 30 nor more than 60 days' notice to the Trustee, the Registrar, the Principal Paying Agent and, in accordance with Condition 16, the Subordinated Noteholders (which notice shall be irrevocable), at any time either:

- (a) substitute all, but not some only, of the Subordinated Notes for Qualifying Subordinated Notes; or
- (b) vary the terms of the Subordinated Notes with the effect that they remain or become (as the case may be), Qualifying Subordinated Notes,

and the Trustee shall (subject to the following provisions of this Condition 8 and subject to the receipt by it of the certificate of two members of the board of directors of the Issuer referred to in Condition 9) agree to such substitution or variation.

Upon expiry of such notice, the Issuer shall either vary the terms of or, as the case may be, substitute the Subordinated Notes in accordance with this Condition 8.

The Trustee shall, at the expense of the Issuer, use reasonable endeavours to assist the Issuer in the substitution of the Subordinated Notes for, or the variation of the terms of the Subordinated Notes so that they remain, or as appropriate, become, Qualifying Subordinated Notes, provided that the Trustee shall not be obliged to participate in, or assist with, any such substitution or variation if the terms of the proposed Qualifying Subordinated Notes or the participation in or assistance with such substitution or variation would impose, in the Trustee's opinion, more onerous obligations upon it or expose it to liabilities or reduce its protections. If the Trustee does not participate or assist as provided above, the Issuer may redeem the Subordinated Notes as provided in Condition 7.

In connection with any substitution or variation in accordance with this Condition 8, the Issuer shall comply with the rules of any stock exchange on which the Subordinated Notes are for the time being listed or admitted to trading.

Any such substitution or variation in accordance with the foregoing provisions following a Substitution or Variation Event shall only be permitted if it does not give rise to any other Substitution or Variation Event with respect to the Qualifying Subordinated Notes.

Any such substitution or variation in accordance with the foregoing provisions following a Substitution or Variation Event shall only be permitted if it does not result in the Qualifying Subordinated Notes no longer being eligible for the same, or a higher amount of, "equity credit" (or such other nomenclature that the Rating Agency may then use to describe the degree to which an instrument exhibits the characteristics of an ordinary share) as is attributed to the Subordinated Notes on the date notice is given to Subordinated Noteholders of the substitution or variation.

In these Conditions:

"**Qualifying Subordinated Notes**" means subordinated notes that:

- (a) are issued by the Issuer or any wholly-owned direct or indirect finance subsidiary of the Issuer (a "**Qualifying Subordinated Note Issuer**") with a guarantee of such obligations by the Issuer;

- (b) if issued by the Issuer, rank *pari passu* in a winding-up or liquidation of the Issuer with any Parity Obligations of the Issuer;
- (c) if issued by a wholly-owned direct or indirect finance subsidiary of the Issuer, rank *pari passu* in a winding-up or liquidation of the Qualifying Subordinated Note Issuer with any present or future obligation which (i) is issued by the Qualifying Subordinated Note Issuer and the obligations under which rank or are expressed to rank *pari passu* with the Qualifying Subordinated Note Issuer's obligations under such subordinated notes, or (ii) benefits from a guarantee or support agreement that ranks or is expressed to rank *pari passu* with the Qualifying Subordinated Note Issuer's obligations under such subordinated notes;
- (d) save in the case of a direct issue by the Issuer benefit from a guarantee that ranks in relation to the obligations of the Issuer under such subordinated notes and/or such guarantee (as the case may be), equally with the Subordinated Notes and *pari passu* in a winding-up or liquidation of the Issuer with any Parity Obligations;
- (e) contain terms not materially less favourable to Subordinated Noteholders than the terms of the Subordinated Notes (as reasonably determined by the Issuer or Qualifying Subordinated Note Issuer, in each case acting in good faith) and which:
 - (i) provide for the same Rate of Interest from time to time as applied to the Subordinated Notes immediately prior to such substitution or variation and preserve the same Interest Payment Dates;
 - (ii) preserve the obligations (including the obligations arising from the exercise of any right) of the Issuer as to principal and as to redemption of the Subordinated Notes, including (without limitation) as to timing of, and amounts payable upon, such redemption;
 - (iii) preserve any existing rights under these Conditions to any accrued interest, any Deferred Interest Payments, any Arrears of Interest and any other amounts payable under the Subordinated Notes which, in each case, has accrued to Subordinated Noteholders and not been paid;
 - (iv) do not provide for the mandatory deferral or cancellation of payments of interest and/or principal;
 - (v) do not provide for loss absorption through principal write down or conversion to ordinary shares; and
 - (vi) may include a feature which contains a term for the mandatory repayment of such subordinated notes on a specified date which shall not be earlier than the next following date on which the Subordinated Notes may otherwise be redeemed under Condition 7.2 (and the inclusion of such feature shall be deemed not to be materially less favourable to Subordinated Noteholders as compared with the terms of the Subordinated Notes);
- (f) are (i) listed on the Official List of the Luxembourg Stock Exchange and admitted to trading on its regulated market or (ii) listed on such other internationally recognised exchange platform in an OECD country as is selected by the Issuer or Qualifying Subordinated Note Issuer and approved by the Trustee; and
- (g) will, immediately after such substitution or variation, be assigned at least the same credit rating(s) by the same Rating Agencies as may have been assigned to the Subordinated Notes by way of Solicited Ratings immediately prior to such substitution or variation.

9 PRECONDITIONS TO TAX EVENT, ACCOUNTING EVENT, RATING EVENT, GROSS-UP EVENT, REPURCHASE EVENT, SUBSTITUTION AND VARIATION

Prior to the publication of any notice of redemption pursuant to Conditions 7.3, 7.4, 7.5, 7.6 or 7.7 or any notice of substitution or variation pursuant to Condition 8, the Issuer shall deliver to the Trustee:

- (a) a certificate signed by two members of the board of directors of the Issuer stating that the Issuer is entitled to effect such redemption and setting forth a statement of facts showing that the conditions precedent to the right of the Issuer so to redeem have occurred. In relation to a substitution or variation pursuant to Condition 8, such certificate shall also include further certifications that the criteria specified in paragraphs (a) to (e) of the definition of Qualifying Subordinated Notes will be satisfied by the Qualifying Subordinated Notes upon issue and that such determinations were reached by the Issuer in consultation with an independent investment bank of international repute, an independent financial adviser with appropriate expertise or independent counsel of recognised standing;
- (b) in the case of a substitution or variation pursuant to Condition 8 only, an opinion from independent legal advisers of recognised standing confirming:
 - (i) that the Issuer has capacity to assume all rights and obligations under the Qualifying Subordinated Notes and has obtained all necessary corporate or governmental authorisation to assume all such rights and obligations (either as primary debtor or as a guarantor of a wholly-owned direct or indirect finance subsidiary of the Issuer that assumes the role of primary debtor in respect of the Qualifying Subordinated Notes) and, in the case of a wholly-owned direct or indirect finance subsidiary of the Issuer that assumes the role of primary debtor in respect of the Qualifying Subordinated Notes, that such finance subsidiary (as the case may be) has capacity to assume all rights and obligations under the Qualifying Subordinated Notes and has obtained all necessary corporate or governmental authorisation to assume all such rights and obligations; and
 - (ii) the legality, validity and enforceability of the Qualifying Subordinated Notes,and the Trustee may rely absolutely upon and shall be entitled to accept such certificate and any such opinions without any liability to any person for so doing and without any further inquiry as sufficient evidence of the satisfaction of the conditions precedent set out in such paragraphs in which event it shall be conclusive and binding on the Subordinated Noteholders.

The Trustee is under no obligation to ascertain whether any Tax Event, Accounting Event, Rating Event, Gross-up Event, Repurchase Event, Change of Control Event or Change of Control or any event which could lead to the occurrence of, or could constitute, any such Tax Event, Accounting Event, Rating Event, Gross-up Event, Repurchase Event, Change of Control Event or Change of Control, has occurred and, until it shall have actual knowledge or express notice pursuant to the Trust Deed to the contrary, the Trustee may assume that no such Tax Event, Accounting Event, Rating Event, Gross-up Event, Repurchase Event, Change of Control Event or Change of Control or such other event has occurred.

10 TAXATION

All payments of principal and interest in respect of the Subordinated Notes and Coupons by or on behalf of the Issuer will be made without withholding or deduction for or on account of any present or future taxes or duties of whatever nature imposed or levied by or on behalf of any Tax Jurisdiction unless such withholding or deduction is required by law. In such event, the Issuer will pay such additional amounts as shall be necessary in order that the net amounts received by the holders of the Subordinated Notes or Coupons after such withholding or deduction shall equal the respective amounts of principal and interest which would otherwise have been receivable in respect of the Subordinated Notes or Coupons, as the case may be, in the absence of

such withholding or deduction; except that no such additional amounts shall be payable with respect to any Subordinated Note or Coupon:

- (a) presented for payment in Luxembourg; or
- (b) the holder of which is liable for such taxes or duties in respect of such Subordinated Note or Coupon by reason of the holder having some connection with a Tax Jurisdiction other than the mere holding of such Subordinated Note or Coupon; or
- (c) presented for payment more than 30 days after the Relevant Date (as defined below) except to the extent that the holder thereof would have been entitled to an additional amount on presenting the same for payment on such thirtieth day assuming that day to have been a Payment Day (as defined in Condition 6.6).

As used herein:

- (i) "**Tax Jurisdiction**" means Luxembourg or any political subdivision or any authority thereof or therein having power to tax; and
- (ii) the "**Relevant Date**" means the date on which such payment first becomes due, except that, if the full amount of the moneys payable has not been duly received by the Trustee or the Principal Paying Agent or the Registrar, as the case may be, on or prior to such due date, it means the date on which, the full amount of such moneys having been so received, notice to that effect is duly given to the Subordinated Noteholders in accordance with Condition 16.

11 PRESCRIPTION

The Subordinated Notes (whether in bearer or registered form) and Coupons will become void unless claims in respect of principal and/or interest are made within a period of 10 years (in the case of principal) and five years (in the case of interest) after the Relevant Date (as defined in Condition 10) therefor.

There shall not be included in any Coupon sheet issued on exchange of a Talon any Coupon the claim for payment in respect of which would be void pursuant to this Condition 11 or Condition 6.2 or any Talon which would be void pursuant to Condition 6.2.

