

EU MiFID II product governance / Professional investors and ECPs only target market – Solely for the purposes of each manufacturer’s product approval process, the target market assessment in respect of the 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 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. Any person subsequently offering, selling or recommending the Notes (a **distributor**) should take into consideration the manufacturers’ 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 manufacturers’ target market assessment) and determining appropriate distribution channels.

UK MiFIR Product Governance / Professional Investors and ECPs only target market - Solely for the purposes of the manufacturers' 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. Any person subsequently offering, selling or recommending the Notes (a **distributor**) should take into consideration the manufacturers' target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the **UK MiFIR Product Governance Rules**) is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturers' 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 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, distributed or otherwise made available to and should not be offered, sold, distributed or otherwise made available to any retail investor in the United Kingdom (**UK**). For these purposes, a retail investor means a person who is either one (or both) of the following: (i) not 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 European Union (Withdrawal) Act 2018 (“**EUWA**”); or (ii) not a qualified investor as defined in paragraph 15 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024. Consequently, no disclosure document required by the FCA Product Disclosure Sourcebook (**DISC**) for offering, selling or distributing the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering, selling or distributing the Notes or otherwise making them available to any retail investor in the UK may be unlawful under DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.

Final Terms dated 27 July 2026



Covivio

€6,000,000,000

Euro Medium Term Note Programme
for the issue of Notes

Legal entity identifier (LEI): 969500P8M3W2XX376054

SERIES NO: 4

TRANCHE NO: 1

€500,000,000 4.125 per cent. EuGBs due 29 July 2033
(the Notes)

issued by: Covivio
(the Issuer)

CRÉDIT AGRICOLE CIB
as Lead Manager

and

BBVA
CRÉDIT AGRICOLE CIB
GOLDMAN SACHS BANK EUROPE SE
IMI-INTESA SANPAOLO
MEDIOBANCA
NATIXIS
as Joint Lead Managers

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 no. 25-477 from the *Autorité des marchés financiers* (the **AMF**) on 12 December 2025 (the **Base Prospectus**) and the First Supplement to the Base Prospectus dated 21 July 2026 which received approval number no. 26-286 from the AMF on 21 July 2026, which together constitute 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 to the Base Prospectus are available for viewing on the websites of the AMF (www.amf-france.org) and of the Issuer (www.covivio.eu/fr/).

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|----|---------------------|---------|
| 1. | Issuer: | Covivio |
| 2. | (a) Series Number: | 4 |
| | (b) Tranche Number: | 1 |

	(c) Date on which the Notes become fungible:	Not Applicable
3.	Specified Currency or Currencies:	Euro (€)
4.	Aggregate Nominal Amount of Notes:	
	(a) Series:	€500,000,000
	(b) Tranche:	€500,000,000
5.	Issue Price:	99.738 per cent. of the Aggregate Nominal Amount
6.	Specified Denomination:	€100,000
7.	(a) Issue Date:	29 July 2026
	(b) Interest Commencement Date:	Issue Date
8.	Maturity Date:	29 July 2033
9.	Interest Basis:	4.125 per cent. Fixed Rate (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
11.	Change of Interest Basis:	Not Applicable
12.	Put/Call Options:	Residual Maturity Call Option Make-Whole Redemption Clean-up 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:	Resolution of the Board of Directors (<i>Conseil d'administration</i>) of the Issuer dated 20 July 2026 and decision of Mr. Paul Arkwright, <i>Directeur Financier</i> of the Issuer dated 23 July 2026

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14.	Fixed Rate Note Provisions	Applicable
	(a) Rate of Interest:	4.125 per cent. <i>per annum</i> payable in arrear on each Interest Payment Date
	(b) Interest Payment Dates:	29 July in each year, commencing on 29 July 2027 and ending on the Maturity Date, adjusted in accordance with the Following Business Day Convention
	(c) Fixed Coupon Amount:	€4,125 per Specified Denomination

(d)	Broken Amount(s):	Not Applicable
(e)	Day Count Fraction:	Actual/Actual-ICMA
(f)	Determination Dates:	29 July in each year
15.	Floating Rate Note Provisions	Not Applicable
16.	Inverse Floating Rate Notes Provisions	Not Applicable
17.	Fixed/Floating Rate Notes Provisions	Not Applicable
18.	Zero Coupon Note Provisions	Not Applicable
19.	Sustainability-Linked Notes Provisions - Step Up Option	Not Applicable
PROVISIONS RELATING TO REDEMPTION		
20.	Call Option (Condition 7.6)	Not Applicable
21.	Make-Whole Redemption (Condition 7.3)	Applicable
(a)	Benchmark Security:	German Government Bund DBR 2.3% due 15 February 2033 (ISIN Code: DE000BU2Z007)
(b)	Early Redemption Margin:	0.20 per cent.
(c)	Notice period:	As per Conditions
22.	Residual Maturity Call Option (Condition 7.4)	Applicable
(a)	Residual Maturity Call Option Date:	29 April 2033
(b)	Notice period:	As per Conditions
23.	Clean-up Call Option (Condition 7.5)	Applicable
	– Minimum Percentage:	75 per cent.
24.	Sustainability-Linked Notes Provisions – Premium Payment Option (Condition 7.7)	Not Applicable
25.	Put Option (Condition 7.9)	Not Applicable
26.	Final Redemption Amount of each Note	€100,000 per Note of €100,000 Specified Denomination
27.	Early Redemption Amount	
(a)	Early Redemption Amount(s) of each Note payable on redemption for taxation reasons (Condition 7.12), for	€100,000 per Note of €100,000 Specified Denomination

