



COVIVIO

(a *société anonyme* established under the laws of France)

COVIVIO HOTELS

(a *société en commandite par actions* established under the laws of France)

€6,000,000,000

Euro Medium Term Note Programme

Under the Euro Medium Term Note Programme (the **Programme**) described in this base prospectus (the **Base Prospectus**), Covivio (**Covivio**) and Covivio Hotels (**Covivio Hotels** and, together with Covivio, the **Issuers**, and each, in relation to the Notes issued by it, an **Issuer**) may, subject to compliance with all relevant laws, regulations and directives, issue Euro Medium Term Notes (the **Notes**) from time to time. The terms and conditions of the Notes (the **Conditions**) are set out in the section "Terms and Conditions of the Notes" of this Base Prospectus. The aggregate nominal amount of Notes outstanding will not at any time exceed €6,000,000,000 (or the equivalent in other currencies).

This Base Prospectus constitutes a base prospectus for the purpose of Article 8 of Regulation (EU) 2017/1129 of 14 June 2017, as amended or superseded (the **Prospectus Regulation**). This Base Prospectus received the approval number 25-477 on 12 December 2025 from the *Autorité des marchés financiers* (the **AMF**) and shall be in force for a period of twelve (12) months as of the date of its approval by the AMF. 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event of a significant new factor, material mistake or material inaccuracy does not apply when this Base Prospectus is no longer valid.

This Base Prospectus has been approved by the AMF in France in its capacity as competent authority pursuant to the Prospectus Regulation. The AMF only approves this Base Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation. Such approval should not be considered as an endorsement of any of the Issuers or of the quality of the Notes which are the subject of this Base Prospectus. Investors should make their own assessment as to the suitability of investing in the Notes.

Application may be made for Notes to be issued under the Programme, for the period of twelve (12) months from the date of the approval granted by the AMF of this Base Prospectus, to be listed and admitted to trading on the regulated market of Euronext Paris (**Euronext Paris**) and/or to any other regulated market for the purposes of the Markets in Financial Instruments Directive 2014/65/EU, as amended (each such market, being a **Regulated Market**) situated in a Member State of the European Economic Area (**EEA**) for Notes issued under the Programme to be listed and admitted to trading on any such Regulated Market. Euronext Paris is a Regulated Market appearing on the list of regulated markets published on the European Securities and Markets Authority (the **ESMA**) website. The relevant final terms (the **Final Terms**) (a form of which is contained herein) in respect of the issue of any Notes will specify whether or not such Notes will be listed and admitted to trading and, if so, the relevant Regulated Market. Notes that are not listed and admitted to trading on a Regulated Market may also be issued pursuant to the Programme.

The minimum specified denomination of each Note admitted to trading on a Regulated Market in circumstances which require the publication of a prospectus under the Prospectus Regulation shall be €100,000 (or its equivalent in any other currency as at the date of issue of the Notes) or such other higher amount as may be allowed or required from time to time by the relevant monetary or financial authority or any laws or regulations applicable to the relevant Specified Currency (as defined in Condition 1.3(b)).

Notes shall be issued in dematerialised form as more fully described herein.

The Notes will at all times be in book entry form in compliance with Articles L.211-3 *et seq.* and R.211-1 *et seq.* of the French *Code monétaire et financier*. No physical documents of title will be issued in respect of the Notes.

The Notes may, at the option of the relevant Issuer, be in bearer form (*au porteur*) inscribed as from the issue date in the books of Euroclear France S.A. (**Euroclear France**) (acting as central depository) which shall credit the accounts of Account Holders (as defined in *Terms and Conditions of the Notes – Form, Denomination(s), Title, Redenomination and Method of Issue*) including Euroclear Bank SA/NV (**Euroclear**) and the depository bank for Clearstream Banking S.A. (**Clearstream**) or in registered form (*au nominatif*) and, in such latter case, at the option of the relevant Noteholder (as defined in Condition 1.3(c)), in either fully registered form (*au nominatif pur*), in which case they will be inscribed either in an account held by Euroclear France and in the books maintained by the relevant Issuer or by the registration agent (designated in the relevant Final Terms) acting on behalf of the relevant Issuer, or in administered registered form (*au nominatif administré*), in which case they will be inscribed in the books of the Account Holder designated by the relevant Noteholder.

As of the date of this Base Prospectus, (i) the long-term debt of Covivio was assigned a rating of BBB+ with stable outlook by S&P Global Ratings Europe Limited (**S&P**) and (ii) the long-term debt of Covivio Hotels was assigned a rating of BBB+ with stable outlook by S&P. S&P is established in the European Union and is registered under Regulation (EC) No 1060/2009 (as amended) (the **CRA Regulation**). As such, S&P is included in the list of registered credit rating agencies published by the ESMA on its website (<https://www.esma.europa.eu/credit-rating-agencies/cra-authorisation>) in accordance with the CRA Regulation. Notes to be issued under the Programme may or may not be rated. Where an issue of Notes is rated, its rating will not necessarily be the same as the rating assigned to the relevant Issuer or other Notes issued under the Programme. The relevant Final Terms will specify whether or not such credit ratings are issued by a credit rating agency established in the European Union and registered under the CRA Regulation. A rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, change or withdrawal at any time by the assigning rating agency without notice.

Prospective investors should have regard to the factors described under the section headed "Risk Factors" in this Base Prospectus before deciding to invest in the Notes issued under the Programme.

Arranger
Natixis

Dealers

BNP PARIBAS
Crédit Agricole CIB
HSBC
ING

CaixaBank
CIC Market Solutions
IMI – Intesa Sanpaolo
Natixis

Société Générale Corporate & Investment Banking

This Base Prospectus, together with any supplements to this Base Prospectus published from time to time, constitutes a base prospectus for the purposes of Article 8(1) of the Prospectus Regulation in respect of, and for the purpose of giving information with regard to the Issuers, Covivio and its fully consolidated subsidiaries taken as a whole (the Covivio Group) and Covivio Hotels and its fully consolidated subsidiaries taken as a whole (the Covivio Hotels Group) which is necessary to enable investors to make an informed assessment of the assets and liabilities, profits and losses, financial position and prospects of the Issuers, the rights attaching to the Notes and the reasons for the issuance and its impact on the Issuers.

This Base Prospectus should be read and construed in conjunction with any supplement thereto and with any other information which is or may be incorporated by reference in accordance with Article 19 of the Prospectus Regulation (see *Documents Incorporated by Reference*), each of which shall be incorporated in and form part of this Base Prospectus and, in relation to any Series (as defined herein) of Notes, should be read and construed together with the relevant Final Terms.

No person is or has been authorised to give any information or to make any representation other than those contained or incorporated by reference in this Base Prospectus in connection with the issue or sale of the Notes and, if given or made, such information or representation must not be relied upon as having been authorised by any of the Issuers or any of the Dealers or the Arranger. Neither the delivery of this Base Prospectus nor any sale made in connection herewith shall, under any circumstances, create any implication that there has been no change in the affairs of the Issuers, the Covivio Group or the Covivio Hotels Group since the date hereof or the date upon which this Base Prospectus was most recently amended or supplemented or that there has been no adverse change in the financial position of the Issuers, the Covivio Group or the Covivio Hotels Group since the date hereof or the date upon which this Base Prospectus was most recently amended or supplemented or that any other information supplied in connection with the Programme is correct as of any time subsequent to the date on which it is supplied or, if different, the date indicated in the document containing the same.

Other than in relation to the information which is 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 (including for the avoidance of doubt any information on the websites which appear in the documents incorporated by reference) unless that information is incorporated by reference into the Base Prospectus and has not been scrutinised or approved by the AMF.

Each potential investor in the Notes must determine the suitability of an investment in the Notes in light of its own circumstances. In particular, each potential investor should:

- (i) have 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) have 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 such investment will have on its overall investment portfolio;**
- (iii) have sufficient financial resources and liquidity to bear all of the risks of an investment in the Notes, including where the currency for principal or interest payments is different from the potential investor's currency;**
- (iv) understand thoroughly the terms of the Notes and be familiar with the behaviour of any relevant indices and financial markets; and**
- (v) be able to evaluate (either alone or with the help of a financial adviser) possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.**

The distribution of this Base Prospectus, including any supplement thereto, any Final Terms and the offering or sale of the Notes in certain jurisdictions may be restricted by law. For a description of certain restrictions on offers and sales of Notes and on distribution of this Base Prospectus, see *Subscription and Sale*. Persons into whose

possession this Base Prospectus, including any supplement thereto, any Final Terms, comes are required by the Issuers, the Dealers and the Arranger to inform themselves about and to observe any such restriction.

THE NOTES HAVE NOT BEEN AND WILL NOT BE REGISTERED UNDER THE U.S. SECURITIES ACT OF 1933, AS AMENDED (THE SECURITIES ACT) OR WITH ANY SECURITIES REGULATORY AUTHORITY OF ANY STATE OR OTHER JURISDICTION OF THE UNITED STATES. SUBJECT TO CERTAIN EXCEPTIONS, NOTES MAY NOT BE OFFERED, SOLD WITHIN THE UNITED STATES. THE NOTES ARE BEING OFFERED AND SOLD OUTSIDE OF THE UNITED STATES IN RELIANCE ON REGULATIONS UNDER THE SECURITIES ACT.

EU MiFID II PRODUCT GOVERNANCE / TARGET MARKET – The Final Terms in respect of any Notes will include a legend entitled “EU MiFID II Product Governance” which will outline the target market assessment in respect of the Notes, taking into account the five (5) categories referred to in item 19 of the Guidelines published by the European Securities and Markets Authority (ESMA) on 3 August 2023 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 Directive 2014/65/EU on markets in financial instruments (as amended, EU 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 EU MiFID II Product Governance rules under Commission Delegated Directive (EU) 2017/593 (the EU MiFID II 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 II Product Governance Rules. For the avoidance of doubt, none of the Issuers is a MiFID regulated entity and none of the Issuers qualifies as a distributor or a manufacturer under the MiFID II Product Governance Rules.

UK MiFIR PRODUCT GOVERNANCE / TARGET MARKET – The Final Terms in respect of any 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 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 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 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. For the avoidance of doubt, none of the Issuers is a UK MiFIR regulated entity and none of the Issuers qualifies as a distributor or a manufacturer under the UK MiFIR Product Governance Rules.

PRIIPs - 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 both) 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 on insurance distribution (as amended or superseded, 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 Notes or otherwise making them available to retail investors in the EEA has been or will be 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.

UK PRIIPs - 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 (UK). For these purposes, a retail investor means a person who is one (or both) 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 (EUWA); or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000, as amended (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. 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 or will be 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.

This Base Prospectus does not constitute an offer of, or an invitation by or on behalf of, the Issuers or the Dealers or the Arranger to subscribe for, or purchase, any Notes.

None of the Issuers nor the Arranger nor the Dealers nor any of their respective affiliates is responsible for any third party social, environmental and sustainability assessment of the Notes or any Notes issued as EuGBs (for Covivio only) or makes any representation or warranty or assurance whether such Notes or any Notes issued as EuGBs (for Covivio only) will meet any investor expectations or requirements or any future legal or industry standards regarding assets with environmental and/or sustainability characteristics. None of the Dealers nor any of their affiliates is responsible for the use or allocation of proceeds for any Notes issued as Green Bonds or Notes issued as EuGBs (for Covivio only), nor for the impact or the monitoring of the use of proceeds of such Notes, nor do any of the Dealers or their affiliates undertake to ensure that there are at any time sufficient assets in the Covivio Eligible Green Portfolio or, as the case may be, the Covivio Hotels Eligible Green Portfolio (each as defined herein) to allow for allocation of a sum equivalent to the net proceeds of the issue of such Green Bonds in full. None of the Dealers or their affiliates is neither responsible for monitoring, or reporting on the satisfaction of the Sustainability Performance Target (as defined herein) of any Sustainability-Linked Notes. Investors should conduct their own assessment of the Notes from an environmental and/or a sustainability perspective.

Where any such Notes are listed or admitted to trading on any dedicated “green”, “environmental”, “sustainable” or other equivalently-labelled segment of any stock exchange or securities market (whether or not regulated), it is possible that such listing or admission does not satisfy, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own by-laws or other governing rules or investment portfolio mandates, in particular with regard to any direct or indirect environmental, sustainability or social impact of any projects or uses, the subject, of or related to, any project of the Covivio Eligible Green Portfolio or Covivio Hotels Eligible Green Portfolio. Furthermore, it should be noted that the criteria for any such listings or admission to trading may vary from one stock exchange or securities market to another. No representation or assurance is given or made by the Issuer, the Arranger, the Dealers or any other person that any such listing or admission to trading will be obtained in respect of any such Notes or, if obtained, that any such listing or admission to trading will be maintained during the life of the Notes.

No assurance or representation is given by any of the Issuers, any other member of the Covivio Group or the Covivio Hotels Group, the Arranger, the Dealers, or any of their affiliates, Moody’s ESG, Moody’s Investors Service, KPMG SA, or any external verifier or external reviewer as to the suitability or reliability for any purpose whatsoever of the contents of any opinion, report or certification of any third party in connection with the offering of any Green Bonds and/or Sustainability-Linked Notes and/or EuGBs (for Covivio only) issued under the Programme. Noteholders have no recourse against any of the Issuers, any member of the Covivio Group or the Covivio Hotels Group, the Arranger or the Dealers for the contents of any such opinion, certification or verification. Any such opinion, report, review, certification or pre-issuance review document issued for any Notes issued as EuGBs (for Covivio only) and any other document related thereto is not, nor shall it be deemed to be, incorporated in and/or form part of this Base Prospectus (save for the European Green Bonds Factsheet which is incorporated by reference in this Base Prospectus).

This Base Prospectus enables the issuance of EuGBs, by Covivio only, in accordance with Regulation (EU) No 2023/2631 on European green bonds and optional disclosures for bonds marketed as environmentally sustainable and for sustainability-linked bonds (the EuGB Regulation).

The EuGB Regulation requires the appointment of external reviewer(s) in relation to Notes issued as EuGBs (for Covivio only) issued under the Programme. For the avoidance of doubt, the pre-issuance external reviewer can differ from the post-issuance external reviewer. Under the transitional period which will apply to external reviewers until 21 June 2026 pursuant to Article 69 of the EuGB Regulation, external reviewers shall, before providing any services, notify the European Securities and Markets Authority (ESMA), provide the information requested by the EuGB Regulation and use their ‘best efforts’ to comply with relevant provisions of the EuGB Regulation. Noteholders should note that the review of the European Green Bonds Factsheet by the external reviewer, or any other external review by any external reviewer, and the conclusions of any review relating thereto, are not, and should not be regarded as, a recommendation by the Issuers, any other member of the Covivio Group or the Covivio Hotels Group, the Arranger or the Dealers or any of their affiliates to buy, sell or hold EuGBs. The external review is only current as at the date the review is initially issued and prospective investors must determine for themselves the relevance of any such external review and/or the information contained therein and/or the provider of such external review for the purpose of any investment in the EuGBs.

Furthermore, no guarantee is given and no representation is made, either by the Issuers, nor any other member of the Covivio Group or the Covivio Hotels Group, nor the Arranger or the Dealers, or their affiliates on the contents of the pre-issuance review document delivered by an external reviewer for any Notes issued as EuGBs (for Covivio only).

Prior to an investment in EuGBs, potential investors must read the information that appears in the section “Use of Proceeds of Notes issued by Covivio” in this Base Prospectus and “Use of Proceeds” in the relevant Final Terms, to form their opinion on the relevance of such information, and conduct any other analysis they deem necessary. Investors' attention is drawn to the fact that they may not have, at the date of issue of the relevant EuGBs by Covivio, an exhaustive knowledge of all the assets that would be financed or refinanced by the proceeds of the issue of EuGBs, it being specified that such assets shall remain aligned with the EU Taxonomy, as further described in the section “Use of Proceeds of Notes issued by Covivio” of this Base Prospectus. In particular, any further delegated act that is adopted by the European Commission in implementation of the Taxonomy Regulation may furthermore evolve over time with changes to the scope of activities and other amendments to reflect technological progress, resulting in regular review to the relating screening criteria. Additionally, although the technical screening criteria, defined in line with Article 9 of the Taxonomy Regulation, are generally prescriptive in nature, their application will involve the exercise of judgement and, in certain instances, the technical screening criteria also give broad discretion on the methodologies and assessments that should be undertaken. Different persons (including third-party data providers and other financial market participants) may interpret and apply these technical screening criteria differently, use internal methodologies (where permitted) and/or arrive at different conclusions regarding the extent of the EU Taxonomy alignment of a financial product. Accordingly, no assurance is or can be given to investors that any real estate fixed assets will meet any or all investor expectations regarding such “green”, “sustainable” or other equivalently-labelled performance objectives or that any adverse environmental, social.

Purchasers and sellers of the Notes may be required to pay taxes or other charges or duties in accordance with the laws and practices of the country where the Notes are transferred or other jurisdictions. In some jurisdictions, no official statements of the tax authorities or court decisions may be available for financial instruments such as the Notes. In particular, potential investors are warned that the tax laws of the investor's jurisdiction or of France (the Issuers' country of incorporation) might have an impact on the income received from the Notes. Potential investors are advised to ask for their own tax adviser's advice on their individual taxation with respect to the acquisition, holding, sale and redemption of the Notes. Only these advisors are in a position to duly consider the specific situation of the potential investor.

To the fullest extent permitted by law, none of the Dealers or the Arranger nor any of their affiliates accepts any responsibility for the content of this Base Prospectus or for any other statements, made or purported to be made by the Arranger or a Dealer or on its behalf in connection with the Issuers or the issue and offering of Notes. The Arranger and each Dealer accordingly disclaims all and any liability whether arising in tort or contract or

otherwise (save as referred to above) which it might otherwise have in respect of this Base Prospectus or any such statement. Neither this Base Prospectus nor any other statements are intended to provide the basis of any credit or other evaluation and none of such documents should be considered as a recommendation by any of the Issuers, the Arranger or the Dealers nor any of their affiliates that any recipient of this Base Prospectus or any other statements should purchase the Notes. Each potential purchaser of Notes should determine for itself the relevance of the information contained in this Base Prospectus and its purchase of Notes should be based upon such investigation as it deems necessary. Neither the Arranger nor any of the Dealers undertakes either to review the financial condition or affairs of the Issuers, the Covivio Group or the Covivio Hotels Group during the life of the arrangements contemplated by this Base Prospectus or to advise any investor or potential investor in the Notes of any information coming to the attention of any of the Dealers or the Arranger.

Independent Review and Advice

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 advisors or the appropriate regulators to determine the appropriate treatment of Notes under any applicable risk-based capital or similar rules. Neither the Issuers, the Dealers nor any of their respective affiliates has or assumes responsibility for the lawfulness of the acquisition of the Notes by a prospective investor of the Notes, whether under the laws of the jurisdiction of its incorporation or the jurisdiction in which it operates (if different), or for compliance by that prospective investor with any law, regulation or regulatory policy applicable to it.

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GENERAL DESCRIPTION OF THE PROGRAMME

The following overview does not purport to be complete and is qualified in its entirety by the remainder of this Base Prospectus. The Notes will be issued on such terms as shall be agreed between the relevant Issuer and the relevant Dealer(s) and will be subject to the Terms and Conditions of the Notes set out in this Base Prospectus. This section is subject to the other information provided in this Base Prospectus and is to be read as such.

This general description constitutes a general description of the Programme for the purposes of Article 25.1(b) of Commission Delegated Regulation (EU) 2019/980, as amended. It does not, and is not intended to, constitute a summary of this Base Prospectus within the meaning of Article 7 of the Prospectus Regulation or any implementing regulation thereof.

Words and expressions defined in “Terms and Conditions of the Notes” below shall have the same meanings in this general description.

Issuers:	Covivio Covivio Hotels
Description:	Euro Medium Term Note Programme for the issue of Notes (the Programme).
Use of Proceeds of Notes issued by Covivio:	<p>As described in the section “Use of Proceeds of Notes issued by Covivio” of this Base Prospectus, unless otherwise specified in the relevant Final Terms, the proceeds of the issue of the Notes issued by Covivio will be used (i) for Covivio’s general corporate purposes or (ii) in an equivalent amount to finance and/or refinance the Covivio Eligible Green Portfolio (such Notes being Green Bonds), as defined in the relevant Final Terms and described in Covivio’s sustainable bond framework (as amended, supplemented and/or replaced from time to time, the Sustainable Bond Framework) or (iii) to finance and/or refinance, in part, the Eligible EuGB Portfolio, as described in the European Green Bonds Factsheet, in accordance with the EuGB Regulation (such Notes being EuGBs).</p> <p>The Sustainable Bond Framework received a second party opinion from Moody’s ESG (the Covivio Second Party Opinion). The Sustainable Bond Framework and the Covivio Second Party Opinion are available on Covivio’s website (https://www.covivio.eu/en/finance/financing-and-public-offer/consent-solicitations-green-bonds-proposal/).</p> <p>The European Green Bond Factsheet received a pre-issuance review from KPMG SA, in accordance with Article 10 of the EuGB Regulation. The European Green Bond Factsheet and the pre-issuance review by KPMG SA are available on Covivio’s website (https://www.covivio.eu/wp-content/uploads/sites/6/2025/04/Covivio-EU-Green-Bonds-Pre-issuance-report-KPMG-External-review.pdf).</p>
Use of Proceeds of Notes issued by Covivio Hotels:	As described in the section “Use of Proceeds of Notes issued by Covivio Hotels” of this Base Prospectus, unless otherwise specified in the relevant Final Terms, an amount equal to the net proceeds of the Notes issued by Covivio Hotels will be used to finance and/or refinance, in whole or in part, the Covivio Hotels Eligible Green Portfolio (such Notes being Green Bonds), as defined in the relevant Final Terms and described in Covivio Hotels’ green financing framework, as amended, supplemented and/or replaced from time to time (the Green Financing Framework).

The Green Financing Framework received a second party opinion from Moody's Investors Service (the **Covivio Hotels Second Party Opinion**).

The Green Financing Framework and the Covivio Hotels Second Party Opinion are available on Covivio Hotels' website (<https://www.covivio-hotels.fr/consent-solicitations-green-bonds-proposal/>).

Arranger:

Natixis

Dealers:

BNP PARIBAS, CaixaBank, S.A., Crédit Agricole Corporate and Investment Bank, Crédit Industriel et Commercial S.A., HSBC Continental Europe, ING Bank N.V., Belgian Branch, Intesa Sanpaolo S.p.A., Natixis and Société Générale.

The Issuers may from time to time terminate the appointment of any Dealer under the Programme or appoint additional dealers either in respect of one or more Tranches or in respect of the whole Programme. References in this Base Prospectus to **Permanent Dealers** are to the persons listed above as Dealers and to such additional persons that are appointed as permanent dealers in respect of the Programme (and, in each case, whose appointment has not been terminated) and references to **Dealers** are to all Permanent Dealers and all persons appointed as a dealer in respect of one or more Tranches.

Programme Limit:

Up to Euro 6,000,000,000 (or its equivalent in other currencies at the date of issue of any Notes) aggregate nominal amount of Notes outstanding at any time (the **Programme Limit**). The Programme Limit may be increased, as provided in the dealer agreement dated 12 December 2025 (the **Dealer Agreement**) entered into between the Issuers, the Permanent Dealers and the Arranger.

Fiscal Agent and Principal Paying Agent:

Uptevia

**Calculation Agent,
Redenomination Agent,
Consolidation Agent and Put Agent:**

Uptevia

Make-Whole Calculation Agent:

Aether Financial Services

Method of Issue:

The Notes may be issued on a syndicated or non-syndicated basis.

The Notes will be issued in series (each a **Series**) having one or more issue dates and on terms otherwise identical (or identical other than in respect of the issue date, issue price, first payment of interest and nominal amount of Tranche), the Notes of each Series being intended to be interchangeable with all other Notes of that Series. Each Series may be issued in tranches (each a **Tranche**) on the same or different issue dates. The specific terms of each Tranche will be set out in the relevant final terms in relation to such Tranche (the **Final Terms**).

Maturities:

Subject to compliance with all relevant laws, regulations and directives, the Notes may have any maturity greater than one month as agreed between the relevant Issuer and the relevant Dealer(s).

Currencies:	Subject to compliance with all relevant laws, regulations and directives, Notes may be issued in Euro, U.S. Dollars, Sterling and in any other currency agreed between the relevant Issuer and the relevant Dealers, as specified in the relevant Final Terms.
Denomination(s):	<p>Notes shall be issued in the Specified Denomination set out in the relevant Final Terms, save that the Notes shall have a minimum specified denomination of €100,000 (or its equivalent in any other currency), or such higher amount as may be allowed or required from time to time by the relevant monetary or financial authority or any laws or regulations applicable to the relevant Specified Currency.</p> <p>Unless otherwise permitted by then current laws and regulations, Notes (including Notes denominated in Sterling) which have a maturity of less than one (1) year and in respect of which the issue proceeds are to be accepted by the relevant Issuer in the United Kingdom or whose issue otherwise constitutes a contravention of section 19 of the FSMA will have a minimum denomination of £100,000 (or its equivalent in other currencies).</p> <p>The Notes will be issued in one Specified Denomination only.</p>
Status of the Notes:	The Notes will constitute direct, general, unconditional, unsubordinated and (subject to the provisions of Condition 4) unsecured obligations of the relevant Issuer (<i>engagements chirographaires</i>) and rank and will at all times rank <i>pari passu</i> and without any preference among themselves and (subject to such exceptions as are from time to time mandatory under French law) equally and rateably with all other present or future unsecured and unsubordinated indebtedness, obligations or guarantees of the relevant Issuer, from time to time outstanding.
Negative Pledge:	There will be a negative pledge in respect of the Notes as set out in Condition 4 - see “Terms and Conditions of the Notes – Negative Pledge”.
Events of Default (including cross acceleration):	There will be events of default including a cross-acceleration in respect of the Notes as set out in Condition 10 – see “Terms and Conditions of the Notes – Events of Default”.
Redemption Amount:	Subject to any laws and regulations applicable from time to time, the relevant Final Terms will specify which redemption option(s) will apply with respect to each particular Series of Notes and the basis for calculating the redemption amounts payable pursuant to the method set in the Terms and Conditions of the Notes in each case.
Optional Redemption:	<p>The Final Terms issued in respect of each issue of Notes will state whether such Notes may be redeemed prior to their stated maturity at the option of the relevant Issuer (either in whole or in part) and/or the Noteholders and, if so, the terms applicable to such redemption.</p> <p>See Condition 7 “Terms and Conditions of the Notes – Redemption, Purchase and Options”.</p>
Make-Whole Redemption:	If specified in the relevant Final Terms, the relevant Issuer will have the option to redeem the Notes, in whole or in part, at any time or from time to time, prior to the Relevant Redemption Date (as specified in the relevant Final Terms), at the Make-Whole Redemption Amount, determined by the Make-

Whole Calculation Agent, plus, in each case, interest accrued on the Notes to, but excluding, the Optional Redemption Date.

Residual Maturity Call Option:

If a Residual Maturity Call Option is specified in the relevant Final Terms, the relevant Issuer may redeem the Notes of such Series of Notes, in whole or in part, (i) at their principal amount so redeemed together with interest accrued to (but excluding) the date fixed for redemption, or (ii) with respect to Sustainability-Linked Notes with Premium Payment Option (issued by Covivio only), at the Adjusted Final Redemption Amount so redeemed together with any interest accrued to (but excluding) the date fixed for redemption, at any time or from time to time during the period starting on (and including) the Residual Maturity Call Option Date (as specified in the relevant Final Terms) and ending on (but excluding) the Maturity Date.

Clean-up Call Option:

If a Clean-up Call Option is specified in the relevant Final Terms, in the event that at least the Minimum Percentage (as specified in the relevant Final Terms, being a percentage of the aggregate principal amount of a particular Series of Notes (which for the avoidance of doubt include any additional Notes issued subsequently and forming a single series with the first Tranche of a particular Series of Notes)) has been purchased or redeemed by the relevant Issuer, the relevant Issuer may redeem the Notes, in whole but not in part, (i) at their principal amount together with any interest accrued to (but excluding) the date fixed for redemption or (ii) with respect to Sustainability-Linked Notes with Premium Payment Option (issued by Covivio only), at their Adjusted Final Redemption Amount together with interest accrued to (but excluding) the date fixed for redemption, provided that if the relevant Issuer has exercised the Make-Whole Redemption option as specified in Condition 7.3, the Clean-up Call Option shall not apply for a period of twelve (12) months as from the Optional Redemption Date.

Change of Control Put Option:

With respect to Covivio only:

If at any time while any of the Notes remains outstanding (A) a Change of Control occurs and (B) within the Restructuring Period (i) (if at the time of the Change of Control, Covivio and/or the Notes outstanding have a rating from a Rating Agency) a Rating Downgrade in respect of that Change of Control occurs or (ii) (if at the time of the Change of Control, Covivio and/or the Notes outstanding do not have a rating from a Rating Agency) a Negative Rating Event in respect of that Change of Control occurs, each Noteholder will have the option (unless, prior to the giving of the Put Event Notice, Covivio has given notice of any early redemption in respect of the Notes) to require Covivio to redeem or, at Covivio's option, procure the purchase of that Note on the Optional Redemption Date, as set out in Condition 7.10(a) – see “Terms and Conditions of the Notes – Redemption at the option of Noteholders following a Change of Control”.

With respect to Covivio Hotels only:

If at any time while any of the Notes remains outstanding (A) a Change of Control occurs and (B) only in respect of an event referred to in paragraph (i) of the “Change of Control” definition in Condition 7.10(b), to the extent that Covivio Hotels or the Notes are rated, a Rating Downgrade occurs in respect of that event, each Noteholder will have the option (unless, prior to the giving of the Put Event Notice, Covivio Hotels has given notice of any early redemption in respect of the Notes) to require Covivio Hotels to redeem or, at Covivio Hotels' option, procure the purchase of that Note on the Optional

Redemption Date, as set out in Condition 7.10(b) – see “Terms and Conditions of the Notes – Redemption at the option of Noteholders following a Change of Control”.

Put Option

If a Put Option is specified as applicable in the relevant Final Terms, each Noteholder will have the option to require the relevant Issuer to redeem the relevant Notes on the Optional Redemption Date(s) at their Optional Redemption Amount together with any interest accrued to the date fixed for redemption as described in Condition 7.9.

Redemption by Instalments:

The Final Terms issued in respect of each issue of Notes that are redeemable in two or more instalments will set out the dates on which, and the amounts in which, such Notes may be redeemed.

Early Redemption:

Except as provided in “Optional Redemption”, “Make-Whole Redemption”, “Residual Maturity Call Option”, “Clean-up Call Option”, “Change of Control Put Option” and “Put Option” above, Notes will be redeemable prior to their stated maturity only for tax or illegality reasons, as set out in Conditions 7.12 - see “Terms and Conditions of the Notes – Redemption for Taxation Reasons” and 7.15 - see “Terms and Conditions of the Notes – Illegality”.

Taxation:

All payments of principal, interest and other revenues by or on behalf of the relevant Issuer in respect of the Notes shall be made free and clear of, and without withholding or deduction for, any taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or within France or any authority therein or thereof having power to tax, unless such withholding or deduction is required by law.

If French law or regulation should require that payments of principal or interest in respect of any Note be subject to withholding or deduction in respect of any present or future taxes, duties, assessments or governmental charges of whatever nature, the relevant Issuer will (subject to certain limited exceptions), to the fullest extent then permitted by law, pay such additional amounts as shall result in receipt by the Noteholders of such amounts as would have been received by them had no such withholding or deduction been required.

Interest Periods and Interest Rates:

The length of the interest periods for the Notes and the applicable interest rate or its method of calculation may differ from time to time or be constant for any Series. Notes may have a maximum interest rate, a minimum interest rate, or both, provided that in no event will the relevant Interest Amount be less than zero. The use of interest accrual periods permits the Notes to bear interest at different rates in the same interest period. All such information (except the method of calculation) will be set out in the relevant Final Terms.

Fixed Rate Notes:

Fixed interest will be payable in arrear on the date or dates in each year specified in the relevant Final Terms.

Floating Rate Notes:

Floating Rate Notes will be payable in arrear and bear interest as determined separately for each Series as follows:

- (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 definitions set out in the 2013 FBF Master Agreement relating to transactions on forward financial

instruments as supplemented by the relevant FBF Technical Schedules, each as published by the *Fédération Bancaire Française*; or

- (b) 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 either the 2006 ISDA Definitions, as published by the International Swaps and Derivatives Association, Inc. (**ISDA**), or the 2021 ISDA Definitions as published by ISDA, as specified in the relevant Final Terms; or
- (c) by reference to the Euro Interbank Offered Rate (**EURIBOR**) or the Constant Maturity Swap rate (**CMS Rate**) or any successor rate or any alternative rate, in each case as adjusted for any applicable margin, subject to Condition 6.3(c)(iv) (*Benchmark discontinuation*).

Interest periods will be specified in the relevant Final Terms.

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

Floating Rate Notes may also have a maximum interest rate, a minimum interest rate or both, provided that in no event will the relevant Interest Amount be less than zero.

If "Adjusted Interest Rate" is specified to be "Applicable" in the relevant Final Terms, the Rate of Interest in respect of Floating Rate Notes for a given Interest Accrual Period shall be determined in accordance with Condition 6.3(c)(v) (*Adjusted Interest Rate*).

Benchmark Discontinuation:

In the event that a Benchmark Event occurs, such that any rate of interest (or any component part thereof) cannot be determined by reference to the original benchmark or screen rate (as applicable) specified in the relevant Final Terms, then the relevant Issuer shall use its reasonable endeavours to appoint an Independent Adviser to determine a Successor Rate or an Alternative Rate (with consequent amendments to the terms of such Series of Notes and, potentially, the application of an Adjustment Spread, which could be negative or positive). See Condition 6.3(c)(iv) (*Benchmark discontinuation*) for further information.

Inverse Floating Rate Notes:

Inverse Floating Rate Notes will bear interest at a Fixed Rate minus a Floating Rate, provided that in no event will the Rate of Interest with respect to Inverse Floating Rate Notes be less than zero.

Fixed/Floating Rate Notes:

Fixed/Floating Rate Notes may bear interest at a rate that, on the Switch Date (i) the relevant Issuer may elect to convert from a Fixed Rate to a Floating Rate, or from a Floating Rate to a Fixed Rate or (ii) will automatically change from a Fixed Rate to a Floating Rate or from a Floating Rate to a Fixed Rate, as specified in the relevant Final Terms.

Zero Coupon Notes:

Zero Coupon Notes may be issued at their nominal amount or at a discount to it and will not bear interest.

Sustainability-Linked Notes (issued by Covivio only):

Step Up Option / Step Down to the Initial Rate of Interest

Notes (other than Zero Coupon Notes) issued by Covivio under the Programme may be subject to a Step Up Margin if the relevant Final Terms indicate that the Step Up Option is applicable. If the Step Up Option is specified as being applicable in the relevant Final Terms and a Step Up Trigger Event occurs, the Rate of Interest (or the applicable Margin, in the case of Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes) shall be the sum of the Initial Rate of Interest (or the initial Margin, in the case of Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes) and the applicable Step Up Margin (the **SLN Adjusted Rate of Interest**), as described in Condition 6.7(a).

Where a Step Down to the Initial Rate of Interest is specified as being applicable in the relevant Final Terms, if a Step Down Trigger Event occurs following a Step Up Trigger Event, the SLN Adjusted Rate of Interest will be decreased to the Initial Rate of Interest (or the initial Margin, in the case of Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes), as described in Condition 6.7(b).

Premium Payment Option

Notes issued by Covivio under the Programme may be subject to a Premium Payment Amount if the relevant Final Terms indicate that the Premium Payment is applicable. If the Premium Payment Option is specified as being applicable in the relevant Final Terms and a Premium Trigger Event occurs, the Notes shall be redeemed on the relevant Premium Payment Date at their Adjusted Final Redemption Amount.

See Condition 6.7 “Terms and Conditions of the Notes – *Sustainability-Linked Notes with Step Up Option / Step Down to the Initial Rate of Interest (issued by Covivio only)*” and Condition 7.7 “Terms and Conditions of the Notes – *Sustainability-Linked Notes with Premium Payment Option (issued by Covivio only)*” for further information.

Redenomination:

Notes issued in the currency of any Member State of the EU which will participate in the single currency of the EU may be redenominated into Euro, all as more fully provided in Condition 1 – see “Terms and Conditions of the Notes – Form, Denomination(s), Title, Redenomination and Method of Issue” below.

Consolidation:

Notes of one Series may be consolidated with Notes of another Series as more fully provided in Condition 13.2 - see “Terms and Conditions of the Notes – Consolidation”.

Form of Notes:

Notes shall be issued in dematerialised form.

The Notes may, at the option of the relevant Issuer, be issued in bearer form (*au porteur*) or in registered form (*au nominatif*) and, in such latter case, at the option of the relevant Noteholder, in either fully registered form (*au nominatif pur*) or administered registered form (*au nominatif administré*). No physical documents of title will be issued in respect of the Notes. See Condition 1.1 - “Terms and Conditions of the Notes –Form”.

Governing Law and Jurisdiction:

French law.

The competent courts within the jurisdiction of the Court of Appeal of Metz have non-exclusive jurisdiction to settle any dispute arising out of or in connection with Notes issued by Covivio.

The Commercial Court of Paris has exclusive jurisdiction to settle any dispute arising out of or in connection with Notes issued by Covivio Hotels.

Clearing Systems:

Euroclear France as central depository in relation to the Notes.

Initial Delivery of the Notes:

Not later than one (1) Paris business day before the issue date of each Tranche of Notes, the *lettre comptable* or, as the case may be, the application form relating to such Tranche shall be deposited with Euroclear France as central depository.

Issue Price:

Notes may be issued at their nominal amount or at a discount or premium to their nominal amount.

The price and amount of Notes to be issued under the Programme will be determined by the relevant Issuer and the relevant Dealer(s) at the time of issue in accordance with prevailing market conditions.

Admission to Trading:

Application may be made for Notes to be issued under the Programme, for a period of twelve (12) months from the date of the approval granted by the AMF on this Base Prospectus, to be admitted to trading on Euronext Paris. The Notes may also be admitted to trading on any other Regulated Market in accordance with the Prospectus Regulation or listed on any other stock exchange or market. As specified in the relevant Final Terms, a Series of Notes may be or may not be admitted to trading and may be unlisted.

No offer to retail investors:

The Notes shall not be offered to retail investors in France, in any other Member State of the EEA and in the United Kingdom.

Selling Restrictions:

There are restrictions on the offer and sale of Notes and the distribution of offering material in various jurisdictions including EEA, France, the United States, the United Kingdom, the Republic of Italy and Canada. See the section headed “Subscription and Sale” of this Base Prospectus.

Each of the Issuers is Category 1 for the purposes of Regulation S (**Regulation S**) under the U.S. Securities Act of 1933, as amended (the **Securities Act**).

Ratings:

As of the date of this Base Prospectus, (i) Covivio was assigned a rating of BBB+ with stable outlook by S&P Global Ratings Europe Limited (**S&P**) and (ii) Covivio Hotels was assigned a rating of BBB+ with stable outlook by S&P. S&P is established in the European Union and is registered under Regulation (EC) No 1060/2009 (as amended) (the **CRA Regulation**). As such, S&P is included in the list of registered credit rating agencies published by the ESMA on its website (<https://www.esma.europa.eu/credit-rating-agencies/cra-authorisation>) in accordance with the CRA Regulation. Notes to be issued under the Programme may or may not be rated. Where an issue of Notes is rated, its rating will not necessarily be the same as the rating assigned to the Issuers or other Notes issued under the Programme. The relevant Final Terms will specify whether or not such credit ratings are issued by a credit rating agency established in the European Union and registered under the CRA Regulation. A rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, change or withdrawal at any time by the assigning rating agency without notice.

Representation of Noteholders:

Noteholders will, in respect of all Tranches in any Series, be grouped automatically for the defence of their common interests in a *masse* (in each case, the **Masse**) which will be governed by the provisions of Articles L.228-46 *et seq.* of the French *Code de commerce* with the exception of Articles L.228-71, L. 228-65, I, 1°, 3° and 4° and R.228-69 of the French *Code de commerce* and as amended and supplemented by Condition 12.

The Masse will be a separate legal entity and will act in part through a representative (the **Representative**) and in part through collective decisions of the Noteholders (the **Collective Decisions**). If and for so long as the Notes are held by a sole Noteholder, such Noteholder shall exercise all powers, rights and obligations entrusted to the Masse and the Representative by the provisions of Articles L.228-46 *et seq.* of the French *Code de commerce*. For the avoidance of doubt, if a Representative has been appointed while the Notes of a given Series are held by a single Noteholder, such Representative shall exercise all powers, rights and obligations entrusted to the Representative.

RISK FACTORS

The Issuers believe that the following factors may affect their ability to fulfil their obligations under the Notes and may be material for the purpose of assessing the market risks associated with Notes to be issued under the Programme.

Factors which the Issuers believe are specific to the Issuers and the Notes and material for an informed investment decision with respect to investing in Notes to be issued under the Programme are also described below.

The Issuers believe that the factors described below and in the information incorporated by reference represent the principal inherent risks in investing in Notes issued under the Programme, but the inability of the Issuers to pay interest, principal or other amounts on or in connection with any Notes may occur for other reasons and none of the Issuers represents that the statements below regarding the risks of holding any Notes are exhaustive. Prospective investors should also read the detailed information set out elsewhere in this Base Prospectus (including any information incorporated by reference herein) and the Final Terms of the relevant Notes and reach their own views prior to making any investment decision. They should consult their own financial and legal advisers about risks associated with investment in a particular series of Notes and the suitability of investing in the Notes in light of their particular circumstances.

In each sub-category below, the most material risk factors are listed in a manner that is consistent with each Issuer's assessment, taking into account the probability of their occurrence and the expected magnitude of their negative impact.

Words and expressions defined under "Terms and Conditions of the Notes" shall have the same meanings in this section.

1. RISKS RELATING TO COVIVIO AND THE COVIVIO GROUP

The risk factors related to Covivio and the Covivio Group and their business are set out in pages 80 to 96 of the Covivio 2024 URD (Section 2.1) and in the Covivio 2025 HYFS (Section 2) (each as defined in the section entitled "*Documents Incorporated by Reference*") and include the following:

- Risks linked to the environment in which Covivio operates;
- Risks related to climate change;
- Financial risks;
- Risks related to Covivio's growth;
- Risks related to information systems, data security and cybercrime;
- Risks related to the legal and regulatory framework in which Covivio operates; and
- HR risks.

The risk categories set out in the Covivio 2024 URD are listed in order of importance based on the likelihood of their materialization and the estimated magnitude of their impact, shown in the materiality column. The main risks to which the Covivio Group is exposed are thus classified by category and net criticality (after taking into account the management measures in place) in decreasing order. In addition, the materiality level of each category is the one which applies to all the risks described in the category. Only those risk categories whose materiality is classified as "Very High", "High" or "Moderate" within the Covivio 2024 URD have been selected in respect of this Base Prospectus.

As at the date of this Base Prospectus, the risk factors and the trends communicated in the Covivio 2024 URD and the Covivio 2025 HYFS are respectively still relevant.

2. RISKS RELATING TO COVIVIO HOTELS AND ITS BUSINESS

The risks related to Covivio Hotels and its business are set out in pages 60 to 75 of the Covivio Hotels 2024 URD (Section 2.1) and on pages 15 to 18 of the Covivio Hotels 2025 HYFS (each as defined in the section entitled "*Documents Incorporated by Reference*"), and include the following:

- Risks related to the environment in which Covivio Hotels operates;

- Climate change risk;
- Risks related to information systems, data security and cybercrime;
- Financial risks;
- Risks related to Covivio Hotels' legal and regulatory framework;
- Risks related to the development of Covivio Hotels; and
- HR risks.

The risk categories set out in the Covivio Hotels 2024 URD are listed in order of importance based on the likelihood of their materialization and the estimated magnitude of their impact, shown in the materiality column. The main risks to which Covivio Hotels is exposed are thus classified by category and net criticality (after taking into account the management measures in place) in decreasing order. In addition, the materiality level of each category is the one which applies to all the risks described in the category. Only those risk categories whose materiality is classified as "Very High", "High" or "Moderate" within the Covivio Hotels 2024 URD have been selected in respect of this Base Prospectus.

As at the date of this Base Prospectus, the risk factors and the trends communicated in the Covivio Hotels 2024 URD and the Covivio Hotels 2025 HYFS are respectively still relevant.

3. RISKS RELATING TO THE NOTES

3.1 Risks related to the trading market of the Notes

Market Value of the Notes

The relevant Final Terms of a Tranche of Notes will specify the relevant stock exchange where the Notes will be admitted to trading. Application may be made to list and admit any Series of Notes issued hereunder to trading on Euronext Paris and/or on any other Regulated Market. Therefore, the market value of the Notes will be affected by the creditworthiness of the relevant Issuer and a number of additional factors, including market interest and yield rates and the time remaining to the maturity date and, in accordance with Condition 6.3(c)(v) of the Terms and Conditions of the Notes, if Adjusted Interest Rate is specified to be "Applicable" in the Final Terms, the occurrence of negative interest rate periods.

