

**FIRST SUPPLEMENT DATED 26 AUGUST 2025
TO THE BASE PROSPECTUS DATED 20 JUNE 2025**



**COMPAGNIE DE
FINANCEMENT FONCIER**

**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**

This first supplement (the “**First Supplement**”) is supplemental to, and should be read in conjunction with, the Base Prospectus dated 20 June 2025 (the “**Base Prospectus**”) which has been prepared by Compagnie de Financement Foncier (the “**Issuer**”) with respect to its €125,000,000,000 Euro Medium Term Note Programme (the “**Programme**”). The Base Prospectus as supplemented constitutes a base prospectus for the purpose of Article 8 of the Regulation (EU) 2017/1129, as amended (the “**Prospectus Regulation**”). The *Autorité des marchés financiers* (the “**AMF**”) has approved the Base Prospectus on 20 June 2025 under approval number no. 25-231.

Terms defined in the Base Prospectus have the same meaning when used in this First Supplement.

This First Supplement has been approved by the AMF in France in its capacity as competent authority pursuant to the Prospectus Regulation. The AMF only approves this First Supplement as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation. Such approval should not be considered as an endorsement of the Issuer or of the quality of the Notes which are the subject of the Base Prospectus as supplemented. Investors should make their own assessment as to the suitability of investing in the Notes. This First Supplement constitutes a supplement to the Base Prospectus, and has been prepared for the purpose of Article 23 of the Prospectus Regulation.

Application has been made to the AMF in France for the notification of a certificate of approval released to the *Commission de Surveillance du Secteur Financier* in Luxembourg for Notes issued under the Programme to be listed and admitted to trading on the Regulated Market of the Luxembourg Stock Exchange, such notification being made in its capacity as competent authority under Article 8 of the Prospectus Regulation.

Save as disclosed in this First Supplement, there has been no other significant new factor, material mistake or material inaccuracy relating to information included in the Base Prospectus, as supplemented, that could significantly and negatively affect the assessment of the Notes. To the extent that there is any inconsistency between (a) any statements in this First Supplement and (b) any other statement in, or incorporated in, the Base Prospectus, the statements in the First Supplement will prevail.

Copies of this First Supplement (a) may be obtained, free of charge, at the principal place of business of the Issuer, 182, avenue de France, 75013 Paris, France, during normal business hours, and (b) will be available on the Issuer's website (<https://foncier.fr/>) and on the website of the AMF (www.amf-france.org).

This First Supplement has been prepared pursuant to Article 23 of the Prospectus Regulation for the purposes of:

- (i) incorporating by reference the amendment to the 2024 universal registration document of the Issuer, in French language, which was filed with the AMF on 21 August 2025 and registered under number D.25-0114-A01;
- (ii) updating Section “RISK FACTORS” of the Base Prospectus; and
- (iii) updating Section “GENERAL INFORMATION” of the Base Prospectus.

To the extent applicable, investors who have already agreed to purchase or subscribe for Notes to be issued under the Programme before this First Supplement is published, have the right to withdraw their acceptances by no later than 29 August 2025, provided that the significant new factor, material mistake or material inaccuracy arose or was noted before the closing of the offer period or the delivery of the Notes, whichever occurs first. Investors may contact the Authorised Offerors should they wish to exercise the right of withdrawal.

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1. RISK FACTORS

On page 14, Section “RISK FACTORS RELATING TO THE ISSUER” of the Base Prospectus is deleted and replaced as follows:

“RISK FACTORS RELATING TO THE ISSUER

Please refer to pages 68 to 73 of the Amendment to the Universal Registration Document 2024 (as defined under “Documents incorporated by reference”) which is incorporated by reference in this Base Prospectus.”