illegality (Condition 7.15) or on event of default (Condition 10):

- (b) Redemption for taxation reasons Yes
permitted at any time (Condition 7.12):

GENERAL PROVISIONS APPLICABLE TO THE NOTES

- | | | |
|-----|---|---|
| 28. | Form of Notes: | Dematerialised Notes |
| | (a) Form of Notes: | Bearer form (<i>au porteur</i>) |
| | (b) Registration Agent: | Not Applicable |
| 29. | Financial Centre(s) or other special provisions relating to Payment Dates: | T2 |
| 30. | Details relating to Instalment Notes: amount of each instalment, date on which each payment is to be made: | Not Applicable |
| 31. | Redenomination, renominatisation and reconventioning provisions: | Not Applicable |
| 32. | Identification information of Noteholders as provided by Condition 1.1: | Applicable |
| 33. | Possibility of holding and reselling purchased Notes in accordance with applicable laws and regulations (Condition 7.13): | Applicable |
| 34. | Consolidation provisions: | The provisions of Condition 13.2 apply |
| 35. | Masse: | <p>Name and address of the Representative: F&S Financial Services – 13 rue Oudinot - 75007 Paris – France</p> <p>Name and address of the alternate Representative: Vincent Fabié 13 rue Oudinot - 75007 Paris – France</p> <p>The Representative will receive a remuneration of €450 <i>per annum</i></p> |

RESPONSIBILITY

The Issuer accepts responsibility for the information contained in these Final Terms.

The rating definition included in paragraph 2. "Ratings" of Part B below has been extracted from the S&P Global Ratings Europe Limited website. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware, and is able to ascertain from information published by S&P Global Ratings Europe Limited, no facts have been omitted which would render the reproduced inaccurate or misleading.

Signed on behalf of Covivio:

Duly represented by:

Paul Arkwright
Chief Financial Officer

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- | | | |
|-----|---|---|
| (a) | Listing: | Euronext Paris |
| (b) | Admission to trading: | Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on Euronext Paris with effect from the Issue Date. |
| (c) | Estimate of total expenses related to admission to trading: | €7,240 |

2. RATINGS

Ratings: The Notes to be issued have been rated:

S&P: BBB+

S&P Global Ratings Europe Limited (**S&P**) is established in the European Union, registered under Regulation (EC) No 1060/2009, as amended (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.

According to the S&P's definitions, an obligation rated "BBB" exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to weaken the obligor's capacity to meet its financial commitments on the obligation. The plus "+" sign shows relative standing within its rating category.

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

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 Joint Lead 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.

4. USE AND ESTIMATED NET AMOUNT OF THE PROCEEDS

- | | | |
|-----|------------------|---|
| (a) | Use of proceeds: | 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 to in Article 10 of the EuGB Regulation, are available on Covivio's [website](#). The pre-issuance review document issued by KPMG SA is also available on its [website](#).

(b) Estimated net amount of proceeds: € 497,190,000

5. YIELD

Indication of yield: 4.169 per cent *per annum*.

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

6. OPERATIONAL INFORMATION

ISIN: FR001401A6Z6

Common Code: 345444181

Depositories:

(a) Euroclear France to act as Central Depositary: Yes

(b) Common Depositary for Euroclear and Clearstream: No

Any clearing system(s) other than Euroclear France, Euroclear and Clearstream and the relevant identification number(s): Not Applicable

Delivery: Delivery against payment

Names and addresses of additional Paying Agent(s) (if any): Not Applicable

The aggregate principal amount of Notes issued has been translated into Euro at the rate of [●] producing a sum of: Not Applicable

7. DISTRIBUTION

(a) Method of distribution: Syndicated

(b) If syndicated, names of Managers: Banco Bilbao Vizcaya Argentaria, S.A.

Crédit Agricole Corporate and Investment Bank
Goldman Sachs Bank Europe SE
Intesa Sanpaolo S.p.A.
Mediobanca – Banca di Credito Finanziario S.p.A.
Natixis

- (c) Stabilisation Manager(s) (if any): Crédit Agricole Corporate and Investment Bank
- (d) If non-syndicated, name and address of Manager: Not Applicable
- (e) U.S. Selling Restrictions: Category 1 restrictions apply to the Notes