12 ENFORCEMENT

12.1 Proceedings

If a default is made by the Issuer in the payment of any principal or any interest (including any Arrears of Interest) when due in respect of the Subordinated Notes or any of them and the default continues for a period of 30 days (an "**Enforcement Event**"), then the Issuer shall without notice from the Trustee be deemed to be in default under the Trust Deed, the Subordinated Notes and the Coupons and the Trustee at its sole discretion may, and if so requested in writing by the Subordinated Noteholders of at least 51 per cent. in principal amount of the Subordinated Notes then outstanding or if so directed by an Extraordinary Resolution shall (subject to Condition 12.3), institute proceedings for the winding-up of the Issuer.

Subject to the next paragraph, in the event of a winding-up of the Issuer, (whether instituted by the Trustee as aforesaid or otherwise), any Subordinated Notes will become immediately due and payable at their principal amount together with all accrued and unpaid interest in respect thereof, and the Trustee may, and if so requested in writing by the holders of at least 51 per cent. in principal amount of the Subordinated Notes then outstanding or if so directed by an Extraordinary Resolution shall (subject to

Condition 12.3), prove and/or claim in such winding-up in respect of the Subordinated Notes, such claim being for such amount, and being subordinated in such manner, as is provided under Condition 3.

A "**winding-up**" includes, without limitation, any procedure or proceeding in relation to an entity becoming bankrupt (*faillite*), insolvency, voluntary or judicial liquidation, moratorium or reprieve from payment (*sursis de paiement*), reorganisation or any other similar proceedings affecting the rights of creditors generally, and shall be construed so as to include any equivalent or analogous liquidation or reorganisation proceedings.

12.2 Enforcement

The Trustee may at its discretion (subject to Condition 12.3) and without further notice institute such proceedings or take such steps or actions against the Issuer as it may think fit to enforce any term or condition binding on the Issuer under the Trust Deed, the Subordinated Notes or the Coupons but in no event shall the Issuer, by virtue of the institution of any such proceedings, steps or actions, be obliged to pay any sum or sums sooner than the same would otherwise have been payable by it.

12.3 Entitlement of the Trustee

The Trustee shall not be bound to take any of the actions referred to in Condition 12.1 or 12.2 above to enforce the terms of the Trust Deed, the Subordinated Notes or any other action or step under or pursuant to the Trust Deed or the Subordinated Notes unless (i) it shall have been so requested by an Extraordinary Resolution of the Subordinated Noteholders or in writing by the holders of at least 51 per cent. in principal amount of the Subordinated Notes then outstanding and (ii) it shall have been indemnified and/or secured and/or prefunded to its satisfaction.

12.4 Right of Subordinated Noteholders

No Subordinated Noteholder or Couponholder shall be entitled to proceed directly against the Issuer or to institute proceedings for the winding-up or claim in the liquidation of the Issuer or to prove in such winding-up unless the Trustee, having become so bound to proceed, institute, prove or claim, (i) fails to do so within 60 days or (ii) is unable for any reason so to do, and such failure or inability shall be continuing, in which case the Subordinated Noteholder shall have only such rights in respect of its Subordinated Notes against the Issuer as those which the Trustee is entitled to exercise in respect of such Subordinated Notes as set out in this Condition 12.

12.5 Extent of Subordinated Noteholders' remedy

No remedy against the Issuer, other than as referred to in this Condition 12 shall be available to the Trustee, the Subordinated Noteholders or the Couponholders, whether for the recovery of amounts owing in respect of the Subordinated Notes, the Coupons or under the Trust Deed or in respect of any other breach by the Issuer of any of its other obligations under or in respect of the Subordinated Notes, the Coupons or under the Trust Deed.

Nothing in this Condition 12 shall affect or prejudice the payment of the costs, charges, expenses, liabilities or remuneration of the Trustee or Agents or the rights and remedies of the Trustee or the Agents in respect thereof.

13 REPLACEMENT OF SUBORDINATED NOTES, COUPONS AND TALONS

Should any Subordinated Note, Coupon or Talon be lost, stolen, mutilated, defaced or destroyed, it may be replaced at the specified office of the Principal Paying Agent (in the case of Bearer Subordinated Notes or Coupons) or the Registrar (in the case of Registered Subordinated Notes) upon payment by the claimant of such costs and expenses as may be incurred in connection therewith and on such terms as to evidence and indemnity

as the Issuer may reasonably require. Mutilated or defaced Subordinated Notes, Coupons or Talons must be surrendered before replacements will be issued.

14 AGENTS

The initial Agents are set out above. If any additional Paying Agents are appointed in connection with any Series, the names of such Paying Agents will be specified in Part B of the applicable Final Terms.

The Issuer is entitled, with the prior written approval of the Trustee, to vary or terminate the appointment of any Agent and/or appoint additional or other Agents and/or approve any change in the specified office through which any Agent acts, provided that:

- (a) there will at all times be a Principal Paying Agent and a Registrar;
- (b) so long as the Subordinated Notes are listed on any stock exchange or admitted to listing by any other relevant authority, there will at all times be a Paying Agent (in the case of Bearer Subordinated Notes) and a Transfer Agent (in the case of Registered Subordinated Notes) with a specified office in such place as may be required by the rules and regulations of the relevant stock exchange or other relevant authority;
- (c) there will at all times be a Paying Agent in a jurisdiction within Europe, other than the jurisdiction in which the Issuer is incorporated; and
- (d) whenever a function expressed in these Conditions to be performed by the Agent Bank or by the Reference Banks fails to be performed, the Issuer will appoint and (for so long as such function is required to be performed) there will at all times be an Agent Bank and/or, as appropriate, Reference Banks.

In addition, the Issuer shall forthwith appoint a Paying Agent having a specified office in New York City in the circumstances described in Condition 6.5. Notice of any variation, termination, appointment or change in Paying Agents will be given to the Subordinated Noteholders promptly by the Issuer in accordance with Condition 16. If any of the Registrar, the Agent Bank or the Principal Paying Agent is unable or unwilling to act as such or if it fails to make a determination or calculation or otherwise fails to perform its duties under these Conditions or the Agency Agreement (as the case may be), the Issuer shall appoint, an independent financial institution to act as such in its place. All calculations and determinations made by the Agent Bank or the Principal Paying Agent in relation to the Subordinated Notes shall (save in the case of manifest error) be final and binding on the Issuer, the Trustee, the other Agents and the Subordinated Noteholders.

In acting under the Agency Agreement, the Agents act solely as agents of the Issuer and, in certain circumstances specified therein, of the Trustee and do not assume any obligation to, or relationship of agency or trust with, any Subordinated Noteholder or Couponholder. The Agency Agreement contains provisions permitting any entity into which any Agent is merged or converted or with which it is consolidated or to which it transfers all or substantially all of its assets to become the successor agent.

15 EXCHANGE OF TALONS

On and after the Interest Payment Date on which the final Coupon comprised in any Coupon sheet matures, the Talon (if any) forming part of such Coupon sheet may be surrendered at the specified office of any Paying Agent in exchange for a further Coupon sheet including (if such further Coupon sheet does not include Coupons to (and including) the final date for the payment of interest due in respect of the Subordinated Note to which it appertains) a further Talon, subject to the provisions of Condition 11.

16 NOTICES

All notices regarding the Bearer Subordinated Notes will be deemed to be validly given if published in a leading English language daily newspaper of general circulation in London. It is expected that any such publication in a newspaper will be made in the *Financial Times* in London. The Issuer shall also ensure that notices are duly published in a manner which complies with the rules of any stock exchange or other relevant authority on which the Bearer Subordinated Notes are for the time being listed or by which they have been admitted to trading (including, in respect of Bearer Senior Notes for the time being listed or admitted to trading on the Luxembourg Stock Exchange, on the website of the Luxembourg Stock Exchange (www.luxse.com)). Any such notice will be deemed to have been given on the date of the first publication or, where required to be published in more than one newspaper, on the date of the first publication in all required newspapers. If publication as provided above is not practicable, a notice will be given in such other manner, and will be deemed to have been given on such date, as the Trustee shall approve.

All notices regarding the Registered Subordinated Notes will be deemed to be validly given if sent by first class mail or (if posted to an address overseas) by airmail to the holders (or the first named of joint holders) at their respective addresses recorded in the Register and will be deemed to have been given on the fourth day after mailing and, in addition, for so long as any Registered Subordinated Notes are listed on a stock exchange or are admitted to trading by another relevant authority and the rules of that stock exchange or relevant authority so require, such notice will be published in a daily newspaper of general circulation in the place or places required by those rules (if any) or, in respect of Senior Notes for the time being listed or admitted to trading on the Luxembourg Stock Exchange, on the website of the Luxembourg Stock Exchange (www.luxse.com).

Until such time as any definitive Subordinated Notes are issued, and for so long as any Global Subordinated Notes representing the Subordinated Notes are held in their entirety on behalf of Euroclear and/or Clearstream, Luxembourg, in lieu of such publication in such newspaper(s) or such mailing, Noteholders may be arranged through the systems of the delivery of the relevant notice to Euroclear and/or Clearstream, Luxembourg for communication by them to the holders of the Subordinated Notes and, in addition, for so long as any Subordinated Notes are listed on a stock exchange or are admitted to trading by another relevant authority and the rules of that stock exchange or relevant authority so require, such notice will be published in a daily newspaper of general circulation in the place or places required by those rules (if any) or, in respect of Senior Notes for the time being listed or admitted to trading on the Luxembourg Stock Exchange, on the website of the Luxembourg Stock Exchange (www.luxse.com). Any such notice shall be deemed to have been given to the holders of the Subordinated Notes on the day after the day on which the said notice was given to Euroclear and/or Clearstream, Luxembourg.

Notices to be given by any Subordinated Noteholder shall be in writing and given by lodging the same, together (in the case of any Subordinated Note in definitive form) with the relative Subordinated Note or Subordinated Notes, with the Principal Paying Agent (in the case of Bearer Subordinated Notes) or the Registrar (in the case of Registered Subordinated Notes). Whilst any of the Subordinated Notes are represented by a Global Subordinated Note, such notice may be given by any holder of a Subordinated Note to the Principal Paying Agent or the Registrar through Euroclear and/or Clearstream, Luxembourg, as the case may be, in such manner as the Principal Paying Agent, the Registrar and Euroclear and/or Clearstream, Luxembourg, as the case may be, may approve for this purpose.

17 MEETINGS OF SUBORDINATED NOTEHOLDERS, MODIFICATION, WAIVER AND SUBSTITUTION

The Trust Deed contains provisions for convening meetings of the Subordinated Noteholders (including by way of conference call or by use of a videoconference platform) to consider any matter affecting their interests,

including the sanctioning by Extraordinary Resolution of a modification of the Subordinated Notes, the Coupons or any of the provisions of the Trust Deed. Such a meeting may be convened by the Issuer or the Trustee and shall be convened by the Issuer if required in writing by Subordinated Noteholders holding not less than five per cent. in nominal amount of the Subordinated Notes for the time being remaining outstanding.