2. DOCUMENTS INCORPORATED BY REFERENCE

On pages 32 to 35, Section “DOCUMENTS INCORPORATED BY REFERENCE” of the Base Prospectus is deleted and replaced as follows:

“This Base Prospectus should be read and construed in conjunction with the sections set out in the cross reference tables below from the following documents:

- (a) the amendment to the 2024 universal registration document of the Issuer in French language including the 2025 half-year financial report, which was filed with the AMF under registration number n° D. 25-0114-A01 on 21 August 2025 (the “**Amendment to the Universal Registration Document 2024**”)¹;

<https://foncier.fr/fcontent/uploads/2025/08/CieFF-Amendement-au-document-denregistrement-universel-2024.pdf>

- (b) the universal registration document of the Issuer in French language for the financial year ended 31 December 2024, which was filed with the AMF under registration number n° D. 25-0114 on 19 March 2025 (the “**Universal Registration Document 2024**”)²;

https://foncier.fr/fcontent/uploads/2025/03/CDFF_2024_URD_FR_MEL_25_03_18.pdf

- (c) the universal registration document of the Issuer in French language for the financial year ended 31 December 2023, which was filed with the AMF under registration number n° D. 24-0145 on 20 March 2024 (the “**Universal Registration Document 2023**”)³; and

https://foncier.fr/fcontent/uploads/2024/03/CDFF_URD2023_FR_2023_03_20.pdf

- (d) the terms and conditions of the notes contained in the base prospectus of the Issuer dated, respectively 25 August 2005 (the “**2005 EMTN Conditions**”), 1 August 2006 (the “**2006 EMTN Conditions**”), 16 July 2007 (the “**2007 EMTN Conditions**”), 4 July 2008 (the “**2008 EMTN Conditions**”), 3 July 2009 (the “**2009 EMTN Conditions**”), 1 July 2010 (the “**2010 EMTN Conditions**”), 30 June 2011 (the “**2011 EMTN Conditions**”), 26 June 2012 (the “**2012 EMTN Conditions**”), 26 June 2013 (the “**2013 EMTN Conditions**”), 27 June 2014 (the “**2014 EMTN Conditions**”), 26 June 2015 (the “**2015 EMTN Conditions**”), 15 June 2016 (the “**2016 EMTN Conditions**”), 16 June 2017 (the “**2017 EMTN Conditions**”), 15 June 2018 (the “**2018 EMTN Conditions**”), 14 June 2019 (the “**2019 EMTN Conditions**”), 12 June 2020 (the “**2020 EMTN Conditions**”), 15 June 2021 (the “**2021 EMTN Conditions**”), 14 June 2022 (the “**2022 EMTN Conditions**”), 16 June 2023 (the “**2023 EMTN Conditions**”), 18 June 2024 (the “**2024 EMTN Conditions**”) and in the second supplement dated 25 February 2010 to the base prospectus dated 3 July 2009 (the “**Additional February 2010 EMTN Conditions**”) and together with the 2005 EMTN Conditions, the 2006 EMTN Conditions, the 2007 EMTN Conditions, the 2008 EMTN Conditions, the 2009 EMTN Conditions, the 2010 EMTN Conditions, the 2011 EMTN Conditions, the 2012 EMTN Conditions, the 2013 EMTN Conditions, the 2014 EMTN Conditions, the 2015 EMTN Conditions, the 2016 EMTN Conditions, the 2017 EMTN Conditions, the 2018 EMTN Conditions, the 2019 EMTN Conditions, the 2020 EMTN Conditions, the 2021 EMTN Conditions, the 2022 EMTN

¹ The free English language translation of the Amendment to the Universal Registration Document 2024 may be obtained without charge from the website of the Issuer (<https://foncier.fr/fcontent/uploads/2025/08/CieFF-Amendement-to-the-2024-universal-registration-document-.pdf>).

² The free English language translation of the Universal Registration Document 2024 may be obtained without charge from the website of the Issuer (https://foncier.fr/fcontent/uploads/2025/03/CDFF_2024_URD_EN_MEL_25_03_24.pdf).

