

**MIFID II 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, taking into account the five categories referred to in item 18 of the Guidelines published by ESMA on 5 February 2018, has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, “**MiFID II**”); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a “**distributor**”) should take into consideration the manufacturers’ target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the 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 more) of: (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or (ii) a customer within the meaning of Directive 2002/92/EC (as amended, the “**Insurance Mediation Directive**” or “**IMD**”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Directive 2003/71/EC, as amended (the “**Prospectus Directive**”). Consequently, no key information document required by Regulation (EU) No 1286/2014 (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.

**Final Terms dated 13 December 2018**



**COMPAGNIE DE FINANCEMENT FONCIER**

Euro 125,000,000,000

Euro Medium Term Note Programme

for the issue of *Obligations Foncières*

Due from one month from the date of original issue

**SERIES NO: 662**

**TRANCHE NO: 1**

**Euro 30,000,000 1.494 per cent. *Obligations Foncières* due December 2038 (the “Notes”)**

**Issued by: COMPAGNIE DE FINANCEMENT FONCIER (the “Issuer”)**

Issue Price: 100.00 per cent.

**Dealer**

**HSBC**

## 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 15 June 2018 which received visa n°18-249 from the *Autorité des marchés financiers* (the “AMF”) on 15 June 2018 and the first supplement to the Base Prospectus dated 30 August 2018 which received visa n°18-401 from the AMF on 30 August 2018 (the “**Supplement**”) which together constitute a base prospectus for the purposes of the Directive 2003/71/EC, as amended (the “**Prospectus Directive**”).

This document constitutes the Final Terms of the Notes described herein for the purposes of Article 5.4 of the Prospectus Directive and must be read in conjunction with such Base Prospectus as so supplemented. 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 as so supplemented. The Base Prospectus and the Supplement are available for viewing at the office of the Fiscal Agent or each of the Paying Agents and on the website of the AMF ([www.amf-france.org](http://www.amf-france.org)), and copies may be obtained from Compagnie de Financement Foncier, 4, Quai de Bercy, 94224 Charenton Cedex, France.

<b>1</b>	Issuer:	Compagnie de Financement Foncier
<b>2</b>	(i) Series Number:	662
	(ii) Tranche Number:	1
	(iii) Date on which the Notes become fungible:	Not Applicable
<b>3</b>	Specified Currency or Currencies:	Euro
<b>4</b>	Aggregate Nominal Amount of Notes listed and admitted to trading:	
	(i) Series:	Euro 30,000,000
	(ii) Tranche:	Euro 30,000,000
<b>5</b>	Issue Price:	100.00 per cent. of the Aggregate Nominal Amount
<b>6</b>	Specified Denominations:	Euro 100,000
<b>7</b>	(i) Issue Date:	17 December 2018
	(ii) Interest Commencement Date:	Issue Date
<b>8</b>	Maturity Date:	17 December 2038
<b>9</b>	Extended Maturity Date:	Not Applicable
<b>10</b>	Interest Basis:	1.494 per cent. Fixed Rate <i>(further particulars specified below)</i>
<b>11</b>	Redemption Basis:	Redemption at par
<b>12</b>	Change of Interest Basis:	Not Applicable
<b>13</b>	Put/Call Options:	Not Applicable
<b>14</b>	Maximum/Minimum Rates of Interest, Final Redemption Amounts and/or Optional Redemption Amounts:	Not Applicable
<b>15</b>	(i) Status of the Notes:	<i>Obligations Foncières</i>
	(ii) Dates of the corporate authorisations for issuance of Notes obtained:	Decision of the <i>Conseil d'administration</i> of Compagnie de Financement Foncier dated 12

December 2017 authorising the issue of the Notes and authorising, *inter alios*, its *Directeur Général* and its *Directeur Général Délégué* to sign and execute all documents in relation to the issue of Notes, and decision of the *Conseil d'administration* of the Issuer dated 28 September 2018 authorising the quarterly programme of borrowings which benefit from the *privilège* referred to in Article L.513-11 of the French *Code monétaire et financier* up to and including Euro 1.5 billion for the fourth quarter of 2018.

