

MiFID II product governance / Professional investors and ECPs only target market – Solely for the purposes of the 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 on markets in financial instruments, 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 manufacturer’s 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 manufacturer’s 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 MiFID II; or (ii) a customer within the meaning of Directive (EU) 2016/97 on insurance distribution, as amended (the "**Insurance Distribution Directive**"), 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 (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 or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom ("**UK**"). For these purposes, a "**retail investor**" means a person who is one (or both) of: (i) a retail client, as defined in point (8) of Article 2 of Commission Delegated Regulation (EU) No 2017/565 as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**EUWA**"); or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000, as amended (the "**FSMA**") and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as 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 EUWA. Consequently no key information document required by the PRIIPs Regulation as it forms part of UK domestic law by virtue of the EUWA (the "**UK PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

Final Terms dated 7 May 2025



KLEPIERRE

Legal Entity Identifier (LEI): 969500PB4U31KEFHZ621

Issue of €300,000,000 Floating Rate Notes due 12 May 2028 (the "**Notes**")
under the €7,000,000,000 Euro Medium Term Note Programme of Klépierre

Series no.: 18

Tranche no.: 1

SMBC

as Dealer

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the conditions (the "**Conditions**") set forth in the base prospectus dated 2 May 2025 which received approval number 25-131 from the *Autorité des marchés financiers* ("**AMF**") in France on 2 May 2025 (the "**Base Prospectus**") which constitutes a base prospectus for the purposes of the Prospectus Regulation. The expression "**Prospectus Regulation**" means Regulation (EU) 2017/1129, as amended.

This document constitutes the final terms of the Notes (the "**Final Terms**") described herein for the purposes 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 AMF (www.amf-france.org) and (b) the Issuer (www.klepierre.com) where copies may be obtained.

1. Issuer:	Klépierre
2. (i) Series Number:	18
(ii) Tranche Number:	1
3. Specified Currency or Currencies:	Euro ("€")
4. Aggregate Nominal Amount of Notes:	
(i) Series:	€300,000,000
(ii) Tranche:	€300,000,000
5. Issue Price:	100.00 per cent. of the Aggregate Nominal Amount
6. Specified Denomination(s):	€100,000
7. (i) Issue Date:	12 May 2025
(ii) Interest Commencement Date:	Issue Date
8. Maturity Date:	Interest Payment Date falling on or nearest to 12 May 2028
9. Interest Basis:	EURIBOR + 0.62 per cent. Floating Rate (Further particulars specified below)
10. Redemption/Payment Basis:	Redemption at par (Further particulars specified below)
11. Change of Interest or Redemption/Payment Basis:	Not Applicable
12. Put/Call Options:	Not Applicable
13. Date of corporate authorisations for issuance of Notes:	Decisions of (i) the Supervisory Board (<i>Conseil de Surveillance</i>) of the Issuer dated 12 December

2024 and (ii) the Executive Board (*Directoire*) of the Issuer dated 29 April 2025.

14. Method of distribution: Non-syndicated

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

15. Fixed Rate Notes Provisions: Not Applicable

16. Floating Rate Notes Provisions: Applicable

- (i) Interest Period(s): As set out in the Conditions
- (ii) Specified Interest Payment Dates: 12 February, 12 May, 12 August and 12 November in each year, commencing on 12 August 2025, up to and including the Maturity Date, subject to adjustment in accordance with the Business Day Convention specified below
- (iii) First Interest Payment Date: 12 August 2025
- (iv) Interest Period Date: Interest Payment Date
- (v) Business Day Convention: Modified Following Business Day Convention
- (vi) Business Centre(s) (Condition 5(a)): T2
- (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/or Interest Amount(s) (if not the Calculation Agent): Not Applicable
- (ix) FBF Determination: Not Applicable
- (x) ISDA Determination: Not Applicable
- (xi) Screen Rate Determination: Applicable
 - Benchmark: EURIBOR 3 months
 - Linear Interpolation: Not Applicable
 - Relevant Time: 11:00 a.m. (Brussels time)
 - Interest Determination Date(s): Two (2) T2 Business Days prior to the first (1st) day in each Interest Accrual Period
 - Primary Source: Reuters EURIBOR01

-	Reference Banks (if Primary Source is "Reference Banks"):	Not Applicable
-	Observation Look-Back Period:	Not Applicable
-	Relevant Financial Centre:	Euro Zone
-	Representative Amount:	Not Applicable
-	Effective Date:	Not Applicable
-	Specified Duration:	Not Applicable
(xii)	Adjusted Interest Rate:	Not Applicable
(xiii)	Margin(s):	+ 0.62 per cent. <i>per annum</i>
(xiv)	Minimum Rate of Interest:	0.00 per cent. <i>per annum</i>
(xv)	Maximum Rate of Interest:	Not Applicable
(xvi)	Day Count Fraction:	Actual/360
17.	Inverse Floating Rate Notes Provisions:	Not Applicable
18.	Fixed/Floating Rate Notes Provisions:	Not Applicable
19.	Zero Coupon Notes Provisions:	Not Applicable
PROVISIONS RELATING TO REDEMPTION		
20.	Call Option:	Not Applicable
21.	Make-Whole Redemption:	Not Applicable
22.	Residual Maturity Call Option:	Not Applicable
23.	Clean-up Call Option:	Not Applicable
24.	Put Option:	Not Applicable
25.	Final Redemption Amount of each Note:	€100,000 per Note of €100,000 Specified Denomination
26.	Early Redemption Amount:	
	Early Redemption Amount(s) of each Note payable on redemption for taxation reasons (Condition 6(e)) or for illegality (Condition 6(h)) or on event of	

default (Condition 9) or other early redemption:

