

FINAL TERMS

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 (**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**); 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. 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.

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 retail investor in the United Kingdom (**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 domestic law by virtue of the European Union (Withdrawal) Act 2018 (**EUWA**); or (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 domestic law by virtue of the EUWA (**UK MiFIR**). Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of 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.

MiFID II product governance / Professional investors and ECPs only target market – Solely for the purposes of 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 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 manufacturers' 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 manufacturers' target market assessment) and determining appropriate distribution channels.

UK MiFIR product governance / Professional investors and ECPs only target market – Solely for the purposes of 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 UK MiFIR; and (ii) all channels for distribution of the Senior Notes to eligible counterparties and professional clients are appropriate. Any distributor should take into consideration the manufacturers' target market assessment; however, a 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 manufacturers' target market assessment) and determining appropriate distribution channels.

Singapore SFA Product Classification: The Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A(1) of the Securities and Futures Act 2001 of Singapore (the **SFA**)), that the Senior Notes are 'prescribed capital markets products' (as defined in the CMP Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

2 May 2024

CPI PROPERTY GROUP

a public limited liability company (*société anonyme*) incorporated under the laws of the Grand Duchy of Luxembourg, having its registered office at 40, rue de la Vallée, L-2661 Luxembourg, Grand Duchy of Luxembourg and registered with the Luxembourg trade and companies register (*Registre de commerce et des sociétés, Luxembourg*) under number B102254

Legal entity identifier (LEI): 222100CO2ZOTEPGJO223

**Issue of EUR500,000,000 7.000 per cent. Senior Unsecured Green Notes
due 7 May 2029 (the "Senior Notes")
under the 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 24 April 2024 which constitutes 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 Euronext Dublin (<https://live.euronext.com/en/markets/dublin/bonds/list>) and the website of the Issuer (<https://cpipg.com/en/for-investors/bondholders#>).

- | | | |
|----|---|---------------------|
| 1. | Issuer: | CPI Property Group |
| 2. | (a) Series Number: | 22 |
| | (b) Tranche Number: | 1 |
| | (c) Date on which the Senior Notes will be consolidated and form a single Series: | Not Applicable |
| 3. | Specified Currency or Currencies: | Euro (EUR) |
| 4. | Aggregate Nominal Amount: | |
| | (a) Series: | EUR500,000,000 |
| | (b) Tranche: | EUR500,000,000 |

5.	Issue Price:	95.042 per cent. of the Aggregate Nominal Amount
6.	(a) Specified Denominations:	EUR 100,000 and integral multiples of EUR 1,000 in excess thereof
	(b) Calculation Amount (in relation to calculation of interest in global form see Conditions):	EUR 1,000
7.	(a) Issue Date:	7 May 2024
	(b) Interest Commencement Date:	Issue Date
8.	Maturity Date:	7 May 2029
9.	(a) Interest Basis:	7.000 per cent. Fixed Rate (see paragraph 14 below)
	(b) Sustainability-Linked Step Up Event:	Not Applicable
10.	Redemption 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
11.	Change of Interest Basis:	Not Applicable
12.	Put/Call Options:	Issuer Call Issuer Maturity Par Call Change of Control Put (see paragraph 18/19/21 below)
13.	(a) Status of the Senior Notes:	Senior
	(b) Date Board approval for issuance of Senior Notes obtained:	28 April 2024

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14.	Fixed Rate Senior Note Provisions	Applicable
	(a) Rate(s) of Interest:	7.000 per cent. per annum payable in arrear on each Interest Payment Date
	(b) Interest Payment Date(s):	7 May in each year from and including 7 May 2025 up to and including the Maturity Date
	(c) Fixed Coupon Amount(s) for Senior Notes in definitive form	EUR70.00 per Calculation Amount

(and in relation to Senior Notes in global form see Conditions):

- | | | |
|--|---|---|
| (d) | Broken Amount(s) for Senior Notes in definitive form (and in relation to Senior Notes in global form see Conditions): | Not Applicable |
| (e) | Day Count Fraction: | Actual/Actual (ICMA) |
| (f) | Determination Date(s): | 7 May in each year |
| (g) | Step Up Rating Change and/or Step Down Rating Change: | Not Applicable |
| 15. | Floating Rate Senior Note Provisions | Not Applicable |
| 16. | Zero Coupon Senior Note Provisions | Not Applicable |
| PROVISIONS RELATING TO REDEMPTION | | |
| 17. | Notice periods for Condition 7.2 (Redemption for tax reasons): | Minimum period: 30 days
Maximum period: 60 days |
| 18. | Issuer Call: | Applicable |
| (a) | Optional Redemption Date(s): | Any date from but excluding the Issue Date to but excluding 7 February 2029 |
| (b) | Optional Redemption Amount: | Make-whole Amount |
| (A) | Reference Bond: | OBL 2.1 per cent. due 12 April 2029 (ISIN: DE000BU25026) |
| (B) | Redemption Margin: | +0.50 per cent. per annum |
| (C) | Quotation Time: | 11.00 a.m. (Central European Time) |
| (D) | MWC Cut-off Date: | Not Applicable |
| (c) | If redeemable in part: | Not Applicable |
| (d) | Notice periods: | Minimum period: 15 days
Maximum period: 30 days |
| 19. | Issuer Maturity Par Call: | Applicable |
| (a) | Maturity Par Call Period: | From (and including) 7 February 2029 to (but excluding) the Maturity Date |