**PROVISIONS RELATING TO INTEREST (IF ANY)  
PAYABLE**

<b>16</b>	<b>Fixed Rate Note Provisions</b>	Applicable
	(i) Rate of Interest:	1.494 per cent. <i>per annum</i> with respect to each Interest Accrual Period payable annually in arrear
	(ii) Interest Payment Date:	17 December in each year commencing on 17 December 2019
	(iii) Interest Period Date:	Not Applicable
	(iv) Fixed Coupon Amount:	Euro 1,494 per Specified Denomination
	(v) Broken Amount:	Not Applicable
	(vi) Day Count Fraction (Condition 5(a)):	Actual/Actual-ICMA
	(vii) Determination Date (Condition 5(a)):	17 December in each year
<b>17</b>	<b>Floating Rate Note Provisions</b>	Not Applicable
<b>18</b>	<b>Zero Coupon Note Provisions</b>	Not Applicable
<b>19</b>	<b>Inflation Linked Note Interest Provisions</b>	Not Applicable
<b>20</b>	<b>Index Formula</b>	Not Applicable
<b>21</b>	<b>Underlying Formula</b>	Not Applicable
<b>22</b>	<b>CPI Formula</b>	Not Applicable
<b>23</b>	<b>HICP Formula</b>	Not Applicable
<b>24</b>	<b>Leveraged Floating Rate Formula</b>	Not Applicable
<b>25</b>	<b>Reverse Floater Formula</b>	Not Applicable
<b>26</b>	<b>Maximum-Minimum VolBond Formula</b>	Not Applicable
<b>27</b>	<b>Pre/Post VolBond Formula</b>	Not Applicable
<b>28</b>	<b>Digital Formula</b>	Not Applicable
<b>29</b>	<b>Product of Spread Formula</b>	Not Applicable

30	<b>Range Accrual Formula</b>	Not Applicable
31	<b>Steepener Formula</b>	Not Applicable
32	<b>Fixed/Floating Rate Note Provisions</b>	Not Applicable
33	<b>Zero Coupon/Fixed Rate Note Provisions</b>	Not Applicable
34	<b>Rate Switch and Rate Lock-In Provisions</b>	Not Applicable

#### **PROVISIONS RELATING TO REDEMPTION**

35	<b>Call Option</b>	Not Applicable
36	<b>Put Option</b>	Not Applicable
37	<b>Variable Zero Coupon Redemption – Provisions relating to the Optional Redemption Amount:</b>	Not Applicable
38	<b>Final Redemption Amount of each Note</b>	Redemption at par
	<b>Inflation Linked Notes – Provisions relating to the Final Redemption Amount:</b>	Not Applicable
	<b>Variable Zero Coupon Redemption – Provisions relating to the Final Redemption Amount:</b>	Not Applicable
39	<b>Optional Redemption Amount</b>	Not Applicable
	<b>Inflation Linked Notes – Provisions relating to the Optional Redemption Amount:</b>	Not Applicable

#### **GENERAL PROVISIONS APPLICABLE TO THE NOTES**

40	Form of Notes:	Dematerialised Notes
	(i) Form of Dematerialised Notes:	Bearer dematerialised form ( <i>au porteur</i> )
	(ii) Registration Agent:	Not Applicable
	(iii) Temporary Global Certificate:	Not Applicable
	(iv) Applicable TEFRA exemption:	TEFRA not applicable
41	Financial Centre(s) (Condition 7(h)) or other special provisions relating to Payment Dates:	TARGET 2
	Adjusted Payment Date (Condition 7(h)):	The next following Business Day as per Condition 7(h).
42	Talons for future Coupons to be attached to Definitive Materialised Notes (and dates on which such Talons mature):	Not Applicable
43	Redenomination, renominatisation and reconventioning provisions:	Not Applicable
44	Consolidation provisions:	The provisions in Condition 12(b) apply
45	Meeting and Voting Provisions (Condition 10):	Contractual <i>Masse</i> shall apply

The initial Representative will be:  
MURACEF 5, rue Masseran 75007 Paris  
France

The alternate Representative will be: M.  
Hervé Bernard VALLEE 1, Hameau de  
Suscy 77390 Crisenoy France

The Representative will not receive any  
remuneration.

#### **PURPOSE OF FINAL TERMS**

These Final Terms comprise the final terms required for issue and admission to trading on the regulated market of the Luxembourg Stock Exchange of the Notes described herein pursuant to the Euro 125,000,000,000 Euro Medium Term Note Programme of Compagnie de Financement Foncier.

