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 of the European Parliament and of the Council of 15 May 2014 on markets in financial instruments (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 eligible counterparties only target market – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook (the "**COBS**"), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of 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.

EU PRIIPs Regulation / Prohibition of sales to EEA 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 of the European Parliament and of the Council of 20 January 2016 on insurance distribution, as amended, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II. Consequently no key information document required by Regulation (EU) no. 1286/2014 of the European Parliament and of the Council of 26 November 2014 on key information documents for packaged retail and insurance-based investment products (the "**EU 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 EU 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 (the "**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 of the European Parliament and of the Council of 15 May 2014 on markets in financial instruments as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**EUWA**"); or 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 21 April 2026

NEW IMMO HOLDING

Euro 500,000,000 5.500 per cent. Notes due 23 April 2031
Issued by New Immo Holding (the "Issuer")

under the

€3,000,000,000
Euro Medium Term Note Programme
of New Immo Holding

LEI (Legal Entity Identifier): 5493007LOTJ0I8E94R81

SERIES NO: 2
TRANCHE NO: 1

Issue Price: 100.00 per cent.

BNP PARIBAS

CAIXABANK

NATIXIS

as Global Coordinators and Joint Bookrunners
and

ING

SANTANDER CORPORATE & INVESTMENT BANKING

SOCIÉTÉ GÉNÉRALE
CORPORATE & INVESTMENT BANKING

CRÉDIT AGRICOLE CIB

as Joint Bookrunners

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the base prospectus dated 31 October 2025 as supplemented by the supplement to the base prospectus dated 25 March 2026 (together, the "**Base Prospectus**") which together constitute a base prospectus for the purposes of the Prospectus Regulation. The expression "**Prospectus Regulation**" means Regulation (EU) 2017/1129 of the European Parliament and of the Council dated 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, as amended.

This document constitutes the final terms (the "**Final Terms**") of the notes described herein (the "**Notes**") for the purposes of Article 8(4) of the Prospectus Regulation and must be read in conjunction with such Base Prospectus in order to obtain all the relevant information. The Base Prospectus and these Final Terms are available for viewing on the websites of (a) the Luxembourg Stock Exchange (www.luxse.com) and (b) the Issuer (https://newimmoholding.com/).

1.	(i)	Series Number:	2
	(ii)	Tranche Number:	1
2.	**Specified Currency:**		Euro ("**€**")
3.	**Aggregate Nominal Amount of Notes:**		
	(i)	Series:	€500,000,000
	(ii)	Tranche:	€500,000,000
4.	**Issue Price:**		100.00 per cent. of the Aggregate Nominal Amount of the Tranche
5.	**Specified Denomination:**		€100,000
6.	(i)	Issue Date:	23 April 2026
	(ii)	Interest Commencement Date:	Issue Date
7.	**Maturity Date:**		23 April 2031
8.	**Interest Basis:**		5.500 per cent. Fixed Rate
9.	**Redemption/Payment Basis:**		Unless previously redeemed or purchased and cancelled, the Notes will be redeemed on the Maturity Date at 100.00 per cent. of their Specified Denomination
10.	**Change of Interest Basis:**		Not Applicable
11.	**Put/Call Options:**		Make-Whole Redemption Option Residual Maturity Call Option Clean-up Call Option Put Change of Control Option *(further particulars specified below)*
12.	**Dates of the corporate authorisations for issuance of the Notes:**		Decision of the Board of Directors (*Conseil d'administration*) of New Immo Holding dated 25 February 2026

PROVISIONS RELATING TO INTEREST PAYABLE

13.	**Fixed Rate Note Provisions:**		Applicable
	(i)	Rate of Interest:	5.500 per cent. *per annum* payable annually in arrears

(ii)	Interest Payment Dates:	23 April in each year from and including 23 April 2027 to and including the Maturity Date
(iii)	Fixed Coupon Amount:	€5,500 per Specified Denomination
(iv)	Broken Amount:	Not Applicable
(v)	Day Count Fraction:	Actual/Actual - ICMA
(vi)	Determination Dates:	23 April in each year
14.	**Floating Rate Note Provisions:**	Not Applicable
15.	**Inverse Floating Rate Notes Provisions:**	Not Applicable
16.	**Fixed to Floating Rate Note Provisions:**	Not Applicable
17.	**Zero Coupon Note Provisions:**	Not Applicable
18.	**Inflation Linked Note Provisions:**	Not Applicable

PROVISIONS RELATING TO REDEMPTION

20.	**Call Option:**	Not Applicable
21.	**Make-Whole Redemption Option (Condition 7(d)):**	Applicable
(i)	Notice Period:	As per Condition 7(d) (*Make-Whole Redemption Option*)
(ii)	Other parties to be notified (if other than set out in Condition 7(d) (*Make-Whole Redemption Option*)):	Not Applicable
(iii)	Reference Security:	Federal Government Bund of Bundesrepublik Deutschland bearing interest at a rate of 2.5 per cent. due 16 April 2031 (ISIN: DE000BU25067)
(iv)	Reference Screen Rate:	Bloomberg HP page for the Reference Security (with the settings "Mid YTM" and "Daily")
(v)	Make-Whole Redemption Margin:	0.45 per cent. *per annum*
(vi)	Reference Dealers:	Not Applicable
(vii)	If redeemable in part:	
(a)	Minimum Redemption Amount:	Not Applicable
(b)	Maximum Redemption Amount:	Not Applicable