The quorum at any such meeting for passing an Extraordinary Resolution is one or more persons holding or representing not less than 50 per cent. in nominal amount of the Subordinated Notes for the time being outstanding, or at any adjourned meeting one or more persons being or representing Subordinated Noteholders whatever the nominal amount of the Subordinated Notes so held or represented, except that at any meeting the business of which includes the modification of certain provisions of the Subordinated Notes or the Coupons or the Trust Deed (including modifying any redemption date of the Subordinated Notes, reducing or cancelling the nominal amount payable upon redemption, reducing or cancelling the amount payable or modifying any date for payment of interest or the method of calculating the rate thereon and altering the currency of payment of the Subordinated Notes or the Coupons in certain respects), the quorum shall be one or more persons holding or representing not less than two-thirds in nominal amount of the Subordinated Notes for the time being outstanding, or at any adjourned such meeting one or more persons holding or representing not less than one-quarter in nominal amount of the Subordinated Notes for the time being outstanding.

The Trust Deed provides that (i) a resolution passed at a meeting duly convened and held in accordance with the Trust Deed by a majority consisting of not less than three-fourths of the votes cast on such resolution, (ii) a resolution in writing signed by or on behalf of the holders of not less than three-fourths in nominal amount of the Subordinated Notes for the time being outstanding or (iii) consent given by way of electronic consents through the relevant clearing system(s) (in a form satisfactory to the Trustee) by or on behalf of the holders of not less than three-fourths in nominal amount of the Subordinated Notes for the time being outstanding, shall, in each case, be effective as an Extraordinary Resolution of the Subordinated Noteholders. An Extraordinary Resolution passed by the Subordinated Noteholders will be binding on all the Subordinated Noteholders, whether or not they are present at any meeting, and whether or not they voted on the resolution, and on all Couponholders.

The agreement or approval of the Subordinated Noteholders shall not be required in the case of any variation of the Subordinated Notes, the Coupons or the Trust Deed which is required to be made in the circumstances described in Condition 8 in connection with the substitution or variation of the terms of the Subordinated Notes so that they become Qualifying Subordinated Notes under Condition 8.

The Trustee may agree, without the consent of the Subordinated Noteholders or Couponholders, to any modification of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Subordinated Notes or the Trust Deed where it is not, in the opinion of the Trustee, materially prejudicial to the interests of the Subordinated Noteholders so to do or may agree, without any such consent as aforesaid, to any modification which is of a formal, minor or technical nature or to correct a manifest error or an error which, in the opinion of the Trustee, is proven. Any such modification shall be binding on the Subordinated Noteholders and the Couponholders and any such modification shall be notified to the Subordinated Noteholders in accordance with Condition 16 as soon as practicable thereafter.

In addition, the Trustee shall be obliged to agree to such modifications to the Trust Deed, the Agency Agreement and these Conditions as may be required in order to give effect to Conditions 4.4(c) and 4.2(b)(iv) in connection with effecting any (i) Successor Rate, Alternative Rate and/or Adjustment Spread and/or (ii) changes to the definitions of Business Day, Business Day Convention, Compounded Daily SOFR, Day Count Fraction, Interest Determination Date, Interest Payment Date, Interest Period, SOFR Observation Period, SOFR Reference Rate or U.S. Government Securities Business Day, or, in each case, any related changes referred to in Conditions 4.4(c) and 4.2(b)(iv), respectively, without the requirement for the consent or sanction of the Subordinated Noteholders or Couponholders.

In connection with the exercise by it of any of its trusts, powers, authorities and discretions (including, without limitation, any modification, waiver, authorisation or determination), the Trustee shall have regard to the general interests of the Subordinated Noteholders as a class (but shall not have regard to any interests arising from circumstances particular to individual Subordinated Noteholders or Couponholders whatever their number) and, in particular but without limitation, shall not have regard to the consequences of any such exercise for individual Subordinated Noteholders or Couponholders (whatever their number) resulting from their being for any purpose domiciled or resident in, or otherwise connected with, or subject to the jurisdiction of, any particular territory or any political sub-division thereof and the Trustee shall not be entitled to require, nor shall any Subordinated Noteholder or Couponholder be entitled to claim, from the Issuer, the Trustee or any other person any indemnification or payment in respect of any tax consequences of any such exercise upon individual Subordinated Noteholders or Couponholders except to the extent already provided for in Condition 10 and/or any undertaking or covenant given in addition to, or in substitution for, Condition 10 pursuant to the Trust Deed.

The Trustee may, without the consent of the Subordinated Noteholders, agree with the Issuer to the substitution in place of the Issuer (or of any previous substitute under this Condition) as the principal debtor under the Subordinated Notes, the Coupons and the Trust Deed of another company, being (A) a Subsidiary of the Issuer; or (B) any Successor in Business, in each case, subject to (i) (except in the case of a Successor in Business) the Subordinated Notes being unconditionally and irrevocably guaranteed by the Issuer, (ii) the Trustee being satisfied that the interests of the Subordinated Noteholders will not be materially prejudiced by the substitution and (iii) certain other conditions set out in the Trust Deed being complied with including that none of the early redemption events specified in Conditions 7.3, 7.4, 7.5 or 7.6 occurs as a consequence of the substitution of the Issuer.

The Trustee shall (at the request of the Issuer) agree with the Issuer, and without the consent of the Subordinated Noteholders, to the substitution in place of the Issuer (or of any previous substitute under this Condition) as the principal debtor under the Subordinated Notes, the Coupons and the Trust Deed of another company, being a HoldCo, subject to certain conditions set out in the Trust Deed being complied with including that none of the early redemption events specified in Conditions 7.3, 7.4, 7.5 or 7.6 occurs as a consequence of the substitution of the Issuer but without any requirement for the Trustee to be satisfied that the interests of the Subordinated Noteholders will not be materially prejudiced by the substitution. Any such substitution shall be binding on the Subordinated Noteholders and Couponholders.

As used herein:

"HoldCo" means any corporation, partnership, company or other enterprise which directly or indirectly holds in the aggregate more than 50 per cent. of the Share Capital or the Voting Rights in the Issuer.

"Successor in Business" means:

- (a) any consolidation, amalgamation or merger of the Issuer with any other corporation (other than a consolidation, amalgamation or merger in which the Issuer is the continuing corporation); or
- (b) any sale or transfer of all, or substantially all, of the assets of the Issuer to another entity (whether by operation of law or otherwise).

The provisions of articles 470-3 to 470-19 of the Luxembourg law of 10 August 1915 on commercial companies, as amended (the **"Companies Law"**) shall not apply.

18 INDEMNIFICATION OF THE TRUSTEE AND TRUSTEE CONTRACTING WITH THE ISSUER

The Trust Deed contains provisions for the indemnification of the Trustee and for its relief from responsibility, including provisions relieving it from taking action unless indemnified and/or secured and/or pre-funded to its satisfaction.

The Trust Deed also contains provisions pursuant to which the Trustee is entitled, *inter alia*, (a) to enter into business transactions with the Issuer and/or any of its Subsidiaries and to act as trustee for the holders of any other securities issued or guaranteed by, or relating to, the Issuer and/or any of its Subsidiaries, (b) to exercise and enforce its rights, comply with its obligations and perform its duties under or in relation to any such transactions or, as the case may be, any such trusteeship without regard to the interests of, or consequences for, the Subordinated Noteholders or Couponholders and (c) to retain and not be liable to account for any profit made or any other amount or benefit received thereby or in connection therewith.

19 FURTHER ISSUES

The Issuer shall be at liberty from time to time without the consent of the Subordinated Noteholders or the Couponholders to create and issue further Subordinated Notes having terms and conditions the same as the Subordinated Notes or the same in all respects save for the amount and date of the first payment of interest thereon and the date from which interest starts to accrue and so that the same shall be consolidated and form a single Series with the outstanding Subordinated Notes.

20 CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

No person shall have any right to enforce any term or condition of this Subordinated Note under the Contracts (Rights of Third Parties) Act 1999, but this does not affect any right or remedy of any person which exists or is available apart from that Act.

21 GOVERNING LAW AND SUBMISSION TO JURISDICTION

21.1 Governing law

The Trust Deed, the Agency Agreement, the Subordinated Notes and the Coupons and any non-contractual obligations arising out of or in connection with the Trust Deed, the Agency Agreement, the Subordinated Notes and the Coupons are governed by, and construed in accordance with, English law save for the provisions contained in Condition 3 which shall be governed by Luxembourg law.

For the avoidance of doubt, the provisions of articles 470-3 to 470-19 of the Companies Law shall not apply.

21.2 Submission to jurisdiction

- (a) Subject to Condition 21.2(c) below, the English courts have exclusive jurisdiction to settle any dispute arising out of or in connection with the Trust Deed, the Subordinated Notes and/or the Coupons, including any dispute as to their existence, validity, interpretation, performance, breach or termination or the consequences of their nullity and any dispute relating to any non-contractual obligations arising out of or in connection with the Trust Deed, the Subordinated Notes and/or the Coupons (a "**Dispute**") and accordingly each of the Issuer and the Trustee and any Subordinated Noteholders or Couponholders in relation to any Dispute submits to the exclusive jurisdiction of the English courts.

- (b) For the purposes of this Condition 21.2, the Issuer waives any objection to the English courts on the grounds that they are an inconvenient or inappropriate forum to settle any Dispute.
- (c) To the extent allowed by law, the Trustee, the Subordinated Noteholders and the Couponholders may, in respect of any Dispute or Disputes, take (i) proceedings in any other court with jurisdiction; and (ii) concurrent proceedings in any number of jurisdictions.

21.3 Appointment of Process Agent

The Issuer irrevocably appoints Law Debenture Corporate Services Limited at 8th Floor, 100 Bishopsgate, London EC2N 4AG, United Kingdom as its agent for service of process in any proceedings before the English courts in relation to any Dispute and agrees that, in the event of Law Debenture Corporate Services Limited being unable or unwilling for any reason so to act, it will immediately appoint another person approved by the Trustee as its agent for service of process in England in respect of any Dispute. The Issuer agrees that failure by a process agent to notify it of any process will not invalidate service. Nothing herein shall affect the right to serve process in any other manner permitted by law.