The value of the Notes depends on a number of interrelated factors, including economic, financial and political events in France or elsewhere, and including also factors affecting capital markets generally and Euronext Paris and any other Regulated Market. The price at which a Noteholder will be able to sell the Notes prior to maturity may be at a discount, which could be substantial, from the issue price or the purchase price paid by such Noteholder. Accordingly, all or part of the capital invested by the Noteholder may be lost upon any transfer of the Notes, so that the Noteholder in such case would receive significantly less than the total amount of capital invested.

No active Secondary/Trading Market for the Notes

Notes issued under the Programme will be new securities which may not be widely distributed and for which there may be no active trading market (unless in the case of any particular Tranche, such Tranche is to be consolidated with and form a single series with a Tranche of Notes which is already in issue). If the Notes are traded after their initial issuance, they may trade at a discount to their initial offering price, depending upon prevailing interest rates, the market for similar securities, general economic conditions and the financial condition of the relevant Issuer. Although particular series of Notes may specify that they are expected to be admitted to trading on Euronext Paris and/or on any other Regulated Market, any particular Tranche of Notes may not be so admitted or an active trading market may not develop. Accordingly, a trading market for any particular Tranche of Notes may not develop or may be illiquid. As a consequence, Noteholders may not be able to sell Notes readily or at prices that would enable them to realise their anticipated yield and as a result, Noteholders could lose all or part of their investment in the Notes.

Exchange Rates

The Programme allows for Notes to be issued in the Specified Currency specified in the relevant Final Terms. An investment in the Notes may involve exchange-rate risks. The Notes may be denominated in a currency other than the currency of the purchaser's home jurisdiction, and/or the Notes may be denominated in a currency other than the currency in which a purchaser wishes to receive funds. Exchange rates between currencies are determined by factors of supply and demand in the international currency markets which are influenced by macro-economic factors, speculation and central bank and government intervention (including the imposition of currency controls and restrictions). Fluctuations in exchange rates may affect the value of the Notes.

Government and monetary or financial authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate. As a result, if this risk ever materialises, Noteholders may receive less interest or principal than expected. This may result in a significant loss on any capital invested from the perspective of a Noteholder whose domestic currency is not the Specified Currency.

3.2 Risks related to the structure and feature of a particular issue of Notes

The Terms and Conditions of the Notes allow for different types of Notes to be issued. Accordingly, each Tranche of Notes may carry varying risks for Noteholders depending on the specific features of such Notes.

(a) Early Redemption Risks

Notes subject to an early redemption at the option of the relevant Issuer

According to Condition 7 of the Terms and Conditions of the Notes, the Final Terms for a particular Series of Notes may provide for early redemption at the option of the relevant Issuer (including the Clean-up Call Option (pursuant to Condition 7.5), the Residual Maturity Call Option (pursuant to Condition 7.4), the Make-Whole Redemption (pursuant to Condition 7.3), and the Call Option (pursuant to Condition 7.6)). If the market interest rates decrease, the risk to Noteholders that the relevant Issuer will exercise its right of redemption increases. As a consequence, the yields received upon redemption may be lower than expected, and the redemption amount of the Notes may be lower than the purchase price for the Notes paid by the Noteholder. As a consequence, part of the capital invested by the Noteholder may be lost, so that the Noteholder in such case would not receive the total amount of the capital invested. In addition, Noteholders that choose to reinvest monies they receive through an early redemption may be able to do so only in securities with a lower yield than the redeemed Notes.

Conditions 7.3, 7.4 and 7.6 of the Terms and Conditions of the Notes provide that the relevant Issuer has the option to exercise the Make-Whole Redemption option, the Residual Maturity Call Option or the Call Option, as the case may be, partially in respect of certain Notes of a particular Series only. If the relevant Issuer decides to redeem the Notes in part, such partial redemption shall be effected by application of a pool factor (corresponding to a reduction of the nominal amount of all Notes in proportion to the aggregate principal amount so redeemed). Depending on the aggregate nominal amount of Notes so redeemed, any trading market in respect of these Notes may become less liquid or illiquid. As a result, the Noteholders may not be able to resell their Notes without incurring a significant discount from the nominal value of the Notes.

With respect to the Clean-up Call Option, there is no obligation under Condition 7.5 of the Terms and Conditions of the Notes for the relevant Issuer to inform Noteholders if and when the Minimum Percentage (such Minimum Percentage being specified in the relevant Final Terms in the context of each issue of Notes, and which may therefore be higher or lower depending on the relevant Series) of a particular Series of Notes has been reached or is about to be reached, and the relevant Issuer's right to redeem will exist notwithstanding that immediately prior to the serving of a notice in respect of the exercise of the Clean-up Call Option, the Notes may have been trading significantly above par, thus potentially resulting in a loss of capital invested.

With respect to the Residual Maturity Call Option, if such option is specified as applicable in the relevant Final Terms, the Notes may be redeemed by the relevant Issuer, in accordance with Condition 7.4 of the Terms and Conditions of the Notes at any time as from (and including) the Residual Maturity Call Option Date (specified in the relevant Final Terms) until (but excluding) the Maturity Date.

In addition, if a Residual Maturity Call Option is specified as applicable in the Final Terms and the relevant Issuer decides to redeem the Notes pursuant to the Make-Whole Redemption option (in accordance with Condition 7.3) before the Residual Maturity Call Option Date, the calculation of the Make-Whole Redemption Amount will be calculated by reference to the relevant Residual Maturity Call Option Date rather than the relevant Maturity Date and, for the avoidance of doubt, the last Remaining Scheduled Payments of Interest shall be deemed to fall on the Residual Maturity Call Option Date (rather than the relevant Maturity Date). This would result in a reduced rate of return on the Notes than a Noteholder would have otherwise received with respect to Series of Notes for which a Residual Maturity Call Option would have not been specified as applicable and for which the Make-Whole Redemption Amount would be calculated by reference to the relevant Maturity Date. Furthermore, the exercise of the Make-Whole Redemption option by the relevant Issuer may be subject to certain refinancing conditions referred to in the notice published by the relevant Issuer in connection thereto and may in such case cause the notice to be revocable. However, even if notice is given in accordance with the provisions of Condition 6(d), in the event that such refinancing condition has not been satisfied, the relevant Issuer may revoke such notice, in which case the redemption at the relevant Make-Whole Redemption Amount pursuant to Condition 6(d) will not occur, which may have a negative impact on the Noteholders as the market price of the Notes is likely to fall below the expected Make-whole Redemption Amount.

Notes subject to optional redemption by the relevant Issuer for tax reasons

In accordance with Condition 7.12 of the Terms and Conditions of the Notes, if, by reason of any change in French law or any change in the official application or interpretation of such law becoming effective after the issue date of the relevant Notes, the relevant Issuer would be obliged to increase the amounts of principal and interest payable in respect of any Notes due to any withholding or deduction for or on account of any taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or within France, or any authority therein or thereof having power to tax, such Issuer may redeem all outstanding Notes at their Early Redemption Amount in accordance with such Condition 7.12.

During a period when the relevant Issuer may elect, or has elected, to redeem Notes, such Notes may feature a market value not substantially above the price at which they can be redeemed. In such circumstances an investor may not be able to reinvest the redemption proceeds in a comparable security at an effective interest rate as high as that of the relevant Notes.

Exercise of the Put Option or Change of Control Put Option by the Noteholders

In accordance with Conditions 7.9 and 7.10 of the Terms and Conditions of the Notes, (i) the Final Terms for a particular Series of Notes may provide for early redemption at the option of the Noteholders through the exercise of a Put Option and (ii) the Noteholders are entitled to exercise a Change of Control Put Option in the event of a Change of Control. Depending on the number of Notes of the same Series in respect of which the Put Option or the Change of Control Put Option (as the case may be) is exercised, any trading market in respect of those Notes in respect of which such option is not exercised may become less liquid or illiquid, which shall in turn adversely impact those Noteholders. Such put options may arise at times when prevailing interest rates may be relatively low. In such circumstances, if a Noteholder exercises the Put Option or the Change of Control Put Option (as applicable) in connection with its Notes, it may not be able to reinvest the repayment proceeds (if any) at a yield comparable to that of its Notes. Furthermore, potential investors should be aware that a put option can only be exercised in specified circumstances of a Change of Control as defined in the Term and Conditions of the Notes. This may not cover all situations where a change of control may occur or where successive changes of control occur in relation to the relevant Issuer.

(b) Interest Rate Risks

Fixed Rate Notes

Condition 6.2 of the Terms and Conditions of the Notes allows for Fixed Rate Notes to be issued. Investment in Notes which bear interest at a fixed rate involves the risk that subsequent changes in market interest rates may adversely affect the value of the relevant Tranche of Notes. In particular, a Noteholder, which pays interest at a fixed rate, is exposed to the risk that the market value of such Note could fall as a result of changes in the market

interest rate. While the nominal interest rate of the fixed rate Notes is fixed during the term of such Notes, the current interest rate on the capital markets (**market interest rate**) typically varies on a daily basis. As the market interest rate changes, the market value of the Fixed Rate Notes would typically change in the opposite direction. If the market interest rate increases, the market value of the Fixed Rate Notes would typically fall, until the yield of such Notes is approximately equal to the market interest rate. If the market interest rate falls, the market value of the Notes would typically increase, until the yield of such Notes is approximately equal to the market interest rate. The degree to which the market interest rate may vary presents a significant risk to the market value of the Notes if a Noteholder were to dispose of such Notes.

Floating Rate Notes

Condition 6.3 of the Terms and Conditions of the Notes allows for Floating Rate Notes to be issued. Investment in Notes which bear interest at a floating rate comprise (i) a reference rate and (ii) a margin to be added or subtracted, as the case may be, from such base rate. Typically, the relevant margin will not change throughout the life of the Notes but there will be a periodic adjustment (as specified in the relevant Final Terms) of the reference rate (e.g., every three (3) months or six (6) months) which itself will change in accordance with general market conditions. Accordingly, the market value of Floating Rate Notes may be volatile if changes, particularly short term changes, to market interest rates evidenced by the relevant reference rate can only be reflected in the interest rate of these Notes upon the next periodic adjustment of the relevant reference rate. Therefore, the amount of interest payable by the relevant Issuer may vary and Noteholders may receive no interest. Should the reference rate be at any time negative, it could, notwithstanding the existence of the relevant margin, result in the actual floating rate being lower than the relevant margin, provided that in no event will the relevant Interest Amount be less than zero. These reference rates are not pre-defined for the lifespan of the Notes. Higher reference rates mean a higher interest under the Notes and lower reference rates mean a lower interest under the Notes. The degree to which the reference rates may vary is uncertain. The Interest Amount payable on any Interest Payment Date may be different from the amount payable on the initial or previous Interest Payment Date and may negatively impact the return under the Notes and result in a reduced market value of the Notes if a Noteholder were to dispose of such Notes.

Furthermore, if no positive Minimum Rate of Interest is specified as "Applicable" in the relevant Final Terms, the Rate of Interest may become negative. In such case, in accordance with Condition 6.3(c)(v) of the Terms and Conditions of the Notes and where Adjusted Interest Rate is specified to be "Applicable" in the Final Terms, future Rates of Interest might be adjusted downward and, therefore, whilst the Noteholders will never be obliged to pay any Interest Amount to the relevant Issuer, Noteholders may receive an Interest Amount lower than the one that they would have received if Adjusted Interest Rate was specified to be "Not Applicable" in the Final Terms.

Inverse Floating Rate Notes

Condition 6.4 of the Terms and Conditions of the Notes allows Inverse Floating Rate Notes which have an interest rate equal to a fixed rate minus a Floating Rate (provided that the interest rate with respect to Inverse Floating Rate Notes shall not be less than zero). The market values of such 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.

Fixed/Floating Rate Notes

Condition 6.5 of the Terms and Conditions of the Notes allows for Fixed/Floating Rate Notes to be issued. Fixed/Floating Rate Notes may bear interest at a rate that on the Switch Date (i) the relevant Issuer may elect to convert from a Fixed Rate to a Floating Rate, or from a Floating Rate to a Fixed Rate (the **Issuer Change of Interest Basis**) it being specified that the Issuer Change of Interest Basis shall be deemed effective after notification by the relevant Issuer to the Noteholders within the period specified in the relevant Final Terms in accordance with Condition 14 of the Terms and Conditions of the Notes or (ii) will be automatically converted from a Fixed Rate to a Floating Rate, or from a Floating Rate to a Fixed Rate, as specified in the Final Terms.

The relevant Issuer's ability to convert the interest rate will affect the secondary market and the market value of the Notes since the relevant Issuer may be expected to convert the rate when it is likely to produce a lower overall cost of borrowing. If the relevant Issuer converts from a Fixed Rate to a Floating Rate, the spread on the Fixed/Floating Rate Notes may be less favourable than 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. If the relevant Issuer converts from a Floating Rate to a Fixed Rate, the Fixed Rate may be lower than then prevailing rates on its Notes and any such volatility may have a significant adverse effect on the market value of the Notes.

Investors should refer to risk factors set out in the risk factors entitled "Fixed Rate Notes" and "Floating Rate Notes".

Risks related to the regulation and reform of “benchmarks”

In accordance with the provisions of Condition 6 of the Terms and Conditions of the Notes, the Rate of Interest in respect of the Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes, as the case may be, may be determined by reference to Reference Rates that constitute “benchmarks” for the purposes of Regulation (EU) 2016/1011, as amended or superseded (the **Benchmarks Regulation**) published in the Official Journal of the EU on 29 June 2016 and applicable since 1 January 2018.

Interest rates and indices which are deemed to be “benchmarks” (including **EURIBOR** and **CMS Rate**) are the subject of national and international regulatory guidance and proposals for reform. Most of these reforms have now reached their planned conclusion. These reforms may cause such benchmarks to perform differently than in the past, to disappear entirely, to be subject to revised calculation methods, or have other consequences which cannot be predicted. Any such consequence could have a material adverse effect on any Notes linked to or referencing such a “benchmark”.

The Benchmarks Regulation applies to the provision of benchmarks, the contribution of input data to a benchmark and the use of a benchmark within the EEA.

Notwithstanding the provisions of Condition 6.3(c)(iv) (*Benchmark discontinuation*) of the Terms and Conditions of the Notes which seek to offset any adverse effects for the Noteholders, the Benchmarks Regulation could have a material impact on any Notes linked to or referencing a “benchmark”, in particular:

- an index that is a “benchmark” may not be permitted to be used by a supervised entity in certain ways if its administrator does not obtain authorisation or registration or, if based in a non-EU jurisdiction, the administrator is not recognised as equivalent or recognised or endorsed and the transitional provisions do not apply; and
- if the methodology or other terms of the “benchmark” could be changed in order to comply with the requirements of the Benchmarks Regulation. Such changes could, among other things, have the effect of reducing or increasing the rate or level or otherwise affecting the volatility of the published rate or level of the relevant “benchmark” and as a consequence, Noteholders could lose part of their investment or receive less income than without such change.

More broadly, any of the international or national reforms, or the general increased regulatory scrutiny of “benchmarks”, could increase the costs and risks of administering or otherwise participating in the setting of a “benchmark” and complying with any such regulations or requirements.

Such factors may have the following effects on certain “benchmarks” (including EURIBOR and CMS Rate): (i) discourage market participants from continuing to administer or contribute to certain “benchmarks”; (ii) trigger changes in the rules or methodologies used in certain “benchmarks” or (iii) lead to the disappearance of certain “benchmarks”.

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 or referencing a “benchmark”.

If a benchmark were discontinued or otherwise unavailable, the rate of interest on Notes which are linked to or which reference such benchmark will be determined for the relevant period by the fallback provisions applicable to such Notes - please refer to the risk factor entitled “*The occurrence of a Benchmark Event could have a material adverse effect on the value of and return on any such Notes linked to or referencing such “benchmarks”*” below). Depending on the manner in which a benchmark rate is to be determined under the Terms and Conditions of the Notes, this may in certain circumstances (i) if ISDA Determination or FBF Determination applies, result in the application of a backward-looking risk-free overnight rate, whereas the relevant benchmark is expressed on the basis of a forward-looking term and includes a risk-element based on inter-bank lending or (ii) if Screen Rate Determination applies, result in the effective application of a fixed rate based on the rate which applied for the immediately preceding Interest Period for which the benchmark was available. Any of the foregoing could have an adverse effect on the value or liquidity of, and return on, any Notes linked to or referencing a “benchmark”.

The Benchmarks Regulation has been amended to introduce a harmonised approach to deal with the cessation or wind-down of certain benchmarks (such as EURIBOR and CMS Rate) by conferring the power to designate a statutory replacement for certain benchmarks on the European Commission, such replacement being limited to contracts and financial instruments (such as certain Notes issued under the Programme) which contain no fallback provision or no suitable fallback provisions before the date of cessation of the benchmark concerned and transitional provisions applicable to third-country benchmarks have been further extended until the end of 2025 by Commission Delegated Regulation (EU) 2023/2222 of 14 July 2023.

In addition, the Benchmarks Regulation has been further amended. The final text was published in the Official Journal of the European Union on 19 May 2025 and will apply from 1 January 2026. One of the key changes to the regime is that only benchmarks defined as critical or significant (determined based on quantitative or qualitative criteria), EU Paris-aligned benchmarks, EU Climate Transition benchmarks, and certain commodity benchmarks will remain in scope of the mandatory application of the Benchmarks Regulation. An exemption will apply for certain FX benchmarks. Other benchmarks will fall out of mandatory Benchmarks Regulation scope (other than certain limited provisions in relation to statutory replacement of a benchmark, connected with cessation and/or non-representativeness). However, administrators may request voluntary application of the rules (opt-in) by request to their competent authority to designate one or more of the benchmarks that they offer, subject to a EUR 20 billion eligibility threshold. Whilst the revised regime will introduce a number of changes primarily to the scope of the existing Benchmarks Regulation regime, for benchmarks that are in scope of the revised regime, similar risks will apply to benchmarks in scope of the current regime. Benchmarks that fall out of scope of the revised regime (which have not been opted-in) will no longer be regulated in the same way from 1 January 2026. This means that previously mandatory requirements, for example, regulating governance, conflicts of interest, oversight functions, input data requirements, methodology and transparency of the methodology, requirements for contributors and in relation to input data, will fall away. Among other things, there is a risk that this could mean that the methodology of such benchmarks may be less robust, resilient or transparent (potentially being capable of being materially amended without consultation). These provisions could have a significant impact on the value or liquidity of, and return on, certain Notes issued under the Programme linked to or referencing such benchmarks.

The occurrence of a Benchmark Event could have a material adverse effect on the value of and return on any such Notes linked to or referencing such “benchmarks”

Where Screen Rate Determination is specified in the relevant Final Terms as the manner in which the Rate of Interest is to be determined, Condition 6.3(c)(iv) (*Benchmark discontinuation*) of the Terms and Conditions of the Notes provide for certain fallback arrangements in the event that a Benchmark Event occurs, including if an inter-bank offered rate (such as EURIBOR or CMS Rate) or other relevant reference rate, and/or any page on which such benchmark may be published, becomes unavailable, or if the relevant Issuer, the Calculation Agent, any Paying Agent or any other party (with the necessary expertise and acting independently) responsible for the

calculation of the Rate of Interest (as specified in the relevant Final Terms) are no longer permitted lawfully to calculate interest on any Notes by reference to such benchmark under the Benchmarks Regulation or otherwise.

Such fallback arrangements include the possibility that the rate of interest could be set by reference to a Successor Rate or an Alternative Rate (both as defined in the Terms and Conditions of the Notes), with or without the application of an Adjustment Spread (which, if applied, could be positive or negative, and would be applied with a view to reducing or eliminating, to the fullest extent reasonably practicable in the circumstances, any economic prejudice or benefit (as applicable) to Noteholders arising out of the replacement of the relevant benchmark), and may include amendments to the Terms and Conditions of the Notes to ensure the proper operation of the successor or replacement benchmark, all as determined by the Independent Adviser and without the consent of the Noteholders.

In certain circumstances, including where no Independent Adviser has been appointed or no Successor Rate or Alternative Rate (as applicable) is determined or due to the uncertainty concerning the availability of Successor Rates and Alternative Rates and the involvement of an Independent Adviser, the relevant fallback provisions may not operate as intended at the relevant time, in all these circumstances other fallback rules might apply if the benchmark is discontinued or otherwise unavailable, which consist in the rate of interest for the last preceding Interest Period to be used for the following Interest Period(s), as set out in the risk factor above entitled "*Risks related to the regulation and reform of "benchmarks"*". In addition, due to the uncertainty concerning the availability of Successor Rates and Alternative Rates and the involvement of an Independent Adviser, the relevant fallback provisions may not operate as intended at the relevant time.

This may result in the effective application of a fixed rate for Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes, as the case may be. In a rising interest rate environment, Noteholders will not benefit from any increase in rates. Any such consequences could have a material adverse effect on the value of and return on any Notes and, as a consequence, Noteholders may lose part of their investment.

Moreover, any of the above matters or any other significant change to the setting or existence of any relevant rate could affect the ability of the relevant Issuer to meet its obligations under the Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes, as the case may be, or could have a material adverse effect on the value or liquidity of, and the amount payable under, the Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes, as the case may be. The Independent Adviser will have discretion to adjust the relevant Successor Rate or Alternative Rate (as applicable) in the circumstances described above. Any such adjustment could have unexpected commercial consequences and, due to the particular circumstances of each Noteholder, any such adjustment may not be favourable to each Noteholder and results in the loss of a portion of the principal amount invested in the relevant Notes.

Zero Coupon Notes and other Notes issued at a substantial discount or premium

Condition 6.6 of the Terms and Conditions of the Notes allows for Zero Coupon Notes to be issued. The market values of the Zero Coupon Notes, as well as other securities issued at a substantial discount or premium from their principal amount tend to fluctuate more in relation to general changes in interest rates than do the prices for conventional interest bearing securities of comparable maturities. Generally, the longer the remaining term of the securities, the greater the price volatility as compared to conventional interest bearing securities with comparable maturities. Therefore, in similar market conditions, the holders of Zero Coupon Notes, as well as other securities issued at a substantial discount or premium from their principal amount, could be subject to higher losses on their investments than the holders of other instruments such as Fixed Rate Notes or Floating Rate Notes. Any such volatility may have a significant adverse effect on the market value of the Notes.

(c) Risks relating to Green Bonds

As described in the section entitled "*Use of Proceeds of Notes issued by Covivio*" of this Base Prospectus and as it will be specified in the relevant Final Terms, an amount equivalent to the proceeds of certain issuances of Notes (the **Green Bonds**) may be used by Covivio to finance and/or refinance the Covivio Eligible Green Portfolio, as defined herein and as further described in Covivio's sustainable bond framework (as amended, supplemented and/or replaced from time to time, the **Sustainable Bond Framework**).

As described in the section entitled “*Use of Proceeds of Notes issued by Covivio Hotels*” of this Base Prospectus and as it will be specified in the relevant Final Terms, an amount equivalent to the net proceeds of Notes issued by Covivio Hotels will be used by Covivio Hotels to finance and/or refinance, in whole or in part, the Covivio Hotels Eligible Green Portfolio, as defined herein and as further described in Covivio Hotels’ green financing framework (as amended, supplemented and/or replaced from time to time, the **Green Financing Framework**).

The use of such proceeds for the Covivio Eligible Green Portfolio or the Covivio Hotels Eligible Green Portfolio may not satisfy, for reasons beyond the relevant Issuer’s control, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own by-laws or other governing rules or investment portfolio mandates.

In addition, the definition (legal, regulatory or otherwise) of, or market consensus as to what constitutes or may be classified as a “green” or an equivalently-labelled project or investment is evolving. As a result, the Green Bonds may not meet future legislative, regulatory or market standards or expectations for “green” projects, which could affect the perception and valuation of the Green Bonds by investors and the market. Furthermore, the use of proceeds of the Green Bonds identified in the relevant Final Terms may not meet the investment requirements of certain environmentally focused investors.

In particular, the EuGB Regulation (as defined below) introduced a new voluntary label (the **EuGB Standard**) for issuers of green bonds the proceeds of which will be fully invested in economic activities aligned with the EU Taxonomy. Unlike EuGBs which may be issued under this Programme, by Covivio only, in accordance with the EuGB Regulation, Green Bonds issued under this Programme by Covivio or Covivio Hotels will not be issued in accordance with this new EuGB Standard and are intended only to comply with the criteria defined in Covivio’s Sustainable Bond Framework or Covivio Hotels’ Green Financing Framework respectively.

While it is the intention of the Issuers to allocate an amount equivalent to the proceeds of any Green Bonds in, or substantially in, the manner described in the sections “*Use of Proceeds of Notes issued by Covivio*” or “*Use of Proceeds of Notes issued by Covivio Hotels*”, as applicable, for reasons beyond the relevant Issuer’s control, (i) the Covivio Eligible Green Portfolio or the Covivio Hotels Eligible Green Portfolio or use(s) the subject of, or related to those portfolios, may not (x) be capable of being implemented in or substantially in such manner and/or in accordance with any timing schedule that is contemplated in the Sustainable Bond Framework or the Green Financing Framework, as applicable, or (y) be completed within any specified period or at all or with the results or outcome (whether or not related to the environment) as originally expected or anticipated by the relevant Issuer and (ii) accordingly such proceeds may not be totally disbursed for the Covivio Eligible Green Portfolio or the Covivio Hotels Eligible Green Portfolio. Any such event or failure by the relevant Issuer will not constitute an Event of Default under the Green Bonds or a default of the relevant Issuer for any purpose.

Any such event or failure and/or withdrawal of the Covivio Second Party Opinion, the Covivio Hotels Second Party Opinion or any opinion or certification, the Notes ceasing to be listed or admitted to trading on any dedicated stock exchange or securities market or the failure by the relevant Issuer to report on the use of proceeds of the Covivio Eligible Green Portfolio or the Covivio Hotels Eligible Green Portfolio as anticipated may have a material adverse effect on the value of such Notes and also potentially the value of any other Notes which are intended to finance such projects and/or result in adverse consequences for certain investors with portfolio mandates to invest in securities to be used for a particular purpose and, consequently, Noteholders could be adversely affected.

(d) Risks relating to Sustainability-Linked Notes (issued by Covivio only)

Risks that may result from the structure of the financial incentives of Sustainability-Linked Notes

As provided in Conditions 6.7 and 7.7 of the Terms and Conditions of the Notes, the relevant Final Terms for a Series of Notes (other than Zero Coupon Notes in respect of Condition 6.7) issued by Covivio may specify that the Notes will be issued as Sustainability-Linked Notes with a Step Up Option and/or a Premium Payment Option which will be triggered if a Sustainability Trigger Event occurs. A Sustainability Trigger Event may occur (i) if Covivio fails to satisfy any of the Sustainability Performance Target(s) specified in the relevant Final Terms on

the relevant Target Observation Date(s), or (ii) if Covivio fails to publish the relevant Sustainability Linked Bond Progress Report, the Assurance Report or, if applicable, the SPT Verification Assurance Certificate, in accordance with Conditions 6.7(d) and 7.7(c) of the Terms and Conditions of the Notes.

In case of Make-Whole Redemption (pursuant to Condition 7.3), as described in Conditions 7.3, with respect to Sustainability-Linked Notes with Step Up Option where the Make-Whole Redemption is exercised before the Target Observation Date (or the first Target Observation Date in case of multiple Target Observation Dates), the interest rate used to determine the Make-Whole Redemption Amount will be the Initial Rate of Interest. However, with respect to Sustainability-Linked Notes with Step Up Option where the Make-Whole Redemption is exercised after any Target Observation Date(s), the remaining scheduled payments of interest will be determined on the basis of the rate of interest applicable, including the applicable Step Up Margin, on the assumption that the relevant Sustainability Trigger Event(s) will occur, unless the relevant Sustainability Performance Target(s) has/have been achieved for the applicable Target Observation Date prior to the notice of Make-Whole Redemption for which an Assurance Report is available, in which case (a) if all Sustainability Performance Targets specified in the relevant Final Terms have been satisfied, no Step Up Margin shall be taken into account and (b) if some but not all Sustainability Performance Targets specified in the relevant Final Terms (where more than one Sustainability Performance Target is specified in the relevant Final Terms) have been satisfied, the Intermediate Step Up Margin shall apply. If the Issuer decides to redeem all, but not some only, of the Notes before the Target Observation Date or the first Target Observation Date (in case of multiple Target Observation Dates) or in case of non-publication of the SPT Verification Assurance Certificate, the Noteholders will not benefit from a Step Up Margin and may not be able to assess the Issuer's performance against the Sustainability Performance Target(s).

In accordance with Conditions 6.7(a) and 7.7(a), the amount of the SLN Adjusted Rate of Interest or the Adjusted Final Redemption Amount will differ depending on whether (i) Covivio has met none of the Sustainability Performance Targets specified in the relevant Final Terms, or if Covivio has failed to publish the relevant Sustainability Linked Bond Progress Report, the Assurance Report or, if applicable, the SPT Verification Assurance Certificate (in which case a Full Step Up Margin and/or a Full Premium Payment Amount, as the case may be, will be applied), and (ii) Covivio has met some, but not all, of the Sustainability Performance Targets specified in the relevant Final Terms (in which case an Intermediate Step Up Margin and/or an Intermediate Premium Payment Amount, as the case may be, will be applied).

In addition, a Step Down Trigger Event may occur following the occurrence of a Step Up Trigger Event if Covivio satisfies all the applicable Sustainability Performance Target(s) on the next Target Observation Date, and Covivio publishes the relevant Sustainability Linked Bond Progress Report, the Assurance Report and, if applicable, the SPT Verification Assurance Certificate, in accordance with Condition 6.7(d) of the Terms and Conditions of the Notes.

Sustainability-Linked Notes may not satisfy an investor's requirements or any future legal or quasi-legal standards for investment in assets with sustainability characteristics. In particular, Sustainability-Linked Notes are not being marketed as "green bonds", "social bonds" or "sustainable bonds" as the relevant net proceeds of the issue of any Sustainability-Linked Notes will be used for Covivio's general corporate purposes, unless otherwise specified in the relevant Final Terms (in particular if the Sustainability-Linked Notes also qualify as Green Bonds under the Programme). Unless the Sustainability-Linked Notes also qualify as Green Bonds under the Programme, Covivio does not commit to (i) allocate the relevant proceeds specifically to projects or business activities meeting sustainability criteria or (ii) be subject to any other limitations or requirements that may be associated with green bonds, social bonds or sustainability bonds in any particular market, except as specified in the relevant Final Terms. In this context, there may be adverse environmental, social and/or other impacts resulting from the Covivio Group's efforts to achieve any Sustainability Performance Target(s) or from the use of the proceeds from the offering of the Sustainability-Linked Notes. Such features may have a material adverse effect on the value of such Sustainability-Linked Notes and also potentially the value of any other Notes and/or result in adverse consequences for certain investors with portfolio mandates to invest in securities to be used for a particular purpose and, consequently, Noteholders could be adversely affected.

In addition, the interest rate adjustment and/or premium payment in respect of the above-mentioned Sustainability-Linked Notes, when the Step Up Option and/or Step Down to the Initial Rate of Interest and/or

Premium Payment Option is specified as applicable in the relevant Final Terms, as contemplated by Conditions 6.7 and 7.7 of the Terms and Conditions of the Notes, will depend on the Covivio Group achieving, or not achieving, the Sustainability Performance Target(s) specified in the relevant Final Terms for the relevant Series of Notes, which may be inconsistent with or insufficient to satisfy investor's requirements or expectations. The Covivio Group's Sustainability Performance Target(s) are aimed at reducing Scope 1, Scope 2 and Scope 3 of greenhouse gas (GHG) emissions, as further described in the section "Description of the Covivio Group's Sustainability Strategy" of this Base Prospectus and the Sustainable Bond Framework. The Covivio Group's Sustainability Performance Targets are therefore uniquely tailored to the Covivio Group's business, operations and capabilities, and they do not easily lend themselves to benchmarking against similar sustainability performance targets, and the related performance, of other issuers.

Therefore, such features may have an adverse effect on the interests of the Noteholders and may adversely affect the market price of the Notes.

Risks that may result from the failure to meet the Sustainability Performance Target(s)

When the Step Up Option and/or the Premium Payment Option, as the case may be, is specified as applicable in the relevant Final Terms in connection with the Sustainability Performance Target(s) and the relevant Sustainability Performance Target(s) is/are not met, although it will give rise to an interest rate adjustment or premium payment as described in Conditions 6.7 and 7.7, it will not constitute or trigger any Event of Default or a breach of Covivio's obligations under the Sustainability-Linked Notes nor will Covivio be required to repurchase or redeem any Sustainability-Linked Notes as a result of such circumstances. Certain investors may have portfolio mandates or may wish to dispose of their Sustainability-Linked Notes and/or the Sustainability-Linked Notes may be excluded from any Environmental, Social and Governance (ESG) related securities or other equivalently-labelled index upon the occurrence of an interest step-up or upon the failure to achieve any Sustainability Performance Target, which may have material consequences for the future trading prices of the Sustainability-Linked Notes and/or the liquidity of the Sustainability-Linked Notes. Even if the resulting interest step-up has the effect of increasing the yield on the relevant Sustainability-Linked Notes for the Noteholders, the application of such interest step-up may not sufficiently compensate the Noteholders for any losses suffered in terms of any change in market price of such Sustainability-Linked Notes in case of the failure to achieve a Sustainability Performance Target.

In addition, the failure of the Covivio Group to achieve any of its Sustainability Performance Target(s) could also harm the Covivio Group's reputation, the consequences of which could, in each case, have a material adverse effect on the Covivio Group, its business prospects, its financial condition or its results of operations and ultimately its ability to fulfil its payments obligations in respect of the Sustainability-Linked Notes.

Following a Recalculation Event, the Sustainability Performance Targets may be amended

If a Recalculation Event occurs, Conditions 6.7(f) and 7.7(e) provide that Sustainability Performance Target(s) may be recalculated in good faith by Covivio to reflect some changes which impact the level of any Sustainability Performance Target or any Key Performance Indicator, without any requirement for consent or approval of the Noteholders in accordance with Condition 12.

The Sustainability Performance Target, whether amended or not, is an important factor for ascertaining whether or not a Sustainability Trigger Event shall occur or is occurring in respect of the relevant Sustainability-Linked Notes.

The occurrence of any such Recalculation Event and the consequential change of the relevant Sustainability Performance Target may impact the payment to the Noteholders of the Premium Payment Amount and/or the application of the Step Up Margin and/or the application of a Step Down to the Initial Rate of Interest and/or the amount paid. Therefore, such changes may not be in line with investors' expectations, may have an adverse effect on the interests of the Noteholders and may adversely affect the market price of the Notes.

There is no legal, regulatory or market definition of or standardized criteria for what constitutes a "sustainability-linked", "Climate KPI-linked", "ESG-linked" or other equivalently labelled finance

instrument, and any such designations made by third parties with respect to the Sustainability-Linked Notes have not been endorsed by Covivio or the Covivio Group nor form part of this Base Prospectus

The Sustainability-Linked Notes may include an interest step up and/or a premium payment linked to the non-achievement of any Sustainability Performance Target by the Covivio Group as further described in Conditions 6.7 and 7.7 of the Terms and Conditions of the Notes. There is currently no clear definition (legal, regulatory or otherwise) of, nor market consensus as to what constitutes or should constitute, a “sustainability-linked”, a “Climate KPI-linked”, “ESG-linked” or an equivalently labelled financial instrument, and legislative and non-governmental developments in respect of sustainable finance are numerous and continue to evolve. As a result, Noteholders as investors and the Sustainability-Linked Notes as investments may not respect, or may cease during the life of the Sustainability-Linked Notes to respect, certain requirements, whether legislation, taxonomies, standards or other investment criteria or guidelines. In particular, Sustainability-Linked Notes may not qualify, or may cease during the life of the Sustainability-Linked Notes to qualify, for certain dedicated sustainability-linked bond, ESG-linked securities or other equivalently-labelled indexes that may be important for the Noteholders to comply with, whether by any present or future applicable laws or regulations or by its own by-laws or investment portfolio mandates or criteria, in particular with regard to the Climate KPI-linked or sustainability-linked objectives.

Should the Sustainability-Linked Notes not meet the requirements of Noteholders, this could have material consequences for the value of such Noteholder’s investment and/or require such Noteholder to dispose of the Sustainability-Linked Notes at the then prevailing market price.

Although the Covivio Group has obtained a Second Party Opinion in relation to the alignment of the Sustainable Bond Framework to the 2020 Sustainability-Linked Bond Principles (**SLBP**) published by the International Capital Markets Association (ICMA), the SLBP has been developed as voluntary industry guidelines and no supervisory nor regulatory authority has passed on the content or adequacy of the SLBP. Second Party Opinion providers are not currently subject to any specific regulatory or other regime or oversight. If laws and regulations evolve, the SLBP and/or the Second Party Opinion may not be fully in line for these purposes, which in turn could have material consequences for the future trading prices of the Sustainability-Linked Notes and/or the liquidity of the Sustainability-Linked Notes and require Noteholders with portfolio mandates to invest in sustainability-linked or Climate KPI-linked or ESG-linked assets to dispose of the Sustainability-Linked Notes at the then prevailing market price.

(e) Risks relating to EUGBs (issued by Covivio only)

Regulation (EU) No 2023/2631 on European green bonds and optional disclosures for bonds marketed as environmentally sustainable and for sustainability-linked bonds entered into force on 20 December 2023 and applicable from 21 December 2024 (the **EuGB Regulation**), introduces a voluntary label for issuers of “green” use of proceeds bonds where the proceeds will be invested in economic activities aligned with the Regulation (EU) No 2020/852, as amended (the **Taxonomy Regulation**) on the establishment of a framework to facilitate sustainable investment (the **EU Taxonomy**).

If specified in the relevant Final Terms, Notes may be issued by Covivio as European green bonds in accordance with the EuGB Regulation (such Notes being **EuGBs**). As described in the section “*Use of Proceeds of Notes issued by Covivio*”, an amount equal to the proceeds of the EuGBs issue will be allocated by Covivio to finance and/or refinance real estate fixed assets owned by Covivio and/or developed for its own operations that are aligned with the EU Taxonomy (*Activity 7.7, Acquisition and Ownership of Buildings*) (the **Eligible EuGB Portfolio**). As such, the EuGBs would substantially contribute to Covivio’s Climate Change Mitigation objective, in line with Article 9 of the Taxonomy Regulation. These activities are further detailed in the European Green Bonds Factsheet incorporated by reference to this Base Prospectus and available on Covivio's [website](#).

The failure by Covivio to comply with its obligations under the EuGB Regulation and, in particular, any failure to allocate an amount equal to the proceeds from an issue of EuGBs as specified in this Base Prospectus and in the relevant Final Terms and in accordance with the EuGB Regulation, and/or any withdrawal of the “EuGBs” label defined under the EuGB Regulation, will not be considered as an Event of Default under Condition 10 of the Terms and Conditions or otherwise result in the EuGBs being redeemed or cancelled prior to their maturity

date, but may have an adverse effect on the market value of the EuGBs, and may also have negative consequences for Noteholders having to invest in assets intended to be used for a particular purpose (in particular under their portfolio management mandates).

Furthermore, in the event of non-compliance by Covivio with its obligations under the EuGB Regulation, particularly in terms of post-issuance publications (as described in the section “*Use of Proceeds of Notes issued by Covivio*”) and regarding the obtention of an external review from an external reviewer, the AMF could impose sanctions and take other administrative measures. In particular, the AMF may, under Article 45 of the EuGB Regulation (i) withdraw the “EuGBs” label of the EuGBs, (ii) suspend or prohibit the admission of the EuGBs to trading on a regulated market or (iii) make public the non-compliance with its obligations by Covivio. In such circumstances, the market value and the liquidity of a particular issue of EuGBs could be materially affected, which may cause the loss of some of the Noteholders’ investment in the relevant EuGBs. In addition, the sanctions imposed by the AMF could also have a negative impact on Covivio’s reputation.

In addition, the EuGB Regulation (as well as the Taxonomy Regulation to which it refers) could be subject to changes or developments that are not predictable by nature and could make it more restrictive. As of the date of this Base Prospectus, it is not certain that Covivio can comply with potential new technical screening criteria, which could, in particular, result in the loss of the “EuGBs” label under the sanctions applicable in the event of non-compliance by Covivio with its obligations under the EuGB Regulation.

The EuGB Regulation has entered into force on 21 December 2024, and as of the date of this Base Prospectus there are uncertainties regarding the application or interpretation by competent authorities of certain provisions or measures to implement it, which may not be in line with Covivio’s objectives in connection with its EuGBs issues or which could affect Covivio’s ability to comply with its obligations under the EuGB Regulation. As a result, this could have a significant negative impact on the market value of the EuGBs and cause the loss of some of the Noteholders’ investment in the EuGBs.

3.3 Risks related to all Series of Notes

Credit Risk

As contemplated in Condition 3 of the Terms and Conditions of the Notes, the obligations of the Issuers in respect of principal, interest and other amounts payable under the Notes shall constitute direct, general, unconditional, unsubordinated and (subject to the provisions of Condition 4) unsecured obligations of the relevant Issuer. Noteholders are exposed to the credit risk of the Issuers. Credit risk refers to the risk that the relevant Issuer may be unable to meet its financial obligations under the Notes. If the creditworthiness of the relevant Issuer deteriorates, (i) notwithstanding Condition 10 of the Terms and Conditions of the Notes, which enable the Noteholders to request the redemption of the Notes, the relevant Issuer may not be able to fulfil all or part of its payment obligations under the Notes, (ii) the market value of the Notes may decrease significantly and (iii) the Noteholders may lose all or part of their investment, all of which could materially and negatively impact the rights of the Noteholders.

French Insolvency Law

Covivio is a *société anonyme* and Covivio Hotels is a *société en commandite par actions*, each incorporated in France. In the event an Issuer becomes insolvent, insolvency proceedings will be generally governed by the insolvency laws of France to the extent that, the “centre of main interests” (as construed under Regulation (EU) 2015/848, as amended) of the relevant Issuer is located in France (which is the case today for both Issuers).

Under French insolvency laws, pursuant to decree-law (*ordonnance*) no. 2021-1193 of 15 September 2021, which transposes the Directive (EU) 2019/1023 on preventive restructuring frameworks, on discharge of debt and disqualifications, and on measures to increase the efficiency of procedures concerning restructuring, insolvency and discharge of debt, and amending Directive (EU) 2017/1132, in the context of the opening in France of a safeguard proceeding (*procédure de sauvegarde*), an accelerated safeguard proceeding (*procédure de sauvegarde accélérée*), a judicial reorganisation proceeding (*procédure de redressement judiciaire*) or a judicial liquidation proceeding (*procédure de liquidation judiciaire*) with respect to the Issuers, “affected parties” (including notably

creditors, and therefore the Noteholders) shall be treated in separate classes which reflect certain class formation criteria for the purpose of adopting a restructuring plan. Classes shall be formed in such a way that each class comprises claims or interests with rights that reflect a sufficient commonality of interest based on verifiable criteria. Noteholders will no longer deliberate on the proposed restructuring plan in a separate assembly, meaning that they will no longer benefit from a specific veto power on this plan. Instead, as any other affected parties, the Noteholders will be grouped into one or several classes (with potentially other types of creditors) and their dissenting vote may be overridden by a cross-class cram down.

The decision of each class is taken by a two-third (2/3rd) majority of the voting rights of the participating members, no quorum being required.

If the restructuring plan is approved by all classes of affected parties, the court ratifies the plan after verifying that certain statutory conditions are met. If the restructuring plan is not approved by all classes of affected parties, it can still be ratified by the court at the request of the relevant Issuer or the receiver with the relevant Issuer's consent and be imposed on dissenting classes through a cross-class cram down, under certain conditions.

For the avoidance of doubt, the provisions relating to the representation of Noteholders described in Condition 12 will not be applicable to the extent they are not in compliance with compulsory insolvency law provisions that apply in these circumstances.

The commencement of insolvency proceedings against an Issuer would have a material adverse effect on the market value of the Notes issued by the relevant Issuer. As a consequence, any decisions taken by a class of affected parties, could significantly and negatively impact the Noteholders and cause them to lose all or part of their investment, should they not be able to recover all or part of the amounts due to them from the relevant Issuer.

Modification and waivers

Condition 12 of the Terms and Conditions of the Notes contains provisions for calling General Meetings of Noteholders or taking Written Decisions to consider matters affecting their interests generally. These provisions permit defined majorities to bind all Noteholders including Noteholders who did not attend or vote at the relevant General Meeting or did not consent to the Written Decision and Noteholders who voted in a manner contrary to the relevant majority.

Noteholders may through Collective Decisions deliberate on proposals relating to the modification of the Terms and Conditions of the Notes subject to the limitations provided by French law. If a decision is adopted by a majority of Noteholders and such modifications were to impair or limit the rights of the Noteholders, this may have a negative impact on the market value of the Notes and hence Noteholders may lose part of their investment.

By exception to the above provisions, Condition 12.4(iii) of the Terms and Conditions of the Notes provides that (i) the provisions of Article L.228-65 I. 1° and 4° of the French *Code de commerce* (respectively providing for a prior approval of the General Meeting of the Noteholders of any change in corporate purpose or form of the relevant Issuer or of an issue of bonds benefiting from a security (*sûreté réelle*)) and the related provisions of the French *Code de commerce* shall not apply to the Notes and (ii) the provisions of Article L.228-65 I. 3° of the French *Code de commerce* (providing for a prior approval of the Noteholders in relation to any proposal to merge or demerge the relevant Issuer in the cases referred to in Articles L. 236-14 and L. 236-23 of the French *Code de commerce*) shall not apply to the Notes only to the extent that such proposal relates to a merger or demerger with another entity of the Covivio Group or the Covivio Hotels Group, as applicable. As a result of these exclusions, the prior approval of the Noteholders will not have to be obtained on any such matters which may affect their interests generally.