³ The free English language translation of the Universal Registration Document 2023 may be obtained without charge from the website of the Issuer (https://foncier.fr/fcontent/uploads/2024/03/CDFF_URD2023_EN_2023_03_20.pdf).

Conditions, the 2023 EMTN Conditions and the 2024 EMTN Conditions, the “**EMTN Previous Conditions**”).

<https://foncier.fr/fcontent/uploads/2020/05/Base-Prospectus-2005-08-25.pdf>
<https://foncier.fr/fcontent/uploads/2020/05/Base-Prospectus-2006-08-01.pdf>
https://foncier.fr/fcontent/uploads/2018/08/CFF_Update_2007_Base_Prospectus.pdf
https://foncier.fr/fcontent/uploads/2018/08/Base_Prospectus_CieFF_2008.pdf
https://foncier.fr/fcontent/uploads/2018/08/Prospectus_2009_Fr.pdf
https://foncier.fr/fcontent/uploads/2018/08/Base-Prospectus-CieFF_Update_2010.pdf
<https://foncier.fr/fcontent/uploads/2018/08/EMTN-Base-Prospectus-CieFF-2011.pdf>
<https://foncier.fr/fcontent/uploads/2018/08/Base-Prospectus-CieFF-2012.pdf>
<https://foncier.fr/fcontent/uploads/2018/08/2013.06.26-Base-Prospectus-CieFF-2013.pdf>
<https://foncier.fr/fcontent/uploads/2018/08/2014.06.27-Base-Prospectus-CieFF-2014.pdf>
<https://foncier.fr/fcontent/uploads/2018/08/EMTN-CieFF-2015-Base-Prospectus.pdf>
<https://foncier.fr/fcontent/uploads/2018/08/EMTN-CieFF-2016-Base-Prospectus-avec-visa.pdf>
https://foncier.fr/fcontent/uploads/2018/08/CFF_Update-2017_Base-Prospectus-final-visa.pdf
https://foncier.fr/fcontent/uploads/2018/08/CFF-2018_Base-Prospectus-final-with-visa.pdf
https://foncier.fr/fcontent/uploads/2019/06/CFF-2019_Base-Prospectus-final-with-visa.pdf
https://foncier.fr/fcontent/uploads/2020/06/CFF-2020_Base-Prospectus.pdf
https://foncier.fr/fcontent/uploads/2021/06/CFF-2021_Base-Prospectus-final-with-approval.pdf
https://foncier.fr/fcontent/uploads/2022/06/CFF-2022_Base-Prospectus-final-with-approval-number.pdf
https://foncier.fr/fcontent/uploads/2023/06/CFF-2023_Base-Prospectus-VISA-23-230.pdf
https://foncier.fr/fcontent/uploads/2018/08/Second_Prospectus_Supplement_CieFF_2009.pdf
https://foncier.fr/fcontent/uploads/2024/06/CFF-2024_Base-Prospectus-final-PDF-with-AMF-approval-number.pdf

The sections set out in the cross reference table are 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).

Copies of the documents set out in (a) to (d) above may be obtained without charge from (i) the website of the AMF (<https://www.amf-france.org/en>) (save for the 2005 EMTN Conditions (as defined above)) and/or (ii) the website of the Issuer (<https://foncier.fr/en/>).

Furthermore, no information on the website of the Issuer (<https://foncier.fr/en/>) nor the website itself forms any part of this Base Prospectus unless that information is incorporated by reference into this Base Prospectus. For the purposes of the Prospectus Regulation, the information incorporated by reference in this Base Prospectus shall be read in connection with the cross-reference list below.

For the avoidance of doubt, any information not listed in the cross-reference list below but included in the documents incorporated by reference shall not form part of this Base Prospectus and is not relevant for investors.