21.4 Other documents

The Issuer has in the Trust Deed and the Agency Agreement submitted to the jurisdiction of the English courts and appointed an agent for service of process in terms substantially similar to those set out above.

USE OF PROCEEDS

The net proceeds from each issue of Notes will be applied by the Issuer for its general corporate purposes, which include making a profit. If, in respect of an issue of Notes, there is a particular identified use of proceeds, this will be stated in the applicable Final Terms.

DESCRIPTION OF THE ISSUER

Formation, Incorporation, Registered Office, Name, Financial Year

Grand City Properties S.A. was incorporated on 16 December 2011, as a public limited liability company (*société anonyme*) pursuant to, and governed by, the laws of the Grand Duchy of Luxembourg, including the law of 10 August 1915 on commercial companies as amended from time to time (the "**Companies Act 1915**"), for an unlimited duration under the legal and commercial name Grand City Properties S.A.. The Issuer is registered with the Luxembourg Register of Trade and Companies (*Registre de Commerce et des Sociétés Luxembourg*) (the "**RCSL**") under number B165560. The articles of association of the Issuer (the "**Articles of Association**") were published in the official gazette of the Grand Duchy of Luxembourg, *Mémorial C, Recueil des Sociétés et Associations* (the "**Mémorial**"), number 287 on 2 February 2012. The Articles of Association were last amended on 29 June 2022.

The Issuer has its registered office at 37, Boulevard Joseph II, L-1840 Luxembourg, Grand Duchy of Luxembourg. The telephone number of the Issuer's registered office is +352 287 787 86. The website of the Issuer is <https://www.grandcityproperties.com/>. The information on the website does not form part of this Base Prospectus unless that information is incorporated by reference into this Base Prospectus.

The commencement of trading on the regulated market of Frankfurt Stock Exchange (*Frankfurter Wertpapierbörse*) with simultaneous admission to the sub-segment of the regulated market with additional post-admission obligations (Prime Standard) of the Frankfurt Stock Exchange took place on 9 May 2017.

The financial year of the Issuer is the calendar year.

Corporate Purpose

As provided for in Article 3 of the Articles of Association the purpose of the Issuer is the acquisition, sale, administration, and renting of any real estate property, both in the Grand Duchy of Luxembourg and abroad.

It may further acquire through contributions, firm purchases or options, patents, service marks, trademarks licenses, know-how and other industrial, commercial or intellectual property rights and generally hold, license the right to use it, sublicense, sell or dispose of the same, into whole or in part, for such consideration as the Issuer may think fit, and to subcontract the management and development of those rights, trademarks and licenses and to obtain and make any registration required in this respect.

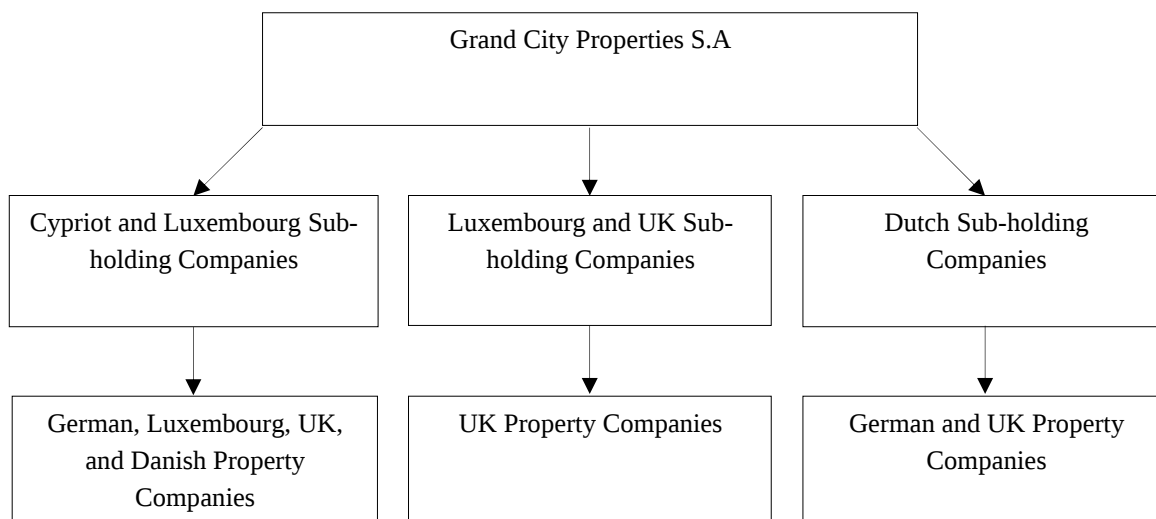
The Issuer can also take whatever action necessary to protect rights derived from patents, trademarks, service marks, licenses, know-how and other industrial, commercial or intellectual property rights, licenses, sublicenses and similar rights against infringement by third party. The Issuer can furthermore provide or cause to provide know how, development consulting advice and operating services, promotion, representation and all operations of such nature. The Issuer may make any transactions pertaining directly or indirectly to the taking of participating interests in any enterprises in whatever form, as well as the administration, the management, the control and the development of such participating interests. It may participate in the creation, development, management and control of any company or enterprise.

The Issuer may borrow in any form whatever. The Issuer may grant the companies of the Group or to its shareholders, any support, loans, advances or guarantees, within the limits of the Companies Act 1915. Within the limits of its activity, the Issuer can grant mortgage, contract loans, with or without guarantee, and stand security for other persons or companies, within the limits of the concerning legal dispositions. The Issuer may take any measure to safeguard its rights and make any transactions whatsoever which are directly or indirectly connected with its purposes and which are liable to promote its development or extension.

Group Structure

The Issuer is the holding company of the GCP Group, which consists of more than 850 companies in Luxembourg, Cyprus, Germany, the Netherlands, the UK, Denmark, and certain other jurisdictions, of which circa 260 are German companies. Its primary role within the GCP Group is to function as a management and finance holding company. The business (with respect to the GCP Group's property portfolio) is conducted primarily by the subsidiaries of the GCP Group.

The chart below shows the current structure of the GCP Group in a simplified form without holding percentages.



MANAGEMENT, BODIES AND SENIOR MANAGEMENT

Management Structure

The management of the Issuer is administered and managed by a board of directors (the "**Board of Directors**"; each member of the Board of Directors, a "**Director**"). The Board of Directors is vested with the broadest powers to perform all acts of administration and disposition in the Issuer's interest. All powers not expressly reserved by the Companies Act 1915 or the Articles of Association to the general meeting of the Issuer's shareholders fall within the competence of the Board of Directors.

The daily management of the Issuer as well as the representation of the Issuer in relation to this management may be delegated to one or more directors, officers, managers or other agents, associate or not, acting alone or jointly (the "**Daily Manager**"). The nomination, revocation and powers of the Daily Manager shall be determined by the Board of Directors. Mr. Refael Zamir and Mr. Idan Hadad have been appointed as Daily Managers of the Issuer by the Board of Directors as of 1 October 2020 and 23 January 2023, respectively (for further details see "*Senior Management*").

The Board of Directors shall choose amongst the Directors a chairman and may choose one vice-chairperson. It may also choose a secretary who need not be a member of the Board of Directors. The chairman of the Board of Directors shall have a casting vote.

The shareholders shall determine the number and remuneration of the Directors and the term of their office.

The Directors of the Issuer shall be elected by the general meeting of the Issuer's shareholders for a term not exceeding six years and shall be eligible for re-election upon the expiry of that term. The Directors may be dismissed with or without any cause at any time and at the sole discretion of the general meeting of the Issuer's shareholders.

In the event of a vacancy in the office of a Director because of death, retirement or otherwise, the remaining Directors may co-opt, by a majority vote, a Director to fill such vacancy until the next general meeting of the Issuer's shareholders (co-optation).

Board of Directors

Members of the Board of Directors

The following table sets out information with respect to each of the members of the Board of Directors and their positions within the Issuer at the date of this Base Prospectus.

Name	Position
Mr. Christian Windfuhr	Executive Director and Chairman
Mrs. Simone Runge-Brandner	Non-executive Director
Mr. Markus Leininger	Independent Director
Mr. Scot Wardlaw	Independent Director
Mrs. Monica Porfilio	Independent Director

The business address of the Directors is at 37, Boulevard Joseph II, L-1840 Luxembourg, Grand Duchy of Luxembourg.

There are no family relationships between any of the members of the Board of Directors and/or members of the Senior Management.

To the knowledge of the Issuer, the members of the Board of Directors have not been convicted of a fraudulent offence in the past five years, nor have they been prohibited by a court ruling or by an enforceable ruling of an administrative authority from exercising an occupation, a profession, a trade or a line of trade. To the knowledge of the Issuer, no bankruptcies, receiverships, insolvency proceedings or any similar proceedings have been opened against any of the members of the Board of Directors within the past five years. To the knowledge of the Issuer, no member of the Board of Directors was subject to official public incriminations and/or sanctions by statutory or regulatory authorities (including designated professional bodies) nor has any member of the Board of Directors been disqualified by a court from acting as a member of the administrative, management or supervisory bodies of an issuer or from acting in the management or conduct of the affairs of any issuer for the previous five years.

The Issuer's most recent annual general meeting of shareholders ("**AGM**") was held on 24 June 2025.

Conflict of Interests of the Members of the Board of Directors

The members of the Board of Directors have no potential conflict of interests between any duties to the GCP Group and their personal interests or other duties, save for Mrs. Simone Runge-Brandner and Mr. Markus Leininger, where their respective ongoing mandates as independent members of the board of directors of Aroundtown may, under certain circumstances, lead to a potential conflict of interest with their duties as members of the Board of Directors, since Aroundtown controls the GCP Group. The ongoing mandates of the other members of the Board of Directors do not lead to any potential conflict of interests of the respective members of the Board of Directors as the relevant entities are neither shareholders of the Issuer nor do they have any business relationships with the Issuer or the Group.

Senior Management

Senior Management

The following table sets out information with respect to the senior management of the Issuer, as of the date of the Base Prospectus:

Name	Position
Mr. Refael Zamir	Chief Executive Officer (CEO)
Mr. Idan Hadad	Chief Financial Officer (CFO)

The main business address of the CEO and CFO is at Wittestraße 30, Haus F, 13509 Berlin, Germany.

There are no family relationships between the members of the senior management and the members of the Board of Directors.