DOCUMENTS INCORPORATED BY REFERENCE

This Base Prospectus should be read and construed in conjunction with the information contained in the sections of the following documents, identified in the cross-reference list below, which are incorporated in, and shall be deemed to form part of, this Base Prospectus and which have been previously or simultaneously published electronically:

(1) Documents incorporated by reference relating to Covivio:

- (a) the sections referred to in the table below included in Covivio's 2025 first-half financial report in the French language (*rapport financier semestriel 2025*) which includes Covivio's unaudited interim condensed consolidated financial statements as at and for the six months ended 30 June 2025 and the limited review report of the auditors on the half yearly condensed consolidated financial statements for the six months ended 30 June 2025 (the **Covivio 2025 HYFS**) (<https://www.covivio.eu/wp-content/uploads/sites/6/2025/08/Covivio-Rapport-Financier-Semestriel-2025.pdf>);
- (b) the European green bonds factsheet dated 16 April 2025 (the **European Green Bonds Factsheet**) (<https://www.covivio.eu/wp-content/uploads/sites/6/2025/04/Covivio-EU-Green-Bonds-Factsheet.pdf>);
- (c) the sections referred to in the table below included in Covivio's 2024 universal registration document in the French language (*document d'enregistrement universel 2024*) which was filed with the AMF on 19 March 2025 under no. D.25-0117 (the **Covivio 2024 URD**) (<https://www.covivio.eu/wp-content/uploads/sites/6/2025/03/Covivio-DEU-2024-MEL.pdf>);
- (d) the sections referred to in the table below included in Covivio's 2023 universal registration document in the French language (*document d'enregistrement universel 2023*) which was filed with the AMF on 19 March 2024 under no. D.23-0137 (the **Covivio 2023 URD**) (<https://www.covivio.eu/wp-content/uploads/sites/6/2024/03/Covivio-DEU-2023-PDF-MEL.pdf>);
- (e) future annual audited financial statements of Covivio for the relevant financial year ended 31 December, including the notes thereto, and the related auditors' reports thereon (in French language), as and when such financial statements are published on: <https://www.covivio.eu/fr/finance/actualites-financieres/informations-reglementees/> in accordance with the requirements of the Prospectus Regulation during the twelve-month period of validity of this Base Prospectus;
- (f) future semi-annual unaudited condensed consolidated financial statements of Covivio, including the notes thereto, and the auditors' limited review report thereon (in French language), as and when such financial statements are published on: <https://www.covivio.eu/fr/finance/actualites-financieres/informations-reglementees/> in accordance with the requirements of the Prospectus Regulation during the twelve-month period of validity of this Base Prospectus;
- (g) future press releases relating to the financial performance of Covivio, as and when such press releases are published on: https://www.covivio.eu/fr/groupe/communications-groupe/communiques-de-presse/?fwp_theme_fselect=finance in accordance with the requirements of the Prospectus Regulation during the twelve-month period of validity of this Base Prospectus;
- (h) the section "Terms and Conditions of the Notes" from pages 36 to 77 of Covivio's base prospectus dated 30 December 2022 approved by the AMF under number 22-506 on 30 December 2022 (the **2022 Terms and Conditions**) (<https://www.covivio.eu/app/uploads/sites/6/2023/11/EUO2-2003041780-EMTN-2022-Base-Prospectus-Final.pdf>); and
- (i) the section "Terms and Conditions of the Notes" from pages 32 to 65 of Covivio's base prospectus dated 6 November 2020 approved by the AMF under number 20-542 on 6 November 2020 (the **2020 Terms and Conditions**) (<https://www.covivio.eu/app/uploads/sites/6/2023/11/Covivio-BP-2020.pdf>).

Free English translations of the Covivio 2023 URD, the Covivio 2024 URD and the Covivio 2025 HYFS are available on the website of Covivio:

- Covivio 2025 HYFS:
<https://www.covivio.eu/wp-content/uploads/sites/6/2025/08/Covivio-2025-Half-year-Financial-Report.pdf>
- Covivio 2024 URD:
<https://www.covivio.eu/app/uploads/sites/6/2025/04/Covivio-2024-Universal-Registration-Document-1.pdf>
- Covivio 2023 URD:
<https://www.covivio.eu/wp-content/uploads/sites/6/2024/04/Covivio-DEU-2023-version-UK-PDF-MEL.pdf>

These documents are available for information purposes only and are not incorporated by reference in this Base Prospectus. The only binding versions are the French language versions.

(2) Documents incorporated by reference relating to Covivio Hotels:

- (a) the sections referred to in the table below included in Covivio Hotels' 2025 half-year financial report in the French language (*information financière semestrielle 2025*) which includes Covivio Hotels' unaudited interim condensed consolidated financial statements as at and for the six months ended 30 June 2025 and the limited review report of the auditors on the half yearly financial statements for the six months ended 30 June 2025 (the **Covivio Hotels 2025 HYFS**) (<https://www.covivio-hotels.fr/wp-content/uploads/sites/8/2025/08/Covivio-Hotels-Rapport-Financier-Semestriel-2025.pdf>);
- (b) the sections referred to in the table below included in Covivio Hotels' 2024 Universal Registration Document in the French language (*document d'enregistrement universel 2024*) which was filed with the AMF on 19 March 2025 under number n° D.25-0118 (the **Covivio Hotels 2024 URD**) (<https://www.covivio-hotels.fr/wp-content/uploads/sites/8/2023/10/Covivio-Hotels-DEU-2024-MEL.pdf>);
- (c) the sections referred to in the table below included in Covivio Hotels' 2023 Universal Registration Document in the French language (*document d'enregistrement universel 2023*) which was filed with the AMF on 19 March 2024 under number n° D.24-0138 (the **Covivio Hotels 2023 URD**) (https://www.covivio-hotels.fr/wp-content/uploads/sites/8/2023/10/CVO_COVIVIO_HOTELS_URD2023_MEL_240319-2.pdf);
- (d) future annual audited financial statements of Covivio Hotels for the relevant financial year ended 31 December, including the notes thereto, and the related auditors' reports thereon (in French language), as and when such financial statements are published on: <https://www.covivio-hotels.fr/finance/informations-reglementees/> in accordance with the requirements of the Prospectus Regulation during the twelve-month period of validity of this Base Prospectus;
- (e) future semi-annual unaudited condensed consolidated financial statements of Covivio Hotels, including the notes thereto, and the auditors' limited review report thereon (in French language), as and when such financial statements are published on: <https://www.covivio-hotels.fr/finance/informations-reglementees/> in accordance with the requirements of the Prospectus Regulation during the twelve-month period of validity of this Base Prospectus; and
- (f) future press releases relating to the financial performance of Covivio Hotels, as and when such press releases are published on: https://www.covivio-hotels.fr/communiqués-publications/?_type=communiqué in accordance with the requirements of the Prospectus Regulation during the twelve-month period of validity of this Base Prospectus.

Free English translations of the Covivio Hotels 2023 URD, the Covivio Hotels 2024 URD and the Covivio Hotels 2025 HYFS are available on the website of Covivio Hotels:

- Covivio Hotels 2025 HYFS:
<https://www.covivio-hotels.fr/wp-content/uploads/sites/8/2025/08/Covivio-Hotels-2025-Half-year-financial-report.pdf>
- Covivio Hotels 2024 URD:
https://www.covivio-hotels.fr/wp-content/uploads/sites/8/2025/05/COV2024_COVIVIO_HOTELS_URD_EN_MEL_250430.pdf
- Covivio Hotels 2023 URD:
https://www.covivio-hotels.fr/wp-content/uploads/sites/8/2023/10/COV2023_COVIVIO-HOTELS_URD_EN_V_MEL_2024-04-19.pdf

These documents are available for information purposes only and are not incorporated by reference in this Base Prospectus. The only binding versions are the French language versions.

(3) Documents incorporated by reference relating to both Covivio and Covivio Hotels:

- (a) the section “Terms and Conditions of the Notes” from pages 42 to 85 of Covivio’s and Covivio Hotels’ base prospectus dated 13 December 2024 approved by the AMF under number 24-0517 on 13 December 2024 (the **2024 Terms and Conditions** and together with the 2020 Terms and Conditions, the 2022 Terms and Conditions and the 2023 Terms and Conditions, the **Previous Terms and Conditions**) (<https://www.covivio.eu/wp-content/uploads/sites/6/2024/12/Covivio-BP-2024.pdf>); and
- (b) the section “Terms and Conditions of the Notes” from pages 41 to 83 of Covivio’s and Covivio Hotels’ base prospectus dated 14 December 2023 approved by the AMF under number 23-0515 on 14 December 2023 (the **2023 Terms and Conditions**) (<https://www.covivio.eu/wp-content/uploads/sites/6/2023/12/Covivio-BP-2023.pdf>).

Such documents shall be deemed to be incorporated in, and form part of, this Base Prospectus, save that any statement contained in a document which is deemed to be incorporated by reference herein shall be deemed to be modified or superseded for the purpose of this Base Prospectus to the extent that a statement contained herein modifies or supersedes such earlier statement (whether expressly, by implication or otherwise). Any statement so modified or superseded shall not be deemed, except as so modified or superseded, to constitute a part of this Base Prospectus. Non-incorporated parts of the documents incorporated by reference in this Base Prospectus are either not relevant for the investors or covered elsewhere in this Base Prospectus.

The documents incorporated by reference in this Base Prospectus are or will be published on, and may be obtained without charge from the website of Covivio (www.covivio.eu/fr/) or Covivio Hotels (www.covivio-hotels.fr), as applicable, and, save for the Covivio 2025 HYFS, the Covivio Hotels 2025 HYFS and any future semi-annual unaudited condensed consolidated financial statements of Covivio and of Covivio Hotels and, the European Green Bonds Factsheet, on the website of the AMF (www.amf-france.org).

Other than in relation to the information which is deemed to be incorporated by reference, the information on the websites to which this Base Prospectus refers (including for the avoidance of doubt any information on the websites which appear in the documents incorporated by reference) does not form part of this Base Prospectus and has not been scrutinised or approved by the AMF.

For the purposes of the Prospectus Regulation, the information incorporated by reference in this Base Prospectus with respect to each Issuer is set out in the cross-reference tables below. For the avoidance of doubt, the information requested to be disclosed by the Issuers pursuant to Annex 7 of the Commission Delegated Regulation 2019/980 supplementing the Prospectus Regulation, as amended (the **Commission Delegated Regulation**) and not referred to in the cross-reference tables below is contained in the relevant sections of this Base Prospectus or is not relevant for investors.

CROSS-REFERENCE TABLE

COVIVIO

Rule	Commission Delegated Regulation – Annex 7	Covivio 2023 URD	Covivio 2024 URD	Covivio 2025 HYFS
1	PERSONS RESPONSIBLE, THIRD PARTY INFORMATION, EXPERTS' REPORTS AND COMPETENT AUTHORITY APPROVAL			
1.3	Where a statement or report attributed to a person as an expert is included in the registration document, provide the following information in relation to that person: (a) name; (b) business address; (c) qualifications; (d) material interest if any in the issuer. If the statement or report has been produced at the issuer's request, state that such statement or report has been included in the registration document with the consent of the person who has authorised the contents of that part of the registration document for the purpose of the prospectus.		Page 67 (Section 1.7.3)	
3	RISK FACTORS			
	A description of the material risks that are specific to the issuer and that may affect the issuer's ability to fulfil its obligations under the securities, in a limited number of categories, in a section headed 'Risk Factors'. In each category the most material risks, in the assessment of the issuer, offeror or person asking for admission to trading on a regulated market, taking into account the negative impact on the issuer and the probability of their occurrence, shall be set out first. The risk factors shall be corroborated by the content of the registration document.		Pages 80 to 96 (Section 2.1)	Pages 48 and 49 (Section 2.1)
4	INFORMATION ABOUT THE ISSUER			
4.1	History and development of the Issuer		Pages 610 to 612 (Section 6.1.1)	
4.1.1	the legal and commercial name of the issuer		Page 614 (Section 6.2.1.1)	
4.1.2	the place of registration of the issuer, its registration number and legal entity identifier ('LEI').		Page 614 (Sections 6.2.1.4, and 6.2.1.7)	
4.1.3	the date of incorporation and the length of life of the issuer, except where indefinite		Page 614 (Section 6.2.1.9)	
4.1.4	the domicile and legal form of the issuer, the legislation under which the issuer operates, its country of incorporation, the address, telephone number of its registered office (or principal place of business if different from its registered office) and website of the issuer, if any, with a disclaimer that the information on the website does not form part of the prospectus unless that information is incorporated by reference into the prospectus		Pages 614 and 615 (Sections 6.2.1.2 to 6.2.1.4, 6.2.1.8 and 6.2.1.12)	

Rule	Commission Delegated Regulation – Annex 7	Covivio 2023 URD	Covivio 2024 URD	Covivio 2025 HYFS
4.1.5	any recent events particular to the issuer and which are to a material extent relevant to the evaluation of the issuer's solvency		Not Applicable	Not Applicable
5	BUSINESS OVERVIEW			
5.1	<u>Principal activities</u>		Pages 18 to 24 (Section 1.2)	Pages 3 to 10 (Section 1.1)
5.1.1	A brief description of the issuer's principal activities stating the main categories of products sold and/or services performed		Pages 18 to 40 (Sections 1.2 and 1.3)	Pages 3 to 26 (Section 1.1 and 1.2)
6	ORGANISATIONAL STRUCTURE			
6.1	If the issuer is part of a group, a brief description of the group and the issuer's position within the group. This may be in the form of, or accompanied by, a diagram of the organisational structure if this helps to clarify the structure.		Page 613 (Section 6.1.2), Pages 630 to 631 (Section 6.6)	
9	ADMINISTRATIVE, MANAGEMENT, AND SUPERVISORY BODIES			
9.1	Names, business addresses and functions in the issuer of the following persons, and an indication of the principal activities performed by them outside the issuer where these are significant with respect to that issuer: (a) members of the administrative, management or supervisory bodies; (b) partners with unlimited liability, in the case of a limited partnership with a share capital.		Pages 510 to 516 (Section 5.3.1) and 517 to 537 (Section 5.3.2.1)	
9.2.	<u>Administrative, management, and supervisory bodies conflicts of interests</u> Potential conflicts of interests between any duties to the issuer, of the persons referred to in item 9.1, and their private interests and or other duties must be clearly stated. In the event that there are no such conflicts, a statement to that effect must be made.		Page 542 (Section 5.3.2.2.4.4)	
10	MAJOR SHAREHOLDERS			
10.1	To the extent known to the issuer, state whether the issuer is directly or indirectly owned or controlled and by whom and describe the nature of such control and describe the measures in place to ensure that such control is not abused.		Page 620 (Section 6.3.3)	
11	FINANCIAL INFORMATION CONCERNING THE ISSUER'S ASSETS AND LIABILITIES, FINANCIAL POSITION AND PROFITS AND LOSSES			
11.1	<u>Historical Financial Information</u>			
11.1.1	Historical financial information covering the latest two financial years (at least 24 months) or such shorter period as the issuer has been in operation and the audit report in respect of each year.	<u>Consolidated Financial Statements:</u>	<u>Consolidated Financial Statements:</u>	<u>Consolidated Financial Statements:</u> Pages 51 to 117 (interim condensed consolidated financial

Rule	Commission Delegated Regulation – Annex 7	Covivio 2023 URD	Covivio 2024 URD	Covivio 2025 HYFS
		Pages 289 to 357 (Sections 4.1 to 4.3) <u>Covivio's Financial Statements</u> : Pages 360 to 401 (Sections 4.4 to 4.6)	Pages 337 to 410 (Sections 4.1 to 4.3) <u>Covivio's Financial Statements</u> : Pages 412 to 453 (Sections 4.4 to 4.6)	statements) (Sections 3.1, 3.2 and 4)
11.1.3	<p>Accounting standards</p> <p>The financial information must be prepared according to International Financial Reporting Standards as endorsed in the Union based on Regulation (EC) No 1606/2002.</p> <p>If Regulation (EC) No 1606/2002 is not applicable the financial statements must be prepared according to:</p> <p>(a) a Member State's national accounting standards for issuers from the EEA as required by Directive 2013/34/EU;</p> <p>(b) a third country's national accounting standards equivalent to Regulation (EC) No 1606/2002 for third country issuers.</p> <p>Otherwise the following information must be included in the registration document:</p> <p>(a) a prominent statement that the financial information included in the registration document has not been prepared in accordance with International Financial Reporting Standards as endorsed in the Union based on Regulation (EC) No 1606/2002 and that there may be material differences in the financial information had Regulation (EC) No 1606/2002 been applied to the historical financial information;</p> <p>(b) immediately following the historical financial information a narrative description of the differences between Regulation (EC) No 1606/2002 as adopted by the Union and the accounting principles adopted by the issuer in preparing its annual financial statements.</p>	<p><u>Consolidated Financial Statements</u>: Pages 295 to 296 (Section 4.2.1)</p> <p><u>Covivio's Financial Statements</u>: Page 365 (Section 4.5.2)</p>	<p><u>Consolidated Financial Statements</u>: Pages 343 to 345 (Section 4.2.1)</p> <p><u>Covivio's Financial Statements</u>: Pages 417 to 419 (Section 4.5.2)</p>	<p><u>Consolidated Financial Statements</u>: Pages 57 to 59 (Section 3.2.1)</p>
11.1.4	<p>Where the audited financial information is prepared according to national accounting standards, the financial information must include at least the following:</p> <p>(a) the balance sheet;</p> <p>(b) the income statement;</p> <p>(c) the accounting policies and explanatory notes.</p>	<p><u>Covivio's Financial Statements</u>: Pages 360 to 361 (Section 4.4.1)</p> <p>Pages 362 to 363 (Section 4.4.2)</p> <p>Pages 363 to 396 (Section 4.5)</p>	<p><u>Covivio's Financial Statements</u>: Pages 412 to 413 (Section 4.4.1)</p> <p>Pages 414 to 415 (Section 4.4.2)</p> <p>Pages 415 to 448 (Section 4.5)</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>

Rule	Commission Delegated Regulation – Annex 7	Covivio 2023 URD	Covivio 2024 URD	Covivio 2025 HYFS
11.1.5	Consolidated financial statements If the issuer prepares both stand-alone and consolidated financial statements, include at least the consolidated financial statements in the registration document.	Pages 289 to 353 (Sections 4.1 and 4.2)	Pages 337 to 406 (Sections 4.1 and 4.2)	Pages 51 to 115 (interim condensed consolidated financial statements) (Sections 3.1 and 3.2)
11.1.6	Age of financial information The balance sheet date of the last year of audited financial information may not be older than 18 months from the date of the registration document	<u>Consolidated Financial Statements:</u> Pages 289 to 290 (Section 4.1.1) <u>Covivio's Financial Statements:</u> Pages 360 to 361 (Section 4.4.1)	<u>Consolidated Financial Statements:</u> Pages 337 to 338 (Section 4.1.1) <u>Covivio's Financial Statements:</u> Pages 412 to 413 (Section 4.4.1)	<u>Not Applicable</u>
11.2	<u>Auditing of historical annual financial information</u>			
11.2.1	The historical annual financial information must be independently audited. The audit report shall be prepared in accordance with Directive 2006/43/EC and Regulation (EU) No 537/2014. Where Directive 2006/43/EC and Regulation (EU) No 537/2014 do not apply, the historical financial information must be audited or reported on as to whether or not, for the purposes of the registration document, it gives a true and fair view in accordance with auditing standards applicable in a Member State or an equivalent standard. Otherwise, the following information must be included in the registration document: (a) a prominent statement disclosing which auditing standards have been applied; (b) an explanation of any significant departures from International Standards on Auditing.	<u>Consolidated Financial Statements:</u> Pages 354 to 357 (Section 4.3) <u>Covivio's Financial Statements:</u> Pages 397 to 401 (Section 4.6)	<u>Consolidated Financial Statements:</u> Pages 407 to 410 (Section 4.3) <u>Covivio's Financial Statements:</u> Pages 449 to 453 (Section 4.6)	<u>Consolidated Financial Statements:</u> Page 117 (Limited review report) (Section 4)
11.2.1a	Where audit reports on the historical financial information have been refused by the statutory auditors or where they contain qualifications, modifications of opinion, disclaimers or an emphasis of matter, the reason must be given, and such qualifications, modifications, disclaimers or emphasis of matter must be reproduced in full.	Not Applicable	Not Applicable	Not Applicable
11.3	<u>Legal and arbitration proceedings</u> Information on any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the issuer is aware), during a period covering at least the previous 12 months which may have, or have had in the recent past significant effects on the issuer and/or group's financial position or profitability, or provide an appropriate negative statement.		Page 631 (Section 6.6.6)	Not Applicable

CROSS-REFERENCE TABLE

COVIVIO HOTELS

Rule	Commission Delegated Regulation – Annex 7	Covivio Hotels 2023 URD	Covivio Hotels 2024 URD	Covivio Hotels 2025 HYFS
1.	PERSONS RESPONSIBLE, THIRD PARTY INFORMATION, EXPERTS’ REPORTS AND COMPETENT AUTHORITY APPROVAL			
1.3	<p>Where a statement or report attributed to a person as an expert is included in the registration document, provide the following information in relation to that person:</p> <p>(a) name;</p> <p>(b) business address;</p> <p>(c) qualifications;</p> <p>(d) material interest if any in the issuer.</p> <p>If the statement or report has been produced at the issuer’s request, state that such statement or report has been included in the registration document with the consent of the person who has authorised the contents of that part of the registration document for the purpose of the prospectus.</p>		Page 469 (Section 6.6)	
3.	RISK FACTORS			
	<p>A description of the material risks that are specific to the issuer and that may affect the issuer’s ability to fulfil its obligations under the securities, in a limited number of categories, in a section headed ‘Risk Factors’.</p> <p>In each category the most material risks, in the assessment of the issuer, offeror or person asking for admission to trading on a regulated market, taking into account the negative impact on the issuer and the probability of their occurrence, shall be set out first. The risk factors shall be corroborated by the content of the registration document.</p>		Pages 60 to 75 (Section 2.1)	Pages 15 to 18 (Section 1.5)
4.	INFORMATION ABOUT THE ISSUER			
4.1	<u>History and development of the Issuer</u>		Page 461 (Section 6.2.1)	
4.1.1	The legal and commercial name of the Issuer		Page 456 (Section 6.1.1.1)	
4.1.2	The place of registration of the Issuer, its registration number and legal entity identifier (“LEI”)		Page 456 (Section 6.1.1.4)	
4.1.3	The date of incorporation and length of life of the Issuer, except where the period is indefinite		Page 456 (Section 6.1.1.7)	
4.1.4	The domicile and legal form of the Issuer, the legislation under which the Issuer operates, its country of incorporation, the address, telephone number of its registered office (or principal place of business if different from its registered office) and website of the Issuer, if any, with a disclaimer that the information on		Pages 456 and 457 (Sections 6.1.1.2, 6.1.1.3, 6.1.1.6 and 6.1.1.9)	

Rule	Commission Delegated Regulation – Annex 7	Covivio Hotels 2023 URD	Covivio Hotels 2024 URD	Covivio Hotels 2025 HYFS
	the website does not form part of the prospectus unless that information is incorporated by reference into the prospectus			
4.1.5	Any recent events particular to the Issuer and which are to a material extent relevant to the evaluation of the Issuer's solvency		Not Applicable	Not Applicable
5.	BUSINESS OVERVIEW			
5.1	<u>Principal activities</u>			
5.1.1	A brief description of the Issuer's principal activities stating the main categories of products sold and/or services performed		Pages 11 to 18 (Section 1.2.2)	
5.1.2	The basis for any statements made by the issuer regarding its competitive position.		Page 48 (Section 1.8.8)	
6.	ORGANISATIONAL STRUCTURE			
6.1	If the issuer is part of a group, a brief description of the group and the issuer's position within the group. This may be in the form of, or accompanied by, a diagram of the organisational structure if this helps to clarify the structure		Pages 47 (Section 1.8.1), 358 to 359 (Section 4.5.6.5) and 462 to 463 (Section 6.2.2)	
9.	ADMINISTRATIVE, MANAGEMENT, AND SUPERVISORY BODIES			
9.1	Names, business addresses and functions within the issuer of the following persons and an indication of the principal activities performed by them outside of that issuer where these are significant with respect to that issuer: (a) members of the administrative, management or supervisory bodies; (b) partners with unlimited liability, in the case of a limited partnership with a share capital.		Pages 398 to 400 (Section 5.2.1.1) and 403 to 423 (Sections 5.2.2.1 and 5.2.2.1.1 to 5.2.2.1.3)	
9.2.	Administrative, management, and supervisory bodies conflicts of interests Potential conflicts of interests between any duties to the issuer, of the persons referred to in item 9.1, and their private interests and or other duties must be clearly stated. In the event that there are no such conflicts, a statement to that effect must be made.		Page 426 (Section 5.2.2.3.3) and 466 (Section 6.3.3.2.5)	
10.	MAJOR SHAREHOLDERS			
10.1	To the extent known to the issuer, state whether the issuer is directly or indirectly owned or controlled and by whom, and describe the nature of such control and describe the measures in place to ensure that such control is not abused		Pages 40 and 41 (Sections 1.6.1 and 1.6.2)	
11.	FINANCIAL INFORMATION CONCERNING THE ISSUER'S ASSETS AND LIABILITIES, FINANCIAL POSITION AND PROFITS AND LOSSES			
11.1	<u>Historical Financial Information</u>			

Rule	Commission Delegated Regulation – Annex 7	Covivio Hotels 2023 URD	Covivio Hotels 2024 URD	Covivio Hotels 2025 HYFS
11.1.1	Historical financial information covering the latest 2 financial years (at least 24 months) or such shorter period as the issuer has been in operation and the audit report in respect of each year.	<u>Consolidated Financial Statements:</u> Pages 96 to 147 (Sections 4.1 to 4.3) <u>Covivio Hotels' Financial Statements:</u> Pages 148 to 185 (Sections 4.4 to 4.6)	<u>Consolidated Financial Statements:</u> Pages 271 to 324 (Sections 4.1 to 4.3) <u>Covivio Hotels' Financial Statements:</u> Pages 326 to 363 (Sections 4.4 to 4.6)	<u>Consolidated Financial Statements:</u> Pages 23 to 77 (Sections 2.1, 2.2 and 3)
11.1.3	<p>Accounting standards</p> <p>The financial information must be prepared according to International Financial Reporting Standards as endorsed in the Union based on Regulation (EC) No 1606/2002.</p> <p>If Regulation (EC) No 1606/2002 is not applicable the financial statements must be prepared according to:</p> <p>(a) a Member State's national accounting standards for issuers from the EEA as required by Directive 2013/34/EU;</p> <p>(b) a third country's national accounting standards equivalent to Regulation (EC) No 1606/2002 for third country issuers.</p> <p>Otherwise the following information must be included in the registration document:</p> <p>(a) a prominent statement that the financial information included in the registration document has not been prepared in accordance with International Financial Reporting Standards as endorsed in the Union based on Regulation (EC) No 1606/2002 and that there may be material differences in the financial information had Regulation (EC) No 1606/2002 been applied to the historical financial information;</p> <p>(b) immediately following the historical financial information a narrative description of the differences between Regulation (EC) No 1606/2002 as adopted by the Union and the accounting principles adopted by the issuer in preparing its annual financial statements.</p>	<u>Consolidated Financial Statements:</u> Pages 101 to 102 (Section 4.2.1) <u>Covivio Hotels' Financial Statements:</u> Page 152 (Section 4.5.2)	<u>Consolidated Financial Statements:</u> Pages 276 to 277 (Section 4.2.1) <u>Covivio Hotels' Financial Statements:</u> Page 330 (Section 4.5.2)	<u>Pages 27 to 30 (Section 2.2.1)</u>
11.1.4	Where the audited financial information is prepared according to national accounting standards, the financial information must include at least the following:	<u>Covivio Hotels' Financial Statements:</u>	<u>Covivio Hotels' Financial Statements:</u>	
	(a) the balance sheet;	Pages 148 to 149 (Section 4.4.1)	Pages 326 to 327 (Section 4.4.1)	Not Applicable
	(b) the income statement;	Pages 150 to 151 (Section 4.4.2)	Page 328 (Section 4.4.2)	Not Applicable
	(c) the accounting policies and explanatory notes.	Pages 151 to 182 (Section 4.5)	Pages 329 to 359 (Section 4.5)	Not Applicable

Rule	Commission Delegated Regulation – Annex 7	Covivio Hotels 2023 URD	Covivio Hotels 2024 URD	Covivio Hotels 2025 HYFS
11.1.5	Consolidated financial statements If the Issuer prepares both stand-alone and consolidated financial statements, include at least the consolidated financial statements in the registration document.	Pages 96 to 142 (Sections 4.1 and 4.2)	Pages 271 to 320 (Sections 4.1 and 4.2)	Pages 23 to 74 (Section 2.1 and 2.2)
11.1.6	Age of financial information The balance sheet date of the last year of audited financial information may not be older than 18 months from the date of the registration document	<u>Consolidated Financial Statements:</u> Pages 96 to 97 (Section 4.1.1) <u>Covivio Hotels' Financial Statements:</u> Pages 148 to 149 (Section 4.4.1)	<u>Consolidated Financial Statements:</u> Pages 271 to 272 (Section 4.1.1) <u>Covivio Hotels' Financial Statements:</u> Pages 326 to 327 (Section 4.4.1)	<u>Not Applicable</u>
11.2	<u>Auditing of Historical financial information</u>			
11.2.1	The historical financial information must be independently audited. The audit report shall be prepared in accordance with Directive 2006/43/EC and Regulation (EU) No 537/2014.	<u>Consolidated Financial Statements:</u> Pages 143 to 147 (Section 4.3) <u>Covivio Hotels' Financial Statements:</u> Pages 182 to 185 (Section 4.6)	<u>Consolidated Financial Statements:</u> Pages 321 to 324 (Section 4.3) <u>Covivio Hotels' Financial Statements:</u> Pages 360 to 363 (Section 4.6)	<u>Consolidated Financial Statements:</u> Pages 76 to 77 (Section 3) (limited review report)
11.2.1a	Where audit reports on the historical financial information have been refused by the statutory auditors or where they contain qualifications, modifications of opinion, disclaimers or an emphasis of matter, the reason must be given, and such qualifications, modifications, disclaimers or emphasis of matter must be reproduced in full.	Not Applicable	Not Applicable	Not Applicable

The Previous Terms and Conditions are incorporated by reference in this Base Prospectus for the purpose only of further issues of Notes to be assimilated (*assimilées*) and form a single series with notes already issued under the relevant Previous Terms and Conditions.

Previous Terms and Conditions	
Covivio's Base Prospectus dated 6 November 2020 (2020 Covivio Base Prospectus)	
Terms and Conditions of the Notes	Pages 32 to 65
Covivio's Base Prospectus dated 30 December 2022 (2022 Covivio Base Prospectus)	
Terms and Conditions of the Notes	Pages 36 to 77
Covivio & Covivio Hotels' Base Prospectus dated 14 December 2023 (2023 Covivio & Covivio Hotels Base Prospectus)	
Terms and Conditions of the Notes	Pages 41 to 83
Covivio & Covivio Hotels' Base Prospectus dated 13 December 2024 (2024 Covivio & Covivio Hotels Base Prospectus)	
Terms and Conditions of the Notes	Pages 42 to 85

Non-incorporated parts of the 2020 Covivio Base Prospectus, the 2022 Covivio Base Prospectus, the 2023 Covivio & Covivio Hotels Base Prospectus and the 2024 Covivio & Covivio Hotels Base Prospectus are not relevant for the investors.

The European Green Bonds Factsheet is incorporated by reference in this Base Prospectus for the purpose only of issues of EuGBs by Covivio:

Document incorporated by reference	Page references
European Green Bonds Factsheet	All pages

SUPPLEMENT TO THE BASE PROSPECTUS

If at any time the Issuers shall be required to prepare a supplement to this Base Prospectus pursuant to Article 23 of the Prospectus Regulation and Article 18 of Commission Delegated Regulation (EU) 2019/979 as amended, the Issuers will prepare and make available an appropriate supplement to this Base Prospectus or a restated Base Prospectus, which, in respect of any subsequent issue of Notes to be admitted to trading on Euronext Paris or on a Regulated Market of a Member State of the European Economic Area, shall constitute a supplement to the Base Prospectus for the purpose of the relevant provisions of the Prospectus Regulation.

Each Issuer has given an undertaking to the Dealers that if at any time during the duration of the Programme there is a significant new factor, material mistake or material inaccuracy relating to information contained in this Base Prospectus which may affect the assessment of any Notes and whose inclusion in or removal from this Base Prospectus is necessary for the purpose of allowing an investor to make an informed assessment of the assets and liabilities, financial position, profits and losses and prospects of the relevant Issuer, the rights attaching to the Notes and the reason for the issuance and its impact on the relevant Issuer, the Issuers shall prepare an amendment or supplement to this Base Prospectus or publish a replacement Base Prospectus for use in connection with any subsequent offering of the Notes.

This Base Prospectus is valid until 12 December 2026. The obligation to supplement the Base Prospectus in the event of significant new factors, material mistakes or material inaccuracies does not apply when the Base Prospectus is no longer valid.

Any supplement to the Base Prospectus shall be published on the websites of the AMF (www.amf-france.org), Covivio (www.covivio.eu/fr/) and Covivio Hotels (www.covivio-hotels.fr).

TERMS AND CONDITIONS OF THE NOTES

The following is the text of the terms and conditions that, subject to completion in accordance with the provisions of the relevant Final Terms, shall be applicable to the Notes. The text of the terms and conditions will not be endorsed on physical documents of title but will be constituted by the following text as completed, by the relevant Final Terms. All capitalised terms that are not defined in these Conditions will have the meanings given to them in the relevant Final Terms. References in the Conditions to “Notes” are to the Notes of one Series only, not to all Notes that may be issued under the Programme.

An agency agreement dated 12 December 2025 has been entered into between Covivio (**Covivio**), Covivio Hotels (**Covivio Hotels** and, together with Covivio, the **Issuers**, and each, in relation to the Notes issued by it, an **Issuer**) and Uptevia as fiscal agent, paying agent, put agent, redenomination agent, consolidation agent, calculation agent and the other agents named in it (the **Agency Agreement**). The functions of Aether Financial Services as make-whole calculation agent have been agreed by separate agreement between Aether Financial Services, Covivio and Covivio Hotels. The fiscal agent, the paying agents, the put agent, the redenomination agent, the consolidation agent, the calculation agent(s) and the make-whole calculation agent for the time being (if any) are referred to below respectively as the **Fiscal Agent**, the **Paying Agents** (which expression shall include the Fiscal Agent), the **Put Agent**, the **Redenomination Agent**, the **Consolidation Agent**, the **Calculation Agent(s)** and the **Make-Whole Calculation Agent**.

For the purpose of these Terms and Conditions:

day means calendar day; and

Regulated Market means any regulated market situated in a Member State of the European Economic Area (EEA) as defined in Directive 2014/65/EU on Markets in Financial Instruments dated 15 May 2014, as amended.

References below to **Conditions** are, unless the context requires otherwise, to the numbered paragraphs below.

1. FORM, DENOMINATION(S), TITLE, REDENOMINATION AND METHOD OF ISSUE

1.1 Form

Notes shall be issued in dematerialised form.

Title to the Notes will be evidenced in accordance with Articles L.211-3 *et seq.* and R.211-1 *et seq.* of the French *Code monétaire et financier* by book entries (*inscriptions en compte*). No physical document of title (including *certificats représentatifs* pursuant to Article R.211-7 of the French *Code monétaire et financier*) will be issued in respect of the Notes.

The Notes are issued, at the option of the relevant Issuer, either in bearer form (*au porteur*), which will be inscribed in the books of Euroclear France S.A. (**Euroclear France**) (acting as central depositary) which shall credit the accounts of Account Holders, or in registered form (*au nominatif*) and, in such latter case, at the option of the relevant Noteholder either in administered registered form (*au nominatif administré*) inscribed in the books of an Account Holder or in fully registered form (*au nominatif pur*) inscribed in an account held by Euroclear France and in the books maintained by the relevant Issuer or the registration agent (designated in the relevant Final Terms) acting on behalf of the relevant Issuer (the **Registration Agent**).

Unless this option is excluded in the relevant Final Terms and to the extent permitted by applicable law, the relevant Issuer may at any time request from the central depositary identification information of holders of Notes in bearer form (*au porteur*) such as the name or the company name, nationality, date of birth or year of incorporation and mail address or, as the case may be, email address of such holders.

For the purpose of these Conditions, **Account Holder** means any authorised financial intermediary institution entitled to hold accounts directly or indirectly on behalf of its customers with Euroclear France, and includes Euroclear Bank SA/NV (**Euroclear**) and the depositary bank for Clearstream Banking, S.A. (**Clearstream**).

The Notes may be Fixed Rate Notes, Floating Rate Notes, Zero Coupon Notes, Inverse Floating Rate Note, Fixed/Floating Rate Notes or a combination of any of the foregoing.

1.2 Denomination(s)

Notes shall be issued in the specified denomination as set out in the relevant Final Terms (the **Specified Denomination**). The minimum specified denomination shall be €100,000 (or, if the Notes are denominated in a currency other than euro, the equivalent amount in such currency at the issue date) or such other higher amount as may be allowed or required from time to time by the relevant monetary or financial authority or any laws or regulations applicable to the relevant Specified Currency.

Unless otherwise permitted by then current laws and regulations, Notes (including Notes denominated in Sterling) which have a maturity of less than one (1) year and in respect of which the issue proceeds are to be accepted by the relevant Issuer in the United Kingdom or whose issue otherwise constitutes a contravention of section 19 of the FSMA will have a minimum denomination of £100,000 (or its equivalent in other currencies).

The Notes shall be issued in one Specified Denomination only.

1.3 Title

- (a) Title to the Notes in bearer form (*au porteur*) and in administered registered form (*au nominatif administré*) shall pass upon, and transfer of such Notes may only be effected through, registration of the transfer in the accounts of Account Holders. Title to the Notes in fully registered form (*au nominatif pur*) shall pass upon, and transfer of such Notes may only be effected through, registration of the transfer in the accounts of the relevant Issuer or the Registration Agent.
- (b) Except as ordered by a court of competent jurisdiction or as required by law, the holder (as defined below) of any Note shall be deemed to be and may be treated as its absolute owner for all purposes, whether or not it is overdue and regardless of any notice of ownership, or an interest in it, any writing on it or its theft or loss and no person shall be liable for so treating the holder.
- (c) In these Conditions, **holder of Notes**, **holder of any Note** or **Noteholder** means the person whose name appears in the account of the relevant Account Holder or the relevant Issuer or the Registration Agent (as the case may be) as being entitled to such Notes, and capitalised terms have the meanings given to them in the relevant Final Terms, the absence of any such meaning indicating that such term is not applicable to the Notes.

1.4 Redenomination

- (a) The relevant Issuer may (if so specified in the relevant Final Terms), on any Interest Payment Date, without the consent of the holder of any Note, by giving at least 30 days' notice in accordance with Condition 14 and on or after the date on which the European Member State in whose national currency the Notes are denominated has become a participating Member State in the single currency of the European Economic and Monetary Union (as provided in the Treaty on the Functioning of the European Union, as amended from time to time (the **Treaty**)), or events have occurred which have substantially the same effects, redenominate all, but not some only, of the Notes of any Series (as defined below) into Euro and adjust the aggregate principal amount and the Specified Denomination set out in the relevant Final Terms accordingly, as described below. The date on which such redenomination becomes effective shall be referred to in these Conditions as the **Redenomination Date**.
- (b) The redenomination of the Notes pursuant to Condition 1.4(a) shall be made by converting the principal amount of each Note from the relevant national currency into Euro using the fixed relevant national currency Euro conversion rate established by the Council of the European Union pursuant to applicable regulations of the Treaty and rounding the resultant figure to the nearest €0.01 (with €0.005 being rounded upwards). If the relevant Issuer so elects, the figure resulting from conversion of the principal amount of each Note using the fixed relevant national currency Euro conversion rate shall be rounded

down to the nearest Euro. The Euro denominations of the Notes so determined shall be notified to Noteholders in accordance with Condition 14. Any balance remaining from the redenomination with a denomination higher than €0.01 shall be paid by way of cash adjustment rounded to the nearest €0.01 (with €0.005 being rounded upwards). Such cash adjustment will be payable in Euro on the Redenomination Date in the manner notified to Noteholders by the relevant Issuer.

- (c) Upon redenomination of the Notes, any reference in the relevant Final Terms to the relevant national currency shall be construed as a reference to Euro.
- (d) The relevant Issuer may, with the prior approval of the Redenomination Agent and the Consolidation Agent, in connection with any redenomination pursuant to this Condition or any consolidation pursuant to Condition 13, without the consent of the holder of any Note, make any changes or additions to these Conditions or Condition 13 (including, without limitation, any change to any applicable business day definition, business day convention, principal financial centre of the country of the Specified Currency, interest accrual basis or benchmark), taking into account market practice in respect of redenominated euromarket debt obligations and which it believes are not prejudicial to the interests of such holders. Any such changes or additions shall, in the absence of manifest error, be binding on the holders of Notes and shall be notified to Noteholders in accordance with Condition 14 as soon as practicable thereafter.
- (e) Neither the relevant Issuer nor any Paying Agent shall be liable to the holder of any Note or other person for any commissions, costs, losses or expenses in relation to or resulting from the credit or transfer of Euro or any currency conversion or rounding effected in connection therewith.

1.5 Method of Issue

The Notes will be issued on a syndicated or non-syndicated basis. The Notes will be issued in series (each a **Series**) having one or more issue dates and on terms otherwise identical (or identical other than in respect of the issue date, issue price, first payment of interest and nominal amount of Tranche), the Notes of each Series being intended to be interchangeable with all other Notes of that Series. Each Series may be issued in tranches (each a **Tranche**) on the same or different issue dates. The specific terms of each Tranche (which will be, save in respect of the issue date, issue price, first payment of interest and nominal amount of the Tranche, identical to the terms of other Tranches of the same Series) will be set out in the relevant Final Terms.

2. CONVERSION AND EXCHANGES OF NOTES

- (a) Notes issued in bearer form (*au porteur*) may not be converted into Notes in registered form, whether in fully registered form (*au nominatif pur*) or in administered registered form (*au nominatif administré*).
- (b) Notes issued in registered form (*au nominatif*) may not be converted into Notes in bearer form (*au porteur*).
- (c) Notes issued in fully registered form (*au nominatif pur*) may, at the option of the Noteholder, be converted into Notes in administered registered form (*au nominatif administré*), and vice versa. The exercise of any such option by such Noteholder shall be made in accordance with Article R.211-4 of the French *Code monétaire et financier*. Any such conversion shall be effected at the cost of such Noteholder.

3. STATUS OF THE NOTES

The Notes constitute direct, general, unconditional, unsubordinated and (subject to the provisions of Condition 4) unsecured obligations of the relevant Issuer (*engagements chirographaires*), and rank and will at all times rank *pari passu* and without any preference among themselves and (subject to such exceptions as are from time to time mandatory under French law) equally and rateably with all other present or future unsecured and unsubordinated indebtedness, obligations or guarantees of the relevant Issuer, from time to time outstanding.

4. NEGATIVE PLEDGE

Each Issuer agrees that so long as any of the Notes remains outstanding (as defined below), it will not create or permit to subsist any Security Interest (as defined below) to secure (i) any Bond Indebtedness (as defined below) other than (a) Securitised Bond Indebtedness (as defined below) or (b) with respect to Covivio Hotels only, Mortgage Bond Indebtedness (as defined below) or (ii) any guarantee of or indemnity in respect of any Bond Indebtedness (other than Securitised Bond Indebtedness) (whether any such Security Interest existed before or after the issuance of the Notes) unless the obligations of such Issuer under the Notes are equally and rateably secured therewith so as to rank *pari passu* with such Bond Indebtedness or the guarantee or indemnity thereof.

This undertaking relates exclusively to the issuance of Bond Indebtedness and in no way affects the relevant Issuer's ability to dispose of its assets or to otherwise grant any Security Interest over or in respect of such assets in any other circumstances, without prejudice to Condition 5.

For this purpose of this Condition:

outstanding means, in relation to the Notes, all the Notes issued other than: (a) those which have been redeemed in accordance with the Conditions, (b) those in respect of which the date for redemption in accordance with the Conditions has occurred and the redemption monies (including all interest accrued on such Notes to, but excluding, the date for such redemption and any interest payable under Condition 6 after such date) have been duly paid to the Fiscal Agent, (c) those which have been purchased and cancelled as provided in Condition 7 and (d) those in respect of which claims have become prescribed under Condition 11.

Bond Indebtedness means any present or future indebtedness for borrowed money in the form of, or represented by, bonds (*obligations*) or other securities (including *titres de créances négociables*) which are, or are capable of being, quoted, admitted to trading or ordinarily dealt in any stock exchange, over-the counter or other securities market.

