

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 19 of the Guidelines published by 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, “**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 2016/97/EU, 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 Article 2 of the Regulation (EU) 2017/1129, as amended (the “**Prospectus Regulation**”). 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.

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 (the “**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 7 May 2026



COMPAGNIE DE FINANCEMENT FONCIER

COMPAGNIE DE FINANCEMENT FONCIER

Legal entity identifier (LEI): DKGVVH5FKILG8R13CO13

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: 713

TRANCHE NO: 1

Euro 600,000,000 3.50 per cent. *Obligations Foncières* due 12 May 2036 extendible as Floating Rate Notes from 12 May 2036 up to 12 May 2037 (the “Notes”)

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

Issue Price: 99.016 per cent.

Joint Lead Managers

ABN AMRO

COMMERZBANK

HELABA

NATIXIS

NORDEA

UBS INVESTMENT BANK

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 20 June 2025 which received approval number 25-231 from the French *Autorité des marchés financiers* (the “AMF”) on 20 June 2025 (the “**Base Prospectus**”), the first supplement to the Base Prospectus dated 26 August 2025 which received approval number 25-353 from the AMF on 26 August 2025, the second supplement to the Base Prospectus dated 10 February 2026 which received approval number 26-022 from the AMF on 10 February 2026 and the third supplement to the Base Prospectus dated 23 March 2026 which received approval number 26-061 from the AMF on 23 March 2026 (together, the “**Supplements**”) which together constitute a base prospectus for the purposes of 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 Supplements are available for viewing on the website of the AMF (<https://www.amf-france.org/en>) and on the website of the Issuer (<https://foncier.fr/en/>).

1	Issuer:	Compagnie de Financement Foncier
2	(i) Series Number:	713
	(ii) Tranche Number:	1
	(iii) Date on which the Notes become fungible:	Not Applicable
3	Specified Currency or Currencies:	Euro
4	Aggregate Nominal Amount:	
	(i) Series:	Euro 600,000,000
	(ii) Tranche:	Euro 600,000,000
5	Issue Price:	99.016 per cent. of the Aggregate Nominal Amount
6	Specified Denominations:	Euro 100,000
7	(i) Issue Date:	12 May 2026
	(ii) Interest Commencement Date:	Issue Date in respect of the Fixed Rate Note provisions of paragraph 16 below and, in case the Maturity Date is extended to the Extended Maturity Date, the Maturity Date in respect of the Floating Rate Notes provisions of paragraph 17 below
8	Maturity Date:	12 May 2036
9	Extended Maturity Date:	Specified Interest Payment Date falling on, or nearest to, 12 May 2037 provided a Maturity Extension Trigger Event occurs (as specified in Condition 6(a))
10	Interest Basis:	Fixed/Floating Rate (further particulars specified below)
11	Redemption Basis:	Redemption at par
12	Change of Interest Basis:	Applicable - Fixed/Floating Rate

(Further particulars specified below in “Fixed/Floating Rate Note Provisions”)

13	Put/Call Options:	Not Applicable
14	Maximum/Minimum Rates of Interest, Final Redemption Amounts and/or Optional Redemption Amounts:	Not Applicable
15	(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 the Issuer dated 10 December 2025 authorising the issue of the Notes and delegating such authority to, <i>inter alios</i> , its <i>Directeur Général</i> and its <i>Directeur Général Délégué</i> to sign and execute all documents in relation to the issue of Notes and decision of the <i>Conseil d'administration</i> of the Issuer dated 31 March 2026 authorising the quarterly programme of borrowings which benefit from the <i>privilège</i> referred to in Article L.513-11 of the French <i>Code monétaire et financier</i> up to and including Euro 3,000,000,000 for the second quarter of 2026.

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

16	Fixed Rate Note Provisions	Applicable as the Pre Switch Rate
	(i) Rate of Interest:	3.50 per cent. <i>per annum</i> with respect to each Interest Accrual Period payable annually in arrear.
	(ii) Interest Payment Dates:	12 May in each year commencing on 12 May 2027
	(iii) Interest Period Date:	Not Applicable
	(iv) Fixed Coupon Amount:	Euro 3,500 per Specified Denomination.
	(v) Broken Amount:	Not Applicable
	(vi) Day Count Fraction (Condition 5(a)):	Actual/Actual-ICMA
	(vii) Determination Date (Condition 5(a)):	12 May in each year
17	Floating Rate Note Provisions	Applicable as the Post Switch Rate
	(i) Interest Period(s):	The period from and including the Maturity Date to but excluding the first Specified Interest Payment Date and each successive period from and including a Specified Interest Payment Date to but excluding the next succeeding Specified Interest Payment Date, up to and excluding the Extended Maturity Date or, if earlier, the Specified Interest Payment Date on which the Notes are