Commission Delegated Regulation (EU) 2019/980, as amended – Annex VI	Universal Registration Document 2023	Universal Registration Document 2024	Amendment to the Universal Registration Document 2024
3. RISKS FACTORS			
3.1 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'.		Pages 140 to 146	Pages 68 to 73
4. INFORMATION ABOUT THE ISSUER			
4.1.5 Details of any recent event particular to the issuer and which are to a material extent relevant to an evaluation of the issuer's solvency.		Pages 82 and 196	Page 3
5. BUSINESS OVERVIEW			
5.1 Principal activities			
5.1.1 A description of the principal activities, including: (a) the main categories of products sold and/or services performed; (b) an indication of any significant new product or activities; (c) the principal markets in which the issuer competes.		Pages 4, 31, 34 to 37	Pages 2 and 6
5.2 The basis for any statements made by the issuer regarding its competitive position.		Pages 6 and 10	Pages 4 to 9
7. TREND INFORMATION			
7.2 Information on any known trends, uncertainties, demands, commitments or events that are reasonably likely to have a material effect on the issuer's prospects for at least the current financial year.		Pages 5, 82 and 196	Pages 3, 27, 31 and 102
9. ADMINISTRATIVE, MANAGEMENT AND SUPERVISORY BODIES			
9.1 Names, business addresses and functions within the Issuer of the members of the administrative, management or supervisory bodies and principal activities performed by them outside the Issuer		Pages 44 to 56	Pages 16 to 17
9.2 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.		Pages 65 and 196	Page 17

Commission Delegated Regulation (EU) 2019/980, as amended – Annex VI	Universal Registration Document 2023	Universal Registration Document 2024	Amendment to the Universal Registration Document 2024
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 190	Page 103
10.2 A description of any arrangements, known to the issuer, the operation of which may at a subsequent date result in a change in control of the issuer.		Page 196	Page 103
11. FINANCIAL INFORMATION CONCERNING THE ISSUER'S ASSETS AND LIABILITIES, FINANCIAL POSITION AND PROFITS AND LOSSES			
<u>11.1 Historical financial information</u>			
11.1.1. Audited historical financial information covering at least two financial years and the audit report in respect of each year	Pages 87 to 129	Pages 85 to 127	
11.1.3. The financial information must be prepared according to International Financial Reporting Standards as endorsed in the Union based on Regulation (EC) No 1606/2002. If Regulation (EC) No 1606/2002 is not applicable, the financial information must be prepared in accordance with either a Member State's national accounting standards for issuers from the EEA, as required by the Directive 2013/34/EU.	Pages 90 to 91	Pages 88 to 89	
11.1.5 Where the audited financial information is prepared according to national accounting standards, the financial information required under this heading must include at least the following: (a) the balance sheet; (b) the income statement; (c) the cash flow statement; (d) the accounting policies and explanatory notes.			
Audit report	Pages 126 to 129	Pages 124 to 127	
Balance sheet	Page 88	Page 86	
Off-balance sheet	Page 89	Page 87	
Income statement	Page 87	Page 85	
Cash flow statement	Page 124	Page 122	
Accounting policies and explanatory notes	Pages 90 to 125	Pages 88 to 123	
11.2 Interim and other financial information			

Commission Delegated Regulation (EU) 2019/980, as amended – Annex VI	Universal Registration Document 2023	Universal Registration Document 2024	Amendment to the Universal Registration Document 2024
11.2.1. If the issuer has published quarterly or half yearly financial information since the date of its last audited financial statements, these must be included in the registration document. If the quarterly or half yearly financial information has been reviewed or audited, the audit or review report must also be included. If the quarterly or half yearly financial information is not audited or has not been reviewed state that fact.			Pages 28 to 65
11.3. Auditing of historical annual financial information			
11.3.1 The historical annual financial information must be independently audited. The audit report shall be prepared in accordance with the Directive 2014/56/EU and Regulation (EU) No 537/2014.	Pages 126 to 129	Pages 124 to 127	

The EMTN Previous 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 with the relevant EMTN Previous Conditions.