Mortgage Bond Indebtedness means, with respect to Covivio Hotels only, any issues of mortgage bonds (*emprunt obligataire hypothécaire*) (to the extent that the aggregate outstanding amount of such mortgage bonds do not exceed at any time Euro 260,000,000 in principal amount).

Securitised Bond Indebtedness means any Bond Indebtedness of the relevant Issuer incurred in respect of or in connection with any securitisation or similar financing arrangement relating to assets owned by the relevant Issuer and where the recourse of the holders of such Bond Indebtedness against the relevant Issuer is limited solely to such assets or any income generated therefrom.

Security Interest means, with respect to each Issuer, any mortgage, charge, pledge, lien or other form of encumbrance or security interest which would constitute a *sûreté réelle* (or its equivalent under any applicable legislation) upon all or part of its business (*fonds de commerce*), assets or revenues, present or future, or any other agreement or arrangement having substantially the same economic effect (including, but not limited to, any retention of title, lease or hire-purchase arrangement).

5. RESTRICTION ON SECURED BORROWINGS

Each of the Issuers agrees that, so long as any of the Notes issued by it remains outstanding and except with the prior approval by a Collective Decision (as defined under Condition 12) of the Noteholders, the Unsecured Revalued Assets Value (as defined below) shall not be less than the Relevant Debt (as defined below) at any time.

Appraisal Value means, with respect to any Person, the value of the total Real Estate Assets owned or held directly or indirectly by such Person (including through financial leases and including the Real Estate Assets used as operating properties) as it is shown in, or derived from, the latest consolidated financial statements of the relevant Issuer.

Assets means for any Person all or any part of its property, assets, revenues (including any right to receive revenues) and uncalled capital;

Consolidated Subsidiary means any Subsidiary of the relevant Issuer fully consolidated (*consolidation par intégration globale*) in the financial statements of such Issuer.

Covivio Group means Covivio and its Consolidated Subsidiaries taken as a whole;

Covivio Hotels Group means Covivio Hotels and its Consolidated Subsidiaries taken as a whole;

Financial Indebtedness means at any time any obligation for the payment or repayment of money, whether present or future, in respect of:

- (i) any outstanding principal amount (together with any fixed or minimum premium payable on final repayment) of all moneys borrowed (with or without security);
- (ii) any amounts raised by acceptance or under any acceptance credit opened by a bank or other financial institution;
- (iii) any lease, sale-and-lease-back, sale-and-repurchase or hire purchase contracts or arrangements which is, in accordance with the relevant accounting principles at the time such contracts or arrangements were entered into, treated as financial debt (*emprunts et dettes financières*);
- (iv) any amount raised pursuant to any issuance of shares or equivalent which are mandatorily redeemable (whether at final maturity or upon the exercise by the holder of such shares or equivalent of any option) prior to the relevant Maturity Date;
- (v) any outstanding amount of the deferred purchase price of Real Estate Assets (as defined below) where payment (or, if payable in instalments, the final instalment) is due more than one (1) year after the date of purchase of such Real Estate Assets; or
- (vi) any amount raised under any other transaction which is treated in accordance with the relevant accounting principles in the latest non-consolidated or consolidated balance sheet as financial debt (*emprunts et dettes financières*) (or, in the case of such amounts raised after the relevant Issue Date, would have been so treated had they been raised on or prior to such date);

provided that:

- (a) for purposes of computing the outstanding principal amount of any Financial Indebtedness in paragraphs (i) to (vi) above, any interest, dividends, commission, fees or the like shall be excluded save to the extent that they have been capitalised; and
- (b) no amount shall be included or excluded more than once in calculating the amount of principal outstanding in respect of any Financial Indebtedness.

Person means any individual, company, corporation, firm, partnership, joint-venture, association, organisation, trust, state or agency of a state (in each case whether or not having separate legal personality);

Real Estate Assets means those Assets of any Person being real estate properties (being land and buildings (either completed or under construction)) and equity or equivalent investments (*participations*) directly or indirectly in any other Person which is a *société à prépondérance immobilière* (or its equivalent in any other jurisdiction) or in any other Person (whether listed or not listed) whose more than fifty per cent. (50%) of the Assets comprise real estate assets;

Relevant Debt means at any time the aggregate amount of the Financial Indebtedness of the relevant Issuer as shown in, or derived from, the latest audited annual or unaudited semi-annual consolidated financial statements of such Issuer, excluding any Secured Debt;

Revalued Assets Value means at any time, with respect to an Issuer, (i) the Appraisal Value excluding transfer rights (*droits de transferts*) on the relevant Real Estate Assets and, if any, relevant latent taxes (*fiscalité latente*) and (ii) the value of the equity-accounted investments (including advances) held directly or indirectly by such Issuer in any Person as shown in the latest consolidated financial statements;

Secured Debt means at any time the aggregate amount of the Financial Indebtedness of the relevant Issuer as shown in, or derived from, the latest audited annual or unaudited semi-annual consolidated financial statements of such Issuer, that is secured by or benefits from a Security Interest (as defined in Condition 4) over any of the Covivio Group's Assets or the Covivio Hotels Group's Assets, as the case may be;

Subsidiary means in relation to any person or entity at any time, any other person or entity (whether or not now existing) controlled directly or indirectly by such person or entity within the meaning of Article L.233-3 of the French *Code de commerce*;

Unsecured Revalued Assets Value means at any time an amount equal to the Revalued Assets Value less the Secured Debt.

6. INTEREST AND OTHER CALCULATIONS

6.1 Definitions

In these Conditions, unless the context otherwise requires, the following defined terms shall have the meanings set out below:

2006 ISDA Definitions means the 2006 ISDA Definitions, as published by the International Swaps and Derivatives Association, Inc. (**ISDA**), as may be supplemented or amended from time to time, in their updated version applicable as at the Issue Date of the first Tranche of the relevant Series of Notes, unless otherwise specified in the relevant Final Terms.

2021 ISDA Definitions means the 2021 ISDA Interest Rate Derivatives Definitions, as published by the ISDA, as may be supplemented or amended from time to time, in their updated version applicable as at the Issue Date of the first Tranche of the relevant Series of Notes, unless otherwise specified in the relevant Final Terms.

Business Day means:

- (a) in the case of Euro, a day (other than a Saturday or a Sunday) on which the real time gross settlement system operated by the Eurosystem or any successor or replacement for that system (the **T2**) is operating (a **T2 Business Day**); and/or
- (b) in the case of a Specified Currency other than Euro, a day (other than a Saturday or Sunday) on which commercial banks and foreign exchange markets settle payments in the principal financial centre for that currency; and/or
- (c) in the case of a Specified Currency and/or one or more business centre(s) specified in the relevant Final Terms (the **Business Centre(s)**), a day (other than a Saturday or a Sunday) on which commercial banks and foreign exchange markets settle payments in such currency in the Business Centre(s) or, if no currency is indicated, generally in each of the Business Centres so specified.

Day Count Fraction means, in respect of the calculation of an amount of interest on any Note for any period of time (from and including the first day of such period to but excluding the last) (whether or not constituting an Interest Period or Interest Accrual Period, the **Calculation Period**):

- (a) if **Actual/365**, **Actual/365 – FBF** or **Actual/Actual** or **Actual/Actual – ISDA** is specified in the relevant Final Terms, the actual number of days in the Calculation Period divided by 365 (or, if any portion of that Calculation Period falls in a leap year, the sum of (A) the actual number of days in that portion of the

Calculation Period falling in a leap year divided by 366 and (B) the actual number of days in that portion of the Calculation Period falling in a non-leap year divided by 365)

(b) if **Actual/Actual – ICMA** is specified in the relevant Final Terms:

- (i) if the Calculation Period is equal to or shorter than the Determination Period during which it falls, the number of days in the Calculation Period divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Periods normally ending in any year; and
- (ii) if the Calculation Period is longer than one Determination Period, the sum of:
 - A. the number of days in such Calculation Period falling in the Determination Period in which it begins divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Periods normally ending in any year; and
 - B. the number of days in such Calculation Period falling in the next Determination Period divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Periods normally ending in any year.

where:

Determination Date means the date specified in the relevant Final Terms or, if none is specified, the Interest Payment Date, and

Determination Period means the period from and including a Determination Date in any year to but excluding the next Determination Date;

(c) if **Actual/Actual FBF** is specified in the relevant Final Terms, the fraction whose numerator is the actual number of days elapsed during the Calculation Period and whose denominator is three hundred and sixty-five (365) (or three hundred and sixty-six (366) if 29 February falls within the Calculation Period). If the Calculation Period is of a term of more than one (1) year, the basis shall be calculated as follows:

- (i) the number of complete years shall be counted back from the last day of the Calculation Period; and
- (ii) this number shall be increased by the fraction for the relevant period calculated as shown above;

(d) if **Actual/365 (Fixed)** is specified in the relevant Final Terms, the actual number of days in the Calculation Period divided by 365;

(e) if **Actual/360** is specified in the relevant Final Terms, the actual number of days in the Calculation Period divided by 360;

(f) if **30/360, 360/360** or **Bond Basis** is specified in the relevant Final Terms, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

Y₁ is the year, expressed as a number, in which the first day of the Calculation Period falls;

Y₂ is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

M₁ is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

M₂ is the calendar month, expressed as number, in which the day immediately following the last day included in the Calculation Period falls;

D₁ is the first day, expressed as a number, of the Calculation Period, unless such number would be 31, in which case D₁ will be 30; and

D₂ is the day, expressed as a number, immediately following the last day included in the Calculation Period, unless such number would be 31 and D₁ is greater than 29, in which case D₂ will be 30;

- (g) if **30/360-FBF** or **Actual 30A/360 (American Bond Basis)** is specified in the relevant Final Terms, in respect of each Calculation Period, the fraction whose denominator is three hundred and sixty (360) and whose numerator is the number of days calculated as for 30E/360-FBF, subject to the following exception:

Where the last day of the Calculation Period is the thirty-first (31st) and the first (1st) day is neither the thirtieth (30th) nor the thirty-first (31st), the last month of the period shall be deemed to be a month of thirty-one (31) calendar days. Using the previous notation same abbreviations as with 30E/360-FBF, the fraction is:

If $dd2 = 31$ and $dd1 \neq (30, 31)$

then:

$$\frac{1}{360} \times [(yy2 - yy1) \times 360 + (mm2 - mm1) \times 30 + (dd2 - dd1)]$$

or

$$\frac{1}{360} \times [(yy2 - yy1) \times 360 + (mm2 - mm1) \times 30 + \text{Min}(dd2, 30) - \text{Min}(dd1, 30)]$$

- (h) if **30E/360** or **Eurobond Basis** is specified in the relevant Final Terms, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

Y₁ is the year, expressed as a number, in which the first day of the Calculation Period falls;

Y₂ is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

M₁ is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

M₂ is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

D₁ is the first day, expressed as a number, of the Calculation Period, unless such number would be 31, in which case D₁ will be 30; and

D₂ is the day, expressed as a number, immediately following the last day included in the Calculation Period, unless such number would be 31, in which case D₂ will be 30;

- (i) if **Actual 30E/360** or **30E/360-FBF** is specified in the relevant Final Terms, in respect of each Calculation Period, the fraction whose denominator is three hundred and sixty (360) and whose numerator is the number of days elapsed during such period, calculated on the basis of a year comprising twelve (12) months of thirty (30) calendar days, subject to the following the exception:

if the last day of the Calculation Period is the last day of the month of February, the number of days elapsed during such month shall be taken as the actual number of days,

where:

D1 (dd1, mm1, yy1) is the date of the beginning of the period

D2 (dd2, mm2, yy2) is the date of the end of the period

the fraction is:

$$\frac{1}{360} \times [(yy2 - yy1) \times 360 + (mm2 - mm1) \times 30 + \text{Min}(dd2, 30) - \text{Min}(dd1, 30)]$$

- (j) if **30E/360 (ISDA)** is specified hereon, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

Y₁ is the year, expressed as a number, in which the first day of the Calculation Period falls;

Y₂ is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

M₁ is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

M₂ is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

D₁ is the first day, expressed as a number, of the Calculation 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 day, expressed as a number, immediately following the last day included in the Calculation 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.

ISDA Definitions means either, as specified in the Final Terms, (i) the 2006 ISDA Definitions or (ii) the 2021 ISDA Definitions.

Euro zone means the region comprised of member states of the European Union that have adopted or adopt the single currency in accordance with the Treaty establishing the European Community, as amended.

FBF Definitions means the definitions set out in the 2013 FBF Master Agreement relating to transactions on forward financial instruments (as supplemented by the Technical Schedules (*Additifs Techniques*) as published by the *Fédération Bancaire Française* (the **FBF**) (together the **FBF Master Agreement**)), as may be supplemented or amended as at the Issue Date of the first Tranche of Notes.

Interest Accrual Period means the period beginning on (and including) the Interest Commencement Date and ending on (but excluding) the first Interest Period Date and each successive period beginning on (and including) an Interest Period Date and ending on (but excluding) the next succeeding Interest Period Date.

Interest Amount means the amount of interest payable for a particular period, and in the case of Fixed Rate Notes, means the Fixed Coupon Amount or Broken Amount, as the case may be.

Interest Commencement Date means the Issue Date or such other date as may be specified in the relevant Final Terms.

Interest Determination Date means, with respect to a Rate of Interest and Interest Accrual Period, the date specified as such in the relevant Final Terms or, if none is so specified, (i) the day falling two T2 Business Days prior to the first day of such Interest Accrual Period if the Specified Currency is Euro or (ii) the first day of such Interest Accrual Period if the Specified Currency is Sterling or (iii) the day falling two Business Days in the city specified in the relevant Final Terms for the Specified Currency prior to the first day of such Interest Accrual Period if the Specified Currency is neither Sterling nor Euro.

Interest Payment Date means the date(s) specified in the relevant Final Terms.

Interest Period means the period beginning on (and including) the Interest Commencement Date and ending on (but excluding) the first Interest Payment Date and each successive period beginning on (and including) an Interest Payment Date and ending on (but excluding) the next succeeding Interest Payment Date or the relevant payment date if the Notes become payable on a date other than an Interest Payment Date.

Interest Period Date means each Interest Payment Date unless otherwise specified in the relevant Final Terms.

Issue Date means, in respect of any Notes, the date of issuance of such Notes, as specified in the relevant Final Terms.

Rate of Interest means the rate of interest payable from time to time in respect of the Notes and that is either specified or calculated in accordance with the provisions in the relevant Final Terms.

Reference Banks means, in the case of a determination of EURIBOR, the principal Euro zone office of four major banks in the Euro zone interbank market selected by the Calculation Agent or as specified in the relevant Final Terms.

Reference Rate means the rate specified as such in the relevant Final Terms which shall be either EURIBOR or CMS Rate.

Relevant Date means, in respect of any Note, the date on which payment in respect of it first became due or (if any amount of the money payable is improperly withheld or refused) the date on which payment in full of the amount outstanding is made.

Relevant Screen Page means such page, section, caption, column or other part of a particular information service as may be specified in the relevant Final Terms or such other page, section, caption, column or other part as may replace it on that information service or on such other information service, in each case as may be nominated by the person or organisation providing or sponsoring the information appearing there for the purpose of displaying rates or prices comparable to that Reference Rate.

Specified Currency means the currency specified as such in the relevant Final Terms.

Sustainability-Linked Notes means (i) Notes (other than Zero Coupon Notes) issued by Covivio only in accordance with Condition 6.7 in respect of which the relevant Final Terms indicate that the Step Up Option is applicable and (ii) Notes issued by Covivio only in accordance with Condition 7.7 in respect of which the relevant Final Terms indicate that the Premium Payment Option is applicable.

6.2 Interest on Fixed Rate Notes

Each Fixed Rate Note bears interest on its outstanding nominal amount from and including the Interest Commencement Date at the rate per annum (expressed as a percentage) equal to the Rate of Interest, such interest being payable in arrear on each Interest Payment Date, except as otherwise provided in the Final Terms.

If a fixed amount of interest (**Fixed Coupon Amount**) or a broken amount of interest (**Broken Amount**) is specified in the relevant Final Terms, the amount of interest payable on each Interest Payment Date will amount to the Fixed Coupon Amount or, if applicable, the Broken Amount so specified and in the case of the Broken Amount will be payable on the particular Interest Payment Date(s) specified in the relevant Final Terms.

6.3 Interest on Floating Rate Notes

- (a) **Interest Payment Dates:** Each Floating Rate Note bears interest on its outstanding nominal amount from and including the Interest Commencement Date at the rate per annum (expressed as a percentage) equal to the Rate of Interest, such interest being payable in arrear on each Interest Payment Date. The amount of interest payable shall be determined in accordance with Condition 6.11. Such Interest Payment Date(s) is/are either shown in the relevant Final Terms as Specified Interest Payment Dates or, if no Specified Interest Payment Date(s) is/are shown in the relevant Final Terms, Interest Payment Date shall mean each date which falls the number of months or other period shown in the relevant Final Terms as the Interest Period after the preceding Interest Payment Date or, in the case of the first Interest Payment Date, after the Interest Commencement Date.
- (b) **Business Day Convention:** If any date referred to in these Conditions that is specified to be subject to adjustment in accordance with a Business Day Convention would otherwise fall on a day that is not a Business Day, then, if the Business Day Convention specified in the relevant Final Terms is (A) the Floating Rate Business Day Convention, such date shall be postponed to the next day that is a Business Day unless it would thereby fall into the next calendar month, in which event (x) such date shall be brought forward to the immediately preceding Business Day and (y) each subsequent such date shall be the last Business Day of the month in which such date would have fallen had it not been subject to adjustment, (B) the Following Business Day Convention, such date shall be postponed to the next day that is a Business Day, (C) the Modified Following Business Day Convention, such date shall be postponed to the next day that is a Business Day unless it would thereby fall into the next calendar month, in which event such date shall be brought forward to the immediately preceding Business Day or (D) the Preceding Business Day Convention, such date shall be brought forward to the immediately preceding Business Day.
- (c) **Rate of Interest for Floating Rate Notes:** The Rate of Interest in respect of Floating Rate Notes for each Interest Accrual Period shall be determined according to the provisions below relating to either FBF Determination, ISDA Determination or Screen Rate Determination, depending upon which is specified in the relevant Final Terms, provided that if Adjusted Interest Rate is specified to be "Applicable" in the relevant Final Terms, the Rate of Interest in respect of Floating Rate Notes for a given Interest Accrual Period shall be determined in accordance with (v) below.
- (i) **FBF Determination for Floating Rate Notes**

Where FBF Determination is specified in the relevant Final Terms as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Accrual Period shall be determined by the Calculation Agent as a rate equal to the relevant FBF Rate plus or minus (as indicated in the relevant Final Terms) the Margin (if any). For the purposes of this sub-paragraph (i), **FBF Rate** for an Interest Accrual Period means a rate equal to the Floating Rate that would be determined by the Calculation Agent under a notional interest rate swap transaction (*échange*) in the relevant Specified Currency incorporating the FBF Definitions and under which:

- (A) the Floating Rate (*Taux Variable*) is as specified in the relevant Final Terms; and

- (B) the Floating Rate Determination Date (*Date de Détermination du Taux Variable*) is as specified in the relevant Final Terms.

For the purposes of this sub-paragraph (i) Floating Rate, Calculation Agent and **Floating Rate Determination Date** are translations of the French terms *Taux Variable*, *Agent de Calcul* and *Date de Détermination du Taux Variable*, respectively, which have the meanings given to those terms in the FBF Definitions.

If the paragraph Floating Rate in the relevant Final Terms provides that the rate of interest will be determined by linear interpolation in respect of an Interest Period, the Rate of Interest applicable to such Interest Period will be calculated by the Calculation Agent by linear interpolation between two (2) rates of interest based on the relevant Floating Rate, provided that the first rate of interest corresponds to a maturity immediately inferior to the duration of the relevant Interest Period and the second rate corresponds to a maturity immediately superior to the same relevant Interest Period.

(ii) **ISDA Determination for Floating Rate Notes**

- (A) Where ISDA Determination is specified in the relevant Final Terms as the manner in which the Rate of Interest is to be determined, and “2006 ISDA Definitions” is specified in the relevant Final Terms, the Rate of Interest for each Interest Accrual Period shall be determined by the Calculation Agent as a rate equal to the relevant ISDA Rate plus or minus (as indicated in the relevant Final Terms) the Margin (if any). For the purposes of this sub-paragraph 6.3(c)(ii)(A), **ISDA Rate** for an Interest Accrual Period means a rate equal to the Floating Rate that would be determined by the Calculation Agent under a Swap Transaction under the terms of an agreement incorporating the 2006 ISDA Definitions and under which:

- I. the Floating Rate Option is as specified in the relevant Final Terms;
- II. the Designated Maturity, if applicable, is a period specified in the relevant Final Terms; and
- III. the relevant Reset Date is the first day of that Interest Accrual Period unless otherwise specified in the relevant Final Terms.

For the purposes of this sub-paragraph 6.3(c)(ii)(A), **Floating Rate**, **Floating Rate Option**, **Designated Maturity**, **Reset Date** and **Swap Transaction** have the meanings given to those terms in the 2006 ISDA Definitions and **Calculation Agent** means the Calculation Agent or any other party (with the necessary expertise and acting independently) responsible for the calculation of the Rate of Interest, as specified in the Final Terms.

If the paragraph “Floating Rate Option” in the relevant Final Terms provides that the rate of interest will be determined by linear interpolation in respect of an Interest Accrual Period, the Rate of Interest applicable to such Interest Accrual Period will be calculated by the Calculation Agent by linear interpolation between two (2) rates of interest based on the relevant Floating Rate, provided that the first rate of interest corresponds to a maturity immediately inferior to the duration of the relevant Interest Accrual Period and the second rate corresponds to a maturity immediately superior to the same relevant Interest Accrual Period.

- (B) Where ISDA Determination is specified in the relevant Final Terms as the manner in which the Rate of Interest is to be determined, and “2021 ISDA Definitions” is specified in the relevant Final Terms, the Rate of Interest for each Interest Accrual Period shall be determined by the Calculation Agent as a rate equal to the relevant ISDA Rate. For the purposes of this sub-paragraph 6.3(c)(ii)(B), **ISDA Rate** for an Interest Accrual Period means a rate equal to the Floating Rate that would be

determined by the Calculation Agent under a Swap Transaction under the terms of an agreement incorporating the 2021 ISDA Definitions and under which:

- I. the Floating Rate Option is as specified in the relevant Final Terms;
- II. the Designated Maturity is a period specified in the relevant Final Terms;
- III. the relevant Reset Date is the first day of that Interest Accrual Period or such other date as specified in the relevant Final Terms;
- IV. the relevant Fixing Day is the date specified in the relevant Final Terms or, in the absence thereof, as defined in the 2021 ISDA Definitions;
- V. the Effective Date is, unless otherwise specified in the relevant Final Terms, the Interest Commencement Date;
- VI. the Termination Date is, unless otherwise specified in the relevant Final Terms, the last date of the last occurring Interest Accrual Period;
- VII. the relevant Calculation Period is as specified in the relevant Final Terms or, in the absence thereof, as defined in the 2021 ISDA Definitions for which purpose references to “Effective Date” and “Period End Date” (in the 2021 ISDA Definitions) shall be deemed to be to, respectively, the Issue Date and any last day of the last occurring Interest Accrual Period (as defined in these Conditions); and
- VIII. if the Floating Rate Option specified in the Final Terms is an Overnight Floating Rate Option and Compounding is specified as applicable in the relevant Final Terms:
 - the relevant Reset Date is the last day of the last occurring Interest Accrual Period, unless otherwise specified in the Final Terms;
 - Delayed Payment will be applicable if specified as such in the Final Terms, and if so, the applicable number of days is either (x) as specified in the Final Terms, or (y) if no number is specified as such in the Final Terms, five (5);
 - OIS Compounding will be applicable if specified as such in the Final Terms;
 - Compounding with Lookback will be applicable if specified as such in the Final Terms, and if so, the Lookback is either (x) as specified in the Final Terms, or (y) if no number is specified as such in the Final Terms, the number specified as the “Lookback” for the relevant Floating Rate Option in the 2021 ISDA Definitions, or (z) if no such number is specified for the relevant Floating Rate Option, five (5);
 - Compounding with Observation Period Shift will be applicable if specified as such in the Final Terms, and if so, Set in Advance will be applicable if specified as such in the Final Terms, Observation Period Shift Additional Business Day is as specified in the Final Terms, and the Observation Period Shift is either (x) as specified in the Final Terms, or (y) if no number is specified as such in the Final Terms, the number specified as the “Observation Period Shift” for the relevant Floating Rate Option in the 2021 ISDA Definitions, or (z) if no such number is specified for the relevant Floating Rate Option, five (5); and
 - Compounding with Lockout will be applicable if specified as such in the Final Terms, and if so, Lockout Period Business Day is as specified in the Final Terms and the Lockout is either (x) as specified in the Final Terms, or (y) if no number

is specified as such in the Final Terms, the number specified as the “Lockout” for the relevant Floating Rate Option in the 2021 ISDA Definitions, or (z) if no such number is specified for the relevant Floating Rate Option, five (5).

For the purposes of this sub-paragraph 6.3(c)(ii)(B), except as otherwise defined in such sub-paragraph, **Compounding with Lockout, Compounding with Lookback, Compounding with Observation Period Shift, Delayed Payment, Designated Maturity, Effective Date, Floating Rate Option, Floating Rate, Lockout Period Business Day, Lockout, Lookback, Observation Period Shift, OIS Compounding, Overnight Floating Rate Option, Period End Date, Set in Advance and Swap Transaction** have the meanings given to those terms in the 2021 ISDA Definitions and **Calculation Agent** means, the Calculation Agent or any other party (with the necessary expertise and acting independently) responsible for the calculation of the Rate of Interest, as specified in the Final Terms.

The provisions relating to “Linear Interpolation” set out in the 2021 ISDA Definitions shall apply to an ISDA Rate where “*2021 ISDA Definitions Linear Interpolation*” is specified as applicable in the relevant Final Terms and prevail over the provisions of Condition 6.9 below. For such purpose, references to “Relevant Rate” under the 2021 ISDA Definitions shall be deemed to be references to the ISDA Rate.

(iii) Screen Rate Determination for Floating Rate Notes

(A) Where Screen Rate Determination is specified in the relevant Final Terms as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Accrual Period will, subject as provided below or (if applicable) in Condition 6.3(c)(iv) (*Benchmark discontinuation*) below, be either:

- I. the offered quotation; or
- II. the arithmetic mean of the offered quotations,

(expressed as a percentage rate per annum) for the Reference Rate which appears or appear, as the case may be, on the Relevant Screen Page as at either 11.00 a.m. (Brussels time in the case of EURIBOR) on the Interest Determination Date in question as determined by the Calculation Agent unless otherwise specified in the Final Terms, plus or minus (as indicated in the relevant Final Terms) the Margin (if any). 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 Calculation Agent for the purpose of determining the arithmetic mean of such offered quotations.

If the Reference Rate from time to time in respect of Floating Rate Notes is specified in the relevant Final Terms as being other than EURIBOR, the Rate of Interest in respect of such Notes will be provided in the relevant Final Terms and determined in accordance with the provisions of (D).

(B) if the Relevant Screen Page is not available or if sub-paragraph (A)(I) applies and no such offered quotation appears on the Relevant Screen Page or if sub-paragraph (A)(II) applies and fewer than three such offered quotations appear on the Relevant Screen Page, subject as provided below, the Calculation Agent shall request, if the Reference Rate is EURIBOR, the principal Euro zone office of each of the Reference Banks, to provide the Calculation Agent with its offered quotation (expressed as a percentage rate per annum) for the Reference Rate if the Reference Rate is EURIBOR, at approximately 11.00 a.m. (Brussels time) on the Interest Determination Date in question. If two or more of the Reference Banks provide the

Calculation Agent with such offered quotations, the Rate of Interest for such Interest Accrual Period shall be the arithmetic mean of such offered quotations as determined by the Calculation Agent, plus or minus (as indicated in the relevant Final Terms) the Margin (if any); and

- (C) if paragraph (B) applies and the Calculation Agent determines that fewer than two Reference Banks are providing offered quotations, subject as provided below, the Rate of Interest shall be the arithmetic mean of the rates per annum (expressed as a percentage) as communicated to (and at the request of) the Calculation Agent by the Reference Banks or any two or more of them, at which such banks were offered, if the Reference Rate is EURIBOR, at approximately 11.00 a.m. (Brussels 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, if the Reference Rate is EURIBOR, the Euro zone interbank market, as the case may be, or, if fewer than two of the Reference Banks provide the Calculation Agent with such 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 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, if the Reference Rate is EURIBOR, at approximately 11.00 a.m. (Brussels time), on the relevant Interest Determination Date, any one or more banks (which bank or banks is or are in the opinion of the relevant Issuer suitable for such purpose) informs the Calculation Agent it is quoting to leading banks in, if the Reference Rate is EURIBOR, the Euro zone interbank market, as the case may be, 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 or Maximum or Minimum Rate of Interest is to be applied to the relevant Interest Accrual Period from that which applied to the last preceding Interest Accrual Period, the Margin or Maximum or Minimum Rate of Interest relating to the relevant Interest Accrual Period, in place of the Margin or Maximum or Minimum Rate of Interest relating to that last preceding Interest Accrual Period).
- (D) Where Screen Rate Determination is specified in the relevant Final Terms as the manner in which the Rate of Interest is to be determined and the Reference Rate in respect of the Floating Rate Notes is specified as being CMS Rate, the Rate of Interest for each Interest Accrual Period will, subject as provided below or (if applicable) in Condition 6.3(c)(iv) (Benchmark discontinuation) below, be determined by the Calculation Agent by reference to the following formula:

$$\text{CMS Rate} + \text{Margin}$$

If the Relevant Screen Page is not available, the Calculation Agent shall request each of the CMS Reference Banks to provide the Calculation Agent with its quotation for the Relevant Swap Rate at approximately the Specified Time on the Interest Determination Date in question. If at least three of the CMS Reference Banks provide the Calculation Agent with such quotations, the CMS Rate for such Interest Accrual Period shall be the arithmetic mean of such 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 on any Interest Determination Date less than three or none of the CMS Reference Banks provides the Calculation Agent with such quotations as provided in the preceding paragraph, the CMS Rate shall be determined by the Calculation Agent on such commercial basis as considered appropriate by the Calculation Agent in its absolute discretion, in accordance with standard market practice.

With:

CMS Rate shall mean the applicable swap rate for swap transactions in the Reference Currency with a maturity of the Designated Maturity, expressed as a percentage, which appears on the Relevant Screen Page as at the Specified Time on the Interest Determination Date in question, all as determined by the Calculation Agent.

CMS Reference Banks means (i) where the Reference Currency is Euro, the principal office of five leading swap dealers in the inter-bank market, or (ii) in the case of any other Reference Currency, the principal Relevant Financial Centre office of five leading swap dealers in the Relevant Financial Centre inter-bank market, in each case selected by the Calculation Agent.

Relevant Swap Rate means:

- (a) where the Reference Currency is Euro, the mid-market annual swap rate determined on the basis of the arithmetic mean of the bid and offered rates for the annual fixed leg, calculated on a 30/360 day count basis, of a fixed-for-floating euro interest rate swap transaction with a term equal to the Designated Maturity commencing on the first day of the relevant Interest Period 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 an Actual/360 day count basis, is equivalent to EUR-EURIBOR (as defined in the 2021 ISDA Definitions), with a designated maturity determined by the Calculation Agent by reference to standard market practice and/or the 2021 ISDA Definitions; and
- (b) where the Reference Currency is any other currency or if the relevant Final Terms specify otherwise, the mid-market swap rate as determined in accordance with the relevant Final Terms.

Representative Amount means an amount that is representative for a single transaction in the relevant market at the relevant time.

Designated Maturity, Margin, Specified Time, Reference Currency and Relevant Screen Page shall have the meaning given to those terms in the relevant Final Terms.

(iv) Benchmark discontinuation

Where Screen Rate Determination is specified in the relevant Final Terms as the manner in which the Rate of Interest is to be determined and if a Benchmark Event occurs in relation to an Original Reference Rate at any time when the Terms and Conditions of any Notes provide for any remaining rate of interest (or any component part thereof) to be determined by reference to such Original Reference Rate, then the following provisions shall apply and shall prevail over other fallbacks specified in Condition 6.3(c)(iii).

(A) Independent Adviser

The relevant Issuer shall use reasonable endeavours to appoint an Independent Adviser, as soon as reasonably practicable, to determine a Successor Rate, failing which an Alternative Rate (in accordance with Condition 6.3(c)(iv)(B)) and, in either case, an Adjustment Spread, if any (in accordance with Condition 6.3(c)(iv)(C)) and any Benchmark Amendments (in accordance with Condition 6.3(c)(iv)(D)).

An Independent Adviser appointed pursuant to this Condition 6.3(c)(iv) shall act in good faith as an expert and (in the absence of bad faith, manifest error or fraud) shall have no liability whatsoever to the relevant Issuer, the Fiscal Agent, the Paying Agents, the Calculation Agent (as defined above) responsible for determining the Rate of Interest specified in the relevant

Final Terms, or the Noteholders for any determination made by it pursuant to this Condition 6.3(c)(iv).

(B) Successor Rate or Alternative Rate

If the Independent Adviser determines in good faith that:

- I. there is a Successor Rate, then such Successor Rate shall (subject to adjustment as provided in Condition 6.3(c)(iv)(D)) 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 Notes (subject to the further operation of this Condition 6.3(c)(iv)); or
- II. there is no Successor Rate but that there is an Alternative Rate, then such Alternative Rate shall (subject to adjustment as provided in Condition 6.3(c)(iv)(D)) 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 Notes (subject to the further operation of this Condition 6.3(c)(iv)).

(C) Adjustment Spread

If the Independent Adviser, determines in good faith (i) that an Adjustment Spread is required to be applied to the Successor Rate or the Alternative Rate (as the case may be) and (ii) the quantum of, or a formula or methodology for determining, such Adjustment Spread, then such Adjustment Spread shall be applied 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 relevant component part thereof) by reference to such Successor Rate or Alternative Rate (as applicable).

(D) Benchmark Amendments

If any Successor Rate or Alternative Rate and, in either case, the applicable Adjustment Spread is determined in accordance with this Condition 6.3(c)(iv) and the Independent Adviser determines in good faith (A) that amendments to the Terms and Conditions of the Notes (including, without limitation, amendments to the definitions of Day Count Fraction, Business Days or Relevant Screen Page) are necessary to ensure the proper operation of such Successor Rate or Alternative Rate and/or, in either case, the applicable Adjustment Spread (such amendments, the **Benchmark Amendments**) and (B) the terms of the Benchmark Amendments, then the relevant Issuer shall, subject to giving notice thereof in accordance with Condition 6.3(c)(iv)(E), without any requirement for the consent or approval of Noteholders, vary the Terms and Conditions of the Notes to give effect to such Benchmark Amendments with effect from the date specified in such notice.

In connection with any such variation in accordance with this Condition 6.3(c)(iv), the relevant Issuer shall comply with the rules of any stock exchange on which the Notes are for the time being listed or admitted to trading.

(E) Notices, etc.

The relevant Issuer shall, after receiving such information from the Independent Adviser, notify the Fiscal Agent, the Calculation Agent, the Paying Agents, the Representative (if any) and, in accordance with Condition 14, the Noteholders, promptly of any Successor Rate or Alternative Rate or, in either case, the applicable Adjustment Spread and the specific terms of any Benchmark Amendments, determined under this Condition 6.3(c)(iv). Such notice shall

be irrevocable and binding and shall specify the effective date of the Benchmark Amendments, if any.

(F) Survival of Original Reference Rate

Without prejudice to the relevant Issuer's obligations under the provisions of this Condition 6.3(c)(iv), the Original Reference Rate and the fallback provisions provided for in Condition 6.3(c)(iii) will continue to apply unless and until the party responsible for determining the Rate of Interest has been notified of the Successor Rate or the Alternative Rate (as the case may be), and of any Adjustment Spread and/or Benchmark Amendments.

(G) Fallbacks

If, following the occurrence of a Benchmark Event and in relation to the determination of the Rate of Interest on the immediately following Interest Determination Date, no Independent Adviser has been appointed or no Successor Rate or Alternative Rate (as applicable) is determined pursuant to this provision, the Original Reference Rate will continue to apply for the purposes of determining such Rate of Interest on such Interest Determination Date, with the effect that the fallback provisions provided elsewhere in these Terms and Conditions will continue to apply to such determination.

In such circumstances, the relevant Issuer will be entitled (but not obliged), at any time thereafter, to elect to re-apply the provisions of this Condition 6.3(c)(iv), *mutatis mutandis*, on one or more occasions until a Successor Rate or Alternative Rate (and, if applicable, any associated Adjustment Spread and/or Benchmark Amendments) has been determined and notified in accordance with this Condition 6.3(c)(iv) (and, until such determination and notification (if any), the fallback provisions provided elsewhere in these Terms and Conditions including, for the avoidance of doubt, the other fallbacks specified in Condition 6.3(c)(iv), will continue to apply in accordance with their terms. This may result in the Rate of Interest determined as at the last preceding Interest Determination Date being the Rate of Interest for the Interest Period in question.

(H) Definitions

In this Condition 6.3(c)(iv):

Adjustment Spread means either a spread (which may be positive or negative), or the formula or methodology for calculating a spread, in either case, which the Independent Adviser determines and which is required to be applied to the Successor Rate or the Alternative Rate (as the case may be) to reduce or eliminate, to the fullest extent reasonably practicable in the circumstances, any economic prejudice or benefit (as the case may be) to 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) and is the spread, formula or methodology which:

- (a) in the case of a Successor Rate, 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;
- (b) in the case of an Alternative Rate (or in the case of a Successor Rate where (a) above does not apply), is in customary market usage in the international debt capital market for transactions which reference the Original Reference Rate, where such rate has been replaced by the Alternative Rate (or, as the case may be, the Successor Rate); or
- (c) if no such recommendation or option has been made (or made available), or the Independent Adviser determines there is no such spread, formula or methodology in customary market usage, the Independent Adviser, acting in good faith, determines to be appropriate.

Alternative Rate means an alternative benchmark or screen rate which the Independent Adviser determines in accordance with this Condition 6.3(c)(iv) and which is 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 Notes;

Benchmark Event means, with respect to an Original Reference Rate:

- (a) the Original Reference Rate ceasing to exist or be published;
- (b) the later of (i) the making of a public statement by the administrator of the Original Reference Rate that it will, on or before 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 (ii) the date falling six months prior to the date specified in (i);
- (c) 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;
- (d) the later of (i) the making of a public statement by the supervisor of the administrator of the Original Reference Rate that the Original Reference Rate will, on or before a specified date, be permanently or indefinitely discontinued and (ii) the date falling six months prior to the date specified in (i);
- (e) the making of a public statement by the supervisor of the administrator of the Original Reference Rate that means the Original Reference Rate will be prohibited from being used or that its use will be subject to restrictions or adverse consequences, in each case within the following six months;
- (f) the making of a public statement by the supervisor of the administrator of the Original Reference Rate that the Original Reference Rate, in the opinion of the supervisor, is no longer representative of an underlying market or that its method of calculation has significantly changed;
- (g) it has or will prior to the next Interest Determination Date, become unlawful for the relevant Issuer, the party responsible for determining the Rate of Interest (being the Calculation Agent or such other party specified in the relevant Final Terms, as applicable), or any Paying Agent to calculate any payments due to be made to any Noteholder using the Original Reference Rate (including, without limitation, under the Benchmarks Regulation, if applicable); or
- (h) that a decision to withdraw the authorisation or registration pursuant to Article 35 of the Benchmarks Regulation of any benchmark administrator previously authorised to publish such Original Reference Rate has been adopted.

Benchmarks Regulation means Regulation (EU) 2016/1011 of 8 June 2016, as amended or supplemented.

Independent Adviser means an independent financial institution of international repute or an independent adviser of recognised standing with appropriate expertise appointed by the relevant Issuer at its own expense under Condition 6.3(c)(iv)(A);

Original Reference Rate means the benchmark or screen rate (as applicable) originally specified in the relevant Final Terms for the purpose of determining the relevant Rate of Interest (or any relevant component part(s) thereof) on the Notes;

Relevant Nominating Body means, in respect of a benchmark or screen rate (as applicable):

- (a) 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
- (b) any working group or committee sponsored by, chaired or co-chaired by or constituted at the request of (i) the central bank for the currency to which the benchmark or screen rate (as applicable) relates, (ii) any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable), (iii) a group of the aforementioned central banks or other supervisory authorities or (iv) 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, and if, following a Benchmark Event, two or more successor or replacement rates are recommended by any Relevant Nominating Body, the Independent Adviser, shall determine which of those successor or replacement rates is most appropriate, having regard to, *inter alia*, the particular features of the relevant Notes and the nature of the relevant Issuer.

(v) Adjusted Interest Rate

If “Adjusted Interest Rate” is specified to be "Applicable" in the relevant Final Terms, the Rate of Interest in respect of Floating Rate Notes for a given Interest Accrual Period shall be determined as follows:

- (A) if the Rate of Interest determined with respect to the preceding Interest Accrual Period (if any) pursuant to this Condition 6.3(c)(v) was above zero, the Rate of Interest for the relevant Interest Accrual Period shall be determined in the manner specified in the provisions above relating to either FBF Determination, ISDA Determination or Screen Rate Determination, depending upon which is specified in the relevant Final Terms;
- (B) if the Rate of Interest determined with respect to the preceding Interest Accrual Period (if any) pursuant to this Condition 6.3(c)(v) was equal to or below zero, the Rate of Interest for the relevant Interest Accrual Period shall be equal to the sum of (A) the rate of interest, positive or negative, determined for such Interest Accrual Period in the manner specified in the provisions above relating to either FBF Determination, ISDA Determination or Screen Rate Determination, depending upon which is specified in the relevant Final Terms, and (B) the Rate of Interest, negative or equal to zero, determined for the preceding Interest Accrual Period pursuant to this Condition 6.3(c)(v);

it being specified that:

- (i) the Rate of Interest for the first Interest Accrual Period will be determined in accordance with (a) above as if the Rate of Interest in respect of the preceding Interest Accrual Period was above zero; and
- (ii) if the Rate of Interest for a given Interest Accrual Period, as determined pursuant to (a) or (b) above, is a negative number, no Interest Amount will be paid by the relevant Issuer to the Noteholders on the relevant Interest Payment Date (for the avoidance of doubt, no payment will be made by the Noteholders to the relevant Issuer in respect of a negative Rate of Interest); and

- (iii) for the avoidance of doubt, if Adjusted Interest Rate is not specified to be "Applicable" in the relevant Final Terms, the Minimum Rate of Interest shall be deemed to be zero.

6.4 Inverse Floating Rate Notes

Inverse Floating Rate Notes bear interest at a Fixed Rate (as determined in Condition 6.2) minus a Floating Rate (as determined in Condition 6.3), as specified in the relevant Final Terms, provided that the Rate of Interest with respect to Inverse Floating Rate Notes shall not be less than zero.

6.5 Fixed/Floating Rate Notes

If Fixed/Floating Rate Notes is specified as applicable in the relevant Final Terms:

- (a) the relevant Issuer may elect to convert, on the date set out in the relevant Final Terms (the **Switch Date**), the rate at which the Notes bear interest, from a Fixed Rate to a Floating Rate, or from a Floating Rate to a Fixed Rate (the **Issuer Change of Interest Basis**). The relevant Issuer's election to change the interest basis should be deemed effective after notification by the relevant Issuer to the Noteholders within the period specified in the relevant Final Terms in accordance with Condition 14; or
- (b) the rate at which the Notes bear interest will automatically change, on the Switch Date, from a Fixed Rate to a Floating Rate or from a Floating Rate to a Fixed Rate (the **Automatic Change of Interest Basis**).

If the Switch Date specified in the relevant Final Terms is not a Business Day, then such date shall be postponed to the next day that is a Business Day, unless it would thereby fall into the next calendar month, in which event such date shall be brought forward to the immediately preceding Business Day.

6.6 Zero Coupon Notes

Where a Note, the Interest Basis of which is specified to be Zero Coupon, is repayable prior to the Maturity Date and is not paid when due, the amount due and payable prior to the Maturity Date shall be the Early Redemption Amount of such Note. As from the Maturity Date, the Rate of Interest for any overdue principal of such a Note shall be a rate *per annum* (expressed as a percentage) equal to the Amortisation Yield (as described in Condition 7.11(a)).

6.7 Sustainability-Linked Notes Step Up Option / Step Down to the Initial Rate of Interest (issued by Covivio only)

- (a) Step Up Option

Where the Step Up Option is specified as being applicable in the relevant Final Terms and a Step Up Trigger Event occurs, the Rate of Interest (or the applicable Margin, in the case of Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes) shall be the sum of the Initial Rate of Interest (or the initial Margin, in the case of Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes) and:

- (i) in the event Covivio has met none of the Sustainability Performance Targets specified in the relevant Final Terms with respect to the relevant Target Observation Date, the Full Step Up Margin;
- (ii) in the event Covivio has met some, but not all, the Sustainability Performance Targets specified in the relevant Final Terms (in the case where more than one Sustainability Performance Target are specified in the relevant Final Terms as applicable) with respect to the relevant Target Observation Date, the Intermediate Step Up Margin; or
- (iii) in the event the Step Up Trigger Event relates to a failure by Covivio to publish the relevant Sustainability Linked Bond Progress Report, the Assurance Report or, if applicable, the SPT

Verification Assurance Certificate, in accordance with Condition 6.7(c), with respect to the relevant Target Observation Date, the Full Step Up Margin,

(the **SLN Adjusted Rate of Interest**).