#### **RESPONSIBILITY**

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

Signed on behalf of the Issuer:

Duly represented by:

## PART B – OTHER INFORMATION

### 1. LISTING

- |  |  |
|--|--|
| (i) 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. |
| (ii) Estimate of total expenses related to admission to trading:   | Euro 6,600   |
| (iii) Regulated markets or equivalent markets on which, to the knowledge of the issuer, securities of the same class of the securities to be offered or admitted to trading are already admitted to trading: | Not Applicable   |

### 2. RATINGS

Ratings:

The Programme has been rated Aaa by Moody's Investors Service ("**Moody's**"), AAA by Standard & Poor's Ratings Services ("**S&P**") and AAA by Scope Ratings AG ("**Scope**").

For Moody's, Notes issued under the Programme are deemed to have the same rating as the Programme, investors are invited to check on a regular basis the rating assigned to the Programme which is publicly disclosed via Moody's rating desk or moodys.com.

The Notes issued under the Programme will be rated AAA by S&P<sup>1</sup> and AAA by Scope.

Each of S&P, Moody's and Scope is established in the European Union and registered under Regulation (EC) No 1060/2009 (as amended) (the "CRA Regulation"). As such, each of S&P, Moody's and Scope 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 ([www.esma.europa.eu/supervision/credit-rating-agencies/risk](http://www.esma.europa.eu/supervision/credit-rating-agencies/risk)).

### 3. SPECIFIC CONTROLLER

The specific controller (*contrôleur spécifique*) of the Issuer has certified on 2 October 2018 that the value of the assets of the Issuer will be greater than the value of its liabilities benefiting from the *privilège* defined in Article L.513-11 of the *Code monétaire et financier*, after settlement of this issue and of the issues which have been the subject of previous attestations and that the coverage ratio of the Issuer is

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<sup>1</sup> An obligation rated "AAA" has the highest rating assigned by Standard & Poor's Ratings Services. The obligor capacity to meet its financial commitment on the obligation is extremely strong (source: Standard & Poor's Ratings Services). A rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency without notice.

compliant with the minimum overcollateral ratio specified in Article R.513-8 of the *Code monétaire et financier*.

#### 4. NOTIFICATION

The *Autorité des marchés financiers* in France has provided the *Commission de Surveillance du Secteur Financier* in Luxembourg with certificates of approval attesting that the Base Prospectus dated 15 June 2018 and the supplement dated 30 August 2018 have been drawn up in accordance with the Prospectus Directive.

#### 5. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER

"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."

#### 6. YIELD

Indication of yield: 1.494 per cent per annum  
The yield is calculated on the basis of the Issue Price.  
It is not an indication of future yield

#### 7. REASONS FOR THE OFFER, ESTIMATED NET PROCEEDS AND TOTAL EXPENSES

(i) Reasons for the offer: The net proceeds of the issue of the Notes will be used for the Issuer's general corporate purposes.

(ii) Estimated net proceeds: Euro 30,000,000

(iii) Estimated total expenses: See Part B item 1(ii) above

#### 8. Fixed Rate Notes only – YIELD

Indication of yield: 1.494 per cent. *per annum*  
Calculated as yield equals Rate of Interest given that Issue Price is at par on the Issue Date

#### 9. DISTRIBUTION

(i) Method of distribution: Non-syndicated

(ii) If syndicated:

(A) names of Managers: Not Applicable

(B) Date of Subscription Agreement: Not Applicable

(C) Stabilisation Manager(s) (if any): Not Applicable

(iii) If non-syndicated, name and address of Manager: **HSBC France**  
c/o HSBC Bank plc  
8 Canada Square  
London, E14 5HQ  
Tel: +44 20 7991 8888  
Fax: +44 20 7992 4973

Attention: Transaction Management Group

(iv) Prohibition of Sales to EEA Retail Investors: Applicable

(v) Additional selling restrictions: Not Applicable

## 10. OPERATIONAL INFORMATION

ISIN: FR0013387255

Common Code: 192210593

Depositories:

(i) Euroclear France to act as Central Depository Yes

(ii) Common Depository for Euroclear and Clearstream Banking S.A. No

Any clearing system(s) other than Euroclear Bank SA/N.V. and Clearstream Banking S.A. 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 [currency] [•] per Euro 1.00, producing a sum of: Not Applicable