EMTN Previous Conditions	
2005 EMTN Conditions	Pages 20 to 42
2006 EMTN Conditions	Pages 38 to 59
2007 EMTN Conditions	Pages 45 to 66
2008 EMTN Conditions	Pages 45 to 66
2009 EMTN Conditions	Pages 50 to 72
2010 EMTN Conditions	Pages 53 to 74
2011 EMTN Conditions	Pages 53 to 75
2012 EMTN Conditions	Pages 55 to 77
2013 EMTN Conditions	Pages 82 to 121
2014 EMTN Conditions	Pages 83 to 132
2015 EMTN Conditions	Pages 83 to 133
2016 EMTN Conditions	Pages 71 to 120
2017 EMTN Conditions	Pages 76 to 125
2018 EMTN Conditions	Pages 77 to 130
2019 EMTN Conditions	Pages 79 to 134
2020 EMTN Conditions	Pages 44 to 109
2021 EMTN Conditions	Pages 36 to 101
2022 EMTN Conditions	Pages 37 to 129

EMTN Previous Conditions	
2023 EMTN Conditions	Pages 36 to 124
2024 EMTN Conditions	Pages 37 to 125
Additional February 2010 EMTN Conditions	Page 5"

3. UPDATE OF THE SECTION “GENERAL INFORMATION” OF THE BASE PROSPECTUS

On pages 234 to 235, paragraphs 5 and 14 of Section “GENERAL INFORMATION” of the Base Prospectus are deleted and replaced as follows:

“5 No significant change in the financial position or financial performance of the Issuer

There has been no significant change in the financial position or financial performance of the Issuer since 30 June 2025.”

“14 Auditors

PricewaterhouseCoopers Audit, 63, rue de Villiers, 92200 Neuilly sur Seine, France and Forvis Mazars, 45, rue Kléber, 92300 Levallois-Perret, France have audited and rendered an audit report on the financial statements of the Issuer for the year ended 31 December 2023.

The Annual General Shareholders’ Meeting of the Issuer dated 6 May 2024 has appointed Deloitte & Associés, 6 place de la Pyramide, 92908 Paris-La-Défense, France, represented by Mrs. Charlotte Vandeputte, as, statutory auditor, from 6 May 2024 and for a period of six years ending at the Annual General Shareholders’ Meeting of the Issuer to approve the financial statements for the financial year 2029.

PricewaterhouseCoopers Audit, Forvis Mazars and Deloitte & Associés (i) have audited and rendered an audit report on the financial statements of the Issuer for the year ended 31 December 2024 and (ii) have rendered a limited review report on the condensed interim financial statements of the Issuer as at 30 June 2025.

PricewaterhouseCoopers Audit, Forvis Mazars and Deloitte & Associés are regulated by the *Haute Autorité de l’Audit* and members of the *Compagnie régionale des Commissaires aux comptes de Versailles et du Centre* and duly authorised as *Commissaires aux comptes*.”

4. PERSON RESPONSIBLE FOR THE INFORMATION GIVEN IN THE FIRST SUPPLEMENT

In the name of the Issuer

We declare, to the best of our knowledge, that the information contained in this First Supplement (when read together with the Base Prospectus) is in accordance with the facts and that it contains no omission likely to affect its import.

Compagnie de Financement Foncier

182, avenue de France
75013 Paris
France

Duly represented by: Paul Dudouit
Directeur Général Délégué / Deputy C.E.O.
Duly authorized
on 26 August 2025



Autorité des marchés financiers

This First Supplement has been approved on 26 August 2025 by the AMF, in its capacity as competent authority under Regulation (EU) 2017/1129.

The AMF has approved this First Supplement after having verified that the information it contains is complete, coherent and comprehensible within the meaning of Regulation (EU) 2017/1129. Approval does not imply verification of the accuracy of the information by the AMF.

This approval is not a favourable opinion on the Issuer and on the quality of the Notes described in this First Supplement. Investors should make their own assessment of the opportunity to invest in such Notes.

This First Supplement obtained the following approval number: n° 25-353.