The SLN Adjusted Rate of Interest shall apply as from (and including) the first day of the Interest Period following the date of occurrence of the relevant Step Up Trigger Event and until the earlier of (a) the first day of the Interest Period following the occurrence of a Step Down Trigger Event (provided in Condition 6.7(b) below), if any, or (b) the effective date of redemption of the Notes.

(b) Step Down to the Initial Rate of Interest

Where a Step Down to the Initial Rate of Interest is specified as being applicable in the relevant Final Terms, if a Step Down Trigger Event occurs following a Step Up Trigger Event, the SLN Adjusted Rate of Interest will be decreased to the Initial Rate of Interest (or the initial Margin, in the case of Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes). The Initial Rate of Interest (or the initial Margin, in the case of Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes) shall apply as from (and including) the first day of the Interest Period following the date of occurrence of such Step Down Trigger Event and until the earlier of (a) the first day of the Interest Period following the date of occurrence of a new Step Up Trigger Event, if any, or (b) the effective date of redemption of the Notes.

For the avoidance of doubt, the provisions of Conditions 6.7(a) and 6.7(b) above and the resulting decrease or increase of the Initial Rate of Interest (or the initial Margin, in the case of Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes) shall be applicable subject to the following limitations:

- (i) the Rate of Interest (or the applicable Margin, in the case of Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes) may be increased or decreased on successive Target Observation Dates by the Intermediate Step Up Margin or the Full Step Up Margin, as applicable, but only once in respect of any Interest Period; and
- (ii) the SLN Adjusted Rate of Interest shall be capped at the sum of the Initial Rate of Interest (or the initial Margin, in the case of Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes) and the Full Step Up Margin for any Interest Period, and the Rate of Interest (or the applicable Margin, in the case of Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes) applicable in respect of any Interest Period shall not be lower than the Initial Rate of Interest (or the initial Margin, in the case of Floating Rate Notes, Fixed/Floating Rate Notes or Inverse Floating Rate Notes).

(c) Notification of Step Up Trigger Event or Step Down Trigger Event

If a Step Up Trigger Event or a Step Down Trigger Event occurs, Covivio shall give notice of such Step Up Trigger Event or Step Down Trigger Event and the applicable Step Up Margin (in the case of a Step Up Trigger Event) to the Fiscal Agent and the Calculation Agent, and, in accordance with Condition 14, to the Noteholders as soon as reasonably practicable after the occurrence of such Step Up Trigger Event or Step Down Trigger Event and in no event later than the date falling fifteen (15) Business Days prior to the Interest Payment Date following the Target Observation Date, unless the Step Up Trigger Event or Step Down Trigger Event occur within fifteen (15) Business Days prior to the Interest Payment Date in which case the notification will be made as soon as reasonably practicable after the occurrence of such Step Up Trigger Event or Step Down Trigger Event.

(d) Sustainability Reporting

For each financial year ending on 31 December following the Issue Date of any Sustainability-Linked Notes and so long as any of the Sustainability-Linked Notes remain outstanding, Covivio shall include in a dedicated section of its Universal Registration Document or publish on its website as a separate report or document, within 180 days following the end of each financial year or at any earlier date specified as such in the Final Terms (the **Sustainability Reporting Date**):

- (i) up-to-date information on the performance of the relevant Key Performance Indicator(s), including the baseline where relevant (the **Sustainability Linked Bond Progress Report**);
 - (ii) an assurance report issued by the External Verifier confirming the performance of the relevant Key Performance Indicator(s) provided in the Sustainability Linked Bond Progress Report (the **Assurance Report**); and
 - (iii) following a Target Observation Date, a certificate issued by the External Verifier confirming whether or not the Covivio Group has achieved the relevant Sustainability Performance Target(s) as at such Target Observation Date (the **SPT Verification Assurance Certificate**).
- (e) Absence of Event of Default

The occurrence of any Step Up Trigger Event shall not constitute an Event of Default or a breach of Covivio's obligations under the Notes.

- (f) Recalculation

In the event of any change, which occurs between the Issue Date of a Series of Sustainability-Linked Notes and the relevant Target Observation Date(s), (i) in the Covivio Group's perimeter (due to an acquisition, a merger or a demerger or other restructuring (*scission* or *apport partiel d'actifs*), an amalgamation, a consolidation or other form of reorganisation with similar effect, a spin-off, a disposal or a sale of assets); (ii) in or any amendment to any applicable laws, regulations, rules, guidelines and policies relating to the business of the Covivio Group; or (iii) to the methodology for calculation of any Key Performance Indicator to reflect changes in the market practice or the relevant market standards, which, individually or in aggregate, has a significant impact on the level of any Sustainability Performance Target or any Key Performance Indicator baseline (each, a **Recalculation Event**), the relevant Sustainability Performance Target may be recalculated in good faith by Covivio to reflect such change, provided that the External Verifier has independently confirmed that the proposed revision is consistent with the initial level of ambition of the relevant Sustainability Performance Target taking into account the Recalculation Event.

By subscribing or acquiring the Sustainability-Linked Notes, each Noteholder accepts and agrees not to be consulted in respect of such changes. Any such change and the resulting recalculation to any Sustainability Performance Target will be communicated as soon as reasonably practicable by Covivio to the Paying Agents and the Calculation Agent and notified to the relevant Noteholders (with a copy to the Representative) in accordance with Condition 14.

Any other changes to the Sustainability Performance Targets, or to any Step Up Margin will be made with the prior approval of the Noteholders in accordance with Condition 12.

- (g) Definitions

In this Condition:

Assurance Report has the meaning given to it in Condition 6.7(d).

Baseline Date means 31 December 2015.

Downstream Leased Assets means the assets owned by the Covivio Group and leased to other entities in the relevant reporting year, not included in Scopes 1 and 2, reported by the Covivio Group.

External Verifier means the external verifier specified as such in the relevant Final Terms, or any other independent accounting or appraisal firm or other independent expert of internationally recognised standing appointed by Covivio, in each case with the expertise necessary to perform the functions required to be performed by the External Verifier under these Conditions, as determined by Covivio.

Full Step Up Margin means the percentage specified in the relevant Final Terms as being the Full Step Up Margin with respect to a given Target Observation Date.

Greenhouse Gas Emissions (Scopes 1 and 2) KPI means:

- (i) direct greenhouse gas (**GHG**) emissions arising from the combustion of direct energy sources used for company buildings which, with respect to the Covivio Group, corresponds to natural gas, wood and fuel consumption in its building which are directly operated (headquarters and common parts of office multi-let assets) (**Scope 1**); and
- (ii) indirect GHG emissions from purchased electricity, heating, and cooling which, with respect to the Covivio Group, corresponds to the consumption of electricity and the heating and cooling networks in its directly managed buildings (**Scope 2**)¹.

Greenhouse Gas Emissions (Scope 3) KPI means other indirect GHG emissions from Purchased Goods and Services and Downstream Leased Assets (**Scope 3**).

Initial Rate of Interest means the initial Rate of Interest determined in accordance with the relevant provisions specified in the relevant Final Terms (for the avoidance of doubt, without taking into account any increase following a Step Up Event).

Intermediate Step Up Margin means the percentage specified in the relevant Final Terms as being the Intermediate Step Up Margin with respect to a given Target Observation Date.

Key Performance Indicator(s) or KPI(s) means any of the Greenhouse Gas Emissions (Scopes 1 and 2) KPI and/or the Greenhouse Gas Emissions (Scope 3) KPI, as specified in the relevant Final Terms.

Purchased Goods and Services means, with respect to the Covivio Group, emissions related to construction and/or renovation of buildings (based on actual deliveries and modelised data) in the relevant reporting year, not otherwise included in another upstream category.

SPT Verification Assurance Certificate has the meaning given to it in Condition 6.7(d).

Step Down Trigger Event means that, following the occurrence of a Step Up Trigger Event, Covivio satisfies all the applicable Sustainability Performance Target(s) on the next Target Observation Date, and Covivio publishes the relevant Sustainability Linked Bond Progress Report, the Assurance Report and, if applicable, the SPT Verification Assurance Certificate, in accordance with Condition 6.7(c).

Step Up Margin means the Full Step Up Margin or the Intermediate Step Up Margin, as the case may be.

Step Up Trigger Event means, in relation to Notes for which a Step Up Option is specified to be applicable in the relevant Final Terms, a Sustainability Trigger Event.

Sustainable Bond Framework means Covivio's sustainable bond framework (as amended, supplemented and/or replaced from time to time) available on Covivio's [website](#).

Sustainability Linked Bond Progress Report has the meaning given to it in Condition 6.7(d).

Sustainability Performance Target means the threshold or objective set for any given Key Performance Indicator to be observed on any corresponding Target Observation Date, if relevant compared to the performance of such Key Performance Indicator used as a baseline and observed on the Baseline Date, as specified in the relevant Final Terms.

Sustainability Trigger Event means any of the following events (i) Covivio fails to satisfy any of the applicable Sustainability Performance Target(s) on the relevant Target Observation Date, or (ii) Covivio fails to publish the

¹ "Scope 2" GHG emissions are calculated on a market basis.

relevant Sustainability Linked Bond Progress Report, the Assurance Report or, if applicable, the SPT Verification Assurance Certificate, in accordance with Condition 6.7(d).

Target Observation Date(s) means any of the date(s) specified as such in the relevant Final Terms.

Universal Registration Document means the universal registration document (*document d'enregistrement universel*) of Covivio published on its website on an annual basis in relation to its latest audited consolidated financial statements.

6.8 Accrual of Interest

Interest shall cease to accrue on each Note on the due date for redemption unless on such due date payment is improperly withheld or refused, in which event interest shall continue to accrue (as well after as before judgment) at the Rate of Interest in the manner provided in this Condition 6 to the Relevant Date (as defined in Condition 9).

6.9 Linear Interpolation

Where Linear Interpolation is specified as applicable in respect of an Interest Period in the relevant Final Terms, the Rate of Interest for such Interest Period shall be calculated by the Calculation Agent 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 relevant 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 Calculation Agent shall determine such rate at such time and by reference to such sources as it determines appropriate.

Designated Maturity means, in relation to Screen Rate Determination, the period of time designated in the Reference Rate.

6.10 Margin, Maximum/Minimum Rates of Interest, Instalment Amounts and Redemption Amounts and Rounding

- (a) If any Margin is specified in the relevant Final Terms (either (x) generally, or (y) in relation to one or more Interest Accrual Periods), an adjustment shall be made to all Rates of Interest, in the case of (x), or the Rates of Interest for the specified Interest Accrual Periods, in the case of (y), calculated in accordance with 6.3 above by adding (if a positive number) or subtracting the absolute value (if a negative number) of such Margin, subject always to the next paragraph.
- (b) If any Maximum Rate of Interest or Minimum Rate of Interest, Instalment Amount or Redemption Amount is specified in the relevant Final Terms, then any Rate of Interest, Instalment Amount or Redemption Amount shall be subject to such maximum or minimum, as the case may be, provided that in no event, will the relevant Interest Amount be less than zero.
- (c) For the purposes of any calculations required pursuant to these Conditions, (x) all percentages resulting from such calculations shall be rounded, if necessary, to the nearest one hundred thousandth of a percentage point (with halves being rounded up), (y) all figures shall be rounded to seven significant figures (with halves being rounded up) and (z) all currency amounts that fall due and payable shall be rounded to the nearest unit of such currency (with halves being rounded up), save in the case of yen, which shall be rounded down to the nearest yen. For these purposes "unit" means the lowest amount of such currency that is available as legal tender in the country(ies) of such currency.

6.11 Calculations

The amount of interest payable in respect of any Note for any period shall be calculated by multiplying the product of the Rate of Interest and the outstanding nominal amount of such Note by the Day Count Fraction, unless an Interest Amount is specified in the relevant Final Terms in respect of such period, in which case the amount of interest payable in respect of such Note for such period shall equal such Interest Amount. Where any Interest Period comprises two or more Interest Accrual Periods, the amount of interest payable in respect of such Interest Period shall be the sum of the amounts of interest payable in respect of each of those Interest Accrual Periods.

6.12 Determination and Publication of Rates of Interest, Interest Amounts, Final Redemption Amounts, Optional Redemption Amounts, Make-Whole Redemption Amounts, Adjusted Final Redemption Amounts, Early Redemption Amounts and Instalment Amounts

The Calculation Agent or, if any, the Make-Whole Calculation Agent, shall, as soon as practicable on such date as the Calculation Agent or, if any, the Make-Whole Calculation Agent may be required to calculate any rate or amount, obtain any quotation or make any determination or calculation, determine such rate and calculate the Interest Amounts for the relevant Interest Accrual Period, calculate the Final Redemption Amount, Optional Redemption Amount, Make-Whole Redemption Amount, Adjusted Final Redemption Amount (with respect to Sustainability-Linked Notes with Premium Payment Option (issued by Covivio only)), Early Redemption Amount or Instalment Amount, obtain such quotation or make such determination or calculation, as the case may be, and cause the Rate of Interest and the Interest Amounts for each Interest Accrual Period and the relevant Interest Payment Date and, if required to be calculated, the Final Redemption Amount, Optional Redemption Amount, Make-Whole Redemption Amount, Adjusted Final Redemption Amount (with respect to Sustainability-Linked Notes with Premium Payment Option (issued by Covivio only)), Early Redemption Amount or any Instalment Amount to be notified to the Fiscal Agent, the relevant Issuer, each of the Paying Agents, the Noteholders, any other Calculation Agent or any Make-Whole Calculation Agent appointed in respect of the Notes that is to make a further calculation upon receipt of such information and, if the Notes are admitted to trading on a Regulated Market and the rules applicable to such Regulated Market so require, such Regulated Market as soon as possible after their determination but in no event later than (i) the commencement of the relevant Interest Period, if determined prior to such time, in the case of notification to such exchange of a Rate of Interest and Interest Amount, or (ii) in all other cases, the fourth Business Day after such determination. Where any Interest Payment Date or Interest Period Date is subject to adjustment pursuant to Condition 6.3(b), the Interest Amounts and the Interest Payment Date so published may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without notice in the event of an extension or shortening of the Interest Period. The determination of any rate or amount, the obtaining of each quotation and the making of each determination or calculation by the Calculation Agent(s) or, if any, the Make-Whole Calculation Agent shall (in the absence of wilful default, bad faith or manifest error) be final and binding upon all parties.

6.13 Calculation Agent and Make-Whole Calculation Agent

(a) Calculation Agent(s)

Each Issuer shall use its best efforts to procure that there shall at all times be one or more Calculation Agents if provision is made for them in the relevant Final Terms and for so long as any Note is outstanding (as defined above in Condition 4). Where more than one Calculation Agent is appointed in respect of the Notes, references in these Conditions to the Calculation Agent shall be construed as each Calculation Agent performing its respective duties under the Conditions. If the Calculation Agent is unable or unwilling to act as such or if the Calculation Agent fails duly to establish the Rate of Interest for an Interest Accrual Period or to calculate any Interest Amount, Instalment Amount, Final Redemption Amount, Early Redemption Amount, or Optional Redemption Amount, as the case may be, or to comply with any other requirement, the relevant Issuer shall appoint a leading bank or investment banking firm engaged in the interbank market (or, if appropriate, money, swap or over the counter index options market) that is most closely connected with the calculation or determination to be made by the Calculation Agent (acting through its principal Paris office or any other office actively involved in such market) to act as such in its place. The Calculation Agent may not resign its duties without a successor having been appointed as aforesaid. So long as the Notes are listed on any stock exchange

and the rules applicable to that exchange so require, notice of any change of Calculation Agent shall be given in accordance with Condition 14.

(b) **Make-Whole Calculation Agent**

Each Issuer shall use its best efforts to procure that there shall at all times be one Make-Whole Calculation Agent if provision is made for them in the relevant Final Terms and for so long as any Note is outstanding (as defined above in Condition 4). If the Make-Whole Calculation Agent is unable or unwilling to act as such or if the Make-Whole Calculation Agent fails duly to calculate the Make-Whole Redemption Amount or to comply with any other requirement, the relevant Issuer shall appoint another Make-Whole Calculation Agent to act as such in its place. The Make-Whole Calculation Agent may not resign its duties without a successor having been appointed as aforesaid. So long as the Notes are listed on any stock exchange and the rules applicable to that exchange so require, notice of any change of Make-Whole Calculation Agent shall be given in accordance with Condition 14.

7. REDEMPTION, PURCHASE AND OPTIONS

7.1 Final Redemption

Unless previously redeemed, purchased and cancelled as provided below each Note shall be finally redeemed on the Maturity Date specified in the relevant Final Terms at its Final Redemption Amount (which is its nominal amount, except for Zero Coupon Notes) or, in the case of a Note falling within Condition 7.2, its final Instalment Amount.

7.2 Redemption by Instalments

Unless previously redeemed, purchased and cancelled as provided in this Condition 7, each Note that provides for Instalment Dates and Instalment Amounts shall be partially redeemed on each Instalment Date at the related Instalment Amount specified in the relevant Final Terms. The outstanding nominal amount of each such Note shall be reduced by the Instalment Amount (or, if such Instalment Amount is calculated by reference to a proportion of the nominal amount of such Note, such proportion) for all purposes with effect from the related Instalment Date, unless payment of the Instalment Amount is improperly withheld or refused on the due date for such payment.

7.3 Make-Whole Redemption by the Issuer

If a Make-Whole Redemption is specified in the relevant Final Terms, in respect of any issue of Notes, the relevant Issuer may, subject to the satisfaction of any refinancing conditions to which the redemption is subject and compliance by the relevant Issuer with all relevant laws, regulations and directives and having given not less than 30 nor more than 45 days' notice in accordance with Condition 14 to the Noteholders (or such other notice period as may be specified in the relevant Final Terms) (which notice shall (i) specify the Optional Redemption Date (as defined below), (ii) specify the refinancing conditions to which the redemption is subject (if any) and (iii) be otherwise irrevocable), redeem, in whole or in part, the Notes of any Series, at any time or from time to time, prior to the Relevant Redemption Date (the **Optional Redemption Date**) at their Make-Whole Redemption Amount (as defined below) plus, in each case, interest accrued on the Notes to, but excluding, the Optional Redemption Date.

The **Make-Whole Redemption Amount** will be calculated by the Make-Whole Calculation Agent and will be an amount rounded to the nearest cent (half a cent being rounded upwards) being the greater of:

- (a) 100 per cent. of the Principal Amount of the Notes so redeemed, or
- (b) the sum of the present values on the Optional Redemption Date of (i) the Principal Amount of the Notes so redeemed and (ii) the Remaining Scheduled Payments of Interest, discounted from the Relevant Redemption Date to the Optional Redemption Date on an annual basis (based on the actual number of days elapsed divided by 365 or (in case of a leap year) by 366) at the rate *per annum* equal to the annual

yield to maturity or interpolated yield to maturity of the Benchmark Security, assuming a price for the Benchmark Security (expressed as a percentage of its nominal amount) equal to the Benchmark Security Price for such Optional Redemption Date (the **Make-Whole Redemption Rate**), plus the Early Redemption Margin.

In respect of Sustainability-Linked Notes with Premium Payment Option (issued by Covivio only), if one or several Premium Trigger Event(s) has/have occurred prior to the Optional Redemption Date, the Make-Whole Redemption Amount shall be increased by the applicable Premium Payment Amount or, in the case of a partial redemption of the Notes, by the corresponding part of the applicable Premium Payment Amount.

In this Condition 7.3:

Benchmark Security means the security specified as such in the relevant Final Terms. If the Benchmark Security is no longer outstanding, a Similar Security will be chosen by the Make-Whole Calculation Agent at 11.00 a.m. (CET) on the Reference Date, quoted in writing by the Make-Whole Calculation Agent to the relevant Issuer and notified in accordance with Condition 14.

Benchmark Security Price means the arithmetic average, as determined by the Make-Whole Calculation Agent, of the bid and offered prices for the Benchmark Security (expressed in each case as a percentage of its nominal amount) at 11:00 a.m. Central European time (CET) on the Reference Date.

Early Redemption Margin means the margin specified in the relevant Final Terms.

Principal Amount means the Specified Denomination of the Notes, subject, as the case may be, to any adjustment as described in Condition 7.8 following any partial redemption pursuant to Conditions 7.3, 7.4 and 7.6.

Reference Date means the third Business Day prior to the Optional Redemption Date.

Relevant Redemption Date means either (i) the Maturity Date or (ii) the Residual Maturity Call Option Date, if a Residual Maturity Call Option is specified as applicable in the relevant Final Terms.

Remaining Scheduled Payments of Interest means:

- (a) with respect (i) to Sustainability-Linked Notes with Step Up Option (issued by Covivio only) where the Make-Whole Redemption is exercised before the Target Observation Date (or the first Target Observation Date in case of multiple Target Observation Dates) and (ii) to Notes other than Sustainability-Linked Notes with Step Up Option, the remaining scheduled payments of interest on the Notes so redeemed until the Relevant Redemption Date, determined on the basis of the rate of interest applicable to such Note from but excluding the Optional Redemption Date; or
- (b) with respect to Sustainability-Linked Notes with Step Up Option (issued by Covivio only) where the Make-Whole Redemption is exercised after any Target Observation Date(s), the remaining scheduled payments of interest on the Sustainability-Linked Notes so redeemed until the Relevant Redemption Date of such Sustainability-Linked Notes, determined on the basis of the rate of interest applicable to such Sustainability-Linked Notes from but excluding the Optional Redemption Date, including the applicable Step Up Margin from (and including) the Interest Payment Date following the occurrence of a Step Up Trigger Event, on the assumption that the relevant Sustainability Trigger Event(s) will occur, unless the relevant Sustainability Performance Target(s) has/have been achieved for the applicable Target Observation Date prior to the notice of Make-Whole Redemption for which an Assurance Report is available (as set out in such Assurance Report and as confirmed by an SPT Verification Assurance Certificate), in which case (a) if all Sustainability Performance Targets specified in the relevant Final Terms have been satisfied, no Step Up Margin shall be taken into account and (b) if some but not all Sustainability Performance Targets specified in the relevant Final Terms (where more than one Sustainability Performance Target is specified in the relevant Final Terms) have been satisfied, the Intermediate Step Up Margin shall apply.

Similar Security means a reference bond or reference bonds having actual or interpolated maturity comparable with the remaining term of the Notes 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 the Notes.

The Make-Whole Redemption Amount and the Make-Whole Redemption Rate will be published by the relevant Issuer in accordance with Condition 14.

All notifications, opinions, determinations, certifications, calculations, quotations and decisions given, expressed, made or obtained for the purposes of this Condition 7.3 by the Make-Whole Calculation Agent, shall (in the absence of wilful default, bad faith or manifest error) be binding on the relevant Issuer, the Make-Whole Calculation Agent, the Paying Agents and the Noteholders and (in the absence as aforesaid) no liability to the Noteholders or the relevant Issuer shall be attached to the Make-Whole Calculation Agent in connection with the exercise or non-exercise of its powers, duties and discretions.

7.4 Residual Maturity Call Option

If a Residual Maturity Call Option is specified in the relevant Final Terms, the relevant Issuer may, on giving not less than 30 nor more than 60 days' irrevocable notice in accordance with Condition 14 to the Noteholders (or such other notice period as may be specified in the relevant Final Terms) redeem the Notes, in whole or in part, (i) at their principal amount so redeemed together with interest accrued to (but excluding) the date fixed for redemption, or (ii) with respect to Sustainability-Linked Notes with Premium Payment Option (issued by Covivio only), at the Adjusted Final Redemption Amount so redeemed together with interest accrued to (but excluding) the date fixed for redemption, at any time during the period starting on (and including) the **Residual Maturity Call Option Date** (as specified in the relevant Final Terms) and ending on (but excluding) the Maturity Date.

All Notes in respect of which any such notice is given shall be redeemed on the date specified in such notice in accordance with this Condition.

7.5 Clean-up Call Option by the Issuer

If a Clean-up Call Option is specified in the relevant Final Terms, in the event that Notes representing an aggregate amount equal to or exceeding the Minimum Percentage (as specified in the relevant Final Terms, being a percentage of the aggregate principal amount of a particular Series of Notes (which for the avoidance of doubt include any additional Notes issued subsequently and forming a single series with the first Tranche of a particular Series of Notes)) have been purchased or redeemed by the relevant Issuer, the relevant Issuer may, subject to compliance with all relevant laws, regulations and directives and on giving not less than 30 nor more than 60 days' irrevocable notice in accordance with Condition 14 to the Noteholders, redeem the Notes, in whole but not in part, at any time prior to their Maturity Date, (i) at their principal amount together with interest accrued to (but excluding) the date fixed for redemption, or (ii) with respect to Sustainability-Linked Notes with Premium Payment Option (issued by Covivio only), at their Adjusted Final Redemption Amount together with interest accrued to (but excluding) the date fixed for redemption, provided that if the relevant Issuer has exercised the Make-Whole Redemption option as specified in Condition 7.3, the Clean-up Call Option shall not apply, with respect to that Issuer, for a period of twelve (12) months as from the Optional Redemption Date.

7.6 Redemption at the Option of the Issuer

If a Call Option is specified in the relevant Final Terms, the relevant Issuer may, subject to compliance by such Issuer with all relevant laws, regulations and directives and on giving not less than 30 nor more than 60 days' irrevocable notice in accordance with Condition 14 to the Noteholders (or such other notice period as may be specified in the relevant Final Terms), redeem all or, if so provided, some, of the Notes on any Optional Redemption Date (as specified in the relevant Final Terms). Any such redemption of Notes shall be at their Optional Redemption Amount (as specified in the relevant Final Terms) together with interest accrued to (but excluding) the date fixed for redemption, if any. Any such redemption must relate to Notes of a nominal amount

at least equal to the Minimum Redemption Amount to be redeemed as specified in the relevant Final Terms and no greater than the Maximum Redemption Amount to be redeemed specified in the relevant Final Terms.

All Notes in respect of which any such notice is given shall be redeemed on the date specified in such notice in accordance with this Condition.

7.7 Sustainability-Linked Notes with Premium Payment Option (issued by Covivio only)

(a) Premium Payment Option

Where a Premium Payment Option is specified as being applicable in the relevant Final Terms and a Premium Trigger Event occurs, the Notes shall be redeemed on their Maturity Date or, as the case may be, early redeemed in accordance with Conditions 7.3 (*Make-Whole Redemption by the Issuer*), 7.4 (*Residual Maturity Call Option*), 7.5 (*Clean-up Call Option by the Issuer*), 7.6 (*Redemption at the Option of the Issuer*), 7.9 (*Redemption at the Option of Noteholders*), 7.10 (*Redemption at the option of Noteholders following a Change of Control*), 7.12 (*Redemption for Taxation Reasons*), 7.15 (*Illegality*) as applicable, or 10 (*Events of Default*) on the date set for redemption (in each case, the **Premium Payment Date**), at their Adjusted Final Redemption Amount.

The **Adjusted Final Redemption Amount** will be equal to the sum of the principal amount or Final Redemption Amount (or, as the case may be, the early redemption amount set out in Conditions 7.6, 7.9, 7.10, 7.12 or 7.15 as applicable) and:

- (i) in the event Covivio has met none of the Sustainability Performance Targets specified in the relevant Final Terms with respect to the Target Observation Date, the Full Premium Payment Amount;
- (ii) in the event Covivio has met some but not all the Sustainability Performance Targets specified in the relevant Final Terms (in the case where more than one Sustainability Performance Target are specified in the relevant Final Terms) with respect to the Target Observation Date, the Intermediate Premium Payment Amount; and
- (iii) in the event the Premium Payment Event relates to a failure by Covivio to publish the relevant Sustainability Linked Bond Progress Report, the Assurance Report or, if applicable, the SPT Verification Assurance Certificate, in accordance with Condition 7.7(c), with respect to the relevant Target Observation Date, the Full Premium Payment Amount,

it being specified, for the avoidance of doubt, that the Adjusted Final Redemption Amount shall be capped at the sum of the relevant redemption amount and the Full Premium Payment Amount, including in case of consecutive Premium Trigger Events.

(b) Notification of Premium Trigger Event

If a Premium Trigger Event occurs, Covivio shall give notice of such Premium Trigger Event and the applicable Premium Payment Amount to the Fiscal Agent and the Calculation Agent, and, in accordance with Condition 14, to the Noteholders as soon as reasonably practicable after the occurrence of such Premium Trigger Event and in no event later than the date falling fifteen (15) Business Days prior to the Premium Payment Date, unless the Premium Trigger Event occur within fifteen (15) Business Days prior to the Premium Payment Date in which case the notification will be made as soon as reasonably practicable after the occurrence of such Premium Trigger Event.

(c) Sustainability Reporting

For each financial year ending on 31 December following the Issue Date of any Sustainability-Linked Notes and so long as any of the Sustainability-Linked Notes remain outstanding, Covivio shall include in a dedicated section of its Universal Registration Document or publish on its website as a separate report or document, which will be published at the latest on the relevant Sustainability Reporting Date:

- (i) the Sustainability Linked Bond Progress Report (as defined in Condition 6.7(d));
 - (ii) the Assurance Report (as defined in Condition 6.7(d)); and
 - (iii) the SPT Verification Assurance Certificate (as defined in Condition 6.7(d)).
- (d) Absence of Event of Default

The occurrence of any Premium Trigger Event shall not constitute an Event of Default or a breach of Covivio's obligations under the Notes.

- (e) Recalculation

In the event of the occurrence of any Recalculation Event (as defined in Condition 6.7(f)) between the Issue Date of a Series of Sustainability-Linked Notes and the relevant Target Observation Date(s), the relevant Sustainability Performance Targets may be recalculated in good faith by Covivio to reflect such change, provided that the External Verifier has independently confirmed that the proposed revision is consistent with the initial level of ambition of the relevant Sustainability Performance Targets taking into account the Recalculation Event.

By subscribing or acquiring the Sustainability-Linked Notes, each Noteholder accepts and agrees not to be consulted in respect of such changes. Any such change and the resulting recalculation to any Sustainability Performance Target will be communicated as soon as reasonably practicable by Covivio to the Paying Agents and the Calculation Agent and notified to the relevant Noteholders (with a copy to the Representative) in accordance with Condition 14.

Any other changes to the Sustainability Performance Targets, or to any Premium Payment Amounts will be made with the prior approval of the Noteholders in accordance with Condition 12.

- (f) Definitions

In this Condition:

Baseline Date has the meaning given to this term in Condition 6.7(g).

External Verifier has the meaning given to this term in Condition 6.7(g).

Full Premium Payment Amount means the amount specified in the relevant Final Terms as being the Full Premium Payment Amount with respect to a given Target Observation Date.

Intermediate Premium Payment Amount means the amount specified in the relevant Final Terms as being the Intermediate Premium Payment Amount with respect to a given Target Observation Date.

Key Performance Indicator(s) or KPI(s) has the meaning given to this term in Condition 6.7(g).

Premium Payment Amount means the Full Premium Payment Amount or the Intermediate Premium Payment Amount, as the case may be.

Premium Payment Date has the meaning given to it in Condition 7.7(a).

Premium Trigger Event means, in relation to Notes for which a Premium Payment Option is specified to be applicable in the relevant Final Terms, a Sustainability Trigger Event.

Sustainable Bond Framework has the meaning given to this term in Condition 6.7(g).

Sustainability Performance Target has the meaning given to this term in Condition 6.7(g).

Sustainability Trigger Event means any of the following events (i) Covivio fails to satisfy any of the applicable Sustainability Performance Target(s) on the relevant Target Observation Date, or (ii) Covivio fails to publish the relevant Sustainability Linked Bond Progress Report, the Assurance Report or, if applicable, the SPT Verification Assurance Certificate, in accordance with Condition 7.7(c).

Target Observation Date(s) has the meaning given to this term in Condition 6.7(g).

Universal Registration Document has the meaning given to this term in Condition 6.7(g).

7.8 Partial Redemption

In the case of a partial redemption, the redemption will be effected by application of a pool factor (corresponding to a reduction of the nominal amount of all Notes in a Series in proportion to the aggregate nominal amount so redeemed).

7.9 Redemption at the Option of Noteholders

If "Put Option" is specified as being applicable in the relevant Final Terms the relevant Issuer shall, at the option of the Noteholder, upon the Noteholder giving not less than 30 nor more than 60 days' notice to the relevant Issuer (or such other notice period as may be specified in the relevant Final Terms) redeem such Note on the Optional Redemption Date(s) (as specified in the relevant Final Terms) at its Optional Redemption Amount (being the nominal amount) together with interest accrued to (but excluding) the date fixed for redemption.

To exercise such option, the Noteholder must deposit with any Paying Agent at its specified office during usual business hours a duly completed option exercise notice (the **Exercise Notice**) in the form obtained during usual business hours from any Paying Agent or the Registration Agent, as the case may be, within the notice period. The Noteholder shall transfer, or cause to be transferred, the Notes to be redeemed to the account of the Paris Paying Agent specified in the Exercise Notice. No option so exercised and, where applicable, no Note so deposited or transferred may be withdrawn without the prior consent of the relevant Issuer.

7.10 Redemption at the option of Noteholders following a Change of Control

(a) Provisions applicable to Covivio only

If at any time while any of the Notes remains outstanding (A) a Change of Control occurs and (B) within the Restructuring Period (i) (if at the time of the Change of Control, Covivio and/or the Notes outstanding have a rating from a Rating Agency) a Rating Downgrade in respect of that Change of Control occurs or (ii) (if at the time of the Change of Control, Covivio and/or the Notes outstanding do not have a rating from a Rating Agency) a Negative Rating Event in respect of that Change of Control occurs (such Change of Control and Rating Downgrade or Negative Rating Event, as the case may be, occurring within the Restructuring Period and, in the case of a Rating Downgrade, not having been cured prior to the expiry of the Restructuring Period, together called a **Put Event**), each Noteholder will have the option (the **Change of Control Put Option**) (unless, prior to the giving of the Put Event Notice referred to below, Covivio has given notice of any early redemption in respect of the Notes) to require Covivio to redeem or, at Covivio's option, procure the purchase of that Note on the Optional Redemption Date (as defined below). Each Note shall be redeemed or purchased at its principal amount together with (or where purchased, together with an amount equal to) interest accrued to (but excluding) the Optional Redemption Date.

Promptly upon Covivio becoming aware that a Put Event has occurred, Covivio shall give notice (a **Put Event Notice**) to the Noteholders in accordance with Condition 14, with a copy to the Put Agent, specifying the nature of the Put Event and the procedure for exercising the Change of Control Put Option.

To exercise the Change of Control Put Option, a Noteholder must give notice to the relevant Account Holder, with a copy to the Put Agent in or substantially in the form set out in the Agency Agreement, duly completed and signed on its behalf (the **Put Notice**), on any Business Day falling within the period of forty-five (45) days

after a Put Event Notice is given (the **Put Period**). The Put Notice shall include instructions for the transfer of such Noteholders' Notes to the specified account of the Put Agent for the redemption or purchase of such Notes.

The form of the Put Notice set out in the Agency Agreement shall be available from the Put Agent through the relevant Account Holder. The Agency Agreement is also available for inspection by prior appointment during usual business hours at the specified office of the Put Agent and at Covivio's registered office.

Payment in respect of such Notes will be made on the Optional Redemption Date by transfer to the bank account specified in the Put Notice. A Put Notice once given shall be irrevocable. Covivio shall redeem or, at its option, procure the purchase of the relevant Notes on the Optional Redemption Date unless previously redeemed or purchased.

For the avoidance of doubt, Covivio shall have no responsibility for any breakage costs which the Noteholder may incur as a result of or in connection with such Noteholder's exercise or purported exercise of, or otherwise in connection with, any Change of Control Put Option (whether as a result of any purchase or redemption arising there from or otherwise). Covivio shall be responsible for any administrative costs e.g. notices etc arising as a result of in connection with any Noteholder's exercise or purported exercise of, or otherwise in connection with, any Change of Control Put Option.

For the purpose of this Condition 7.10(a):

Change of Control shall be deemed to have occurred at each time (whether or not approved by the Board of Directors of Covivio) that any Person or Persons acting in concert (within the meaning of Article L.233-10 of the French *Code de commerce*) shall come to acquire, or come into possession, directly or indirectly, beneficially and/or of record, more than fifty per cent. (50%) of the shares or voting rights of Covivio.

Negative Rating Event shall be deemed to have occurred (i) if Covivio does not on or before the forty-fifth (45th) Business Day after the relevant Change of Control seek to obtain from a Rating Agency, a rating of the Notes, failing which, a corporate rating or (ii) if it does so seek, it has not at the expiry of the Restructuring Period and as a result of such Change of Control obtained such a rating of at least (a) the grade assigned to the Notes at the time of their issuance, failing which, (b) the grade of the corporate rating assigned to Covivio at the time of the issuance of the Notes, failing which, (c) the grade of the most recent corporate rating assigned to Covivio, provided that the Rating Agency (A) announces or publicly confirms or, (B) having been so requested by Covivio, informs Covivio or the Put Agent in writing that its declining to assign such rating was the result, in whole or in part, of the applicable Change of Control (whether or not the Change of Control shall have occurred at the time such rating is declined).

Optional Redemption Date means the fifth (5th) Business Day after the expiry of the Put Period.

Rating Agency means S&P Global Ratings Europe Limited (**S&P**) and its successors or any other rating agency of equivalent standing notified by Covivio to the Noteholders in accordance with Condition 14.

Rating Downgrade shall be deemed to have occurred in respect of a Change of Control if (within the Restructuring Period) the rating previously assigned to the Notes or to Covivio by any Rating Agency solicited by Covivio is (x) withdrawn or (y) changed from an investment grade rating (BBB- or its equivalent for the time being, or better) to a non-investment grade rating (BB+ or its equivalent for the time being, or worse) or (z) if the rating previously assigned to the Notes or to Covivio by any Rating Agency solicited by Covivio was below an investment grade rating (as described above), lowered by at least one full rating notch (for example, from BB+ to BB, or their respective equivalents), provided that the Rating Agency making the reduction in rating announces or publicly confirms or, having been so requested by Covivio, informs Covivio and the Put Agent in writing that the lowering was the result, in whole or in part, of any event or circumstance comprised in or arising as a result of, or in respect of, the applicable Change of Control (whether or not the applicable Change of Control shall have occurred at the time of the Rating Downgrade). If the Notes or Covivio are rated by more than one Rating Agency, a Rating Downgrade shall be deemed to have occurred in respect of a particular Change of Control only if all the Rating Agencies have withdrawn or lowered its rating.

Restructuring Period means the period beginning one hundred and twenty (120) days prior to, and ending one hundred and twenty (120) days after, the date of the public announcement of the result (*avis de résultat*) by the AMF of the relevant Change of Control.

(b) Provisions applicable to Covivio Hotels only

If at any time while any of the Notes remains outstanding (A) a Change of Control occurs and (B) only in respect of an event referred to in paragraph (i) of the “Change of Control” definition below, to the extent that Covivio Hotels or the Notes are rated, a Rating Downgrade occurs in respect of that event (a **Put Event**), each Noteholder will have the option (the **Change of Control Put Option**) (unless, prior to the giving of the Put Event Notice referred to below, Covivio Hotels has given notice of any early redemption in respect of the Notes) to require Covivio Hotels to redeem or, at Covivio Hotels' option, procure the purchase of that Note on the Optional Redemption Date (as defined below). Each Note shall be redeemed or purchased at its principal amount together with (or where purchased, together with an amount equal to) interest accrued to (but excluding) the Optional Redemption Date.

Promptly upon Covivio Hotels becoming aware that a Put Event has occurred, Covivio Hotels shall give notice (a **Put Event Notice**) to the Noteholders in accordance with Condition 14, with a copy to the Put Agent, specifying the nature of the Put Event and the procedure for exercising the Change of Control Put Option.

To exercise the Change of Control Put Option, a Noteholder must give notice to the relevant Account Holder, with a copy to the Put Agent in or substantially in the form set out in the Agency Agreement, duly completed and signed on its behalf (the **Put Notice**), on any Business Day falling within the period of forty-five (45) days after a Put Event Notice is given (the **Put Period**). The Put Notice shall include instructions for the transfer of such Noteholders' Notes to the specified account of the Put Agent for the redemption or purchase of such Notes.

The form of the Put Notice set out in the Agency Agreement shall be available from the Put Agent through the relevant Account Holder. The Agency Agreement is also available for inspection by prior appointment during usual business hours at the specified office of the Put Agent and at Covivio Hotels' registered office.

Payment in respect of such Notes will be made on the Optional Redemption Date by transfer to the bank account specified in the Put Notice. A Put Notice once given shall be irrevocable. Covivio Hotels shall redeem or, at its option, procure the purchase of the relevant Notes on the Optional Redemption Date unless previously redeemed or purchased.

For the avoidance of doubt, Covivio Hotels shall have no responsibility for any breakage costs which the Noteholder may incur as a result of or in connection with such Noteholder's exercise or purported exercise of, or otherwise in connection with, any Change of Control Put Option (whether as a result of any purchase or redemption arising there from or otherwise). Covivio Hotels shall be responsible for any administrative costs e.g. notices etc arising as a result of in connection with any Noteholder's exercise or purported exercise of, or otherwise in connection with, any Change of Control Put Option.

For the purpose of this Condition 7.10(b):

Affiliates means, in relation to a company, (i) any entity owned or controlled, directly or indirectly, by such company (including, if any, any subsidiary), (ii) all the entities owning or controlling, directly or indirectly, acting alone or in concert, such company, and (iii) any entities owned or controlled, directly or indirectly, by any of the entities mentioned in sub-paragraph (ii), all as defined by Article L.233-3 of the French *Code du commerce*.

Change of Control means the following:

- (i) as long as Covivio Hotels is a *société en commandite par actions*:
 - (A) Covivio Hotels Gestion ceases to be the sole *associé commandité* of Covivio Hotels; and/or

- (B) Covivio ceases to own directly or indirectly at least 50.1 per cent. of the shares or voting rights of the sole *associé commandité* of Covivio Hotels;
- (ii) if Covivio Hotels changes its form and is therefore no longer a *société en commandite par actions*, a third party (other than Covivio or one of its Affiliates acting alone or in concert with one or several Affiliates of Covivio), acting alone or in concert (within the meaning of Articles L.233-10 and L.233-10-1 of the French *Code du commerce*), acquires, directly or indirectly, the control of Covivio Hotels (within the meaning of Article L.233-3 of the French *Code du commerce*).

Covivio Hotels Gestion means the company “Covivio Hotels Gestion SAS”, *société par actions simplifiée*, whose registered office is at 10, rue de Madrid, 75008 Paris, France, registered at the *répertoire SIREN* under number 450 140 298 and with the *Registre du commerce et des sociétés* of Paris.

Optional Redemption Date means the fifth (5th) Business Day after the expiry of the Put Period.

Rating Agency means S&P Global Ratings Europe Limited and its successors (**S&P**) or any other rating agency of equivalent standing notified by Covivio Hotels to the Noteholders in accordance with Condition 14.

Rating Downgrade shall be deemed to have occurred in respect of a Change of Control if, within the Restructuring Period, the rating previously assigned to the Notes or to Covivio Hotels by any Rating Agency solicited by Covivio Hotels is (x) withdrawn or (y) is at least one full notch lower than the rating of Covivio prevailing on the first day of the Restructuring Period, provided that the Rating Agency making the reduction in rating announces or publicly confirms or, having been so requested by Covivio Hotels, informs Covivio Hotels and the Put Agent in writing that the lowering was the result, in whole or in part, of any event or circumstance comprised in or arising as a result of, or in respect of, the applicable Change of Control. If the Notes or Covivio Hotels are rated by more than one Rating Agency, a Rating Downgrade shall be deemed to have occurred in respect of a particular Change of Control only if all the Rating Agencies have withdrawn or lowered its rating.

Restructuring Period means the period beginning one hundred and twenty (120) days prior to, and ending one hundred and twenty (120) days after, the date of the public announcement of the result (*avis de résultat*) by the AMF of the Change of Control.

7.11 Early Redemption Amount

- (a) *Zero Coupon Notes*
 - (i) The Early Redemption Amount payable in respect of any Zero Coupon Note upon redemption of such Note pursuant to Condition 7.12 or Condition 7.15 or upon it becoming due and payable as provided in Condition 10 shall be calculated as provided below.
 - (ii) Subject to the provisions of sub-paragraph (iii), the Early Redemption Amount of any such Note shall be the scheduled Final Redemption Amount of such Note on the Maturity Date discounted at a rate *per annum* (expressed as a percentage) equal to the Amortisation Yield specified in the relevant Final Terms (which, if none is shown in the relevant Final Terms, shall be such rate as would produce an Early Redemption Amount equal to the issue price of the Notes if they were discounted back to their issue price on the Issue Date) compounded annually.
 - (iii) If the Early Redemption Amount payable in respect of any such Note upon its redemption pursuant to Condition 7.12 or Condition 7.15 or upon it becoming due and payable as provided in Condition 10 is not paid when due, the Early Redemption Amount due and payable in respect of such Note shall be as defined in sub-paragraph (ii), except that such sub paragraph shall have effect as though the date on which the Early Redemption Amount becomes due and payable were the Relevant Date. The calculation of the Early Redemption Amount in accordance with this sub paragraph shall continue to be made (both before and after judgment) until the Relevant Date, unless the Relevant Date falls on or after the Maturity Date, in which case the amount due and payable shall be the scheduled Final Redemption

Amount of such Note on the Maturity Date together with any interest that may accrue in accordance with Condition 6.4.