To the knowledge of the Issuer, the members of the senior management have not been convicted of a fraudulent offence in the past five years, nor have they been prohibited by a court ruling or by an enforceable ruling of an administrative authority from exercising an occupation, a profession, a trade or a line of trade. To the knowledge of the Issuer, no bankruptcies, receiverships, insolvency proceedings or any similar proceedings have been opened against any member of the senior management within the past five years. To the knowledge of the Issuer, the members of the senior management have not been subject to official public incriminations and/or sanctions by statutory or regulatory authorities (including designated professional bodies) nor have they been disqualified by a court from acting as a member of the administrative, management or supervisory bodies of an issuer or from acting in the management or conduct of the affairs of any issuer for the previous five years.

There are no arrangements or understandings with major shareholders, customers, suppliers or others with respect to the appointment of Mr. Refael Zamir or Mr. Idan Hadad.

Conflicts of Interests of Senior Management

Neither Mr. Refael Zamir nor Mr. Idan Hadad have potential conflicts of interest between any duties to the Issuer and their private interest or other duties.

Advisory Board

The Board of Directors has established an advisory board by a resolution adopted on 23 April 2013. The task of the advisory board is to provide expert advice and assistance to the Board of Directors. The Board of Directors decides on the composition, tasks and term of the advisory board as well as the appointment and dismissal of its members. The advisory board has no statutory powers under the Companies Act 1915 or the Articles of Association, but applies rules which have been adopted by the Board of Directors. However, the Issuer considers the advisory board to be an important source of guidance for the Board of Directors when making strategic decisions, raising capital and in fostering contact with the business community, governmental authorities, financial institutions, analysts, and investors. The current members of the advisory board are as follows:

Name	Position
Mr. Yakir Gabay	Chairman
Mr. David Maimon	Member
Mr. Claudio Jarczyk	Member
Dr. Johannes Beermann	Member

Audit Committee

By resolution adopted on 14 May 2013, the Board of Directors established an audit committee. The members of the audit committee are Mr. Markus Leininger (Chairperson), Mrs. Simone Runge-Brandner and Mrs. Monica Porfilio. The audit committee operates on the basis that the Board of Directors decides on the composition, tasks and term of the audit committee as well as the appointment and dismissal of its members. The audit committee of the Issuer has no statutory powers under the Companies Act 1915 or the Articles of Association, but applies rules which have been adopted by the Board of Directors. The Issuer considers the establishment of the audit committee an important element in ensuring that the Group's accounting processes and the preparation of its financial statements are adequate. The responsibilities of the audit committee relate to the integrity of the financial statements, including reporting to the Board of Directors on its activities and the adequacy of internal systems controlling the financial reporting processes and monitoring the accounting processes. The audit committee provides guidance to the Board of Directors on the auditing of the annual financial statements of the Issuer and, in particular, monitors the independence of the auditor, the additional services rendered by the auditor, the issuing of the audit mandate to the auditor, the determination of auditing focal points and the fee agreement with the auditor.

Risk Committee

By resolution adopted on 12 November 2014, the Board of Directors established a risk committee. The members of the risk committee are Mr. Markus Leininger (Chairperson), Mrs. Simone Runge-Brandner and Mr. Scot Wardlaw. The Board of Directors decides on the composition, tasks and term of the risk committee as well as the appointment and dismissal of its members. The risk committee was established for assisting and providing expert advice to the Board of Directors in fulfilling its oversight responsibilities relating to the different types of risks, recommend a risk management structure including its organisation and its process as well as assess and monitor effectiveness of the risk management. The risk committee provides advice on actions of compliance, in particular by reviewing the Issuer's procedures for detecting risk, the effectiveness of the Issuer's risk management and internal control system and by assessing the scope and effectiveness of the systems established by the management to identify, assess and monitor risks.

Remuneration Committee

On 12 May 2017, the Board of Directors established a remuneration committee. The members of the remuneration committee are Mrs. Simone Runge-Brandner and the independent directors Mr. Markus Leininger and Mr. Scot Wardlaw. The remuneration committee, together with the CEO, shall act in the best interests of the Issuer to assist the Board of Directors in drawing up a remuneration policy for directors and executive managers, in a way that allows the Issuer to attract, motivate and retain directors and executive management who have the qualities and skills set out by the Board of Directors and ensures that the remuneration is structured so as to protect the Issuer against taking excessive risks. The remuneration committee also assists the Board of Directors in ensuring that remuneration schemes are proportionate to the responsibilities and time that directors and executive management devote to their functions.

Nomination Committee

On 12 May 2017, the Board of Directors established a nomination committee. The members of the nomination committee are Mr. Markus Leininger, Mr. Scot Wardlaw and Mrs. Monica Porfilio, who are independent directors. The nomination committee shall act in the best interest of the Issuer to assist the Board of Directors in preparing plans for the succession of the members of the Board of Directors and to ensure that a balance of skills and diversity is maintained within the Board of Directors. The nomination committee also suggests candidates to the Board of Directors and, for positions to be filled, evaluates the existing and required skills, knowledge and experience in order to draw up a description of the role.

ESG Committee

On 13 June 2022, the Board of Directors established an ESG committee. The members of the ESG committee are Mr. Markus Leininger (Chairperson), Mrs. Monica Porfilio and Mr. Christian Windfuhr, who are assisted by key employees of the Issuer with specific expertise in ESG matters. The ESG committee was established for assisting and providing expert advice to the Board of Directors in reviewing policies, stakeholder proposals and recommendations that relate to matters of corporate social responsibility ("CSR"). In addition, the ESG committee reviews and assesses the Issuer's CSR strategy, initiatives and practices for environmental, social and governance practices and reviews policies with respect to CSR topics.

Corporate Governance

The Issuer is not subject to any compulsory corporate governance code of conduct or respective statutory legal provisions. Section 161 of the German Stock Corporation Act (*AktG*) does not apply because the Issuer is a public limited liability company under the laws of the Grand Duchy of Luxembourg (*société anonyme, S.A.*) and not a German Stock Corporation (*Aktiengesellschaft, AG*), save for recommendations C.10 (with sole reference to its applicability to the Chair of the Audit Committee), D.8 and D.9 of the German Corporate Governance Code (*Deutscher Corporate Governance Kodex*). The Issuer has issued a declaration that it does not deviate from the aforementioned recommendations of the German Corporate Governance Code. In addition, the Ten Principles of Corporate Governance of the Luxembourg Stock Exchange do not apply to the Issuer because its shares are not listed on a regulated market operated by the Luxembourg Stock Exchange.

Dividend

On 13 May 2025, the Board of Directors resolved to not recommend a dividend payment for the financial year ended 31 December 2024 at its annual general meeting of shareholders in June 2025 ("**2025 AGM**"), as the GCP Group maintained a conservative and prudent financial approach, keeping financial flexibility and headroom. The 2025 AGM was held on 24 June 2025.

Material Agreements

The following section provides a summary of material agreements to which the GCP Group is a party.

Financing Arrangements

Loan Agreements

The GCP Group has entered into various loan agreements primarily for the purpose of financing the acquisition of properties in the GCP Group portfolio. As of 30 June 2025, the GCP Group's loans and borrowings were €978.8 million.

The GCP Group's loan agreements typically bear interest at fixed rates or at rates based on EURIBOR plus a spread, and the interest rates may in certain cases be hedged. Undrawn amounts under the GCP Group's credit facilities may be subject to a commitment fee. The GCP Group's loan agreements are typically secured by pledges of property, including pledges of rental proceeds, shares of the relevant holding companies, and operational bank accounts, and contain customary representations and warranties, undertakings and events of default with respect to real estate financing (which are in turn typically subject to certain agreed exceptions and materiality carve-outs). A number of the GCP Group's loan agreements provide the lender with the right to terminate the loan if the Issuer no longer directly or indirectly (i) controls the relevant borrowing entity or (ii) manages the relevant property.

Bonds

The GCP Group has issued various series of debt securities. An overview of the Group's outstanding bonds as at 31 December 2024 is disclosed on page 225 of the 2024 Financial Statements.

Issuer's Accounting Consolidation

The Issuer's parent company is Edolaxia, a subsidiary of Aroundtown. As of 30 June 2025, Aroundtown, through Edolaxia, holds approximately 62% of the shares in the Issuer. The board of directors of Aroundtown resolved on 23 July 2021 upon the accounting consolidation of the Issuer in Aroundtown's consolidated financial statements starting from the third quarter of 2021. The accounting consolidation follows a thorough analysis of several cumulative circumstances, which together, from an accounting perspective, resulted in the treatment of Aroundtown's investment in the Issuer as a position of *de facto* control, as defined under IFRS.

Recent Developments

In April 2025, S&P downgraded Aroundtown's credit rating from "BBB+" with a negative outlook to "BBB" with a stable outlook, as well as the credit rating of Aroundtown's bonds from "BBB+" to BBB and Aroundtown's perpetual notes from "BBB-" to "BB+". Following S&P's group rating methodology, S&P also downgraded the Issuer's credit rating from "BBB+" with a negative outlook to "BBB" with a stable outlook, as well as the credit rating of the Issuer's bonds from "BBB+" to "BBB" and the Issuer's perpetual notes from "BBB-" to "BB+". The Issuer's stand-alone credit profile ("**SACP**") remains bbb+.

TAXATION

The following discussion of the tax consequences of an investment in the Notes is based on the laws in force on the date of this Base Prospectus. The Issuer emphasises that tax implications can be subject to alteration due to future changes in law, possibly with retroactive or retrospective effect.

Although this discussion reflects the opinion of the Issuer, it should not be misunderstood as a guarantee in an area of law which is not free from doubt. Further, this discussion is not intended as the sole basis for an investment in the Notes as the individual tax position of the Noteholder needs to be investigated.

Prospective Holders are recommended to consult their own tax advisors regarding the tax consequences of an investment in the Notes.

Responsibility of the Issuer for the withholding of taxes at source

The Issuer does not assume any responsibility for the withholding of taxes at source.

Luxembourg Taxation

The following information is of a general nature only and is based on the laws presently in force in Luxembourg, though it is not intended to be, nor should it be construed to be, legal or tax advice. The prospective investors in the Notes should therefore consult their own professional advisers as to the effects of state, local or foreign laws, including Luxembourg tax law, to which they may be subject.

Please be aware that the residence concept used under the respective headings below applies for Luxembourg income tax assessment purposes only. Any reference in the present section to a tax, duty, levy, impost or other charge or withholding tax or a tax of a similar nature refers to Luxembourg tax law and/or concepts only. Also, please note that a reference to Luxembourg income tax encompasses corporate income tax (*impôt sur le revenu des collectivites*), municipal business tax (*impôt commercial communal*), a solidarity surcharge (*contribution au fonds pour l'emploi*), as well as personal income tax (*impôt sur le revenu*) generally. Investors may further be subject to net wealth tax (*impôt sur la fortune*) as well as other duties, levies or taxes. Corporate income tax, municipal business tax as well as net wealth tax and the solidarity surcharge invariably apply to most corporate taxpayers resident in Luxembourg for tax purposes. Individual taxpayers are generally subject to personal income tax and the solidarity surcharge. Under certain circumstances, where an individual taxpayer acts in the course of the management of a professional or business undertaking, municipal business tax may apply as well.