22.	**Residual Maturity Call Option:**	Applicable
	(i) Call Option Date:	23 January 2031
	(ii) Optional Redemption Amount of each Note:	€100,000 per Specified Denomination
23.	**Clean-up Call Option:**	Applicable
	Optional Redemption Amount of each Note:	€100,000 per Specified Denomination
24.	**Acquisition Event Call Option (Condition 7(g)):**	Not Applicable
25.	**Put Option:**	Not Applicable
26.	**Put Change of Control Option:**	Applicable
	Optional Redemption Amount of each Note:	€100,000 per Specified Denomination
27.	**Final Redemption Amount of each Note:**	€100,000 per Specified Denomination
28.	**Inflation Linked Notes - Provisions relating to the Final Redemption Amount:**	Not Applicable
29.	**Redemption by Instalment:**	Not Applicable
30.	**Early Redemption Amount:**	
	Early Redemption Amount of each Note payable on redemption for taxation reasons, for illegality, or on event of default or other early redemption:	€100,000 per Specified Denomination
	Redemption for Taxation Reasons:	
	(i) Early Redemption Amount to be increased with any accrued interest to the date set for redemption (Condition 7(m)):	Yes
	(ii) Redemption on a date other than an Interest Payment Date (Condition 7(m)(ii)):	Yes
31.	**Inflation Linked Notes - Provisions relating to the Early Redemption Amount:**	Not Applicable
32.	**Purchases (Condition 7(n)):**	The Notes purchased by the Issuer may be held and resold or cancelled as set out in the Terms and Conditions.

GENERAL PROVISIONS APPLICABLE TO THE NOTES

33.	**Form of Notes:**	Dematerialised Notes
	(i) Form of Dematerialised Notes:	In bearer form (*au porteur*)

(ii)	Registration Agent:	Not Applicable
(iii)	Temporary Global Certificate:	Not Applicable
34.	**Financial Centre(s) or other special provisions relating to Payment Dates:**	Not Applicable
35.	**Talons for future Coupons or Receipts to be attached to Definitive Notes (and dates on which such Talons mature):**	Not Applicable
36.	**Masse (Condition 12):**	
(i)	Initial Representative:	DIIS Group 12, rue Vivienne 75002 Paris France rmo@diisgroup.com
(ii)	Alternate Representative:	Not Applicable
(iii)	Remuneration of the Representative:	€450 per year (excluding VAT)

GENERAL

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

THIRD PARTY INFORMATION

The information related to the ratings of the Notes has been extracted from the website of Moody's Italia S.r.l. ("**Moody's**"). 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 Moody's, no facts have been omitted which would render the reproduced information inaccurate or misleading in any material respect.

Signed on behalf of New Immo Holding:

Duly represented by: .....

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

(i)	Listing:	The official List of the Luxembourg Stock Exchange with effect from the Issue Date.
(ii)	Admission to trading:	Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the Regulated Market of the Luxembourg Stock Exchange with effect from the Issue Date.
(iii)	Estimate of total expenses related to listing and admission to trading:	€3,750

2. RATINGS

Ratings: The Notes to be issued have been rated:

Moody's: Ba1

Pursuant to Moody's definitions, obligations rated "Ba" are judged to be speculative and subject to substantial credit risk. The addition of the modifier "1" indicates that the obligation ranks in the higher end of its generic rating category.

Moody's is established in the European Union, registered under Regulation (EC) No. 1060/2009 of the European Parliament and of the Council of 16 September 2009 on credit rating agencies, as amended (the "**CRA Regulation**") and included in the list of registered credit rating agencies published on the website of the European Securities and Markets Authority (https://www.esma.europa.eu/credit-rating-agencies/cra-authorisation) in accordance with the CRA Regulation.

Moody's is not established in the United Kingdom and has not applied for registration under Regulation (EC) No. 1060/2009 of the European Parliament and of the Council of 16 September 2009 on credit rating agencies, as amended as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**").

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

Save as discussed in "Subscription and Sale" of the Base Prospectus, so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer.

4. ADVISORS

Not Applicable

5. USE OF PROCEEDS AND ESTIMATED NET PROCEEDS

Applicable

(i)	Use of proceeds:	General corporate purposes, including the financing of the concurrent tender of the €750,000,000 3.250 per cent. Notes due 2027 (FR0013524865) and €750,000,000 5.875 per cent. Notes due 2028 (FR001400PIA0).
(ii)	Estimated net proceeds:	€497,750,000

6. YIELD

Applicable

Indication of yield: 5.500 per cent. *per annum*

7. BENCHMARK

Not Applicable

8.	**PERFORMANCE OF INDEX AND OTHER INFORMATION CONCERNING THE UNDERLYING**	Not Applicable

9. OPERATIONAL INFORMATION

ISIN Code:	FR0014016WB2
Common Code:	331196878
Depositaries:	
(i) Euroclear France to act as Central Depositary:	Yes
(ii) Common Depositary for Euroclear and Clearstream:	No
Any clearing system(s) other than Euroclear Bank and Clearstream and the relevant identification number(s):	Not Applicable
Delivery:	Delivery against payment
Name and addresses of additional Paying Agent(s) (if any):	Not Applicable

10. DISTRIBUTION

Method of distribution:	Syndicated
(i) If syndicated, names of Managers:	**Global Coordinators and Joint Bookrunners** BNP PARIBAS CaixaBank, S.A. Natixis **Joint Bookrunners** Banco Santander, S.A. ING Bank N.V., Belgian branch Société Générale Crédit Agricole Corporate and Investment Bank
(ii) Stabilisation Manager(s) (if any):	Not Applicable
If non-syndicated, name of Dealer:	Not Applicable
U.S. selling restrictions:	Reg. S Compliance Category 2; TEFRA rules Not Applicable
Canada selling restrictions:	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 the Base Prospectus or these Final Terms (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.