		redeemed in full, all such dates being subject to adjustment in accordance with the Business Day Convention set out in sub-paragraph (v) below
(ii)	Specified Interest Payment Dates:	From and including 12 June 2036, and the 12 of each month thereafter, up to and including the Extended Maturity Date, all such dates being subject to adjustment in accordance with the Business Day Convention set out in sub-paragraph (v) below
(iii)	First Interest Payment Date:	Specified Interest Payment Date falling on, or nearest to, 12 June 2036
(iv)	Interest Period Date:	Specified Interest Payment Date
(v)	Business Day Convention:	Modified Following Business Day Convention (adjusted)
(vi)	Business Centre(s) (Condition 5(a)):	Not Applicable
(vii)	Manner in which the Rate(s) of Interest is/are to be determined:	Screen Rate Determination
(viii)	Party responsible for calculating the Rate(s) of Interest and Interest Amount(s) (if not the Calculation Agent):	Not Applicable
(ix)	Agent Bank:	Not Applicable
(x)	Screen Rate Determination (Condition 5(c)(iii)(C)):	Applicable
	- Reference Rate:	EURIBOR 1-month
	- Relevant Inter-Bank Market:	Not Applicable
	- Relevant Screen Page Time:	11:00 a.m. Brussels time
	- Interest Determination Date:	Two T2 Business Days prior to the first day in each Interest Accrual Period
	- Relevant Screen Page:	Reuters EURIBOR01 Screen Page
(xi)	FBF Determination (Condition 5(c)(iii)(A)):	Not Applicable
(xii)	ISDA Determination (Condition 5(c)(iii)(B)):	Not Applicable
(xiii)	Margin(s):	+0.51 per cent. per annum
(xiv)	Minimum Rate of Interest:	0 per cent. per annum
(xv)	Maximum Rate of Interest:	Not Applicable
(xvi)	Day Count Fraction (Condition 5(a)):	Actual/360
18	Zero Coupon Note Provisions	Not Applicable
19	Inflation Linked Note Interest Provisions	Not Applicable
20	Index Formula	Not Applicable
21	Underlying Formula	Not Applicable
22	CPI Formula	Not Applicable

23	HICP Formula	Not Applicable
24	Leveraged Floating Rate Formula	Not Applicable
25	Reverse Floater Formula	Not Applicable
26	Maximum-Minimum VolBond Formula	Not Applicable
27	Pre/Post VolBond Formula	Not Applicable
28	Digital Formula	Not Applicable
29	Product of Spread Formula	Not Applicable
30	Range Accrual Formula	Not Applicable
31	Steepener Formula	Not Applicable
32	Fixed/Floating Rate Note Provisions	Applicable
	(i) Issuer Change of Interest Basis:	Not Applicable
	(ii) Automatic Change of Interest Basis:	Applicable provided a Maturity Extension Trigger Event occurs (as specified in Condition 6(a))
	(iii) Pre Switch Rate:	Determined in accordance with Condition 5(b), as though the Note was a Fixed Rate Note with further variables set out in line item 16 of these Final Terms
	(iv) Post Switch Rate:	Determined in accordance with Condition 5(c), as though the Note was a Floating Rate Note with further variables set out in line item 17 of these Final Terms
	(v) Switch Date:	Maturity Date
	(vi) Minimum notice period required for notice from the Issuer:	Not Applicable
33	Zero Coupon/Fixed Rate Note Provisions	Not Applicable
34	Rate Switch and Rate Lock-In Provisions	Not Applicable
PROVISIONS RELATING TO REDEMPTION		
35	Call Option	Not Applicable
36	Put Option	Not Applicable
37	Variable Zero Coupon Redemption – Provisions relating to the Optional Redemption Amount:	Not Applicable
38	Final Redemption Amount of each Note	Redemption at par
	Inflation Linked Notes – Provisions relating to the Final Redemption Amount:	Not Applicable
	Variable Zero Coupon Redemption – Provisions relating to the Final Redemption Amount:	Not Applicable
39	Optional Redemption Amount	

Inflation Linked Notes – Provisions relating to the
Optional Redemption Amount: Not Applicable