Withholding Tax

If the Notes qualify as debt under Luxembourg tax law:

(a) Non-resident holders of Notes

Under Luxembourg general tax laws currently in force, there is no withholding tax on payments of principal, premium or interest made to non-resident holders of Notes, nor on accrued but unpaid interest in respect of the Notes, nor is any Luxembourg withholding tax payable upon redemption or repurchase of the Notes held by non-resident holders of Notes.

(b) Resident holders of Notes

Under Luxembourg general tax laws currently in force and subject to the law of 23 December 2005 as amended (the "**Relibi Law**") mentioned below, there is no withholding tax on payments of principal, premium or interest made to Luxembourg resident holders of Notes, nor on accrued but unpaid interest in respect of Notes, nor is any Luxembourg withholding tax payable upon redemption or repurchase of Notes held by Luxembourg resident holders of Notes.

Under the Relibi Law payments of interest or similar income made or ascribed by a paying agent established in Luxembourg under Notes that are listed and admitted to trading on a regulated market to or for the benefit of an individual beneficial owner who is a resident of Luxembourg will be subject to a withholding tax of 20 %. Such withholding tax will be in full discharge of income tax if the beneficial owner is an individual acting in the course of the management of his/her private wealth. Responsibility for the withholding of the tax will be assumed by the Luxembourg paying agent. Accordingly, payments of interest under the Notes coming within the scope of the Relibi Law will be subject to a withholding tax at a rate of 20 %.

An individual beneficial owner of interest or similar income who is a resident of Luxembourg and acts in the course of the management of his private wealth may opt for a final withholding tax of 20 %, when he/she receives or is deemed to receive such interest or similar income from a paying agent established in another EU Member State (other than Luxembourg) or in a State of the European Economic Area (which is not an EU Member State).

If the Notes qualify as equity under Luxembourg tax law:

A 15 % dividend withholding tax may apply in certain circumstances.

Income Taxation

(a) *Non-resident holders of Notes*

A non-resident holder of the Notes, not having a permanent establishment or permanent representative in Luxembourg to which/whom such Notes are attributable, is not subject to Luxembourg income tax on interest accrued or received, redemption premiums or issue discounts, under the Notes. A gain realised by such non-resident holder of the Notes on the sale or disposal, in any form whatsoever, of the Notes is further not subject to Luxembourg income tax.

A non-resident corporate holder of Notes or an individual holder of Notes acting in the course of the management of a professional or business undertaking, that has a permanent establishment or permanent representative in Luxembourg to which/whom such Notes are attributable, is subject to Luxembourg income tax on interest accrued or received, redemption premiums or issue discounts, under the Notes and on any gains realised upon the sale or disposal, in any form whatsoever, of the Notes.

(b) *Resident holders of Notes*

Holders of Notes who are residents of Luxembourg will not be liable to any Luxembourg income tax on repayment of principal.

(i) *Luxembourg resident corporate holders of Notes*

A corporate holder of Notes must include any interest accrued or received, any redemption premium or issue discount, as well as any gain realised on the sale or disposal, in any form whatsoever, of the Notes, in its taxable income for Luxembourg income tax assessment purposes.

A corporate holder of Notes that is governed by the law of 11 May 2007 on family estate management companies, as amended, or by the law of 13 February 2007 on specialised investment funds, as amended, or by the law of 17 December 2010 on undertakings for collective investment, as amended, or by the law of 23 July 2016 on reserved alternative investment funds not investing in risk capital thereof is neither subject to Luxembourg income tax in respect of interest accrued or received, any redemption premium or issue discount, nor on gains realised on the sale or disposal, in any form whatsoever, of the Notes.

(ii) Luxembourg resident individual holders of Notes

An individual holder of Notes, acting in the course of the management of his/her private wealth, is subject to Luxembourg income tax at progressive rates in respect of interest received, redemption premiums or issue discounts, under the Notes, except if (i) withholding tax has been levied on such payments in accordance with the Relibi Law, or (ii) the individual holder of the Notes has opted for the application of the 20 % withholding tax in full discharge of income tax in accordance with the Relibi Law.

A gain realised by an individual holder of Notes, acting in the course of the management of his/her private wealth, upon the sale or disposal, in any form whatsoever, of Notes is not subject to Luxembourg income tax, provided this sale or disposal took place more than six months after the Notes were acquired. However, any portion of such gain corresponding to accrued but unpaid interest income is subject to Luxembourg income tax, except if tax has been levied on such interest in accordance with the Relibi Law.

An individual holder of Notes acting in the course of management of a professional or business undertaking must include this interest in its taxable basis. If applicable, the 20 % withholding tax levied in accordance with the Relibi Law would in that case not be treated a final withholding tax but can be credited against his/her final personal income tax liability.

Net Wealth Taxation

A corporate holder of Notes, whether it is a resident of Luxembourg for tax purposes or, if not, it maintains a permanent establishment or a permanent representative in Luxembourg to which such Notes are attributable, is subject to Luxembourg net wealth tax on such Notes, except if the holder of Notes is governed by the law of 11 May 2007 on family estate management companies, as amended, or by the law of 13 February 2007 on specialised investment funds, as amended, or by the law of 17 December 2010 on undertakings for collective investment, as amended, or by the law of 23 July 2016 on reserved alternative investment funds, or is a securitisation company governed by the law of 22 March 2004 on securitisation, as amended, or is a capital company governed by the law of 15 June 2004 on venture capital vehicles, as amended.

Securitisation companies governed by the law of 22 March 2004 on securitisation, as amended or capital companies governed by the law of 15 June 2004 on venture capital vehicles, as amended or reserved alternative investment funds governed by the law of 23 July 2016 on reserved alternative investment funds investing into risk capital may, under certain conditions, be subject to the minimum net wealth tax.

An individual holder of Notes, whether he/she is a resident of Luxembourg or not, is not subject to Luxembourg net wealth tax on such Notes.

Other Taxes

In principle, neither the issuance nor the transfer, repurchase or redemption of Notes will give rise to any Luxembourg registration tax, or similar taxes.

However, a fixed or ad valorem registration duty will be required upon registration of the Notes in Luxembourg in the case where the Notes are physically attached (*annexé(s)*) to a public deed or to any other document subject to mandatory registration, or in case of a registration of the Notes on a voluntary basis.

Where a holder of Notes is a resident of Luxembourg for tax purposes at the time of his/her death, the Notes are included in his/her taxable estate for inheritance tax assessment purposes.

Gift tax may be due on a gift or donation of Notes if embodied in a Luxembourg deed or recorded in Luxembourg.

FATCA DISCLOSURE

Foreign Account Tax Compliance Act

Pursuant to certain provisions of the U.S. Internal Revenue Code of 1986, commonly known as FATCA, a **"foreign financial institution"** (as defined by **"FATCA"**) may be required to withhold on certain payments it makes (**"foreign passthru payments"**) to persons that fail to meet certain certification, reporting or related requirements. The issuer may be a foreign financial institution for these purposes. A number of jurisdictions (including Luxembourg) have entered into, or have agreed in substance to, intergovernmental agreements with the United States to implement FATCA (**"IGAs"**), which modify the way in which FATCA applies in their jurisdictions. Under the provisions of IGAs as currently in effect, a foreign financial institution in an IGA jurisdiction would generally not be required to withhold under FATCA or an IGA from payments that it makes. Certain aspects of the application of the FATCA provisions and IGAs to instruments such as Notes, including whether withholding would ever be required pursuant to FATCA or an IGA with respect to payments on instruments such as Notes, are uncertain and may be subject to change. On 13 December 2018, the Treasury and the Internal Revenue Service issued Proposed Regulations (REG-132881-17) under FATCA, eliminating withholding on the payments of gross proceeds and deferring withholding on foreign passthru payments. Even if withholding would be required pursuant to FATCA or an IGA with respect to payments on instruments such as Notes, such withholding would not apply prior to the date that is two years after the date on which final regulation defining foreign passthru payments are published in the U.S. Federal Register and Notes characterised as debt (or which are not otherwise characterised as equity and have a fixed term) for U.S. federal tax purposes that are issued on or prior to the date that is six months after the date on which final regulations defining foreign passthru payments are published generally would be grandfathered for purposes of FATCA withholding, in either case unless materially modified after such date (including by reason of a substitution of the issuer). However, if additional Notes (as described under *"Further Issues"* in the relevant Terms and Conditions) that are not distinguishable from previously issued Notes are issued after the expiration of the grandfathering period and are subject to withholding under FATCA, then withholding agents may treat all Notes, including the Notes offered prior to the expiration of the grandfathering period, as subject to withholding under FATCA. Holders should consult their own tax advisers regarding how these rules may apply to their investment in Notes.

Exchange of Information

On 25 May 2018, the EU Council Directive 2018/822 (**"DAC 6"**) was adopted. Under DAC 6, intermediaries which meet certain EU nexus criteria and taxpayers are required to disclose to the relevant tax authorities certain cross-border arrangements, which contain one or more of a prescribed list of hallmarks, performed from 25 June 2018 onwards. In specific cases, this obligation will shift to the taxpayer. Information with regard to reported arrangements will be automatically exchanged by the competent authority of each EU jurisdiction every 3 months. Under DAC 6, a cross-border arrangement has to be reported if (i) it is a cross-border arrangement which bears one or more of the hallmarks listed in DAC 6, (ii) in certain instances the main or expected benefit of the arrangement is a tax advantage and (iii) it concerns at least one EU jurisdiction.

The Issuer or its intermediaries involved may be legally obliged to notify to tax authorities of certain types of cross-border arrangements and proposals for implementing such arrangements.

SUBSCRIPTION AND SALE

The Dealers have, in an amended and restated Programme Agreement (such Programme Agreement as modified and/or supplemented and/or restated from time to time, the "**Programme Agreement**") dated 27 August 2025, agreed with the Issuer a basis upon which they or any of them may from time to time agree to purchase Notes. Any such agreement will extend to those matters stated under "*Form of the Notes*" and in the relevant Terms and Conditions of the Notes. In the Programme Agreement, the Issuer has agreed to reimburse the Dealers for certain of their expenses in connection with the establishment and any future update of the Programme and the issue of Notes under the Programme and to indemnify the Dealers against certain liabilities incurred by them in connection therewith.