Where such calculation is to be made for a period of less than one year, it shall be made on the basis of the Day Count Fraction as provided in the relevant Final Terms.

(b) *Other Notes*

The Early Redemption Amount payable in respect of any Note (other than Notes described in (a)), upon redemption of such Note pursuant to Condition 7.12 or Condition 7.15, or upon it becoming due and payable as provided in Condition 10 shall be the Final Redemption Amount together with interest accrued to (but excluding) the date fixed for redemption unless otherwise specified in the relevant Final Terms.

7.12 Redemption for Taxation Reasons

- (a) If, by reason of any change in French law or regulation, or any change in the official application or interpretation of such law or regulation, becoming effective after the Issue Date, the relevant Issuer would on the occasion of the next payment of principal or interest due in respect of the Notes not be able to make such payment without having to pay additional amounts as specified under Condition 9 below, the relevant Issuer may, at its option, on any Interest Payment Date or, if so specified in the relevant Final Terms, at any time, subject to having given not more than 60 nor less than 30 days' prior notice to the Noteholders (which notice shall be irrevocable), in accordance with Condition 14, redeem all, but not part, of the outstanding Notes at their Early Redemption Amount provided that the due date for redemption of which notice hereunder may be given shall be no earlier than the latest practicable date on which the relevant Issuer could make payment of principal and interest without withholding or deduction for French taxes or, if such date is past, as soon as practicable thereafter.
- (b) If the relevant Issuer would on the next payment of principal, interest or other revenues in respect of the Notes be prevented by French law from making payment to the Noteholders of the full amounts then due and payable, notwithstanding the undertaking to pay additional amounts contained in Condition 9 below, then the relevant Issuer shall forthwith give notice of such fact to the Fiscal Agent and the relevant Issuer shall upon giving not less than seven days' prior notice to the Noteholders in accordance with Condition 14, redeem all, but not part, of the Notes then outstanding at their Early Redemption Amount (A) on the latest practicable Interest Payment Date on which the relevant Issuer could make payment of the full amount then due and payable in respect of the Notes provided that if such notice would expire after such Interest Payment Date the date for redemption pursuant to such notice of Noteholders shall be the later of (i) the latest practicable date on which the relevant Issuer could make payment of the full amount then due and payable in respect of the Notes and (ii) 14 days after giving notice to the Fiscal Agent as aforesaid or (B) if so specified in the relevant Final Terms, at any time, provided that the due date for redemption of which notice hereunder shall be given shall be the latest practicable date at which the relevant Issuer could make payment of the full amount payable in respect of the Notes without withholding or deduction for French taxes or, if that date is passed, as soon as practicable thereafter.

7.13 Purchases

Each Issuer shall have the right at all times to purchase Notes it has issued in the open market or otherwise, without any limitation as to price or quantity, including by way of a tender offer, subject to the applicable laws and/or regulations. Unless the possibility of holding and reselling is expressly excluded in the relevant Final Terms, all Notes so purchased may be held and resold by the relevant Issuer in accordance with applicable laws and regulations.

7.14 Cancellation

All Notes redeemed or purchased for cancellation by or on behalf of the relevant Issuer will forthwith be cancelled by transfer to an account in accordance with the rules and procedures of Euroclear France and, if so

transferred, shall, together with all Notes redeemed by the relevant Issuer, be cancelled forthwith together with all rights relating to payment of interest and other amounts relating to such Notes. Any Notes so cancelled or transferred for cancellation may not be re issued or resold and the obligations of the relevant Issuer in respect of any such Notes shall be discharged.

7.15 Illegality

Without prejudice to Condition 7.12(b), if, by reason of any change in French law, or any change in the official application of such law, becoming effective after the Issue Date, it will become unlawful for the relevant Issuer to perform or comply with one or more of its obligations under the Notes, the relevant Issuer will, subject to having given not more than 45 nor less than 30 days' notice to the Noteholders (which notice shall be irrevocable), in accordance with Condition 14, redeem all, but not part, of the Notes at their Early Redemption Amount.

8. PAYMENTS

8.1 Notes

Payments of principal and interest in respect of the Notes shall (in the case of Notes in bearer form or administered registered form) be made by transfer to the account denominated in the relevant currency of the relevant Account Holders for the benefit of the Noteholders or (in the case of Notes in fully registered form), to an account denominated in the relevant currency with a bank designated by the Noteholders. All payments validly made to such Account Holders will be an effective discharge of the relevant Issuer in respect of such payments.

8.2 Payments subject to Fiscal Laws

All payments are subject in all cases, without prejudice to the provisions of Condition 9, to (i) any applicable fiscal or other laws, regulations and directives in the place of payment or other laws and regulations to which the relevant Issuer or its Agent are subject, 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 any law implementing an intergovernmental approach thereto. Any such amounts withheld or deducted will be treated as paid for all purposes under the Notes, and no additional amounts will be paid on the Notes with respect to any such withholding or deduction. No commission or expenses shall be charged to the Noteholders in respect of such payments.

8.3 Appointment of Agents

The Fiscal Agent, the Paying Agents, the Put Agent, the Calculation Agent, the Make-Whole Calculation Agent, the Redenomination Agent and the Consolidation Agent initially appointed by the Issuers and their respective specified offices are listed at the end of this Base Prospectus. The Fiscal Agent, the Paying Agents, the Put Agent, the Redenomination Agent, the Consolidation Agent and the Registration Agent act solely as agents of each Issuer and the Calculation Agent(s) and the Make-Whole Calculation Agent act as independent experts and, in each such case, do not assume any obligation or relationship of agency for any Noteholder. Each Issuer reserves the right at any time to vary or terminate the appointment of the Fiscal Agent, any other Paying Agent, the Put Agent, the Redenomination Agent, the Consolidation Agent, the Registration Agent, the Calculation Agent(s) or the Make-Whole Calculation Agent and to appoint additional or other Paying Agents, provided that each Issuer shall at all times maintain (i) a Fiscal Agent, (ii) one or more Calculation Agent(s) and one Make-Whole Calculation Agent where the Conditions so require, (iii) a Redenomination Agent and a Consolidation Agent where the Conditions so require, (iv) Paying Agents having specified offices in at least two major European cities (including Paris so long as the Notes are listed and admitted to trading on Euronext Paris and, so long as the rules applicable to the relevant Regulated Market so require) (v) in the case of Notes in fully registered form, a Registration Agent, (vi) a Put Agent and (vii) such other agents as may be required by any other Regulated Market on which the Notes may be listed and admitted to trading.

On a redenomination of the Notes of any Series pursuant to Condition 1.4 with a view to consolidating such Notes with one or more other Series of Notes, in accordance with Condition 13, the relevant Issuer shall ensure that the same entity shall be appointed as both Redenomination Agent and Consolidation Agent in respect of both such Notes and such other Series of Notes to be so consolidated with such Notes.

Notice of any such change or any change of any specified office shall promptly be given to the Noteholders in accordance with Condition 14.

8.4 Non-Business Days

If any date for payment in respect of any Note is not a business day, the Noteholder shall not be entitled to payment until the next following business day nor to any interest or other sum in respect of such postponed payment. In this paragraph, **business day** means a day (other than a Saturday or a Sunday) (A) on which Euroclear France is open for business, (B) on which banks and foreign exchange markets are open for business, in such jurisdictions as shall be specified as financial centres in the relevant Final Terms and (C) (i) (in the case of a payment in a currency other than Euro), where payment is to be made by transfer to an account maintained with a bank in the relevant currency, on which foreign exchange transactions may be carried on in the relevant currency in the principal financial centre of the country of such currency or (ii) (in the case of a payment in Euro), which is a T2 Business Day.

9. TAXATION

9.1 French withholding tax

All payments of principal and interest by or on behalf of the relevant Issuer in respect of the Notes shall be made free and clear of, and without withholding or deduction for, any taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or on behalf of any jurisdiction or any political subdivision or any authority thereof having power to tax, unless such withholding or deduction is required by law or regulation.

9.2 Additional Amounts

If, pursuant to French law or regulation, payments of principal or interest in respect of any Note become subject to withholding or deduction for any present or future taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or on behalf of France or any authority therein or thereof having power to tax, the relevant Issuer shall, to the fullest extent then permitted by law, pay such additional amounts as may be necessary in order that the holder of each Note, after such withholding or deduction, will receive the full amount then due and payable thereon in the absence of such withholding or deduction; provided, however, that the relevant Issuer shall not be liable to pay any such additional amounts in respect of any Note to, or to a third party on behalf of, a Noteholder who is liable to such taxes, duties, assessments or governmental charges in respect of such Note by reason of his having some connection with France other than the mere holding of such Note.

Any references in these Conditions to principal and/or interest shall be deemed also to refer to any additional amounts which may be payable under the provisions of this Condition 9.

10. EVENTS OF DEFAULT

Any Noteholder may, upon written notice to the relevant Issuer, with a copy to the Fiscal Agent, cause all the Notes (but not some only) of such Issuer held by such Noteholder to become immediately due and payable at their principal amount (or, with respect to Sustainability-Linked Notes with Premium Payment Option (issued by Covivio only), at their Adjusted Final Redemption Amount, as the case may be), together with interest accrued since the last Interest Payment Date (or, if applicable, since the Issue Date) preceding the early redemption date and until the date of effective redemption (excluded), if any of the following events occurs (each, an **Event of Default**):

- (a) if any amount of principal or interest on any Note shall not be paid by the relevant Issuer on the due date thereof and such default shall not be remedied by the relevant Issuer within a period of fifteen (15) days from such due date; or
- (b) if the relevant Issuer defaults in the due performance of any other obligation in respect of the Notes and such default continues for a period of forty (40) days (unless such default is not curable in which case such period shall not apply) following receipt by the relevant Issuer of a written notice of such default; or
- (c) if (i) any other present or future Financial Indebtedness (as defined in Condition 5) of the relevant Issuer or any of its Material Subsidiaries (as defined below) becomes due and payable prior to its stated maturity by reason of any default, event of default or the like (howsoever described) in respect of such Financial Indebtedness and including, where applicable, after the delivery of any notice and/or the expiration of any applicable grace period required in order for such Financial Indebtedness to become so due and payable, or (ii) any such present or future Financial Indebtedness is not paid by the relevant Issuer or any of its Material Subsidiaries when due or, as the case may be, within any applicable grace period, or (iii) the relevant Issuer or any of its Material Subsidiaries fails to pay when due or, as the case may be, within any applicable grace period, any amount payable by it under any present or future guarantee for, or indemnity in respect of, any present or future Financial Indebtedness; where the aggregate amount of the relevant Financial Indebtedness and/or guarantees or indemnities, individually or in the aggregate, is equal to or in excess of €50,000,000 (or its equivalent in any other currency); or
- (d) if the relevant Issuer is wound up or dissolved or ceases to carry on all or substantially all of its business except (i) in connection with a merger or spin-off (including *fusion-scission*), consolidation, amalgamation or other form of reorganisation (including a management buy-out or leveraged buy-out) pursuant to which the surviving entity shall be the transferee of or successor to all or substantially all of the business of the relevant Issuer and assumes all of the obligations of the relevant Issuer with respect to the Notes or (ii) on such other terms approved by a resolution of the General Meeting of Noteholders; or
- (e) if the relevant Issuer or any of its Material Subsidiaries makes any proposal for a general moratorium in relation to its debts or any judgment is issued for its judicial liquidation (*liquidation judiciaire*) or the transfer of the whole of its business (*cession totale de l'entreprise*) in the context of a procedure of judicial liquidation (*liquidation judiciaire*) or of a judicial rehabilitation (*redressement judiciaire*) or it is subject to any similar proceedings whatsoever.

For the purposes of these Conditions:

Contributory Revalued Net Assets means the product of the Revalued Net Assets of the relevant Subsidiary (as defined in Condition 5) and the rate of direct or indirect detention of Covivio in the relevant Subsidiary.

Material Subsidiary means:

- (a) with respect to Covivio: any Consolidated Subsidiary (as defined in Condition 5) (controlled exclusively by Covivio within the meaning of Article L.233-16 II of the French *Code de commerce* (*contrôle exclusif*)) which Contributory Revalued Net Assets (as defined above) represent more than five per cent. (5%) of the Revalued Net Assets of Covivio, as calculated by reference to Covivio's most recent consolidated audited or (if Covivio prepares semi-annual financial statements including revaluation of its Real Estate Assets (as defined below)) unaudited consolidated financial statements and the most recent annual or, as the case may be, semi-annual accounts of such Consolidated Subsidiary; and
- (b) with respect to Covivio Hotels: any Subsidiary (as defined in Condition 5) of Covivio Hotels with a total balance sheet in excess of €20,000,000 (or its equivalent in any other currency).

Revalued Net Assets means, with respect to any relevant person, the amount of its revalued net assets (being an amount corresponding to such person's shareholders' equity adjusted to take account latent capital gains relating

to such person's Real Estate Assets (as defined in Condition 5), calculated on the basis of the Appraisal Value, excluding transfer rights (*droits de transferts*) on the relevant Real Estate Assets (as defined in Condition 5), relevant latent taxes (*fiscalité latente*) if any, and fair value adjustment of debt); provided that the revalued net assets shall be calculated in accordance with the accounting principles and methods of consolidation adopted by Covivio in its latest published annual or semi-annual financial statements.

11. PRESCRIPTION

Claims against any Issuer for the payment of principal and interest in respect of the Notes shall become prescribed ten (10) years (in the case of principal) and five (5) years (in the case of interest) from the due date for payment thereof.

12. REPRESENTATION OF NOTEHOLDERS

The Noteholders will, in respect of all Tranches of the relevant Series of Notes, be grouped automatically for the defence of their common interests in a masse (the **Masse**) which will be governed by the provisions of Articles L.228-46 *et seq.* of the French *Code de commerce* with the exception of Article L.228-65 I, 1°, 3° and 4°, Article L.228-71 and Article R.228-69 of the French *Code de commerce* and as amended and supplemented by this Condition 12.

12.1 Legal Personality

The Masse will be a separate legal entity and will act in part through a representative (the **Representative**) and in part through collective decisions of the Noteholders (the **Collective Decisions**).

The Masse alone, to the exclusion of all individual Noteholders, shall exercise the common rights, actions and benefits which may accrue with respect to the Notes.

12.2 Representative

The names and addresses of the Representative and its alternate (if any), will be set out in the relevant Final Terms. The Representative appointed in respect of the first Tranche of any Series of Notes will be the Representative of the single Masse of all subsequent Tranches in such Series.

The Representative will be entitled to such remuneration in connection with its functions or duties as set out in the relevant Final Terms. No additional remuneration is payable in relation to any subsequent Tranche of any given Series.

In the event of death, liquidation, retirement, resignation or revocation of appointment of the Representative, such Representative will be replaced by its alternate, if any. Another Representative may be appointed.

All interested parties will at all times have the right to obtain the names and addresses of the Representative and the alternate Representative (if any) at the registered office of the relevant Issuer.

12.3 Powers of the Representative

The Representative shall (in the absence of any Collective Decision to the contrary) have the power to take all acts of management necessary in order to defend the common interests of the Noteholders, with the capacity to delegate its powers.

All legal proceedings against the Noteholders or initiated by them, must be brought by or against the Representative.

12.4 Collective Decisions

Collective Decisions are adopted either (i) in a general meeting (the **General Meeting**) or (ii) by consent following a written consultation (the **Written Decision**) (as further described in Condition 12.4(ii) below).

In accordance with Article R.228-71 of the French *Code de commerce*, the rights of each Noteholder to participate in Collective Decisions will be evidenced by the entries in the books of the relevant Account Holder or the relevant Issuer or the Registration Agent (as the case may be) of the name of such Noteholder as of 0:00 Paris time, on the second (2nd) business day in Paris preceding the date set for the Collective Decision.

Collective Decisions must be published in accordance with Condition 12.8.

Each Issuer shall hold a register of the Collective Decisions and shall make it available, upon request, to any subsequent holder of any of the Notes of such Series.

(i) General Meetings

A General Meeting may be called at any time, either by the relevant Issuer or by the Representative. One or more Noteholders, holding together at least one-thirtieth (1/30) of the principal amount of Notes outstanding, may address to the relevant Issuer and the Representative a demand for a General Meeting to be called. If such General Meeting has not been called within two (2) months after such demand, the Noteholders may commission one of them to petition the competent court to appoint an agent (*mandataire*) who will call the General Meeting.

General Meetings may deliberate validly on first convocation only if the Noteholders present or represented hold at least one-fifth (1/5) of the principal amount of the Notes then outstanding. On second convocation, no quorum shall be required. The decisions of the General Meetings shall be taken by a two-third (2/3) majority of votes cast by the Noteholders attending such General Meetings or represented thereat. The votes cast do not include those attached to Notes for which the Noteholder has not taken part in the vote, has abstained or has voted blank or null.

Notice of the date, time, place and agenda of any General Meeting will be published in accordance with Condition 12.8 not less than fifteen (15) calendar days prior to the date of the General Meeting on first convocation and not less than five (5) calendar days prior to the date of the General Meeting on second convocation.

Each Noteholder has the right to participate in a General Meeting in person, by proxy or by correspondence.

Each Noteholder or representative thereof will have the right to consult or make a copy of the text of the resolutions which will be proposed and of the reports, if any, which will be presented at the General Meeting, all of which will be available for inspection by the relevant Noteholders at the registered office of the relevant Issuer and at any other place specified in the notice of the General Meeting, during the fifteen (15) calendar day period preceding the holding of the General Meeting on first convocation, or during the five (5) calendar day period preceding the holding of the General Meeting on second convocation.

(ii) Written Resolutions and Electronic Consent

Pursuant to Article L. 228-46-1 of the French *Code de commerce*, the relevant Issuer shall be entitled in lieu of the holding of a General Meeting to seek approval of a resolution from the Noteholders by way of a Written Resolution. Subject to the following sentence, a Written Resolution may be contained in one document or in several documents in like form, each signed by or on behalf of one or more of the Noteholders. Pursuant to Article L. 228-46-1 of the French *Code de commerce*, approval of a Written Resolution may also be given by way of electronic communication allowing the identification of Noteholders (**Electronic Consent**).

Such Written Decision shall not have to comply with formalities and time limits referred to in 12.4(i) above. Any such Written Decision shall, for all purposes, have the same effect as a resolution passed at a General Meeting of such Noteholders.

For the purpose hereof, a **Written Resolution** means a resolution in writing signed by the Noteholders of not less than 70 per cent. in nominal amount of the Notes outstanding.

- (iii) Exclusion of certain provisions of the French *Code de commerce* relating to the Noteholder's consultation
 - (A) The provisions of Article L.228-65 I. 1° and 4° of the French *Code de commerce* (respectively providing for a prior approval of the General Meeting of the Noteholders of any change in corporate purpose or form of the relevant Issuer or of an issue of bonds benefiting from a security (*sûreté réelle*)) and the related provisions of the French *Code de commerce* shall not apply to the Notes.
 - (B) The provisions of Article L.228-65 I. 3° of the French *Code de commerce* (providing for a prior approval of the Noteholders in relation to any proposal to merge or demerge the relevant Issuer in the cases referred to in Articles L. 236-14 and L. 236-23 of the French *Code de commerce*) shall not apply to the Notes only to the extent that such proposal relates to a merger or demerger with another entity of the Covivio Group or the Covivio Hotels Group, as applicable.

12.5 Expenses

The relevant Issuer shall pay all expenses relating to the operations of the *Masse*, including all expenses relating to the calling and holding of Collective Decisions and, more generally, all administrative expenses resolved upon by Collective Decisions, it being expressly stipulated that no expenses may be imputed against interest payable under the Notes.

12.6 Single Masse

The holders of Notes of the same Series, and the holders of Notes of any other Series which have been assimilated with the Notes of such first mentioned Series in accordance with Condition 13.1, shall, for the defence of their respective common interests, be grouped in a single *Masse*.

12.7 Sole Noteholder

If and for so long as the Notes of any Series are held by a sole Noteholder, such Noteholder shall exercise all powers, rights and obligations entrusted to the *Masse* and the Representative by the provisions of the French *Code de commerce*. The relevant Issuer shall hold a register of the decisions taken by the sole Noteholder in this capacity and shall make it available, upon request, to any subsequent holder of any of the Notes of such Series. For the avoidance of doubt, if a Representative has been appointed while the Notes of a given Series are held by a single Noteholder, such Representative shall exercise all powers, rights and obligations entrusted to the Representative.

12.8 Notices to Noteholders

Any notice to be given to Noteholders in accordance with this Condition 12 shall be given in accordance with Condition 14.5. For the avoidance of doubt, any notice to be given to Noteholders in accordance with Article R.228-79 or R.236-14 of the French *Code de commerce* shall be given in accordance with Condition 14.5.

12.9 Outstanding Notes

For the avoidance of doubt, in this Condition 12 “outstanding” shall not include those Notes purchased by the relevant Issuer, or on its behalf, or by any of its subsidiaries pursuant to Article L.213-0-1 of the French *Code monétaire et financier* that are held by it and not cancelled.

13. FURTHER ISSUES AND CONSOLIDATION

13.1 Further Issues

The relevant Issuer may from time to time without the consent of the Noteholders create and issue further notes to be assimilated (*assimilées*) and form a single series with the Notes provided such Notes and the further notes carry rights identical in all respects (or in all respects save for the issue date, issue price, first payment of interest and nominal amount of the Tranche) and that the terms of such further notes provide for such assimilation and references in these Conditions to “Notes” shall be construed accordingly.

13.2 Consolidation

The relevant Issuer may, if so specified in the relevant Final Terms, with the prior approval of the Redenomination and Consolidation Agents, from time to time on any Interest Payment Date occurring on or after the Redenomination Date on giving not less than 30 days' prior notice to the Noteholders in accordance with Condition 14, without the consent of the Noteholders consolidate the Notes of one Series with the Notes of one or more other Series issued by it, whether or not originally issued in one of the European national currencies or in Euro, provided such other Notes have been redenominated in Euro (if not originally denominated in Euro) and which otherwise have, in respect of all periods subsequent to such consolidation, the same terms and conditions as the Notes.

14. NOTICES

- 14.1 Notices to the holders of Notes in registered form (*au nominatif*) shall be valid if either, (i) they are posted to them at their respective addresses, in which case they will be deemed to have been given on the fourth weekday (being a day other than a Saturday or a Sunday) after the posting, or, (ii) at the option of the relevant Issuer, they are published (a) so long as such Notes are listed and admitted to trading on Euronext Paris, in a leading daily newspaper of general circulation in France (which is expected to be *Les Echos*), or (b) they are published in a leading daily newspaper of general circulation in Europe or (c) they are published in accordance with Articles 221-3 and 221-4 of the General Regulations (*Règlement Général*) of the *Autorité des marchés financiers* and so long as such Notes are listed and admitted to trading on any Regulated Market and the rules applicable to that Regulated Market so require in a leading daily newspaper with general circulation in the city where the Regulated Market on which such Notes are listed and admitted to trading is located and on the website of any other competent authority or Regulated Market of the EEA Member State where the Notes are listed and admitted to trading.
- 14.2 Notices to the holders of Notes in bearer form (*au porteur*) shall be valid if published (a) so long as such Notes are listed and admitted to trading on Euronext Paris, in a leading daily newspaper of general circulation in France (which is expected to be *Les Echos*), or (b) they are published in a leading daily newspaper of general circulation in Europe or (c) they are published in accordance with Articles 221-3 and 221-4 of the General Regulations (*Règlement Général*) of the *Autorité des marchés financiers* and so long as such Notes are listed and admitted to trading on any Regulated Market in a leading daily newspaper with general circulation in the city where the Regulated Market on which such Notes are listed and admitted to trading is located and on the website of any other competent authority or Regulated Market of the EEA Member State where the Notes are listed and admitted to trading.
- 14.3 If any such publication is not practicable, notice shall be validly given if published in another leading daily English language newspaper with general circulation in Europe. Any such notice shall be deemed to have been given on the date of such publication or, if published more than once or on different dates, on the date of the first publication as provided above.
- 14.4 Notices required to be given to the holders of Notes (whether in registered or in bearer form) pursuant to these Conditions may be given by delivery of the relevant notice to Euroclear France, Euroclear, Clearstream and any other clearing system through which the Notes are for the time being cleared in substitution for the posting and publication as required by Conditions 14.1, 14.2 and 14.3; except that so long as such Notes are listed on any stock exchange(s) and the rules applicable to that stock exchange so require, notices shall also be published in a

daily newspaper with general circulation in the city/ies where the stock exchange(s) on which such Notes is/are listed.

- 14.5 Notices relating to the Collective Decisions pursuant to Condition 12 and pursuant to Articles R.228-79 or R.236-14 of the French *Code de commerce* shall be given by delivery of the relevant notice to Euroclear France, Euroclear, Clearstream and any other clearing system through which the Notes are for the time being cleared and (for the avoidance of doubt) Conditions 14.1 to 14.4 shall not apply to such notices.

15. GOVERNING LAW AND JURISDICTION

15.1 Governing Law

The Notes are governed by, and shall be construed in accordance with, French law.

15.2 Jurisdiction

- (a) The competent courts within the jurisdiction of the Court of Appeal of Metz have non-exclusive jurisdiction to settle any dispute arising out of or in connection with Notes issued by Covivio.
- (b) The Commercial Court of Paris has exclusive jurisdiction to settle any dispute arising out of or in connection with Notes issued by Covivio Hotels.

DESCRIPTION OF COVIVIO

The description of Covivio and the Covivio Group is contained in the sections of the Covivio 2025 HYFS and the Covivio 2024 URD, which are incorporated by reference in the Base Prospectus and available on the website of Covivio and, save for the Covivio 2025 HYFS, on the website of the AMF (see section "*Documents incorporated by Reference*" of this Base Prospectus).

DESCRIPTION OF COVIVIO HOTELS

The description of Covivio Hotels and the Covivio Hotels Group is contained in the sections of the Covivio Hotels 2025 HYFS and the Covivio Hotels 2024 URD which are incorporated by reference in the Base Prospectus and available on the website of Covivio Hotels and, save for the Covivio Hotels 2025 HYFS, on the website of the AMF (see section "*Documents incorporated by Reference*" of this Base Prospectus).

USE OF PROCEEDS OF NOTES ISSUED BY COVIVIO

Unless otherwise specified in the relevant Final Terms, the proceeds of the issue of the Notes issued by Covivio will be used:

- (i) for Covivio's general corporate purposes, or
- (ii) in an equivalent amount to finance and/or refinance, the Covivio Eligible Green Portfolio (such Notes being **Green Bonds**), as defined in the relevant Final Terms and described in Covivio's sustainable bond framework (as amended, supplemented and/or replaced from time to time, the **Sustainable Bond Framework**) available on Covivio's [website](#), or
- (iii) to finance and/or refinance, in part, the **Eligible EuGB Portfolio**, as described in the European Green Bonds Factsheet available on Covivio's [website](#), in accordance with the EuGB Regulation (such Notes being **EuGBs**).

If, in respect of any particular Series of Notes, there is a particular identified use of proceeds (other than as specified above), it will be specified in the relevant Final Terms.

Issue of Green Bonds:

In relation to Green Bonds, the Sustainable Bond Framework is aligned with the four core components of the Green Bond Principles published by the International Capital Market Association in June 2021 (or any more recent version such as specified in the relevant Final Terms) (the **Green Bond Principles**). It may be further updated or expanded to reflect evolutions in market practices, regulation and in Covivio's activities. The Sustainable Bond Framework sets out categories of (i) eligible green assets, and/or (ii) capital expenditures, selected operational expenditures, and investments (the **Covivio Eligible Green Portfolio**), as they meet the criteria described in the Sustainable Bond Framework: (1) accessibility to public transportation (buildings should be located within 500 metres of public transportation networks), (2) tenant relationships (tenants of buildings should have or plan to have signed green annexes for buildings in France and green clauses for new leases for buildings in Italy) and (3) satisfaction of the eligibility criteria for the relevant eligible category (green building, energy efficiency, renewable energy, clean transportation, sustainable water) described in the Sustainable Bond Framework. These criteria have been selected to align with best market standards.

Covivio has appointed Moody's ESG to provide a second party opinion (the **Covivio Second Party Opinion**) on the Sustainable Bond Framework, assessing the green sustainability of the Sustainable Bond Framework and its alignment with the Green Bond Principles. The Covivio Second Party Opinion is available, and any further second party opinions which may be rendered in respect of the issue of Notes within the Sustainable Bond Framework will be available, on Covivio's [website](#). Any amendment to such Covivio Second Party Opinion, or any new second party opinion, to be provided by a third party following an amendment to the Sustainable Bond Framework, the publication of a new Sustainable Bond Framework or in application of any new legislation or regulation, will be made available on the Covivio's website. Neither the Covivio Second Party Opinion nor the Sustainable Bond Framework is incorporated in, nor forms part of, this Base Prospectus.

External verifiers appointed by Covivio will verify on an annual basis, the allocated proceeds to the Covivio Eligible Green Portfolio, the remaining balance of unallocated proceeds, and the impact report, as part of the annual report review. External verifiers will also verify the compliance of the allocated proceeds with the eligible project categories. The external verifiers' report will be made available on the Covivio's website.

Such opinion or certification is not, nor should be deemed to be, a recommendation by Covivio, the Dealers or any other person to buy, sell or hold any such Notes. As a result, neither Covivio nor the Dealers will be, or shall be deemed, liable for any issue in connection with its content.

Prior to any investment in Green Bonds, investors are advised to consult the Sustainable Bond Framework for further information.

Issue of EuGBs:

In relation to EuGBs, the proceeds of the EuGBs will be allocated based on a portfolio approach, as defined in Article 4(2) of the EuGB Regulation to finance and/or refinance real estate fixed assets owned by Covivio and/or developed for its own operations that are aligned with the EU Taxonomy (*Activity 7.7, Acquisition and Ownership of Buildings*) (the

Eligible EuGB Portfolio). Further information is available in the European Green Bond Factsheet, which is incorporated by reference in this Base Prospectus.

As at the date of this Base Prospectus, Covivio has appointed KPMG SA to provide a pre-issuance review related to the European Green Bond Factsheet, in accordance with Article 10 of the EuGB Regulation. KPMG SA has notified ESMA of its intention to provide external review services in accordance with the EuGB Regulation and is on the list of external reviewers published by ESMA on 21 December 2024.

The European Green Bond Factsheet and the pre-issuance review related to the European Green Bond Factsheet by KPMG SA, referred to in Article 10 of the EU GB Regulation, are available on Covivio's [website](#). The pre-issuance review document issued by KPMG SA is also available on its [website](#).

For every 12-month period until the date of full allocation of the proceeds of an issue of Notes issued as EuGBs, Covivio will prepare an annual allocation report demonstrating that the proceeds of such Notes issued as EuGBs, have been allocated, since the Issue Date pursuant to the EuGB Regulation. The annual allocation report will be the subject of a post-issuance review drawn up by the relevant external reviewer appointed by Covivio which can differ from the pre-issuance external reviewer appointed by Covivio.

Moreover, pursuant to the EuGB Regulation, Covivio shall publish an EuGBs impact report once the proceeds of the relevant issue of EuGBs have been fully allocated, and at least once during the lifetime of the relevant EuGBs. The EuGBs impact report(s) may be reviewed by the relevant external reviewer appointed by Covivio which can differ from the pre-issuance external reviewer appointed by Covivio.

In respect of each issue of EuGBs, the annual allocation reports, the pre-issuance and post-issuance reviews, the EuGBs impact report(s) and, where applicable, the review of the EuGBs impact report(s) will also be available on Covivio's [website](#).

For the avoidance of doubt, the annual allocation reports, the pre-issuance and post-issuance reviews, the EuGBs impact report(s) and, where applicable, the review of the EuGBs impact report(s), and any other document related thereto (except for the European Green Bond Factsheet) are not incorporated in, nor forms part of, this Base Prospectus.

The pre-issuance and post-issuance reviews and, if any, the review of the EuGBs impact report(s) by any external reviewer are not, nor should be deemed to be, a recommendation by Covivio, the Dealers or any other person to buy, sell or hold any such Notes issued as EuGBs. As a result, neither Covivio nor the Dealers will be, or shall be deemed, liable for any issue in connection with its content.

Prior to any investment in EuGBs, investors are advised to consult the European Green Bond Factsheet for further information.

USE OF PROCEEDS OF NOTES ISSUED BY COVIVIO HOTELS

Unless otherwise specified in the relevant Final Terms, an amount equal to the net proceeds of the Notes issued by Covivio Hotels will be used by Covivio Hotels to finance and/or refinance, in whole or in part, the Covivio Hotels Eligible Green Portfolio (such Notes being **Green Bonds**), as defined in the relevant Final Terms and described in Covivio Hotels' green financing framework, as amended, supplemented and/or replaced from time to time (the **Green Financing Framework**) available on the [website](#) of Covivio Hotels. If, in respect of any particular Series of Notes, there is a particular identified use of proceeds (other than as specified above), it will be specified in the relevant Final Terms.

The Green Financing Framework is aligned with the four core components of the Green Bond Principles and the Green Loan Principles (2023) administrated by the Loan Market Association (LMA) (or any more recent version such as specified in the relevant Final Terms) (together, the **Principles**). It may be further updated or expanded to reflect evolutions in market practices, regulation and in Covivio Hotels' activities. The Green Financing Framework sets out categories of eligible green assets and capital expenditures (the **Covivio Hotels Eligible Green Portfolio**), as they meet the criteria described in the Green Financing Framework: (1) accessibility to public transportation (hotel buildings should be located within 500 metres of at least one mean of public transportation, including bus, urban and regional train, metro and tramway), (2) tenant relationships (tenants of buildings should have or plan to have signed green annexes² for buildings in France and green clauses for new leases for buildings in all other geographies) and (3) satisfaction of the eligibility criteria for the relevant eligible category (green building, energy efficiency, renewable energy) described in the Green Financing Framework. These criteria have been selected to align with best market standards.

In addition, Covivio Hotels has defined its Eligible Green Criteria (as defined in the Green Financing Framework) in line with best market standards, including a criterion based on the CRREM-SBTi decarbonisation pathways for hotel real estate and the criteria based on the ones set out in Regulation (EU) No. 2020/852 (the Taxonomy Regulation) on the establishment of a framework to facilitate sustainable investment (the **EU Taxonomy**) for climate change mitigation, as defined by EU Taxonomy Appendix 1 of the Commission Delegated Regulation (EU) 2021/2139 of 4 June 2021 supplementing Regulation (EU) 2020/852. However, investors' attention is drawn to the fact that this does not mean that the Eligible Green Assets (as defined in the Green Financing Framework) will be aligned with the EU Taxonomy.

Covivio Hotels has appointed Moody's Investors Service to provide a second party opinion (the **Covivio Hotels Second Party Opinion**) on the Green Financing Framework, assessing its alignment with the Principles. The Covivio Hotels Second Party Opinion is available on Covivio Hotels' [website](#). Any amendment to such Covivio Hotels Second Party Opinion, or any new second party opinion, to be provided by a third party following an amendment to the Green Financing Framework, the publication of a new Green Financing Framework or in application of any new legislation or regulation, will be made available on Covivio Hotels' website. Neither the Covivio Hotels Second Party Opinion nor the Green Financing Framework is incorporated in, nor forms part of, this Base Prospectus.

External verifiers appointed by Covivio Hotels will verify on an annual basis, the allocated proceeds to the Covivio Hotels Eligible Green Portfolio, the remaining balance of unallocated proceeds, and the impact report, as part of the annual report review. External verifiers will also verify the compliance of the allocated proceeds with the eligible project categories. The external verifiers' report will be made available on Covivio Hotels' website.

Such opinion or certification is not, nor should be deemed to be, a recommendation by Covivio Hotels, the Dealers or any other person to buy, sell or hold any such Notes. As a result, neither Covivio Hotels nor the Dealers will be, or shall be deemed, liable for any issue in connection with its content.

Prior to any investment in Green Bonds, investors are advised to consult the Green Financing Framework for further information.

² Environmental Annexes as defined by Art. L. 125-9 of French *Code de l'Environnement* and French Decree n° 2011-2058 related to the content of the environmental annex.

RECENT DEVELOPMENTS WITH RESPECT TO COVIVIO

1. On 22 October 2025, Covivio published the following press release:

Activity at end-September 2025

Revenue growth of +5%, guidance confirmed

Real estate markets: resilience over the third quarter

- ▶ **Investments:** up +2% in Europe over nine months, acceleration in office transactions, strong volumes in hotels
- ▶ **European offices:** stabilization of take-up and reversal of the trend towards remote working
- ▶ **German residential:** year-on-year increase in prices and rents in Germany (+3% and +5% in Berlin)
- ▶ **European hotels:** despite the anticipated negative base effects in Q3 (Olympic Games, Euro Football championship, etc.), revenue per room (RevPar) is expected to increase on average by +1.7% in 2025 and +2.0% in 2026

Continued momentum in asset management

- ▶ **Offices:** 35,300 m² let and renewed in the third quarter, bringing the total to 67,900 m² over nine months
- ▶ **German residential:** improvement in rental reversion on re-lettings to +25%, including +39% in Berlin
- ▶ **Hotels:** €400m (Group share) strengthening, at 6% yield, mostly through office to hotel conversion projects
- ▶ **Continued strengthening of asset quality:** €191 million in new sale agreements (€297 million at 100%), mainly non-strategic assets, and €311 million in investments over nine months (€401 million at 100%), mainly city center assets

Revenue growth of +4.8% at current scope and +3.5% like-for-like

- ▶ **€533 million in Group share of revenue (€798 million at 100%),** up +4.8% on a current basis, benefiting from +3.5% growth on a like-for-like basis and asset rotation (strengthening in hotels, acquisition of 25% of the CB21 tower)
- ▶ **Offices:** rents up +3.6% like-for-like and occupancy rate maintained at 95.5%
- ▶ **German residential:** acceleration in rental growth, up +4.8% like-for-like (vs. +4.3% in 2024)
- ▶ **Hotels:** growth of +7.5% at current scope and +1.5 like-for-like, despite the negative base effect of the third quarter
- ▶ **Occupancy rate (97.2%) and firm lease term (6.4 years)** remain high

ESG: Covivio among the leaders in its sector

- ▶ **99% of assets with environmental certification** (HQE/BREEAM/LEED, etc.)
- ▶ **Covivio recognised by GRESB:** rating up +3 points to 91/100 and 5-star status maintained
- ▶ **ISS ESG rating improved to B** and Prime status maintained
- ▶ **MSCI (AAA) and Sustainalytics (Negligible risk) ratings confirmed,** among the best ratings in the industry
- ▶ **L'Atelier received the Tertiary renovation award during the BBKA (Low Carbon Building) Awards 2025**

2025 guidance confirmed

- ▶ **2025 guidance for recurring net income (Adjusted EPRA Earnings) of around €515 million,** up +8% vs. 2024 (up +4% per share).

Real estate markets: resilience over the third quarter

Investments: acceleration in office transactions, strong volumes in hotels

In a still uncertain economic and political environment, real estate investment volumes in Europe rose by +2% over the first nine months of 2025, to €130 billion³. For the full year 2025, they are expected to increase by around +7%, to €210 billion.

³ Source : Savills

In the office sector in particular, transactions accelerated, as evidenced by the +83% increase in investment in Greater Paris over nine months to €3.3 billion (of which +64% in the third quarter). In Germany, renewed appetite is confirmed, with volumes up +23% over nine months to €4.5 billion (including +27% to €1.8 billion in the third quarter).

The hotel sector also continues to attract new investors, as illustrated by an exceptional third quarter (+120% to €5 billion), bringing volumes since the beginning of the year to €17 billion⁴, an annual increase of +37%.

Finally, volumes in German residential are beginning to recover, with a +7% year-on-year increase at the end of September to €6.3 billion (> 30 units)⁵. Loans to individuals rose more sharply, by +28% to €232 billion⁶.

Offices: stabilisation of take-up

The office rental market in Europe is showing favorable signs of recovery. In the first half of the year, Savills reported a +8% increase in take-up and expected it to rise by +5% over the whole of 2025.

At the end of September, the Ile-de-France region posted an -8% decline in take-up over nine months, to 1.2 million m², mainly due to the lack of large transactions exceeding 5,000 m², while transactions below 5,000 m² held up better (-5%). In Milan⁷, on the other hand, volumes were up +1% year-on-year (to 280,000 m²) and very close to the 10-year average, while they gained +7.5% in the six main German cities⁸ (to 1.9 million m²). Demand for central and serviced assets continues, as illustrated by the continued rise in prime rents over one year, up +4% in Paris (to €1,250/m²), +7% in Milan (to €800/m²) and +5% in the six main German cities (to €537/m²). It is also reflected in renewed interest in high-quality assets (location, services, etc.) in major business hubs.

At the same time, the number of days spent teleworking continues to decline (1.3 day per week in France, compared with 1.5 day a year ago) and the number of companies announcing their intention to reduce the number of teleworking days is increasing, so that more companies are considering increasing their leased space than a year ago (21% compared with 7%). On the supply side, where averages remain high (11% vacancy rate in Greater Paris, 7.8% in the six major German cities, 9.4% in Milan which is declining), the pipeline of office deliveries has contracted significantly in recent semesters (-40% on average across the three areas since the end of 2023) and obsolescence is beginning to accelerate. 30% of the available office supply in the Greater Paris has been vacant for more than 4 years and is therefore unlikely to find a taker in its current state. Adjusted for this obsolescence, the vacancy rate would thus be reduced to 8%.

German residential: structural growth continues

The housing shortage is worsening in the German residential market. Building permits were still down -1% year-on-year, at 224,125 units at the end of July 2025, at historically low levels.

Against this backdrop, rents and market prices continue to rise, particularly in Berlin. According to Immoscout24, rents for new and existing buildings in Berlin are up +2% and +5% respectively, while prices are up +4% year-on-year for new buildings and +3% for existing buildings (at €4,774/m²).

Hotels: RevPAR⁹ in Europe up +1% at end-September and expected up by +1.7% in 2025 and +2.0% in 2026

As expected, the hotel sector was impacted in the 3rd quarter by strongly negative base effects, mainly linked to two major events in 2024: the Olympic Games in Paris and the European Football Championship in Germany. As a result, cumulative RevPAR at the end of September 2025 was up by around +1%¹⁰.

These base effects resulted in significant geographical disparities. Southern Europe outperformed: Spain +4.9% and Italy +3.2%. France was stable (0.0%) penalized by the Olympic Games. Germany, impacted by an unfavorable events calendar

⁴ Source : Hilltop

⁵ Source: BNP Paribas Real Estate

⁶ Source : Bundesbank

⁷ Source: DILS

⁸ Source : Savills, the six main German cities being Berlin, Düsseldorf, Frankfurt, Hamburg, Cologne and Munich

⁹ RevPAR: Revenue Per Available Room

¹⁰ On average (France, Germany, Italy, Spain, United Kingdom, Portugal, Benelux), based on MKG data

(including the 2024 European Football Championship and InnoTrans event in September in Berlin) and weak economic growth in 2025, declined by -4.7%. The fourth quarter is better oriented and is expected to contribute to RevPAR growth in Europe by +1.7% in 2025¹², before an expected growth of around +2.0% in 2026.

In the medium term, the growth outlook remains strong, due to (i) structurally strong demand (hotel room nights expected to increase by +4%/year by 2030), (ii) the scarcity of supply (the pipeline of rooms under construction has fallen by -5% in one year)¹¹, (iii) increased regulation on short-term rentals and on new construction.

Continued momentum in asset management

Acceleration in office letting activity

For Covivio, the momentum in lettings and renewals accelerated in the 3rd quarter, totalling 35,300 m², or more than half of the volume for the nine months (67,900 m²). Signings during the quarter covered all geographical areas: France (47% of signings), Germany (29%) and Italy (24%). In Germany, the group let 4,400 m² in the Loft building in central Berlin, delivered in Q3 2025 and now 75% leased. In France, 4,300 m² were leased in the CB 21 tower in La Défense, 1,760 m² in the Urban Garden building in Issy-les-Moulineaux, bringing its occupancy rate to 100%, and 1,000 m² were pre-let in the Beige building in Paris CBD (at a rent of €1,100/m²), which is scheduled for delivery mid-2026. Finally, in Milan, 3,800 m² concerned the Piazza San Fedele building in the CBD, let at €760/m² for offices.

In CB 21 tower in La Défense, following the departure of Suez for 44,000 m², 9,000 m² of the 10,000 m² in operation have already been relet. At the same time, work has begun on the 34,000 m² refurbishment program and lease discussions are ongoing, of which 7,500 m² advanced.

Thanks to this positive letting momentum, the office occupancy rate at the end of September remained stable at a high level of 95.5%.

German residential: strong reversion and continued modernisation and privatization

Covivio continued to extract value from its residential portfolio in Germany. In the first nine months of the year, 2,032 units were relet, with a strong rental reversion of +25% (including +39% in Berlin).

At the same time, €52 million (€34 million Group share) was invested in modernization programmes, mainly in Berlin, targeting an average return on investment of around 7%. Disposals of individual residential units, most of which were vacant, for €52 million (€34 million Group share) since the beginning of the year, were achieved at an average sale price of €5,725/m² and a margin of +33%.