GENERAL PROVISIONS APPLICABLE TO THE NOTES

- 40 Form of Notes:** Dematerialised Notes
- (i) Form of Dematerialised Notes: Bearer dematerialised form (*au porteur*)
- (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:** Not Applicable
- 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 *Masse* 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 Euronext Paris and 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:

Paul Dudouit, Directeur Général Délégué / Deputy CEO

PART B – OTHER INFORMATION

1. LISTING

- | | | |
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| (i) | 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 and 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: | EUR 18,150 |
| (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

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|----------|---|
| Ratings: | <p>The Programme has been rated Aaa by Moody's France SAS ("Moody's"), AAA by S&P Global Ratings Europe Limited ("S&P") and AAA by Scope Ratings GmbH ("Scope").</p> <p>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.</p> <p>The Notes issued under the Programme will be rated AAA by S&P¹ and AAA by Scope².</p> <p>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 (https://www.esma.europa.eu/credit-rating-agencies/cra-authorisation)</p> |
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¹ An obligation rated "AAA" has the highest rating assigned by S&P Global Ratings. The obligor capacity to meet its financial commitment on the obligation is extremely strong (source: S&P Global Ratings). 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.

² An obligation rated "AAA" by Scope reflects an opinion of exceptionally strong credit quality. 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.

3. SPECIFIC CONTROLLER

The specific controller (*contrôleur spécifique*) of the Issuer has certified on 1 April 2026 and 6 May 2026 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 compliant with the minimum overcollateral ratio specified in Article R.513-8 of the *Code monétaire et financier*.

4. NOTIFICATION

The AMF in France has provided the *Commission de Surveillance du Secteur Financier* in Luxembourg with certificates of approval attesting that the Base Prospectus and the Supplements, respectively, have been drawn up in accordance with the Prospectus Regulation.

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. REASONS FOR THE OFFER AND ESTIMATED NET PROCEEDS

(i) Reasons for the offer:

The net proceeds, or an amount equal to the net proceeds of the issuance of the Notes will be allocated by the Issuer to finance or refinance, in whole or in part, new and/or existing eligible loans for social assets and/or projects, as further described in the Groupe BPCE's Social Funding Framework.

It is the intention of the Issuer to select new and/or existing eligible loans for social assets and/or projects under the eligible social project categories “**Social Housing**” and “**Healthcare**” as further described under section “Use of Proceeds” of Groupe BPCE's Social Funding Framework.

Throughout the term of the Notes, the Issuer will monitor the eligible loans for social assets and/or projects allocated to the net proceeds, or an amount equal to the net proceeds of the issuance and will publish, on the dedicated section of Groupe BPCE's website, an annual update of the allocation of the net proceeds of the Notes, as well as an impact report on a best effort basis.

The Social Funding Framework of the Groupe BPCE Sustainable Development Funding Programme (as amended from time to time), as well as the related Second Party Opinion issued by ISS Corporate Solutions are available on the Investors page, Sustainable Bonds section, Framework & ISIN of issuances sub-section on the Groupe BPCE's website

(<https://groupebpce.com/en/investors/sustainable-bonds/framework-isin-of-issuances>).

(ii) Estimated net proceeds: Euro 592,296,000

7. YIELD

Indication of yield: 3.619 per cent. per annum in respect of the period from the Issue Date to the Maturity Date.

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

8. INFORMATION ON FLOATING RATE NOTES

Performance of rates: Details of performance of EURIBOR rates can be obtained from Reuters

Benchmarks: Amounts payable under the Notes in respect of Interest Periods following the Switch Date will be calculated by reference to EURIBOR which is provided by EMMI. As at the date hereof, EMMI appears on the register of administrators and benchmarks established and maintained by the European Securities and Markets Authority pursuant to Article 36 of the Regulation (EU) 2016/1011, as amended.

9. DISTRIBUTION

(i) Method of distribution: Syndicated

(ii) If syndicated:

(A) Names of Managers: ABN AMRO Bank N.V.
Commerzbank Aktiengesellschaft
Landesbank Hessen-Thüringen Girozentrale
Natixis
Nordea Bank Abp
UBS Europe SE

(B) Date of Subscription Agreement: 7 May 2026

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

(iii) If non-syndicated, name and address of Manager: Not Applicable

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

(v) Prohibition of Sales to UK Retail Investors: Applicable

(vi) Additional selling restrictions: Not Applicable

(vii) Additional information in respect of the Canadian selling restriction: Not Applicable

10. OPERATIONAL INFORMATION

ISIN:	FR0014018DA0
Common Code:	336896908
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/NV 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 [•] per Euro 1.00 producing a sum of:	Not Applicable