	(b) Notice periods:	Minimum period: 15 days Maximum period: 30 days
20.	Investor Put:	Not Applicable
21.	Change of Control Put:	Applicable
	Change of Control Redemption Amount:	EUR1,000 per Calculation Amount
22.	Redemption upon a Substantial Repurchase Event:	Not Applicable
23.	Final Redemption Amount:	EUR1,000 per Calculation Amount
24.	Early Redemption Amount:	EUR1,000 per Calculation Amount


GENERAL PROVISIONS APPLICABLE TO THE SENIOR NOTES

25.	Form of Senior Notes:	
	(a) Form:	Registered Senior Notes: Global Senior Note registered in the name of a nominee for a common safekeeper for Euroclear and Clearstream, Luxembourg
	(b) New Global Note:	Not Applicable
	(c) New Safekeeping Structure:	Yes
26.	Additional Financial Centre(s):	Not Applicable
27.	Talons for future Coupons to be attached to Definitive Senior Notes (Senior Notes in bearer form only):	Not Applicable

THIRD PARTY INFORMATION

The explanation of the meaning of the ratings provided in row 2 of Part B of this Final Terms below has been extracted from the respective websites of S&P and Moody's (as indicated below). 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 S&P and Moody's respectively, no facts have been omitted which would render the reproduced information inaccurate or misleading.

Signed on behalf of CFI Property Group:

By:  David Greenbaum, CEO & Managing Director
Duly authorised

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- (i) Listing and Admission to trading Application has been made by the Issuer (or on its behalf) for the Senior Notes to be admitted to trading on the Euronext Dublin Regulated Market and listing on the Official List of Euronext Dublin with effect from 7 May 2024.
- (ii) Estimate of total expenses related to admission to trading: EUR1,050

2. RATINGS

Ratings:

The Senior Notes to be issued are expected to be rated: Baa3 by Moody's Deutschland GmbH (**Moody's**) and BBB- by S&P Global Ratings Europe Limited (**S&P**).

Each of Moody's and S&P is established in the European Union and is registered under the Regulation (EC) No. 1060/2009 (as amended) (the **EU CRA Regulation**).

The ratings of S&P and Moody's are endorsed by S&P Global Ratings UK Limited (**S&P UK**) and Moody's Investors Service Ltd (**Moody's UK**), respectively, in accordance with the EU CRA Regulation as it forms part of UK domestic law by virtue of the EUWA (the **UK CRA Regulation**) for use in the UK. Each of S&P UK and Moody's UK is established in the UK and registered under the UK CRA Regulation.

As defined by Moody's, obligations rated Baa are judged to be medium-grade and subject to moderate credit risk and as such may possess certain speculative characteristics. Moody's appends numerical modifiers 1, 2, and 3 to each generic rating classification from Aa through Caa. The modifier 3 indicates a ranking in the lower end of the generic rating category. (Source: https://www.moody.com/researchdocumentcontentpage.aspx?docid=PBC_79004).

As defined by S&P, obligations rated BBB exhibit adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to weaken the obligor's capacity to meet its financial commitments on the obligation. Ratings issued by S&P are modified by the addition of a

plus (+) or minus (-) sign to show relative standing within the rating categories. (Source: https://www.standardandpoors.com/en_US/web/guest/article/-/view/sourceId/504352).

3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

Save for the fees payable to the Managers, 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 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.

4. REASONS FOR THE OFFER

Reasons for the Offer:

The Senior Notes are intended to be issued as Green Bonds and an amount equivalent to the net proceeds from the issuer of the Senior Notes will be allocated to finance or refinance, in whole or in part, projects or equity investments that meet the Eligible Criteria as set out in the Issuer's Framework for Green Bonds, which is included within the Issuer's Sustainability Finance Framework dated 3 January 2022, available to view on the Issuer's website.

Estimated net proceeds of the Offer: EUR470,170,000

5. YIELD (*Fixed Rate Senior Notes only*)

Indication of yield: 8.250 per cent. per annum

The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

6. OPERATIONAL INFORMATION

- (i) ISIN: XS2815976126
- (ii) Common Code: 281597612
- (iii) CFI: DTFXFR, 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
- (iv) FISN: CPI PROPERTY GR/MTN 20290507, 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
(v)	Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s):	Not Applicable
(vi)	Delivery:	Delivery against payment
(vii)	Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
(viii)	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 and does not necessarily mean that the Senior Notes will be recognised as eligible collateral for Eurosystem monetary policy and intraday 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.

7. DISTRIBUTION

(i)	Method of distribution:	Syndicated Banco Santander, S.A.
(ii)	If syndicated, names of Managers:	Barclays Bank Ireland PLC Erste Group Bank AG Goldman Sachs International SMBC Bank EU AG Société Générale Raiffeisen Bank International AG UniCredit Bank GmbH
(iii)	Stabilisation Manager(s) (if any):	Société Générale
(iv)	U.S. Selling Restrictions:	Reg. S Compliance Category 2; TEFRA not applicable
(v)	Prohibition of Sales to EEA Retail Investors:	Applicable
(vi)	Prohibition of Sales to UK Retail Investors:	Applicable
(vii)	Prohibition of Sales to Belgian Consumers:	Applicable