Hotels: €400m (Group share) strengthening, at 6% yield, mostly through office to hotel conversion projects

In the 3rd quarter, Covivio continued its asset management works on its portfolio of operating hotel properties, with the delivery of the Ibis Styles hotel in Bruges. This renovation completes the asset management operation carried out on two adjacent hotels located in the heart of the city. After acquiring the OpCos of the two hotels in 2022, Covivio initiated a renovation and upgrade (from 3 to 4 stars) programme for the Novotel until 2024, before renovating the Ibis hotel, now operated under the Ibis Styles brand. The work on the Ibis hotel included the complete renovation of 128 rooms, the creation of 12 additional rooms and the redevelopment of the terrace area between the two hotels. At the same time, the operational teams were merged to enhance synergies between the two hotels. These projects represented a total investment of €20 million¹² for a marginal return of around 15%.

The group has also begun renovation work on the Holiday Inn in the seaside resort of Le Touquet (more than one million visitors per year), a 88-room hotel acquired in 2016, in which €23 million¹³ will be invested, with the creation of 25 additional rooms, for a yield on capex of more than 10%.

Projects to convert offices into hotels are also continuing. This quarter, Covivio launched a new process to convert a former office building into a hotel, in the Montparnasse district of Paris. Calls for tenders from hotel operators have been

¹¹ Source: Lodging Econometrics

¹² €11 million Group share

¹³ €12 million Group share

launched for all projects, including the Bobillot hotel (100 rooms) in the Butte aux Cailles district in Paris 13th, for which an exclusive agreement has been negotiated with an operator; Molitor (130 rooms) in the center of Boulogne-Billancourt; and Voltaire (145 rooms) in Paris 11th. In Italy, Covivio will support the growth of its partner B&B in Bologna (213 rooms).

These five transformation projects, scheduled for completion in 2028/2029, represent €180 million in capex¹⁴, with a return on the total budget (€365 million including land value) of around 6%. The four French buildings were vacated before 2025 and are not generating any rental income this year. With the increase in the stake in Covivio Hotels (from 52.5% to 53.2%) and the acquisition of a hotel in Porto in the first half of the year, the strengthening of the hotel portfolio amounts to nearly €425 million (€400 million Group share) since the beginning of the year, at 6% yield.

Continued qualitative rotation of the portfolio

Since the beginning of the year, the Group has signed €191 million in new disposal agreements (€297 million at 100%), with an average margin of +2% on the appraised values at the end of 2024. In the office sector, the Group secured €109 million in agreements (€154 million at 100%), mainly on non-strategic assets in Germany and Italy. In the German residential sector, €49 million attributable to the Group (€74 million at 100%) was sold, mainly consisting of unit sales. Finally, hotel disposals totalled €34 million Group share (€69 million at 100%), including joint disposals of operating and property companies alongside Essendi (formerly AccorInvest) and non-strategic hotels in Germany.

At the same time, the Group continued to invest €311 million Group share (€401 million at 100%). 84% (€260 million) will generate additional revenue and, in addition to the acquisition of the minority stake in CB21, relates to development projects or asset modernization works, mainly in city centers. These include the Alexanderplatz mixed-use project (60,000 m², delivery in 2027) in central Berlin, the Beige office project in Paris CBD (11,200 m², delivery in 2026), the Ibis hotels in Bruges and Met in Leeds, and modernization programs in German residential properties.

Revenue growth of +4.8% on a current basis, +3.5% on a like-for-like basis

€ million	Revenue 9M 2024 Group Share	Revenue 9M 2025 Group Share	Revenue 9M 2025 Group Share	% change at Current scope Group Share	% change Like-for-like Group Share	Occupancy rate (%)	Fixed lease term In years
Offices	237.2	290.2	245.4	+3.5%	+3.6%	95.5%	4.9
Hotels	128.0	271.0	137.5	+7.5%	+1.5%	100.0%	10.9
Residential Germany	142.7	235.8	149.6	+4.8%	+4.8%	98.9%	N/A
Non- strategic	0.9	0.8	0.4	-52.5%	+2.0%	N/A	N/A
Total	508.8	797.8	533.0	+4.8%	+3.5%	97.2%	6.4

Over the first nine months of 2025, revenue rose by +4.8% at current scope to €533 million Group share (€798 million at 100%). The strengthening of the hotel business over the last 18 months, the acquisition of the minority stake in CB21 and the positive operating performance across the three asset classes more than offset the impact of disposals, mainly in offices.

Growth on a like-for-like basis continues to significantly outperform inflation, coming in at +3.5%, thanks to indexation (2.0 points) and increases in occupancy rates and rents during relocations and renewals (1.5 points).

In the office sector, rents rose by +3.5%, with the effect of disposals and departures for redevelopment more than offset by like-for-like growth of +3.6% (including 2.1 pts from indexation, 1.1 pt from relettings and 0.4 pt from positive reversion) and the acquisition of the minority stake in CB21.

In German residential, like-for-like rental growth accelerated compared with 2024, rising to +4.8% (vs. +4.3%), supported by indexation (2.3 pts), modernization work (1.5 pts) and re-lettings (1.1 pts). The impact of strategic vacancy in view of unit sales was -0.2 pts. The occupancy rate stood at a high level of 98.9%.

¹⁴ €175 million Group share

In the hotel business, revenue growth slowed over nine months to +1.5% due to highly unfavorable base effects (Olympic Games in Paris and Euro Football Championship in Germany in 2024). This resulted in a -1.7% decline in variable revenue (with France and Germany accounting for two-thirds of these variable revenues), while fixed rents rose by +3.5%.

The average occupancy rate for the portfolio was 97.2%, while the average fixed lease term was 6.4 years.

ESG: Covivio among the leaders in its sector

99% of the portfolio has environmental certification

Covivio continued to increase the certification rate of its portfolio: the proportion with HQE, BREEAM, LEED or equivalent certification, in operation and/or under construction, now stands at 99.0% (vs. 98.5% at the end of 2024 and 95.3% at the end of 2023), with 71.3% of office buildings benefiting from the highest levels of certification (Very Good and above) (stable in 2025).

Covivio among the highest rated by agencies

Every year, GRESB (Global Real Estate Sustainability Benchmark) assesses and ranks the ESG policies, action plans and performance of more than 2,000 companies in the construction and real estate sector worldwide. In 2025, Covivio ranked first in its category in the operations section, with a score up by +3 points to 91/100, while the sector average stood at 82/100, thus maintaining its "5 stars" status. The group also maintained its score of 98/100 in Development, in the Offices category, up +11 points since 2020.

ISS ESG (responsible investment arm of ISS STOXX), provides sustainability performance assessments of companies through its ESG Corporate Rating, covering 12,000 issuers worldwide. On 13 October 2025, ISS ESG raised its rating on Covivio to B (vs B-). Covivio also maintained its Prime status, as it has every year since 2015.

Among other ratings attesting to the recognition of its ESG policy, Covivio also maintained its AAA rating from MSCI, as well as its "negligible risk" status from Sustainalytics, reinforced by an improved rating placing Covivio among the highest-rated companies worldwide, all sectors considered.

L'Atelier received the Tertiary Renovation Award during the BBCA Awards 2025

On 4 September, at the Low-Carbon Real Estate Exhibition (SIBCA), the Association for the Development of Low-Carbon Buildings (BBCA) announced the winners of the first Low-Carbon Real Estate Grand Prix. L'Atelier, Covivio's European headquarters, received the BBCA 2025 Grand Prix in the Tertiary Renovation category. This project was recognized in particular for its preservation of architectural heritage.

2025 recurring net income guidance confirmed

The strong operating performance in the quarter enables Covivio to confirm its 2025 recurring net income (Adjusted EPRA Earnings) guidance of around €515 million, an increase of approximately +8% vs. 2024 (and +4% per share).

RECENT DEVELOPMENTS WITH RESPECT TO COVIVIO HOTELS

1. On 22 October 2025, Covivio Hotels published the following press release:

+2.3% Hotel revenue growth at end-September 2025

RevPAR¹⁵ in Europe up +1% at end-September and expected up by +1.7% in 2025 and +2.0% in 2026

As expected, the hotel sector was impacted in the 3rd quarter by strongly negative base effects, mainly linked to two major events in 2024: the Olympic Games in Paris and the European Football Championship in Germany. As a result, cumulative RevPAR at the end of September 2025 was up by around +1%¹⁶.

These base effects resulted in significant geographical disparities. Southern Europe outperformed: Spain +4.9%, Italy +3.2%. France was stable (0.0%) penalized by the Olympic Games. Germany, impacted by an unfavorable events calendar (including the 2024 European Football Championship and InnoTrans event in September in Berlin) and weak economic growth in 2025, declined by -4.7%. The fourth quarter is better oriented and is expected to contribute to RevPAR growth in Europe by +1.7% in 2025¹⁹, before an expected growth of around +2.0% in 2026¹⁹.

In the medium term, the growth outlook remains strong, due to (i) structurally strong demand (hotel room nights expected to increase by +4%/year by 2030) (ii) the scarcity of supply (the pipeline of rooms under construction has fallen by -5% in one year)¹⁷, (iii) increased regulation on short-term rentals and on new construction.

New steps forward in development projects

In the 3rd quarter, Covivio Hotels continued its asset management works on its portfolio of operating hotel properties, with the delivery of the Ibis Styles hotel in Bruges. This renovation completes the asset management operation carried out on two adjacent hotels located in the heart of the city. After acquiring the OpCos of the two hotels in 2022, Covivio Hotels initiated a renovation and upgrade (from 3 to 4 stars) programme for the Novotel until 2024, before renovating the Ibis hotel, now operated under the Ibis Styles brand. The work on the Ibis hotel included the complete renovation of 128 rooms, the creation of 12 additional rooms and the redevelopment of the terrace area between the two hotels. At the same time, the operational teams were merged to enhance synergies between the two hotels. These projects represented a total investment of €20 million for a marginal return of around 15%.

Covivio Hotels has also begun renovation work on the Holiday Inn in the seaside resort of Le Touquet (more than one million visitors per year), a 88-room hotel acquired in 2016, in which €23 million will be invested, with the creation of 25 additional rooms, for a yield on capex of more than 10%.

Furthermore, following the acquisition of the OpCo of the Mercure Nice in November 2024, Covivio Hotels undertook a €8 million renovation programme for the 4* hotel located on the Promenade des Anglais, with an expected return of 15%, including the complete renovation of 124 rooms and the creation of a new room.

€62 million in disposals in line with 2024 appraisal values

Since the beginning of the year, Covivio Hotels signed new disposal agreements totalling €62 million in Group share (€69 million at 100%): 11 assets in France for €25 million, including 2 Accor brand hotels, and 1 hotel in Erfurt, in Germany (€37 million).

Hotel revenue growth of +2.3% on a current basis, +1.9% on a like-for-like basis

	Income	Income	Income	Income	Change	Change
€ million	Q3 2024	Q3	Q3 2025	Q3	Group Share	Group Share
	100%	2024	100%	2025	(%)	LFL (%) (*)
	Group Share		Group Share			
Fixed revenues	145.9	135.8	148.1	137.3	+1.1%	+3.5

¹⁵ RevPAR: Revenue Per Available Room

¹⁶ On average (France, Germany, Italy, Spain, United Kingdom, Portugal, Benelux), based on MKG data

¹⁷ Source: Lodging Econometrics

Variable revenues	118.1	116.3	121.8	120.5	+3.6%	-0.7%
Total revenues Hotels	264.1	252.1	269.9	257.8	+2.3%	+1.9%
Non-strategic (Retail)	1.9	1.9	0.8	0.8	-56.5%	2.0%
Total revenues Covivio Hotels	266.0	254.0	270.7	258.6	+1.8%	+1.9%

(*) On a like for like basis

Hotel revenue growth on a like-for-like basis slowed over nine months to +1.9% due to a highly unfavourable base effect (Olympic Games in France and Euro football championship and trade shows in Germany in 2024). This resulted in a 0.7% decline in variable revenues (with France and Germany accounting for two-thirds of these variable revenues), while fixed rents rose by 3.5%.

They mainly concerned variable revenues hotels (59% of the total, including joint disposals of operating and property companies alongside AccorInvest) and hotels located in Germany (37%).

DESCRIPTION OF THE COVIVIO GROUP'S SUSTAINABILITY STRATEGY

The following is a summary of section "Sustainability-linked Bonds" of the Covivio Group's Sustainable Bond Framework published on May 2022 and available on the website of Covivio (<https://www.covivio.eu/en/finance/financing-and-public-offer/consent-solicitations-green-bonds-proposal/>). Such Sustainable Bond Framework and any opinion, report or certification and any other document relating to it do not form part of the Base Prospectus.

In addition, Noteholders may wish to complete their understanding of the Covivio Group's corporate social responsibility and sustainable strategy as set out in the Covivio 2024 Nature Report (<https://www.calameo.com/covivio/read/00560800966a7d238c4ec>) and in the following pages of the Covivio 2024 URD:

Information in relation to the Covivio Group's corporate social responsibility and sustainable strategy	Page numbers in the Covivio 2024 URD
<i>Statement of extra-financial performance 2024</i> <ul style="list-style-type: none">• <i>Introduction</i>• <i>Environmental information</i>• <i>Social information</i>• <i>Business conduct information</i>• <i>CSR performance</i>• <i>Audit of non financial information</i>	<i>Pages 104 to 333</i>

Capitalised terms used but not otherwise defined herein have the meaning given to them in the Terms and Conditions of the Notes or, as the case may be, in the Sustainable Bond Framework.

2. The Sustainable Bond Framework with respect to Sustainability-Linked Notes

In relation to Sustainability-Linked Notes, the Sustainable Bond Framework has been established in accordance with the recommendations of the Sustainability-Linked Bond Principles (SLBP) as administered and published by the International Capital Markets Association (ICMA) in June 2020¹⁸.

The following five core components, as detailed in the Sustainable Bond Framework, form the basis of the Sustainable Bond Framework in relation to Sustainability-Linked Notes:

1. Selection of Key Performance Indicators (KPIs);
2. Calibration of Sustainability Performance Target(s) (SPTs);
3. Characteristics of Sustainability-Linked Notes;
4. Reporting; and
5. External verification.

The Sustainable Bond Framework has been developed to show how the Covivio Group intends to foster change, supports its sustainability strategy, and provides a single methodology for the issuance of any debt financing instruments, including, but not limited to, Sustainability-Linked Notes.

3. Selection of Key Performance Indicators (KPIs)

The Covivio Group relies on its carbon trajectory to define its main KPIs. The Covivio Group has selected two KPIs, which are core, relevant, and material to its business and industry.

- KPI #1: Greenhouse Gas Emissions (Scopes 1 and 2); and

¹⁸ ICMA Sustainability Linked Bond Principles 2020: [SLBP 2020](#).

- KPI #2: Greenhouse Gas Emissions (Scope 3).

KPI #1: Greenhouse Gas Emissions (Scopes 1 and 2)

Definition and Scope	<p>Scopes 1 and 2 greenhouse gas emissions (GHG) emissions are defined according to the document entitled "The Greenhouse Gas Protocol, A Corporate Accounting and Reporting Standard (Revised Edition)" published by the World Business Council for Sustainable Development and the World Resources Institute (as amended and updated from time to time) (the GHG Protocol) as follows:</p> <ul style="list-style-type: none">▪ Scope 1: direct GHG emissions arising from the combustion of direct energy sources used for company buildings. For the Covivio Group, this corresponds to natural gas, wood and fuel consumption in its building that are directly operated (headquarters and common parts of office multi-let assets).▪ Scope 2: indirect GHG emissions from purchased electricity, heating, and cooling. For the Covivio Group, this corresponds to the consumption of electricity and the heating and cooling networks in its directly managed buildings. Scope 2 GHG emissions are calculated on a market basis. <p>This KPI encompasses carbon-own operations and represents 99% of the Covivio Group’s Scopes 1 and 2 GHG emissions. The scope of this KPI excludes refrigeration gas, accounting for approximately 1% of the Covivio Group’s Scopes 1 and 2 GHG emissions.</p>																																			
Rationale and Materiality	<p>Climate change is broadly recognised as the most pressing challenge of the past decades, with unlimited and irreversible impacts on the world. For years now, the Covivio Group has proactively developed an approach towards reducing its carbon footprint. The Covivio Group has set a clearly defined carbon emission reduction trajectory aligned with science-based targets and the goals of the Paris Agreement¹⁹.</p> <p>Scopes 1 and 2 GHG emissions cover around 2% of the Covivio Group’s total GHG emissions based on 2022 data.</p>																																			
Methodology	<p>The Covivio Group’s Scopes 1 and 2 GHG emissions were determined using the ADEME’s V7 carbon footprint balance sheet table, which is aligned with the GHG Protocol. The results are presented according to the three emission scopes distinguished by the GHG Protocol, an internationally recognized standard.</p>																																			
Baseline	<p>2015 is used as a base year. Scopes 1 and 2 GHG emissions amounted to 21,242 tCO₂e in 2015.</p> <p>The baseline was restated in 2021 to take into account the integration of the German office branch and the change to a market-based approach for Scope 2 GHG emissions to align with market practices in the real estate sector.²⁰</p>																																			
Historical Performance	<table><tr><td></td><td>2015</td><td>2022</td><td>2023</td><td>2024 (new operational control perimeter*)</td><td>Variation 2015/2024</td></tr><tr><td>Scope 1 – Total direct emissions (tCO₂e)</td><td>6,290</td><td>1,542</td><td>1,771</td><td>9,129</td><td></td></tr><tr><td>Scope 2 – Total indirect emissions (tCO₂e)</td><td>14,952</td><td>4,246</td><td>3,016</td><td>14,065</td><td></td></tr><tr><td>Scopes 1 & 2</td><td>21,242</td><td>5,788</td><td>4,783</td><td>22,194</td><td>4%</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>							2015	2022	2023	2024 (new operational control perimeter*)	Variation 2015/2024	Scope 1 – Total direct emissions (tCO ₂ e)	6,290	1,542	1,771	9,129		Scope 2 – Total indirect emissions (tCO ₂ e)	14,952	4,246	3,016	14,065		Scopes 1 & 2	21,242	5,788	4,783	22,194	4%						
	2015	2022	2023	2024 (new operational control perimeter*)	Variation 2015/2024																															
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Scopes 1 & 2	21,242	5,788	4,783	22,194	4%																															

¹⁹

Adopted at the United Nations Climate Change Conference (COP21) in Paris on 12 December 2015.

²⁰

In accordance with the SBTi methodology, the amount of GHG emissions linked to the German offices portfolio were reintegrated into the 2015 baseline when Covivio's carbon trajectory was restated in 2021, based on the annual energy consumption levels obtained when this portfolio was acquired. This represented a volume of 8,621 tCO₂e in 2015.

	<p><i>Data is verified by the Covivio Group's auditors annually</i></p> <p><i>* Previously not included in Covivio's carbon footprint and following the hotel consolidation operation in November 2024 leading to the growth of the hotel operating activity, Covivio has calculated the carbon footprint of this activity. This has resulted in the reclassification of the emissions related to the energy consumption of these assets as scope 1 and 2 emissions (vs. Scope 3 previously), equivalent to 13,294 tCO₂e (scopes 1+2). Please refer to section 3.2.1 of the Covivio 2024 URD for further information on methodology. For more information on the change in the energy consumption of the various portfolios, refer to Covivio's 2024 Sustainability Report (pages 164 to 173 of the Covivio 2024 URD (Section 3.2.1.5)).</i></p>
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SPT #1: Reduction of absolute Scopes 1 and 2 GHG emissions by 63% by 2030 (vs 2015).

KPI #2: Greenhouse Gas Emissions (Scope 3)

Definition and Scope	<p>Scope 3 GHG emissions are defined according to the GHG Protocol as follows:</p> <ul style="list-style-type: none"> Scope 3: other indirect emissions from purchased goods and services and downstream leased assets. <p>Purchased goods and services include emissions from the extraction, production, and transportation (i.e. cradle-to-gate emissions) of goods and services acquired by a company in the reporting year, not otherwise included in another upstream category. For the Covivio Group, it refers to the emissions related to construction/renovation of buildings (based on actual deliveries and the modelised data with the Covivio Group's consultant CSTB (<i>Centre scientifique et technique du bâtiment</i>), it includes the emissions of the building amortised in a 50-years period). It includes all posts related to the construction/renovation of buildings.</p> <p>Downstream leased assets include operation of assets owned by the company (lessor) and leased to other entities in the reporting year, not included in scopes 1 and 2 – reported by the lessor. For building owners (including operators and managers), the emissions from the assets leased to other organisations over the reporting year.</p> <p>In line with the Science Based Targets initiative (SBTi) methodology, the Covivio Group has made a full carbon footprint analysis according to the GHG Protocol. The categories encompassed in the KPI represents approximately 85% of the Covivio Group's total scope 3 GHG emissions. The remaining 15% are categories on which the Covivio Group has less impact and control such as regular maintenance of the building, furnitures, employee commuting, use of sold products. The Covivio Group has decided to be fully transparent on its total scope 3 GHG emissions rather than focusing on the material ones, and thus go beyond the requirement from SBTi.</p>
Rationale and Materiality	<p>With over 371 thousand tons of GHG emissions (in CO₂e), Scope 3 GHG emissions represents 98% of the Covivio Group's total GHG emission in 2022.</p> <p>The Covivio Group's Scope 3 GHG emissions related to the energy consumption of the building not directly managed amounted to 160 thousand tonnes of GHG emissions, and those related to the construction and renovation of assets amounted to 211 thousand tonnes of GHG emissions (in CO₂e).</p>
Methodology	<p>The Covivio Group's Scope 3 GHG emissions were determined using the ADEME's V7 carbon footprint balance sheet table and CSTB modelizations, which is aligned with the GHG Protocol. The results are presented according to the three emission scopes distinguished by the GHG Protocol, an internationally recognized standard.</p>
Baseline	<p>Scope 3 GHG emissions from purchased goods and services and downstream leased assets totalled 433,298 tCO₂e in 2015.</p>

	The baseline was restated in 2021 to take into account the integration of the German office branch.				
Historical Performance		2015	2022	2023	2024 (new perimeter)
					Variation 2015/2024
	Scope 3	433,298	370,930	359,607	318,801
					-26%
<i>Data is verified by the Covivio Group's auditors annually *corresponding to 124,767 tCO₂e in respect of the Energy consumption of all assets owned in Europe (excluding "operational control" scope) and "upstream" emissions related to energy production and 194,034 tCO₂e in respect of the Emissions related to the construction and renovation of assets in Europe (as set out in the Covivio 2024 URD, page 145)</i>					

It should be noted that the revised breakdown of emissions has no impact on the Group objective (-40% between 2010 and 2030 for all scopes) expressed in intensity (kgCO₂e/m²) because it already gathers scopes 1, 2, 3. At end-2024, Covivio reached -28% compared with 2010 with an intensity level of 55.3 kgCO₂e/m².

SPT #2: Reduction of absolute Scope 3 GHG emissions from purchased goods and services and downstream leased assets by 37.5% by 2030 (vs 2015).

4. Characteristics of the Sustainability-Linked Notes

For the avoidance of doubt, unless otherwise stated, the proceeds of any Sustainability-Linked Notes issuances will be used for general corporate purposes or such other purpose specified in the relevant Final Terms.

Sustainability-Linked Notes will incorporate the KPIs outlined in the "Selection of Key Performance Indicators" section.

All Sustainability-Linked Notes issued under the Sustainable Bond Framework shall a sustainability-linked feature that will result in a coupon adjustment, or a premium payment, as the case may be, if a Sustainability Trigger Event occurs.

The relevant KPIs, SPTs, step-up coupon amount or premium payment amount, as applicable, will be specified in the relevant Final Terms.

For the avoidance of doubt, if the KPIs have achieved their SPT, and reporting and verification for the SPTs have been provided and made public in accordance with the reporting and verification sections of the Sustainable Bond Framework, the financial characteristics of any Sustainability-Linked Note issued by Covivio under the Sustainable Bond Framework shall remain unchanged.

5. Reporting

Covivio will publish and keep readily available and easily accessible on its website a Sustainability Linked Bond Progress Report, included in the Universal Registration Document that will include:

- up-to-date information on the performance of each selected KPI, including the baseline where relevant;
- calculation methodologies and underlying assumptions of the KPIs; and
- any additional relevant information enabling investors to monitor the progress of each selected KPI towards the SPT.

Reporting may also include, when possible and feasible:

- qualitative or quantitative explanation of the contribution of the main factors, including mergers and acquisitions activity, behind the evolution of each selected KPI on an annual basis; and/or
- illustration of the positive sustainability impact of the performance improvement; and/or
- any re-assessments of KPIs due to any changes to the calculation methodology for a KPI or significant changes in data due to better data accessibility, if relevant; and/or
- any adjustments of baselines or KPI's scope, if relevant; and/or

- updates on new or proposed regulations from regulatory bodies relevant to the KPIs and the SPTs.

When relevant, the Covivio Group may also provide information on changes to its sustainability strategy or governance.

The Sustainability Linked Bond Progress Report shall be published annually (and at the latest by the end of the first half of the following year).

6. Verification

Pre-issuance verification

A Second Party Opinion has been provided by Moody's ESG (formerly Vigeo Eiris), to ensure that the Sustainable Bond Framework follows all principles laid out in the SLBP. It will be made publicly available on Covivio's website²¹.

Post-issuance verification

The annual performance of each KPI included in the Sustainability Linked Bond Progress Report will also be subject to external verification by an External Verifier. Verification of KPI performance will be conducted on an annual basis on a "limited assurance" standard, and made publicly available in the Sustainability Linked Bond Progress Report.

7. Update and amendment of the Sustainable Bond Framework

The Covivio Group will review the Sustainable Bond Framework from time to time, including its alignment to updated versions of the relevant principles as and when available in the market. Any major update will be subject to the prior approval of Moody's ESG or any such other qualified provider of Second Party Opinion.

²¹ See [here](#).

SUBSCRIPTION AND SALE

SUMMARY OF THE DEALER AGREEMENT

Subject to the terms and on the conditions contained in the dealer agreement dated 12 December 2025 (the **Dealer Agreement**) entered into between Covivio, Covivio Hotels, the permanent dealers (**Permanent Dealers**) and the Arranger, the Notes will be offered on a continuous basis by the Issuers to the Permanent Dealers. However, each Issuer has reserved the right to sell Notes directly on its own behalf to Dealers that are not Permanent Dealers. The Notes may be resold at prevailing market prices, or at prices related thereto, at the time of such resale, as determined by the relevant Dealer. The Notes may also be sold by the relevant Issuer through the Dealers, acting as agents of the relevant Issuer.

The relevant Issuer will pay each relevant Dealer a commission as agreed between them in respect of Notes subscribed by it. Each Issuer has agreed to reimburse the Arranger for its expenses incurred in connection with the Programme and the Dealers for certain of their activities in connection with the Programme.

Each Issuer has agreed to indemnify the Dealers against certain liabilities in connection with the offer and sale of the Notes. The Dealers have agreed to indemnify each Issuer against certain liabilities in connection with the offer and sale of the Notes. The Dealer Agreement entitles the Dealers to terminate any agreement that they make to procure subscription and payment or failing which to subscribe and pay for the Notes in certain circumstances prior to payment for such Notes being made to the relevant Issuer.

SELLING RESTRICTIONS

Prohibition of Sales to European Economic Area Retail Investors

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 the Base Prospectus as completed by the relevant Final Terms in relation thereto to any retail investor in the European Economic Area.

For the purposes of these provisions:

- (a) the expression **retail investor** means a person who is one (or both) of the following:
 - (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, as amended or superseded, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II.
- (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.

France

Each of the Dealers has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has only offered or sold and will only offer or sell, directly or indirectly, Notes in France and it has only distributed or caused to be distributed and will only distribute or cause to be distributed in France, the Base Prospectus, the relevant Final Terms or any other offering material relating to the Notes to qualified investors as defined in Article 2(e) of the Prospectus Regulation.

United States

The Notes have not been and will not be registered under the Securities Act or the securities laws of any State or other jurisdiction of the United States and may not be offered or sold, directly or indirectly, in the United States except pursuant

to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. The Notes are being offered and sold only outside of the United States in reliance on Regulation S.

Terms used in the preceding paragraph have the meanings given to them by Regulation S.

In addition, until 40 calendar days after the commencement of the offering, an offer or sale of Notes within the United States by any dealer (whether or not participating in the offering) may violate the registration requirements of the Securities Act.

United Kingdom

Prohibition of Sales to United Kingdom Retail Investors

Each of the Dealers 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 relevant Final Terms in relation thereto to any retail investor in the United Kingdom.

For the purposes of this provision:

- (a) the expression **retail investor** means a person who is one (or both) 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 European Union (Withdrawal) Act 2018 (**EUWA**); or
 - (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000, as amended (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.
- (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.

Other regulatory restrictions

Each Dealer has represented, warranted and agreed, and each further Dealer appointed under the Programme will be required to represent, warrant and agree, that:

- (a) in relation to any Notes which have a maturity of less than one year from the date of issue, (a) it is a person whose ordinary activities involve it in acquiring, holding managing or disposing of investments (as principal or agent) for the purposes of its business and (b) it has not offered or sold and will not offer or sell any Notes other than to persons whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of their businesses or who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses where the issue of the Notes would otherwise constitute a contravention of section 19 of the FSMA by the relevant Issuer;
- (b) it has only communicated or caused to be communicated and will only communicate or cause to be communicated any 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 relevant Issuer; and
- (c) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to such Notes in, from or otherwise involving the United Kingdom.

Republic of Italy

Each Dealer has represented and agreed (and each further Dealer appointed under the Programme will be required to represent and agree) that the Notes have not been registered with the *Commissione Nazionale per le Società e la Borsa* (**CONSOB**) pursuant to Italian securities legislation and, accordingly, no Notes may be offered, sold or delivered, nor may copies of the Base Prospectus or of any other document relating to the Notes be distributed in the Republic of Italy (**Italy**), except:

- (i) to qualified investors (*investitori qualificati*), as defined pursuant to Article 2(e) of the Prospectus Regulation and any applicable provision of Italian laws and regulations; or
- (ii) in other circumstances which are exempted from the rules on public offerings pursuant to Article 1 of the Prospectus Regulation, Article 34-ter of CONSOB Regulation No. 11971 of 14 May 1999, as amended from time to time, and the applicable Italian laws.

Any offer, sale or delivery of the Notes or distribution of copies of this Base Prospectus or any other document relating to the Notes in the Republic of Italy under (i) or (ii) above must:

- (a) be made by an investment firm, bank or financial intermediary permitted to conduct such activities in the Republic of Italy in accordance with the Legislative Decree No. 58 of 24 February 1998, as amended (the Italian Financial Services Act), CONSOB Regulation No.20307 of 15 February 2018 (as amended from time to time) and Legislative Decree No. 385 of 1 September 1993, as amended (the **Banking Act**); and
- (b) comply with any other applicable laws and regulations or requirement imposed by CONSOB, the Bank of Italy (including the reporting requirements, where applicable, pursuant to Article 129 of the Banking Act and the implementing guidelines of the Bank of Italy, as amended from time to time) and/or any other Italian authority.

Any investor purchasing the Notes in this offering is solely responsible for ensuring that any offer or resale of the Notes it purchased in this offering occurs in compliance with applicable laws and regulations.

Canada

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.

General

These selling restrictions may be modified or supplemented by the agreement of the Issuers and the Dealers following a change in a relevant law, regulation or directive. Any such modification will be set out in a supplement to this Base Prospectus.

No action has been taken in any jurisdiction that would permit a non-exempt offer of any of the Notes, or possession or distribution of this Base Prospectus or any other offering material or any Final Terms, in any country or jurisdiction where action for that purpose is required.

Each Dealer has agreed and each further Dealer appointed under the Programme will be required to agree that it will, to the best of its knowledge, comply with all relevant laws, regulations and directives in each jurisdiction in which it purchases, offers, sells or delivers Notes or has in its possession or distributes the Base Prospectus, any other offering material or any Final Terms and neither the Issuers nor any other Dealer shall have responsibility therefor.

FORM OF FINAL TERMS

[²²**EU 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, taking into account the five categories referred to in item 19 of the Guidelines published by the European Securities and Markets Authority (**ESMA**) on 3 August 2023 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, **EU MiFID II**); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. [*Consider any negative target market*²³]. 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 EU 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.]

[²⁴**UK MiFIR Product Governance / Professional Investors and ECPs only target market** - Solely for the purposes of [the/each] manufacturer's product approval process, 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 UK 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. [*Consider any negative target market*]. 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 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 (**EEA**). For these purposes, a retail investor means a person who is one (or both) of: (i) a retail client as defined in point (11) of Article 4(1) of [Directive 2014/65/EU (as amended, **EU MiFID II**)]/[EU MiFID II]; or (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended or superseded, 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 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.

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 (**UK**). For these purposes, a retail investor means a person who is one (or both) 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 (**EUWA**); or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000, as amended (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. 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.

²² Legend to be included on front of the Final Terms if following the ICMA 1 "all bonds to all professionals" target market approach.

²³ ICMA 1 and ICMA 2 approaches envisage that a negative target market will be unlikely. Note that a programme which only envisages vanilla issuance is unlikely to require a negative target market placeholder. If a negative target market is deemed necessary, wording along the following lines could be included: "The target market assessment indicates that Notes are incompatible with the needs, characteristic and objectives of clients which are [fully risk averse/have no risk tolerance or are seeking on-demand full repayment of the amounts invested]."

²⁴ The legend may not be necessary if the managers in relation to the Notes are not subject to UK MiFIR and therefore there are no UK MiFIR manufacturers. Depending on the location of the manufacturers, there may be situations where either the MiFID II product governance legend or the UK MiFIR product governance legend or where both are included.

Final Terms dated [●]

[Logo, if document is printed]

[Covivio]/[Covivio Hotels]

€6,000,000,000

Euro Medium Term Note Programme
for the issue of Notes

Legal entity identifier (LEI): [For Covivio: 969500P8M3W2XX376054] / [For Covivio Hotels:
969500N2QX5LGFFZ0167]

SERIES NO: [●]

TRANCHE NO: [●]

[Brief description and Amount of Notes]

issued by: [Covivio]/[Covivio Hotels] (the Issuer)

[Name(s) of Dealer(s)]

PART A – CONTRACTUAL TERMS

[Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions (the **Conditions**) set forth in the base prospectus dated 12 December 2025 which received approval number n°25-477 from the *Autorité des marchés financiers* (the **AMF**) on 12 December 2025 (the **Base Prospectus**) [and the supplement(s) to the Base Prospectus dated [●] which received approval number n° [●] from the AMF on [●]] which [together] constitute[s] a prospectus for the purposes of the Regulation (EU) 2017/1129, as amended or superseded (the **Prospectus Regulation**). This document constitutes the Final Terms of the Notes described herein for the purposes of the Prospectus Regulation and must be read in conjunction with such Base Prospectus [as so supplemented] in order to obtain all the relevant information. The Base Prospectus [and the supplement(s) to the Base Prospectus] [is] [are] available for viewing on the websites of the AMF (www.amf-france.org) and of the Issuer [For Covivio: (www.covivio.eu/fr/)]/[For Covivio Hotels: (www.covivio-hotels.fr)]. [In addition²⁵, the Base Prospectus [and the supplement(s) to the Base Prospectus] [is] [are] available for viewing [at/on] [●]].]

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

[Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions (the **Conditions**) which are the [2020/2022/2023/2024] Terms and Conditions (as defined in section “Documents incorporated by reference”) incorporated by reference in the Base Prospectus (as defined below). This document constitutes the Final Terms of the Notes described herein for the purposes of the Prospectus Regulation and must be read in conjunction with the Base Prospectus dated 12 December 2025 which received approval number n°25-477 from the *Autorité des marchés financiers* (the **AMF**) on 12 December 2025 [and the supplement[s] to the Base Prospectus dated [●]], which [together] constitute[s] a base prospectus for the purposes of the Prospectus Regulation (the **Base Prospectus**), including the Conditions which are incorporated by reference therein. The expression **Prospectus Regulation** means Regulation (EU) 2017/1129 as amended or superseded. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus. The Base Prospectus [and the supplement(s) to the Base Prospectus] [is] [are] available for viewing on the websites of the AMF (www.amf-france.org) and of the Issuer [For Covivio: (www.covivio.eu/fr/)]/[For Covivio Hotels: (www.covivio-hotels.fr)]. [In addition²⁶, the Base Prospectus [and the supplement(s) to the Base Prospectus] [is] [are] available for viewing [at/on] [●]].]

²⁵ If the Notes are admitted to trading on a regulated market other than on Euronext Paris.

²⁶ If the Notes are admitted to trading on a regulated market other than on Euronext Paris.

[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 (in which case the sub-paragraphs of the paragraphs which are not applicable can be deleted). Italics denote guidance for completing the Final Terms.]

1. Issuer: [Covivio]/[Covivio Hotels]
2. (a) Series Number: [●]
- (b) Tranche Number: [●]
- (c) [Date on which the Notes become fungible: [Not Applicable/ The Notes will be assimilated (*assimilées*) and form a single series with the existing [*insert description of the Series*] issued by the Issuer on [*insert date*] as from the date of assimilation which is expected to be on or about 40 calendar days after the Issue Date.]²⁷
3. Specified Currency or Currencies: [●]
4. Aggregate Nominal Amount of Notes:
 - (a) Series: [●]
 - (b) Tranche: [●]
5. Issue Price: [●] per cent. of the Aggregate Nominal Amount [plus accrued interest from, and including, [*insert date*] to, but excluding, the Issue Date (*in the case of fungible issues only, if applicable*)]
6. Specified Denomination: [●]²⁸
7. (a) Issue Date: [●]
- (b) Interest Commencement Date: [*Specify/Issue Date/Not Applicable*]
8. Maturity Date: [*specify date or (for Floating Rate Notes) Interest Payment Date falling in or nearest to the relevant month and year*]
9. Interest Basis: [● per cent. Fixed Rate[, subject to any Step Up Trigger Event (*only applicable if Covivio is the Issuer for Sustainability-Linked Notes with "Step Up Option" below specified as applicable*)]]
 [[EURIBOR/CMS Rate] +/- [●] per cent. Floating Rate[, subject to any Step Up Trigger Event (*only applicable if Covivio is the Issuer for Sustainability-Linked Notes with "Step Up Option" below specified as applicable*)]]
 [Zero Coupon]
 [Inverse Floating Rate[, subject to any Step Up Trigger Event (*only applicable if Covivio is the Issuer for*

²⁷ To be included only for Notes issued by Covivio.

²⁸ Notes (including Notes denominated in sterling) in respect of which the issue proceeds are to be accepted by the Issuer in the United Kingdom or whose issue otherwise constitutes a contravention of section 19 of the FSMA and having a maturity of less than one year must have a minimum denomination of £100,000 (or its equivalent in other currencies).

Sustainability-Linked Notes with "Step Up Option" below specified as applicable)]]

[Fixed/Floating Rate Notes[, subject to any Step Up Trigger Event (*only applicable if Covivio is the Issuer for Sustainability-Linked Notes with "Step Up Option" below specified as applicable*)]]
(further particulars specified below)

10. Redemption/Payment Basis: Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at 100 per cent. of their prevailing nominal amount[, subject to any Premium Trigger Event (*only applicable if Covivio is the Issuer for Sustainability-Linked Notes with "Premium Payment Option" below specified as applicable*)].
[Instalment]
11. Change of Interest Basis: [Not Applicable]/ [Applicable (*further particulars specified below*)]
12. Put/Call Options: [Not Applicable]
[Put Option]
[Residual Maturity Call Option]
[Make-Whole Redemption]
[Clean-up Call Option]
[Call Option]
Change of Control Put Option
[(*further particulars specified below*)]
13. (a) Status of the Notes: Unsubordinated Notes
(b) Dates of the corporate authorisations for issuance of Notes obtained: [*For Notes issued by Covivio: Decision of the Board of Directors (Conseil d'administration) of the Issuer dated [●] and decision of the [●] of the Issuer dated [●]*]

[*For Notes issued by Covivio Hotels: Decision of the Supervisory Board (Conseil de Surveillance) of the Issuer dated [●] and decision of Covivio Hotels Gestion, in its capacity as manager (gérant commandité) of the Issuer dated [●]*]

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14. Fixed Rate Note Provisions [Applicable/Not Applicable]

(If not applicable, delete the remaining sub-paragraphs 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 [adjusted in accordance with [*specify Business Day Convention and any applicable Business Centre(s) for the definition of Business Day*]][adjusted in

		accordance with the Modified Following Business Day Convention]/not adjusted]
(c)	Fixed Coupon Amount[(s)]:	[●] per Specified Denomination
(d)	Broken Amount(s):	[●] per Note payable on the Interest Payment Date falling [in/on] [●] / [Not Applicable]
(e)	Day Count Fraction:	[Actual/365 / Actual/365 – FBF / Actual/Actual – ISDA / Actual/Actual-ICMA / Actual/Actual FBF / Actual/365 (Fixed) / Actual/360 / 30/360 / 360/360 / Bond Basis / 30/360-FBF / Actual 30A/360 (American Bond Basis) / 30E/360 / Eurobond Basis / Actual 30E/360 / 30E/360-FBF / 30E/360 (ISDA)]
(f)	Determination Dates:	[●] in each year (<i>insert regular interest payment dates, ignoring issue date or maturity date in the case of a long or short first or last coupon. NB only relevant where Day Count Fraction is Actual/Actual ICMA</i>)
15.	Floating Rate Note Provisions	[Applicable/Not Applicable] (<i>If not applicable, delete the remaining sub-paragraphs of this paragraph</i>)
(a)	Interest Period(s):	[●]
(b)	Specified Interest Payment Dates:	[●], in each year, subject to adjustment in accordance with the Business Day Convention
(c)	First Interest Payment Date:	[●]/the specified Interest Payment Date falling on or nearest to [●].
(d)	Interest Period Date:	[Not Applicable]/[●]
(e)	Business Day Convention:	[Floating Rate Business Day Convention/Following Business Day Convention/Modified Following Business Day Convention/Preceding Business Day Convention]
(f)	Business Centre(s) (Condition 6.1):	[●]
(g)	Manner in which the Rate(s) of Interest is/are to be determined:	[Screen Rate Determination/BBF Determination/ISDA Determination]
(h)	Party responsible for calculating the Rate(s) of Interest and Interest Amount(s) (if not the Calculation Agent):	[●]
(i)	Screen Rate Determination (Condition 6.3(c)(iii)):	[Applicable/Not Applicable] (<i>If not applicable, delete the remaining items of this sub-paragraph</i>)
–	Reference Rate:	[EURIBOR/CMS Rate]

- Interest Determination Date: ☐ *[T2] Business Days in [specify city] for [specify currency] prior to [the first calendar day in each Interest Accrual Period/each Interest Payment Date]*
 - Relevant Screen Page: ☐
 - Reference Banks (if applicable): ☐ *[Specify four]*/[Not Applicable]
 - [Relevant Swap Rate: ☐
 - [Reference Currency: ☐
 - [Designated Maturity: ☐
 - [Specified Time: ☐
- (j) FBF Determination (Condition 6.3(c)(i)): ☐ [Applicable/Not Applicable]
- (If not applicable, delete the remaining items of this subparagraph)*
- Floating Rate: ☐
- (if the Interest Rate is determined by linear interpolation in respect of a [first/last] [long/short] Interest Period, insert the relevant interest period(s) and the relevant rates used for the determination described herein)*
- Floating Rate Determination Date: ☐
- (k) ISDA Determination (Condition 6.3(c)(ii)): ☐ [Applicable/Not Applicable]
- (If not applicable, delete the remaining items of this subparagraph)*
- ISDA Definitions: ☐ [2006 ISDA Definitions]/[2021 ISDA Definitions]
 - Floating Rate Option: ☐
- (if the Interest Rate is determined by linear interpolation in respect of a [first/last] [long/short] Interest Period, insert the relevant interest period(s) and the relevant rates used for the determination described herein)*
- (Ensure this is a Floating Rate Option included in the Floating Rate Matrix (as defined in the 2021 ISDA Definitions))*
- Designated Maturity: ☐ ☐/[Not Applicable]
- (A Designated Maturity period is not relevant where the relevant Floating Rate Option is a risk-free rate)*
- Reset Date: ☐

(In the case of a EURIBOR based option, the first day of the interest period)

(Sub-paragraphs below only relevant if “2021 ISDA Definitions” is selected – otherwise, delete)

- [Calculation Period: [●]]
 - Fixing Day: [●]
 - Effective Date: Interest Commencement Date / [●]
 - Termination Date: As per Condition 6.3(c)(ii)(B) / [●]
 - Delayed Payment: [Applicable[: specify applicable number of days] (if no number is specified, the applicable number of days shall be five (5) days)] / [Not Applicable]
 - Compounding: [Applicable/Not Applicable]
- (Only applicable where the Floating Rate Option is an overnight rate)*
- OIS Compounding: [Applicable / Not Applicable]
 - Compounding with Lookback: [Applicable / Not Applicable]
[Lookback: [●]]
- (If no number is specified, and there is no default applicable to the Floating Rate Option, the default value will be five (5))*
- Compounding with Observation Period Shift: [Applicable / Not Applicable]
[Observation Period Shift: [●]]
- (If no number is specified, and there is no default applicable to the Floating Rate Option, the default value will be five (5))*
- Set in Advance: [Applicable / Not Applicable]
 - Observation Period Shift Additional Business Days: [●]
 - Compound with Lockout: [Applicable / Not Applicable]
Lockout Period Business Day: [specify the relevant financial center(s)]
[Lockout: [●]]

(If no number is specified, and there is no default applicable to the Floating Rate Option, the default value of the Lockout will be five (5))

–	2021 ISDA Definitions Linear Interpolation:	[Applicable (<i>specify the Shorter Designated Maturity and the Longer Designated Maturity, each as defined in the 2021 ISDA Definitions</i>)] / [Not Applicable]]
(l)	Linear Interpolation:	[Not Applicable/Applicable - the Rate of interest for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation (<i>specify for each short or long interest period</i>)]
(m)	Adjusted Interest Rate:	[Applicable/Not Applicable]
(n)	Margin(s):	<i>(if Covivio is the Issuer and the Notes are subject to the Step Up Option)</i> [The initial Margin is] [+/-][●] per cent. per annum ²⁹
(o)	Minimum Rate of Interest:	[●] per cent. per annum ³⁰
(p)	Maximum Rate of Interest:	[Not Applicable]/[[●] per cent. per annum]
(q)	Day Count Fraction:	[Actual/365 / Actual/365 – FBF / Actual/Actual – ISDA / Actual/Actual-ICMA / Actual/Actual FBF / Actual/365 (Fixed) / Actual/360 / 30/360 / 360/360 / Bond Basis / 30/360-FBF / Actual 30A/360 (American Bond Basis) / 30E/360 / Eurobond Basis / Actual 30E/360 / 30E/360-FBF / 30E/360 (ISDA)]
16.	Inverse Floating Rate Notes Provisions	[Applicable/Not Applicable]
		<i>(If not applicable, delete the remaining sub-paragraphs of this paragraph)</i>
(i)	Fixed Rate:	[●]
(ii)	Interest Period(s)	[●]
(iii)	Specified Interest Payment Dates:	[●]
(iv)	First Interest Payment Date:	[●]
(v)	Interest Period Date:	[Interest Payment Date]
(vi)	Business Day Convention:	[Floating Rate Business Day Convention/ Following Business Day Convention/ Modified Following Business Day Convention/ Preceding Business Day Convention]
(vii)	Business Centre(s) (Condition 6.1):	[●]
(viii)	Manner in which the Rate(s) of Interest is/are to be determined:	[Fixed Rate] minus [FBF Determination/ ISDA Determination/ Screen Rate Determination]

²⁹ In no event shall the amount of interest payable be less than zero.