SELLING RESTRICTIONS

United States

The Notes have not been and will not be registered under the Securities Act and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons except in certain transactions exempt from the registration requirements of the Securities Act. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

The Notes in bearer form are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. Treasury regulations. Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986 and Treasury regulations promulgated thereunder. The applicable Final Terms (or Pricing Supplement, in the case of Exempt Senior Notes) will identify whether TEFRA C rules or TEFRA D rules apply or whether TEFRA is not applicable.

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it will not offer, sell or deliver Notes (a) as part of their distribution at any time or (b) otherwise until 40 days after the completion of the distribution of all Notes of the Tranche of which such Notes are a part, within the United States or to, or for the account or benefit of, U.S. persons. Each Dealer has further agreed, and each further Dealer appointed under the Programme will be required to agree, that it will send to each dealer to which it sells any Notes during the distribution compliance period a confirmation or other notice setting forth the restrictions on offers and sales of the Notes within the United States or to, or for the account or benefit of, U.S. persons. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

Until 40 days after the commencement of the offering of any Series of Notes, an offer or sale of such Notes within the United States by any dealer (whether or not participating in the offering) may violate the registration requirements of the Securities Act if such offer or sale is made otherwise than in accordance with an available exemption from registration under the Securities Act.

Each issuance of Exempt Senior Notes which are also Index Linked Notes or Dual Currency Notes shall be subject to such additional U.S. selling restrictions as the Issuer and the relevant Dealer may agree as a term of the issuance and purchase of such Notes, which additional selling restrictions shall be set out in the applicable Pricing Supplement.

Prohibition of Sales to EEA Retail Investors

Unless the Final Terms in respect of any Notes (or Pricing Supplement, in the case of Exempt Senior Notes) specifies "Prohibition of Sales to EEA Retail Investors" as "Not Applicable", each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes

which are the subject of the offering contemplated by this Base Prospectus as completed by the Final Terms (or Pricing Supplement, as the case may be) in relation thereto to any retail investor in the EEA. For the purposes of this provision:

- (a) the expression "**retail investor**" means a person who is one (or more) of the following:
 - (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or
 - (ii) a customer within the meaning of the Insurance Distribution Directive, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or
 - (iii) not a qualified investor as defined in the Prospectus Regulation; and
- (b) the expression an "**offer**" includes the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes.

If the Final Terms in respect of any Notes (or Pricing Supplement, in the case of Exempt Senior Notes) specifies "Prohibition of Sales to EEA Retail Investors" as "Not Applicable", in relation to each Member State of the EEA, each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not made and will not make an offer of Notes which are the subject of the offering contemplated by this Base Prospectus as completed by the Final Terms (or Pricing Supplement, as the case may be) in relation thereto to the public in that Member State except that it may make an offer of such Notes to the public in that Member State:

- (a) at any time to any legal entity which is a qualified investor as defined in the Prospectus Regulation;
- (b) at any time to fewer than 150 natural or legal persons (other than qualified investors as defined in the Prospectus Regulation) subject to obtaining the prior consent of the relevant Dealer or Dealers nominated by the Issuer for any such offer; or
- (c) at any time in any other circumstances falling within Article 1(4) of the Prospectus Regulation,

provided that no such offer of Notes referred to in (a) to (c) above shall require the Issuer or any Dealer to publish a prospectus pursuant to Article 3 of the Prospectus Regulation or supplement a prospectus pursuant to Article 23 of the Prospectus Regulation.

For the purposes of this provision, the expression "**an offer of Notes to the public**" in relation to any Notes in any Member State means the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes.

United Kingdom

Prohibition of Sales to UK Retail Investors

Unless the Final Terms in respect of any Notes (or Pricing Supplement, in the case of Exempt Senior Notes) specifies "Prohibition of Sales to UK Retail Investors" as "Not Applicable", each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes which are the subject of the offering contemplated by this Base Prospectus as completed by the Final Terms (or Pricing Supplement, as the case may be) in relation thereto to any retail investor in the UK. For purposes of this provision:

- (a) the expression "**retail investor**" means a person who is one (or more) of the following:
 - (i) a retail client as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of UK domestic law by virtue of the EUWA; or
 - (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of UK domestic law by virtue of the EUWA; or
 - (iii) not a qualified investor as defined in Article 2 of the UK Prospectus Regulation; and
- (b) the expression an "**offer**" includes the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes.

If the Final Terms in respect of any Notes (or Pricing Supplement, in the case of Exempt Senior Notes) specifies "Prohibition of Sales to UK Retail Investors" as "Not Applicable", each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not made and will not make an offer of Notes which are the subject of the offering contemplated by this Base Prospectus as completed by the Final Terms (or Pricing Supplement, as the case may be) in relation thereto to the public in the UK, except that it may make an offer of such Notes to the public in the UK:

- (A) at any time to any legal entity which is a qualified investor as defined in Article 2 of the UK Prospectus Regulation;
- (B) at any time to fewer than 150 natural or legal persons (other than qualified investors as defined in Article 2 of the UK Prospectus Regulation) in the UK subject to obtaining the prior consent of the relevant Dealer or Dealers nominated by the Issuer for any such offer; or
- (C) at any time in any other circumstances falling within Section 86 of the FSMA,

provided that no such offer of Notes referred to in (A) to (C) above shall require the Issuer or any Dealer to publish a prospectus pursuant to Section 85 of the FSMA or supplement a prospectus pursuant to Article 23 of the UK Prospectus Regulation.

For the purposes of this provision, the expression an "**offer of Notes to the public**" in relation to any Notes means the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes.

Other regulatory restrictions

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that:

- (a) it has only communicated or caused to be communicated and will only communicate or cause to be communicated an invitation or inducement to engage in investment activity (within the meaning of Section 21 of the FSMA) received by it in connection with the issue or sale of any Notes in circumstances in which Section 21(1) of the FSMA does not apply to the Issuer; and
- (b) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Notes in, from or otherwise involving the UK.

Israel

Each Dealer has represented and agreed and each further Dealer appointed under the Programme will be required to represent and agree that, within Israel, it has not made and will not make any offers of Notes other than to investors of the type listed in the first Supplement (the Supplement) of the Israeli Securities Law of 1968, consisting primarily of joint investment in trust funds, provident funds, insurance companies, banks, portfolio managers, investment advisors, members of the Tel Aviv Stock Exchange, underwriters purchasing for their own account, venture capital funds, entities with shareholders' equity in excess of 50 million Israeli new shekels, and high net worth individuals who meet the qualifications specified in the law, each as defined in the Supplement (as it may be amended from time to time, collectively referred to as Eligible Investors). Eligible Investors are required to submit written confirmation that they fall within the scope of the Supplement.

Japan

The Notes have not been and will not be registered under the Financial Instruments and Exchange Act of Japan (Act No. 25 of 1948, as amended, the "**FIEA**") and each Dealer has represented and agreed and each further Dealer appointed under the Programme will be required to represent and agree, that it will not offer or sell any Notes, directly or indirectly, in Japan or to, or for the benefit of, any resident of Japan (as defined under Item 5, Paragraph 1, Article 6 of the Foreign Exchange and Foreign Trade Act (Act No. 228 of 1949, as amended)), or to others for re-offering or resale, directly or indirectly, in Japan or to, or for the benefit of, a resident of Japan except pursuant to an exemption from the registration requirements of, and otherwise in compliance with, the FIEA and any other applicable laws, regulations and ministerial guidelines of Japan.

Belgium

Other than in respect of Notes for which "Prohibition of Sales to Belgian Consumers" is specified as "Not Applicable" in the applicable Final Terms (or Pricing Supplement, in the case of Exempt Senior Notes), each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that an offering of Notes may not be advertised to any individual in Belgium qualifying as a consumer within the meaning of Article I.1 of the Belgian Code of Economic Law, as amended from time to time (a "**Belgian Consumer**") and that it has not offered, sold or resold, transferred or delivered, and will not offer, sell, resell, transfer or deliver, the Notes, and that it has not distributed, and will not distribute, any prospectus, memorandum, information circular, brochure or any similar documents in relation to the Notes, directly or indirectly, to any Belgian Consumer.

Singapore

Each Dealer has acknowledged, and each further Dealer appointed under the Programme will be required to acknowledge, that this Base Prospectus has not been and will not be registered as a prospectus with the MAS. Accordingly, each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered or sold any Notes or caused the Notes to be made the subject of an invitation for subscription or purchase and will not offer or sell any Notes or cause the Notes to be made the subject of an invitation for subscription or purchase, and has not circulated or distributed, nor will it circulate or distribute, this Base Prospectus or any other document or material in connection with the offer or sale or invitation for subscription or purchase of any Notes, whether directly or indirectly, to any person in Singapore other than (a) to an institutional investor (as defined in Section 4A of the SFA) pursuant to Section 274 of the SFA or (b) to an accredited investor (as defined in Section 4A of the SFA) pursuant to and in accordance with the conditions specified in Section 275 of the SFA.

Unless otherwise stated in the applicable Final Terms in respect of any Notes (or Pricing Supplement, in the case of Exempt Senior Notes), all Notes issued or to be issued under the Programme shall be prescribed capital markets products (as defined in the CMP Regulations 2018) and Excluded Investment Products (as defined in

the MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and in the MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

Switzerland

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that this Base Prospectus is not intended to constitute an offer or solicitation to purchase or invest in the Notes and the Notes may not be publicly offered, directly or indirectly, in Switzerland within the meaning of the Swiss Financial Services Act ("**FinSA**") and no application has or will be made to admit the Notes to trading on any trading venue (exchange or multilateral trading facility) in Switzerland. Neither this Base Prospectus nor any other offering or marketing material relating to the Notes constitutes a prospectus pursuant to the FinSA, and neither this Base Prospectus nor any other offering or marketing material relating to the Notes may be publicly distributed or otherwise made publicly available in Switzerland.

Canada

Each Dealer has acknowledged, and each further Dealer appointed under the Programme will be required to acknowledge, that no prospectus has been filed with any securities commission or similar regulatory authority in Canada in connection with the offer and sale of the Notes, the Notes have not been, and will not be, qualified for sale under the securities laws of Canada or any province or territory thereof and no securities commission or similar regulatory authority in Canada has reviewed or in any way passed upon this Base Prospectus or the merits of the Notes and any representation to the contrary is an offence.