€100,000 per Note of €100,000 Specified Denomination

GENERAL PROVISIONS APPLICABLE TO THE NOTES

- 27. Form of Notes:** Dematerialised Notes
- (i) Form of Dematerialised Notes: Bearer form (*au porteur*)
- (ii) Registration Agent: Not Applicable
- (iii) Temporary Global Certificate: Not Applicable
- (iv) Option to request identification information of the Noteholders (Condition 1(c)(iv)): Applicable
- 28. Financial Centre(s) or other special provisions relating to payment dates for the purposes of Condition 7(g):** T2
- 29. Talons for future Coupons to be attached to Definitive Materialised Notes (and dates on which such Talons mature):** Not Applicable
- 30. Purchase in accordance with Articles L.213-0-1 and D.213-0-1 of the French Monetary and Financial Code (*Code monétaire et financier*):** Applicable
- 31. Redenomination provisions:** Not Applicable
- 32. Consolidation provisions:** Not Applicable
- 33. Masse (Condition 11):** Name and address of the Representative:
- MASSQUOTE S.A.S.U.
RCS 529 065 880 Nanterre
33, rue Anna Jacquin
92100 Boulogne-Billancourt
France
- Represented by its Chairman.
- The Representative will be entitled to a remuneration of €400 (VAT excluded) per year, payable on each Interest Payment Date falling on or nearest to 12 May with the first payment at the Issue Date.

The Representative will exercise its duty until its dissolution, resignation or termination of its duty by a Collective Decision or until it becomes unable to act. Its appointment shall automatically cease on the Maturity Date, or total redemption prior to the Maturity Date.

- 34. Any applicable currency disruption/fallback provisions:** Not Applicable

DISTRIBUTION

- 35. (i)** If syndicated, names of Managers: Not Applicable

- (ii)** Stabilisation Manager(s) (if any): Not Applicable

- 36. If non-syndicated, name of Dealer:** SMBC Bank EU AG

- 37. U.S. selling restrictions:** Reg. S Compliance Category 2; TEFRA Not Applicable

- 38. Singapore Sales to Institutional Investors and Accredited Investors only:** Not Applicable

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

PURPOSE OF FINAL TERMS

These Final Terms comprise the final terms required for issue and admission to trading on Euronext Paris of the Notes described herein pursuant to the Euro 7,000,000,000 Euro Medium Term Note Programme of Klépierre.

RESPONSIBILITY

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

Signed on behalf of Klépierre:

By:

Guy de Villenaut, Group Head of Corporate Finance

Duly authorised

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- (i) Listing(s): Euronext Paris
- (ii) (a) 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.
- (b) Regulated Markets or equivalent markets on which, to the knowledge of the Issuer, securities of the same class of the Notes to be admitted to trading are already admitted to trading: Not Applicable
- (iii) Estimate of total expenses related to admission to trading: €4,120

2. RATINGS

- Ratings: The Notes to be issued have been rated:
- S&P: A-
- 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 the CRA Regulation.
- According to the S&P Global Ratings Definitions, an obligation rated 'A' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher-rated categories. However, the obligor's capacity to meet its financial commitments on the obligation is still strong. The addition of a plus (+) or minus (-) sign shows relative standing within the rating categories.

3. NOTIFICATION

Not Applicable

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

Save for any fees payable to the Dealer and 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.

5. USE AND ESTIMATED NET AMOUNT OF THE PROCEEDS

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

(ii) Estimated net proceeds: €299,460,000

6. FLOATING RATE NOTES ONLY – INFORMATION ON FLOATING RATE NOTES

Performance of Interest Rates: Details of performance of EURIBOR can be obtained, but not free of charge, from Reuters.

7. NOTES LINKED TO A BENCHMARK ONLY - BENCHMARK

Amounts payable under the Notes will be calculated by reference to EURIBOR which is provided by the European Money Markets Institute. As at the date hereof, the European Money Markets Institute appears on the register of administrators and benchmarks established and maintained by the European Securities and Markets Authority pursuant to Article 36 of Regulation (EU) 2016/1011, as amended or superseded (the "**Benchmarks Regulation**").

The registration status of any administrator under the Benchmarks Regulation is a matter of public record and, save where required by applicable law, the Issuer does not intend to update these Final Terms to reflect any change in the registration status of the administrator.

8. OPERATIONAL INFORMATION

ISIN Code: FR001400ZFK4

Common Code: 306792083

Depositories:

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

(b) Common Depositary for Euroclear Bank 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 initial Paying Agent: Société Générale
Société Générale Securities Services
(affiliated with Euroclear France under number 042)
CS 30812
32, rue du Champ de Tir
44308 Nantes Cedex 3
France

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