³⁰ In no event shall the amount of interest payable be less than zero.

- (ix) Party responsible for calculating the Rate(s) of Interest and/or Interest Amount(s) (if not the Calculation Agent): [●]
- (x) FBF Determination (Condition 6.3(c)(i)): [Applicable/Not Applicable]
(If not applicable, delete the remaining items of this sub-paragraph)
- Floating Rate: [●]
(if the Interest Rate is determined by linear interpolation in respect of a [first/last] [long/short] Interest Period, insert the relevant interest period(s) and the relevant rates used for the determination described herein)
- Floating Rate Determination Date [●]
- (xi) ISDA Determination (Condition 6.3(c)(ii)): [Applicable/Not Applicable]
(If not applicable, delete the remaining items of this sub-paragraph)
- ISDA Definitions: [2006 ISDA Definitions]/[2021 ISDA Definitions]
- Floating Rate Option: [●]
(if the Interest Rate is determined by linear interpolation in respect of a [first/last] [long/short] Interest Period, insert the relevant interest period(s) and the relevant rates used for the determination described herein)
(Ensure this is a Floating Rate Option included in the Floating Rate Matrix (as defined in the 2021 ISDA Definitions))
- Designated Maturity: [●]/[Not Applicable]
(A Designated Maturity period is not relevant where the relevant Floating Rate Option is a risk-free rate)
- Reset Date: [●]
(In the case of a EURIBOR based option, the first day of the interest period)
(Sub-paragraphs below only relevant if “2021 ISDA Definitions” is selected – otherwise, delete)
- [Calculation Period: [●]
- Fixing Day: [●]
- Effective Date: Interest Commencement Date / [●]
- Termination Date: As per Condition 6.3(c)(ii)(B) / [●]

- Delayed Payment: [Applicable[: *specify applicable number of days*] (if no number is specified, the applicable number of days shall be five (5) days)] / [Not Applicable]

- Compounding: [Applicable/Not Applicable]

(Only applicable where the Floating Rate Option is an overnight rate)

- OIS Compounding: [Applicable / Not Applicable]

- Compounding with Lookback: [Applicable / Not Applicable]

[Lookback: [●]]

(If no number is specified, and there is no default applicable to the Floating Rate Option, the default value will be five (5))

- Compounding with Observation Period Shift: [Applicable / Not Applicable]

[Observation Period Shift: [●]]

(If no number is specified, and there is no default applicable to the Floating Rate Option, the default value will be five (5))

- Set in Advance: [Applicable / Not Applicable]

- Observation Period Shift Additional Business Days: [●]

- Compound with Lockout: [Applicable / Not Applicable]

Lockout Period Business Day: [*specify the relevant financial center(s)*]

[Lockout: [●]]

(If no number is specified, and there is no default applicable to the Floating Rate Option, the default value of the Lockout will be five (5))

- 2021 ISDA Definitions Linear Interpolation: [Applicable (*specify the Shorter Designated Maturity and the Longer Designated Maturity, each as defined in the 2021 ISDA Definitions*)] / [Not Applicable]]

- (xii) Screen Rate Determination (Condition 6.3(c)(iii)): [Applicable/Not Applicable]

- Reference Rate: [EURIBOR/CMS Rate]

- Interest Determination Date: [[●] [T2] *Business Days in [specify city] for [specify currency] prior to [the first calendar day in each Interest Accrual Period/each Interest Payment Date]*]

–	Relevant Screen Page:	[●]
–	Reference Banks (if applicable):	[Specify four]/[Not Applicable]
–	[Relevant Swap Rate:	[●]]
–	[Reference Currency:	[●]]
–	[Designated Maturity:	[●]]
–	[Specified Time:	[●]]
(xiii)	Margin(s):	<i>(if Covivio is the Issuer and the Notes are subject to the Step Up Option)</i> [The initial Margin is] [+/-] [●] per cent. <i>per annum</i> ³¹
(xiv)	Minimum Rate of Interest:	[Not Applicable/[●] per cent. <i>per annum</i>] ³²
(xv)	Maximum Rate of Interest:	[Not Applicable/[●] per cent. <i>per annum</i>]
(xvi)	Determination Date(s):	[[●] in each year]/[Not Applicable]
		<i>(N.B. only relevant where Day Count Fraction is Actual/Actual (ICMA). In such case, insert regular Interest Payment Dates, ignoring Issue Date or Maturity Date in the case of a long or short first or last coupon.)</i>
(xvii)	Day Count Fraction:	[Actual/365 / Actual/365-FBF / Actual/Actual-ISDA / Actual/Actual-FBF / Actual/Actual-ICMA / Actual/365(Fixed) / Actual/360 / 30/360 / 360/360 / Bond Basis / 30/360-FBF / Actual 30A/360 (American Bond Basis) / 30E/360 / Eurobond Basis / 30E/360-FBF / 30E/360(ISDA)]
17.	Fixed/Floating Rate Notes Provisions	[Applicable/Not Applicable]
		<i>(If not applicable, delete the remaining sub-paragraphs of this paragraph)</i>
(i)	Change of Interest Basis:	[Issuer Change of Interest Basis/Automatic Change of Interest Basis]
(ii)	Switch Date:	[●]
(iii)	Rate of Interest applicable to the Interest Periods preceding the Switch Date (excluded):	Determined in accordance with [Condition 6.2, as though the Note was a Fixed Rate Note] / [Condition 6.3, as though the Note was a Floating Rate Note] with further variables set out in item [14/15] of these Final Terms
(iv)	Rate of Interest applicable to the Interest Periods following the Switch Date (included):	Determined in accordance with [Condition 6.2, as though the Note was a Fixed Rate Note] / [Condition 6.3, as though the Note was a Floating Rate Note] with further variables set out in item [14/15] of these Final Terms
(v)	Notice period:	[●] prior to the Switch Date / Not Applicable <i>(only applicable where Change of Interest Basis is specified as “Issuer Change of Interest Basis”)</i>

³¹ In no event shall the amount of interest payable be less than zero.

³² In no event shall the amount of interest payable be less than zero.

18. **Zero Coupon Note Provisions**

[Applicable/Not Applicable]

(If not applicable, delete the remaining sub-paragraphs of this paragraph)

(a) Amortisation Yield (Condition 7.11(a)): [●] per cent. *per annum*

(b) Day Count Fraction (Condition 6.1): [Actual/365 / Actual/365 – FBF / Actual/Actual – ISDA / Actual/Actual-ICMA / Actual/Actual FBF / Actual/365 (Fixed) / Actual/360 / 30/360 / 360/360 / Bond Basis / 30/360-FBF / Actual 30A/360 (American Bond Basis) / 30E/360 / Eurobond Basis / Actual 30E/360 / 30E/360-FBF / 30E/360 (ISDA)]

19. **Sustainability-Linked Notes Provisions - Step Up Option³³**

[Applicable]/[Not Applicable]

(If not applicable, delete the remaining sub-paragraphs of this paragraph)

(a) Step Down to the Initial Rate of Interest: [Applicable]/[Not Applicable]

(b) Key Performance Indicator(s): [Greenhouse Gas Emissions (Scopes 1 and 2) KPI]

[Greenhouse Gas Emissions (Scope 3) KPI]

(c) Sustainability Performance Target(s): [●] in respect of *[specify relevant Key Performance Indicator and the related Target Observation Date if more than one Key Performance Indicator is included]*

(Repeat as necessary for each selected Key Performance Indicator)

(d) External Verifier: [●]

(e) Target Observation Date[(s)]: [●] [and [●]] in respect of [●] *[specify relevant Key Performance Indicator]*

(Repeat as necessary for each Sustainability Performance Target)

(f) Sustainability Reporting Date: [As per Condition 6.7(d)] / [●] *(Specify any other date by which the reporting should be done, it being understood that it shall be done no later than 180 days following the end of each financial year)*

(g) Step Up Margin:

(i) Intermediate Step Up Margin: [[●] per cent. *[per annum]* with respect to the Target Observation Date falling on [●]] *(Specify only if more than one Sustainability Performance Target has been selected with respect to a relevant Target Observation Date) /*

³³

This item applies only when Covivio is the Issuer.

[Not Applicable] (Select “Not Applicable” only if just one Sustainability Performance Target has been selected with respect to a relevant Target Observation Date)

(Repeat as necessary for each Target Observation Date)

(ii) Full Step Up Margin: [●] per cent. [per annum] with respect to the Target Observation Date falling on [●]

(Repeat as necessary for each Target Observation Date)

PROVISIONS RELATING TO REDEMPTION

20. **Call Option** (Condition 7.6) [Applicable/Not Applicable]
- (If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (a) Optional Redemption Date(s): [●]
- (b) Optional Redemption Amount(s) of each Note: [[●] per Note of [●] Specified Denomination]/[As set out in the notice sent to the Noteholders (only applicable if “redeemable in part” is specified as applicable below)]
- (c) If redeemable in part: [Applicable/Not Applicable] (if not applicable, delete the items below)
- (i) Minimum Redemption Amount to be redeemed: [●] per Specified Denomination
- (ii) Maximum Redemption Amount to be redeemed: [●] per Specified Denomination
- (d) Notice period³⁴: [●]/as per Conditions
21. **Make-Whole Redemption** (Condition 7.3) [Applicable/Not Applicable]
- (If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (a) Benchmark Security: [●]
- (b) Early Redemption Margin: [●]%
- (c) Notice period³⁵: [●]/as per Conditions
22. **Residual Maturity Call Option** (Condition 7.4) [Applicable/Not Applicable]
- (If not applicable, delete the remaining sub-paragraphs of this paragraph)

³⁴ If setting notice periods which are different to those provided in the Conditions, the Issuer is advised to consider the practicalities of distribution of information through intermediaries, for example, clearing systems, as well as any other notice requirements which may apply, for example, as between the Issuer and its Fiscal Agent.

³⁵ If setting notice periods which are different to those provided in the Conditions, the Issuer is advised to consider the practicalities of distribution of information through intermediaries, for example, clearing systems, as well as any other notice requirements which may apply, for example, as between the Issuer and its Fiscal Agent.

- (a) Residual Maturity Call Option Date: [●]
- (b) Notice period³⁶: [●] / as per Conditions
23. **Clean-up Call Option** (Condition 7.5) [Applicable/Not Applicable]
- (If not applicable, delete the remaining sub-paragraph of this paragraph)*
- Minimum Percentage: [●] per cent.
24. **Sustainability-Linked Notes Provisions – Premium Payment Option** (Condition 7.7)³⁷ [Applicable]/[Not Applicable]
- (If not applicable, delete the remaining sub-paragraphs of this paragraph)*
- (a) Key Performance Indicator(s): [Greenhouse Gas Emissions (Scopes 1 and 2) KPI]
[Greenhouse Gas Emissions (Scope 3) KPI]
- (b) Sustainability Performance Target(s): [●] in respect of [specify relevant Key Performance Indicator and the related Target Observation Date if more than one Key Performance Indicator is included]
(Repeat as necessary for each selected Key Performance Indicator)
- (c) External Verifier: [●]
- (d) Target Observation Date: [●] in respect of [●] [specify relevant Key Performance Indicator]
(Repeat as necessary for each Key Performance Indicator)
- (e) Sustainability Reporting Date: [As per Condition 7.7(c)] / [●] *(Specify any other date by which the reporting should be done, it being understood that it shall be done no later than 180 days following the end of each financial year)*
- (f) Premium Amount:
- Intermediate Premium Payment Amount: [[●] per Note of [●] Specified Denomination with respect to the Target Observation Date falling on [●]] *(Specify only if more than one Sustainability Performance Target has been selected with respect to the relevant Target Observation Date) /*
[Not Applicable] (Select “Not Applicable” only if just one Sustainability Performance Target has been selected with respect to the relevant Target Observation Date)

³⁶ If setting notice periods which are different to those provided in the Conditions, the Issuer is advised to consider the practicalities of distribution of information through intermediaries, for example, clearing systems, as well as any other notice requirements which may apply, for example, as between the Issuer and its Fiscal Agent.

³⁷ This item applies only when Covivio is the Issuer.

- Full Premium Payment Amount: [●] per Note of [●] Specified Denomination with respect to the Target Observation Date falling on [●]
- (Repeat as necessary for each Target Observation Date)*
25. **Put Option** (Condition 7.9) [Applicable/Not Applicable]
- (If not applicable, delete the remaining sub-paragraphs of this paragraph)*
- (a) Optional Redemption Date(s): [●]
- (b) Optional Redemption Amount(s) of each Note and method, if any, of calculation of such amount(s): [●] per Note of [●] Specified Denomination
- (c) Notice period³⁸: [●]/[As per Condition 7.9]
26. **Final Redemption Amount of each Note** [[●] per Note of [●] Specified Denomination/other]
27. **Early Redemption Amount**
- (a) Early Redemption Amount(s) of each Note payable on redemption for taxation reasons (Condition 7.12), for illegality (Condition 7.15) or on event of default (Condition 10): [[●] per Note of [●] Specified Denomination] / [As per Condition 7.11(a)]³⁹
- (b) Redemption for taxation reasons permitted at any time (Condition 7.12): [Yes/No]

GENERAL PROVISIONS APPLICABLE TO THE NOTES

28. Form of Notes: Dematerialised Notes
- (a) Form of Notes: [Bearer form (*au porteur*)]/[Registered form (*au nominatif*)]
- (b) Registration Agent: [Not Applicable]/[[●] (*if Applicable give name and details*)] (*Note that a Registration Agent must be appointed in relation to registered dematerialised Notes only*)
29. Financial Centre(s) or other special provisions relating to Payment Dates: [Not Applicable/*give details*]
30. Details relating to Instalment Notes: amount of each instalment, date on which each payment is to be made: [Not Applicable/*give details*]
- (a) Instalment Amount(s): [●]
- (b) Instalment Date(s): [●]

³⁸ If setting notice periods which are different to those provided in the Conditions, the Issuer is advised to consider the practicalities of distribution of information through intermediaries, for example, clearing systems, as well as any other notice requirements which may apply, for example, as between the Issuer and its Fiscal Agent.

³⁹ If the Notes are Zero Coupon Notes, Condition 7.11(a) shall apply.

- (c) Minimum Instalment Amount: [●]
- (d) Maximum Instalment Amount: [●]
31. Redenomination, renominatisation and reconventioning provisions: [Not Applicable/The provisions of Condition 1.4 apply]
32. Identification information of Noteholders as provided by Condition 1.1: [Not Applicable/Applicable]
33. Possibility of holding and reselling purchased Notes in accordance with applicable laws and regulations (Condition 7.13): [Not Applicable/Applicable]
34. Consolidation provisions: [Not Applicable/The provisions of Condition 13.2 apply]
35. Masse: [Name and address of the Representative: [●]]

Name and address of the alternate Representative: [●]

For the avoidance of doubt, when a Representative has been appointed while the Notes are held by a single Noteholder, such Representative shall exercise all powers, rights and obligations entrusted to the Representative.

[The Representative will receive no remuneration/The Representative will receive a remuneration of [●]] /

[If the Notes are held by a sole Noteholder as at the Issue Date, insert the wording below:

As long as the Notes are held by a sole Noteholder, such Noteholder shall exercise all the powers, rights and obligations entrusted to the *Masse* and the Representative by the provisions of the French *Code de Commerce*. A Representative will be appointed as soon as the Notes are held by more than one Noteholder.]

RESPONSIBILITY

The Issuer accepts responsibility for the information contained in these Final Terms. *[[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 inaccurate or misleading.]

Signed on behalf of [Covivio]/[Covivio Hotels]:

Duly represented by:

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- (a) Listing: [Euronext Paris/other (*specify*)] / [Not Applicable]
- (b) Admission to trading: [Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on [*specify relevant regulated market*] with effect from [●].] [Application is expected to be made by the Issuer (or on its behalf) for the Notes to be admitted to trading on [*specify relevant regulated market*] with effect from [●].] [Not Applicable.] (*Where documenting a fungible issue need to indicate that original Notes are already admitted to trading*)
- (c) Estimate of total expenses related to admission to trading: [●]

2. RATINGS

Ratings: [Not Applicable]/[The Notes to be issued [are expected to be] / [have been] rated:

[S&P: [●]]
[Moody's: [●]]
[Fitch: [●]]
[[Other]: [●]]

[[Each of [●], [●] and] [●] is established in the [European Union]/[United Kingdom] and is registered under Regulation (EC) No 1060/2009, as amended (the **CRA Regulation**). As such, [each of [●], [●] and] [●] is included in the list of credit rating agencies published by the European Securities and Markets Authority on its website in accordance with the CRA Regulation.]

[[*insert name of relevant EEA CRA(s)*] [is][are] not established in the United Kingdom and [is][are] not registered under Regulation (EC) No 1060/2009 as it forms part of UK domestic law by virtue of the EUWA (the **UK CRA Regulation**). The rating[s] of the Notes issued by [*insert name of relevant EEA CRA(s)*] [has][have] been endorsed by [*insert name of relevant UK CRA(s)*], in accordance with the UK CRA Regulation and [has][have] not been withdrawn. As such, the rating[s] issued by [*insert name of relevant EEA CRA(s)*] may be used for regulatory purposes in the United Kingdom in accordance with the UK CRA Regulation.]

[[Each of [●], [●] and] [●] is established in the European Union and has applied for registration under Regulation (EC) No. 1060/2009, as amended,

although the result of such applications has not been determined.]

[[Each of [●], [●] and] [●] is not established in the European Union and has not applied for registration under Regulation (EC) No 1060/2009, as amended (the **CRA Regulation**), but is endorsed by [*insert credit rating agency*] which is established in the European Union, registered under the CRA Regulation and included in the list of registered credit rating agencies published by the European Securities and Markets Authority on its website (<https://www.esma.europa.eu/credit-rating-agencies/cra-authorisation>) in accordance with CRA Regulation.]

[[Each of [●], [●] and] [●] is not established in the European Union and has not applied for registration under Regulation (EC) No. 1060/2009, as amended.]

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

3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE [ISSUE/OFFER]

Need to include a description of any interest, including conflicting ones, that is material to the issue/offer, detailing the persons involved and the nature of the interest. May be satisfied by the inclusion of the following statement:

[“Save as discussed in “*Subscription and Sale*”, so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. [The Managers and their affiliates have engaged, and may in the future engage, in lending, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer in the ordinary course of business.]]”/[●]

[*(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. USE AND ESTIMATED NET AMOUNT OF THE PROCEEDS

(a) Use of proceeds:

[*specify*]/[Green Bonds]/[EuGBs]

[*For Notes issued by Covivio only which are not Green Bonds and or not issued as EuGBs: The [net] proceeds will be used for the Issuer’s general corporate purposes / [●]*]

[*For Green Bonds issued by Covivio only: The Notes constitute “Green Bonds” and an equivalent amount to the proceeds will be used to finance and/or refinance, , the Eligible Green Portfolio as defined below and further described in the Sustainable Bond Framework (available on the Issuer’s [website](#)).*]

Describe specific projects included in the Covivio's Eligible Green Portfolio and/or availability of Second Party Opinion and any relevant third party opinions and/or where the information can be obtained, etc.]

[For Notes issued by Covivio only as EuGBs: The Notes are “EuGBs” issued in accordance with Regulation No 2023/2631 (the **EuGB Regulation**) and an amount equal to the proceeds of the issuance will be applied by the Issuer to finance and/or refinance, in part, the Eligible EuGB Portfolio, as described in the European Green Bonds Factsheet (available on the Issuer’s [website](#)).

The Notes are issued in accordance with the EuGB Regulation and,

- (i) the European Green Bonds Factsheet, incorporated by reference in the Base Prospectus; and
- (ii) the pre-issuance review related to the European Green Bonds Factsheet issued by KPMG SA as external reviewer,

both referred in Article 10 of the EuGB Regulation, are available on Covivio’s [website](#). The pre-issuance review issued by KPMG SA is also available on its [website](#).

[For Notes issued by Covivio Hotels only: [The Notes constitute “Green Bonds” and an amount equivalent to the net proceeds of the Notes will be used to finance and/or refinance, in whole or in part, the Eligible Green Portfolio as defined below and further described in the Green Financing Framework (available on the Issuer’s [website](#)).] / [●]

[Describe specific projects included in Covivio Hotels' Eligible Green Portfolio and/or availability of Second Party Opinion and any relevant third party opinions and/or where the information can be obtained, etc.]

(See “Use of Proceeds of Notes Issued by Covivio” or “Use of Proceeds of Notes Issued by Covivio Hotels” wording in the Base Prospectus – if reasons for offer different from the “Use of Proceeds of Notes Issued by Covivio” or “Use of Proceeds of Notes Issued by Covivio Hotels” wording of the Base Prospectus will need to include those reasons here.)

(b) Estimated net amount of proceeds: [●]

(If proceeds are intended for more than one use will need to split out and present in order of priority. If proceeds insufficient to fund all proposed uses state amount and sources of other funding)

5. **[Fixed Rate Notes only – YIELD]**

Indication of yield: [●] per cent *per annum*.

The yield is calculated at the Issue Date on the basis of the Issue Price *[if Covivio is the Issuer and the Notes are Sustainability-Linked Notes: and assuming no [Step Up Margin] [[and]/[or] Premium Payment Amount] is applied [[and]/[or] paid] in accordance with Condition 6.7 [[and]/[or] Condition 7.7]. It is not an indication of future yield.]*

[if Covivio is the Issuer and the Notes are Sustainability-Linked Notes: If [a Full Step Up Margin of [●] per cent. [and/or] [the Full Premium Payment Amount] [is/are] applied, the yield in respect of the Notes, being calculated at the Issue Date on the basis of the Issue Price of the Notes, would be [●] per cent. per annum. It is not an indication of future yield.]

6. **[Floating Rate Notes only – HISTORIC INTEREST RATES]**

Details of historic performance of [EURIBOR/CMS Rate] rates can be obtained from [Reuters/ other].

[Amounts payable on the Notes will be calculated by reference to [EURIBOR / CMS Rate] which is provided by [●]. [As at [●], [●] appears on the register of administrators and benchmarks (the **BMR Register**) established and maintained by the European Securities and Markets Authority (**ESMA**) pursuant to Article 36 Benchmarks Regulation (Regulation (EU) 2016/1011, as amended) (the **Benchmarks Regulation**).] *[include from 01.01.26 for a significant benchmark – ensure the BMR Register is checked for public notices: and as at [●], no public notice has been included in the BMR Register with respect to [insert significant benchmark]].] [As far as the Issuer is aware, [insert name of administrator], as administrator of [specify benchmark] [insert name of administrator and benchmark which are exempt pursuant to Article 2 of Benchmarks Regulation] does not fall within the scope of the Benchmarks Regulation by virtue of Article 2 of that regulation] OR [only until 31.12.25: the transitional provisions in Article 51 of the Benchmarks Regulation apply, such that [insert name of administrator located outside the European Union] is not currently required to obtain recognition or endorsement, or to benefit from an equivalence decision.] OR [only as from 01.01.26: the transitional provisions in the Benchmarks Regulation apply, such that [insert name of administrator] is not currently required to be included in the BMR Register as authorised, registered or, if located outside the European Union, recognised, endorsed or benefitting from equivalence, provided that [insert name of administrator] has submitted an application for authorisation, registration recognition or endorsement (as applicable and unless and until such application has failed or been refused)].]*

[As at [●], [●] appears on the register of administrators and benchmarks established and maintained by the European Securities and Markets Authority (**ESMA**) pursuant to Article 36 of the Benchmarks Regulation (Regulation (EU) 2016/1011, as amended) (the **Benchmarks Regulation**) as it provides benchmark(s) other than [specify benchmark] that are in scope of the Benchmarks Regulation. However, as far as the Issuer is aware,

[*specify benchmark*] is not required to be registered by virtue of Article 2 of the Benchmarks Regulation.] (*Specify where the Final Terms reference benchmark which is out of scope of the Benchmarks Regulation but the administrator is nevertheless included in the register as it provides a benchmark that is in scope of the Benchmarks Regulation*)]

7. OPERATIONAL INFORMATION

ISIN: [●]

Common Code: [●]

Depositories:

(a) Euroclear France to act as Central Depository: [Yes/No]

(b) Common Depository for Euroclear and Clearstream: [Yes/No]

Any clearing system(s) other than Euroclear France, Euroclear and Clearstream and the relevant identification number(s): [Not Applicable/give name(s) and number(s)]

Delivery: Delivery [against/free of] payment

Names and addresses of additional Paying Agent(s) (if any): [●]

The aggregate principal amount of Notes issued has been translated into Euro at the rate of [●] producing a sum of: [●]

8. DISTRIBUTION

(a) Method of distribution: [Syndicated]/[Non-syndicated]

(b) If syndicated, names of Managers: [Not Applicable/give names of Managers]

(c) Stabilisation Manager(s) (if any): [Not Applicable/give name]

(d) If non-syndicated, name and address of Manager: [Not Applicable/give name and address]

(e) U.S. Selling Restrictions: Category 1 restrictions apply to the Notes

GENERAL INFORMATION

1. AMF approval and admission to trading of the Notes issued under the Programme

This Base Prospectus has been approved by the AMF in France in its capacity as competent authority pursuant to the Prospectus Regulation. The AMF only approves this Base Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation. Such approval shall not be considered as an endorsement of any of the Issuers or of the quality of the Notes which are the subject of this Base Prospectus. Investors should make their own assessment as to the suitability of investing in the Notes.

This Base Prospectus is valid until 12 December 2026. The obligation to supplement the Base Prospectus in the event of significant new factors, material mistakes or material inaccuracies does not apply when the Base Prospectus is no longer valid.

Application may be made to list and admit the Notes to trading on Euronext Paris and/or on any other Regulated Market in a Member State of the EEA.

2. Corporate authorisations

Covivio has obtained all necessary corporate and other consents, approvals and authorisations in connection with the issuance of Notes, for a one (1) year period starting on 20 November 2025, within the limits set by the *Conseil d'administration*.

Covivio Hotels will, by the Issue Date in respect of the issue of any Notes, have obtained all necessary corporate authorisation in France in connection with the issue and performance of its obligations under the Notes. The applicable authorisations and delegations will be mentioned in the relevant Final Terms.

3. Significant Change

Save as disclosed in the Recent Developments with respect to Covivio section of this Base Prospectus, there has been no significant change in the financial position or financial performance of Covivio or the Covivio Group since the end of the last financial period for which financial information has been published and incorporated by reference in this Base Prospectus.

Save as disclosed in the Recent Developments with respect to Covivio Hotels section of this Base Prospectus, there has been no significant change in the financial position or financial performance of Covivio Hotels or the Covivio Hotels Group since the end of the last financial period for which financial information has been published and incorporated by reference in this Base Prospectus.

4. Material Adverse Change

There has been no material adverse change in the prospects of Covivio or the Covivio Group since the date of the last published audited consolidated financial statements incorporated by reference in this Base Prospectus.

There has been no material adverse change in the prospects of Covivio Hotels or the Covivio Hotels Group since the date of the last published audited consolidated financial statements incorporated by reference in this Base Prospectus.

5. Material contracts

There are no material contracts that are not entered into the ordinary course of Covivio's business which could result in any member of the Covivio Group being under an obligation or entitlement that is material to the Covivio's ability to meet its obligation to Noteholders in respect of the Notes being issued.

There are no material contracts that are not entered into the ordinary course of Covivio Hotels' business which could result in any member of the Covivio Hotels Group being under an obligation or entitlement that is material to the Covivio Hotels' ability to meet its obligation to Noteholders in respect of the Notes being issued.

6. Legal and arbitration proceedings

Neither Covivio nor any member of the Covivio Group is or has been involved in any governmental, legal or arbitration proceedings (including any such proceedings that are pending or threatened of which Covivio is aware) during a period covering at least the previous 12 months which may have, or have had in the recent past, significant effects on the financial position or profitability of Covivio and/or the Covivio Group.

Neither Covivio Hotels nor any member of the Covivio Hotels Group is or has been involved in any governmental, legal or arbitration proceedings (including any such proceedings that are pending or threatened of which Covivio Hotels is aware) during a period covering at least the previous 12 months which may have, or have had in the recent past, significant effects on the financial position or profitability of Covivio Hotels and/or the Covivio Hotels Group.

7. Clearing

Application may be made for the Notes to be accepted for clearance through the Euroclear and Clearstream systems, which are entities in charge of keeping the records. The Common Code, the International Securities Identification Number (ISIN) and (where applicable) the identification number for any other relevant clearing system for each Series of Notes will be set out in the relevant Final Terms.

The address of Euroclear is 1 boulevard du Roi Albert II, 1210 Bruxelles, Belgium and the address of Clearstream is 42 avenue John Fitzgerald Kennedy, L 1855 Luxembourg, Grand Duchy of Luxembourg.

The Notes will be inscribed in the books of Euroclear France (acting as central depository). The Notes which are in registered form (*au nominatif*) are also inscribed either with the relevant Issuer or with the Registration Agent.

The address of Euroclear France is 10-12 place de la Bourse, 75002 Paris, France.

8. Documents available

For so long as Notes issued by Covivio under the Programme are outstanding, the following documents will be available on the website of Covivio (www.covivio.eu/fr/):

- (i) the *statuts* of Covivio; and
- (ii) all reports, letters and other documents, valuations and statements prepared by any expert at Covivio's request any part of which is included or referred to in this Base Prospectus.

For so long as Notes issued by Covivio may be admitted to trading on Euronext Paris, the documents listed in (A) to (C) below will be available on the website of Covivio (www.covivio.eu/fr/) and (save for the Covivio 2025 HYFS and any future semi-annual unaudited condensed consolidated financial statements of Covivio) on the website of the AMF (www.amf-france.org):

- (A) the Final Terms for Notes that are admitted to trading on Euronext Paris or any other Regulated Market in the EEA;
- (B) this Base Prospectus, together with any supplement to this Base Prospectus or further Base Prospectus; and
- (C) the Covivio 2024 URD, the Covivio 2023 URD, the Covivio 2025 HYFS, any future annual audited financial statements and any future semi-annual unaudited condensed consolidated financial statements of Covivio and the 2020 Covivio Base Prospectus, the 2022 Covivio Base Prospectus, the 2023 Covivio & Covivio Hotels Base Prospectus and the 2024 Covivio & Covivio Hotels Base Prospectus, incorporated by reference in this Base Prospectus.

In respect of any Notes issued as EuGBs, copies of (i) the European Green Bonds Factsheet, (ii) the pre-issuance review related to the European Green Bonds Factsheet delivered by KPMG SA, (iii) the annual allocation reports

of the relevant EuGBs, (iv) any post-issuance reviews, (v) relevant EuGBs impact report(s) and, where applicable, (vi) the review of the relevant EuGBs impact report(s) will be available on the Covivio's website.

For the avoidance of doubt, the annual allocation reports of the relevant EuGBs, the pre-issuance review related to the European Green Bonds Factsheet delivered by KPMG SA, the post-issuance reviews of the EuGBs, the relevant EuGBs impact report(s), and, where applicable, the review(s) of the relevant EuGBs impact report(s), and any other document related thereto (except for the European Green Bonds Factsheet) are not incorporated in, nor form part of, this Base Prospectus.

For so long as Notes issued by Covivio Hotels under the Programme are outstanding, the following documents will be available on the website of Covivio Hotels (www.covivio-hotels.fr):

- (i) the *statuts* of Covivio Hotels; and
- (ii) all reports, letters and other documents, valuations and statements prepared by any expert at Covivio Hotels' request any part of which is included or referred to in this Base Prospectus.

For so long as Notes issued by Covivio Hotels may be admitted to trading on Euronext Paris, the documents listed in (A) to (C) below will be available on the website of Covivio Hotels (www.covivio-hotels.fr) and (save for the Covivio Hotels 2025 HYFS and any future semi-annual unaudited condensed consolidated financial statements of Covivio Hotels) on the website of the AMF (www.amf-france.org):

- (A) the Final Terms for Notes that are admitted to trading on Euronext Paris or any other Regulated Market in the EEA;
- (B) this Base Prospectus, together with any supplement to this Base Prospectus or further Base Prospectus; and
- (C) the Covivio Hotels 2024 URD, the Covivio Hotels 2023 URD, the Covivio Hotels 2025 HYFS, any future annual audited financial statements and any future semi-annual unaudited condensed consolidated financial statements of Covivio Hotels and the 2023 Covivio & Covivio Hotels Base Prospectus and the 2024 Covivio & Covivio Hotels Base Prospectus, incorporated by reference in this Base Prospectus.

9. Statutory Auditors

- (a) Ernst & Young *et Autres* are the statutory auditors of Covivio and have audited and rendered unqualified reports on the consolidated financial statements of Covivio as at, and for the years ended, 31 December 2023 and 31 December 2024.

Mazars were the statutory auditors of Covivio and have audited and rendered unqualified report on the consolidated financial statements of Covivio as at, and for the years ended, 31 December 2023.

KPMG SA has been appointed to replace Mazars as statutory auditor of Covivio by Covivio's combined general meeting of 17 April 2024. As such, KPMG SA are the statutory auditors of Covivio and have audited and rendered an unqualified report on the consolidated financial statements of Covivio as at, and for the year ended, 31 December 2024.

Ernst & Young *et Autres* and KPMG SA have reviewed and rendered a limited review report on the interim condensed consolidated financial statements of Covivio for the six months ended 30 June 2025.

Mazars, Ernst & Young *et Autres* and KPMG SA are registered as *Commissaires aux Comptes* (members of the *Compagnie Nationale des Commissaires aux Comptes* and the *Compagnie Régionale de Versailles et du Centre*) and are regulated by the *H2A Haute Autorité de l'Audit*.

- (b) Ernst & Young *et Autres* are the statutory auditors of Covivio Hotels and have audited and rendered unqualified reports on the consolidated financial statements of Covivio Hotels as at, and for the years ended, 31 December 2023 and 31 December 2024.

Mazars were the statutory auditors of Covivio Hotels and have audited and rendered unqualified report on the consolidated financial statements of Covivio Hotels as at, and for the years ended 31 December 2023.

KPMG SA has been appointed to replace Mazars as statutory auditors of Covivio Hotels by Covivio Hotels' combined general meeting of 15 April 2024. As such, KPMG SA are the statutory auditors of Covivio Hotels and have audited and rendered an unqualified report on the consolidated financial statements of Covivio Hotels as at, and for the year ended, 31 December 2024.

Ernst & Young *et Autres* and KPMG SA have reviewed and rendered a limited review report on the interim condensed consolidated financial statements of Covivio Hotels for the six months ended 30 June 2025.

Mazars, Ernst & Young *et Autres* and KPMG SA are registered as *Commissaires aux Comptes* (members of the *Compagnie Nationale des Commissaires aux Comptes* and the *Compagnie Régionale de Versailles et du Centre*) and are regulated by the *H2A Haute Autorité de l'Audit*.

10. Stabilisation

In connection with the issue of any Tranche of Notes, the Dealer or Dealers (if any) named as the stabilisation manager(s) (the **Stabilisation Manager(s)**) (or persons acting on behalf of any Stabilisation Manager(s)) in the relevant Final Terms 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 is made and, if begun, may cease at any time, but it must end no later than the earlier of 30 calendar days after the issue date of the relevant Tranche and 60 calendar days after the date of the allotment of the relevant Tranche. Any stabilisation action or over-allotment must be conducted by the relevant Stabilisation Manager(s) (or person(s) acting on behalf of any Stabilisation Manager(s)) in accordance with all applicable laws and rules.

11. Ratings

As of the date of this Base Prospectus, (i) Covivio was assigned a rating of BBB+ with stable outlook by S&P Global Ratings Europe Limited (**S&P**) and (ii) Covivio Hotels was assigned a rating of BBB+ with stable outlook by S&P. S&P is established in the European Union and is registered under Regulation (EC) No 1060/2009 (as amended) (the **CRA Regulation**). As such, S&P is included in the list of registered credit rating agencies published by the ESMA on its website (<https://www.esma.europa.eu/credit-rating-agencies/cra-authorisation>) in accordance with the CRA Regulation. Notes to be issued under the Programme may or may not be rated. Where an issue of Notes is rated, its rating will not necessarily be the same as the rating assigned to the relevant Issuer, the Programme or other Notes issued under the Programme. The relevant Final Terms will specify whether or not such credit ratings are issued by a credit rating agency established in the European Union or in the UK and registered under the CRA Regulation. A rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, change or withdrawal at any time by the assigning rating agency without notice.

12. Benchmarks Regulation

Amounts payable under the Notes may be calculated by reference to one or more “benchmarks” for the purposes of Regulation (EU) No. 2016/1011 of the European Parliament and of the Council of 8 June 2016, as amended or superseded (the **Benchmarks Regulation**). In this case, a statement will be included in the relevant Final Terms as to whether or not the relevant administrator of the “benchmark” is included in ESMA’s register of administrators under Article 36 of the Benchmarks Regulation.

13. Definitions

In this Base Prospectus, unless otherwise specified or the context otherwise requires, references to “€”, “Euro” “EUR” or “euro” are to the single currency introduced at the third stage of the European Economic and Monetary Union pursuant to the Treaty on the Functioning of the European Union (as amended from time to time), references to “£”, “pounds sterling”, “GBP” or “Sterling” are to the lawful currency of the United Kingdom and references to “\$”, “USD” or “U.S. Dollars” are to the lawful currency of the United States of America, references.

14. Yield

In respect of any Tranche of Fixed Rate Notes, an indication of the expected yield on the Notes shall be specified in the relevant Final Terms. The yield shall be calculated on the Issue Date of the Notes based on the Issue Price (including, as the case may be, any Full Step Up Margin and/or any Full Premium Payment Amount with respect to Sustainability-Linked Notes (issued by Covivio only)). The specified yield shall be calculated as being the yield to maturity on the Issue Date of the Notes and shall not be an indication of future yields.

15. Forward-looking statements

Certain statements contained in this Base Prospectus (including in the information incorporated by reference) are forward-looking statements including, but not limited to, statements that are predictions of or indicate future events, trends, business strategies, expansion and growth of operations plans or objectives, competitive advantage and regulatory changes, based on certain assumptions and include any statement that does not directly relate to a historical fact or current fact. The Issuers may also make forward-looking statements in their audited annual financial statements, in the information incorporated by reference in this Base Prospectus, in press releases and other written materials and in oral statements made by their officers, directors or employees to third parties. Forward-looking statements are typically identified by words or phrases such as, without limitation, “anticipate”, “assume”, “believe”, “continue”, “estimate”, “expect”, “foresee”, “intend”, “may increase” and “may fluctuate” and similar expressions or by future or conditional verbs such as, without limitation, “will”, “should”, “would” and “could”. Undue reliance should not be placed on such statements, because, by their nature, they are subject to known and unknown risks, uncertainties, and other factors and actual results may differ materially from any future results, performance or achievements expressed or implied by such forward-looking statements.

The Issuers operate in a continually changing environment and new risks emerge continually. Forward-looking statements speak only as of the date they are made and none of the Issuers undertake any obligation to update or revise any of these forward-looking statements, to reflect new information, future events or circumstances or otherwise. These forward-looking statements do not constitute profit forecasts or estimates under the Commission Delegated Regulation 2019/980 supplementing the Prospectus Regulation, as amended.

16. Legal Entity Identifiers

The Legal entity identifier (LEI) of Covivio is 969500P8M3W2XX376054.

The LEI of Covivio Hotels is 969500N2QX5LGFFZ0I67.

17. No conflict of interests

As of the date of this Base Prospectus, there are no conflicts of interests between the duties of the members of the administrative, management and supervisory bodies of Covivio to Covivio and their private interests or their other duties.

As of the date of this Base Prospectus, and to Covivio Hotels' knowledge, there are no potential conflicts of interest between the private interests and/or other duties of the members of the Supervisory Board of Covivio Hotels and the Manager (*Gérant Commandité*) of Covivio Hotels and the duties they owe to Covivio Hotels.

18. Potential Conflicts of Interests

All or some of the Dealers and, as the case may be, the Calculation Agent and the Make-Whole Calculation Agent, and their affiliates have and/or may in the future engage, in lending, in investment banking, commercial banking and other financial advisory and commercial dealings with the Issuers and their affiliates and in relation to securities issued by any entity of the Covivio Group or the Covivio Hotels Group. They have or may (i) engage in investment banking, trading or hedging activities including activities that may include prime brokerage business, financing transactions or entry into derivative transactions or (ii) act as underwriters in connection with offering of shares or other securities issued by any entity of the Covivio Group or the Covivio Hotels Group. In the context of these transactions, certain of such Dealers have or may hold shares or other securities issued by entities of the Covivio Group or the Covivio Hotels Group. Where applicable, they have or will receive customary fees and commissions for these transactions.

Certain of the Dealers or their affiliates that have a lending relationship with the Issuers routinely hedge their credit exposure to the Issuers 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. 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. The Issuers may from time to time be engaged in transactions involving an index or related derivatives which may affect the market price, liquidity or value of the Notes.

Potential conflicts of interest may arise between the Calculation Agent or the Make-Whole Calculation Agent, if any, for a Tranche of Notes and the Noteholders (including where a Dealer acts as Calculation Agent), including with respect to certain discretionary determinations and judgements that such Calculation Agent or, as the case may be, such Make-Whole Calculation Agent may make pursuant to the Terms and Conditions of the Notes.

For the purposes of this paragraph the term "affiliates" includes parent companies.

PERSONS RESPONSIBLE FOR THE INFORMATION GIVEN IN THE BASE PROSPECTUS

In the name of Covivio

Covivio hereby declares that, to the best of its knowledge, the information contained in this Base Prospectus is in accordance with the facts and contains no omission likely to affect its import.

Paris, 12 December 2025

Covivio
18, avenue François Mitterrand
57000 Metz
France

Duly represented by:

Paul Arkwright, Chief Financial Officer (*Directeur Financier*) of Covivio

In the name of Covivio Hotels

Covivio Hotels hereby declares that, to the best of its knowledge, the information contained in this Base Prospectus is in accordance with the facts and contains no omission likely to affect its import.

Paris, 12 December 2025

Covivio Hotels
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75008 Paris
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Duly represented by:

Tugdual Millet
President (*Président*) of Covivio Hotels Gestion, Manager (*Gérant Commandité*) of Covivio Hotels



Autorité des marchés financiers

This Base Prospectus has been approved by the AMF, in its capacity as competent authority under Regulation (EU) 2017/1129. The AMF has approved this Base Prospectus after having verified that the information it contains is complete, coherent and comprehensible within the meaning of Regulation (EU) 2017/1129. The approval does not imply the verification of the accuracy of this information by the AMF.

This approval is not a favourable opinion on the Issuers and on the quality of the Notes described in this Base Prospectus. Investors should make their own assessment of the opportunity to invest in such Notes.

This Base Prospectus has been approved on 12 December 2025 and is valid until 12 December 2026 and shall, during this period and in accordance with the provisions of Article 23 of the Regulation (EU) 2017/1129, be completed by a supplement to the Base Prospectus in the event of new material facts or substantial errors or inaccuracies. This Base Prospectus obtained the following approval number: n°25-477.

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