Each Dealer has represented, warranted and agreed, and each further Dealer appointed under the Programme will be required to represent, warrant and agree, that it has not offered, sold or distributed and will not offer, sell or distribute any Notes, directly or indirectly, in Canada or to or for the benefit of any resident of Canada, other than in compliance with applicable securities laws and, without limiting the generality of the foregoing:

- (a) any offer or sale of the Notes in Canada will be made only to only to purchasers that are "accredited investors" (as such term is defined in section 1.1 of National Instrument 45-106 Prospectus Exemptions ("**NI 45-106**") or, in Ontario, as such term is defined in section 73.3(1) of the *Securities Act* (Ontario)), that are also "permitted clients" (as such term is defined in section 1.1 of National Instrument 31-103 *Registration Requirements, Exemptions and Ongoing Registrant Obligations*), that are purchasing as principal, or are deemed to be purchasing as principal in accordance with applicable Canadian securities laws, and that are not a person created or used solely to purchase or hold the Notes as an "accredited investor" as described in paragraph (m) of the definition of "accredited investor" in section 1.1 of NI 45-106;
- (b) it is either (I) appropriately registered under applicable Canadian securities laws in each relevant province or territory to sell and deliver the Notes, (II) such sale and delivery will be made through an affiliate of it that is so registered if the affiliate is registered in a category that permits such sale and has agreed to make such sale and delivery in compliance with the representations, warranties and agreements set out herein, or (III) it is relying on an exemption from the dealer registration requirements under applicable Canadian securities laws and has complied with the requirements of that exemption; and
- (c) it has not and will not distribute or deliver any "offering memorandum" (as defined in relevant Canadian securities laws) in connection with any offering of the Notes in Canada or to a resident of Canada except in compliance with applicable Canadian securities laws.

General

Each Dealer has represented and agreed and each further Dealer appointed under the Programme will be required to represent and agree that it will (to the best of its knowledge and belief) comply with all applicable securities laws and regulations in force in any jurisdiction in which it purchases, offers, sells or delivers Notes

or possesses or distributes this Base Prospectus and will obtain any consent, approval or permission required by it for the purchase, offer, sale or delivery by it of Notes under the laws and regulations in force in any jurisdiction to which it is subject or in which it makes such purchases, offers, sales or deliveries and neither the Issuer, the Trustee nor any of the other Dealers shall have any responsibility therefor.

None of the Issuer, the Trustee and the Dealers represents that Notes may at any time lawfully be sold in compliance with any applicable registration or other requirements in any jurisdiction, or pursuant to any exemption available thereunder, or assumes any responsibility for facilitating such sale.

GENERAL INFORMATION

Authorisation

The establishment of the Programme, the update of the Programme and the issue of Notes have been duly authorised by resolutions of the Board of Directors of the Issuer dated 19 July 2017, 18 February 2018, 23 July 2018, 18 July 2019, 24 July 2020, 11 August 2021, 25 August 2022, 5 September 2023, 19 August 2024 and 20 August 2025.

Listing and Admission to Trading

It is expected that each Tranche of the Notes which is to be admitted to the Official List and to trading on the Luxembourg Stock Exchange's Regulated Market will be admitted separately as and when issued, subject only to the issue of one or more Global Notes initially representing the Notes of such Tranche. Application has been made to the Luxembourg Stock Exchange for Notes issued under the Programme during the period of twelve months from the date of this Base Prospectus to be admitted to the Official List and trading on the Luxembourg Stock Exchange's Regulated Market. However, Notes may be listed on any other stock exchange in the EEA, subject to the notification of the Base Prospectus in accordance with Article 25 of the Prospectus Regulation. The approval of the Programme in respect of the Notes was granted on or about 27 August 2025.

Documents Available

For so long as any Notes issued under this Base Prospectus are outstanding (and in the case of the following items (c) and (d), for a period of at least ten years commencing with the publication of this Base Prospectus), electronic versions of the following documents are available at the indicated websites:

- (a) the Articles of Association (on the website of the Issuer at <https://www.grandcityproperties.com/investor-relations/bonds/>);
- (b) the Trust Deed (which includes the forms of the Global Notes, the Notes in definitive form, the Receipts, the Coupons and the Talons) and the Agency Agreement, (each on the website of the Issuer at <https://www.grandcityproperties.com/investor-relations/bonds/>);
- (c) a copy of this Base Prospectus (on the website of the Luxembourg Stock Exchange at www.luxse.com and on the website of the Issuer at <https://www.grandcityproperties.com/investor-relations/bonds/>);
- (d) the documents incorporated by reference into this Base Prospectus (accessed by using the hyperlinks set out in the section "*Documents Incorporated by Reference*" above and/or on the website of the Issuer at <https://www.grandcityproperties.com/investor-relations/bonds/>); and
- (e) any future Base Prospectuses, prospectuses, information memoranda, supplements, Final Terms to this Base Prospectus and any other documents incorporated herein or therein by reference (on the website of the Luxembourg Stock Exchange at www.luxse.com and on the website of the Issuer at <https://www.grandcityproperties.com/investor-relations/bonds/>)

The Pricing Supplements (in respect of Exempt Senior Notes) will only be available for inspection by a holder of such Note and such holder must produce evidence satisfactory to the Issuer and the Paying Agent as to its holding of Notes and identity.

Clearing Systems

The Notes have been accepted for clearance through Euroclear and Clearstream, Luxembourg (which are the entities in charge of keeping the records). The appropriate Common Code and ISIN and, if available, the FISN and/or the CFI for each Tranche of Notes allocated by Euroclear and Clearstream, Luxembourg will be specified in the applicable Final Terms (or Pricing Supplement, in the case of Exempt Senior Notes). If the Notes are to clear through an additional or alternative clearing system the appropriate information will be specified in the applicable Final Terms or Pricing Supplement.

The address of Euroclear is Euroclear Bank SA/NV, 1 Boulevard du Roi Albert II, B-1210 Brussels, Belgium. The address of Clearstream, Luxembourg is Clearstream Banking S.A., 42 Avenue JF Kennedy, L-1855 Luxembourg, Grand Duchy of Luxembourg.

Method for determining the issue price and the process for its disclosure

The price and amount of Notes to be issued under the Programme will be determined by the Issuer and each relevant Dealer at the time of issue and specified in the relevant Final Terms, in accordance with prevailing market conditions.

Calculation of yield

In relation to any Tranche of Fixed Rate Notes, an indication of the yield in respect of such Notes will be specified in the applicable Final Terms. The yield indicated will be calculated at the Issue Date on the basis of the Issue Price and will not be an indication of future yield. An indication of the yield may only be calculated for Fixed Rate Notes.

Litigation

Neither the Issuer nor any other member of the GCP Group is or has been involved in any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Issuer is aware) in the 12 months preceding the date of this document which may have or have in such period had a significant effect on the financial position or profitability of the Issuer or the GCP Group.

Auditors

The approved independent auditor of the Issuer is KPMG Audit S.à r.l., *société à responsabilité limitée* (formerly KPMG Luxembourg SA, *société anonyme*) ("KPMG"), who has audited the Issuer's accounts, without qualification, in accordance with IFRS for each of the two financial years ended on 31 December 2022 and 31 December 2023. The auditor of the Issuer has no material interest in the Issuer. KPMG is a member of the *Institut des Réviseurs d'Entreprises*.

The reports of the auditor of the Issuer are included or incorporated in the form and context in which they are included or incorporated, with the consent of the relevant auditor who has authorised the contents of that part of this Base Prospectus.

Dealers transacting with the Issuer

Certain of the Dealers have, directly or indirectly through affiliates, provided investment and commercial banking, financial advisory and other services to the Issuer and its affiliates from time to time, for which they have received monetary compensation. Certain of the Dealers may from time to time also enter into swap and

other derivative transactions with the Issuer or its affiliates for the purposes of, among other things, hedging their credit exposure to the Issuer consistent with their customary risk management policies. Typically, such Dealers and their affiliates would hedge such exposure by entering into transactions which consist of either the purchase of credit default swaps or the creation of short positions in securities, including potentially the Notes issued under the Programme. Any such short positions could adversely affect future trading prices of Notes issued under the Programme. The Dealers and their affiliates may also make investment recommendations and/or publish or express independent research views in respect of such securities or financial instruments and may hold, or recommend to clients that they acquire, long and/or short positions in such securities and instruments. In addition, certain of the Dealers and their affiliates have engaged, and may in the future engage, in investment banking, commercial banking transactions and/or other advisory transactions with, and may perform other services for the Issuer and its affiliates in the ordinary course of business.

Significant Change in the Financial Performance or Position

There has been no significant change in the financial performance or position of the Issuer or the GCP Group since 30 June 2025.

Trend Information

There has been no material adverse change in the prospects of the Issuer since 31 December 2024.

Third Party Information

With respect to any information included herein and specified to be sourced from a third party (i) the Issuer confirms that any such information has been accurately reproduced and as far as the Issuer is aware and is able to ascertain from information available to it from such third party, no facts have been omitted the omission of which would render the reproduced information inaccurate or misleading and (ii) neither the Issuer nor any Dealer has independently verified any such information and neither the Issuer nor any Dealer accepts any responsibility for the accuracy thereof.

ISSUER

Grand City Properties S.A.

37, Boulevard Joseph II
L-1840 Luxembourg
Grand Duchy of Luxembourg

TRUSTEE

M&G Trustee Company Limited

10 Fenchurch Avenue
London EC3M 5AG
United Kingdom

PRINCIPAL PAYING AGENT and AGENT BANK

The Bank of New York Mellon, London Branch

160 Queen Victoria Street
London EC4V 4LA
United Kingdom

REGISTRAR

The Bank Of New York Mellon SA/NV, Luxembourg Branch

Vertigo Building – Polaris,
2-4 rue Eugène Ruppert L-2453 Luxembourg
Grand Duchy of Luxembourg

LEGAL ADVISERS

To the Issuer as to Luxembourg law

GSK Stockmann SA
44, Avenue John F. Kennedy
L-1855 Luxembourg
Grand Duchy of Luxembourg

To the Dealers and the Trustee as to English law

Linklaters LLP
One Silk Street
London EC2Y 8HQ
United Kingdom

AUDITORS

KPMG Audit S.à r.l.

39, Avenue John F. Kennedy
L-1855 Luxembourg
Grand Duchy of Luxembourg

DEALERS

BofA Securities Europe SA

51 rue La Boétie
75008 Paris
France

Citigroup Global Markets Limited

Citigroup Centre
Canada Square
Canary Wharf
London E14 5LB
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