

EXECUTION VERSION

PROHIBITION OF SALES TO EEA AND UK RETAIL INVESTORS – The Senior 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) or in the United Kingdom (the UK). 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 Directive 2014/65/EU (as amended, **MiFID II**); (ii) a customer within the meaning of Directive (EU) 2016/97 (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; or (iii) not a qualified investor as defined in the Prospectus Regulation. Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the **PRIIPs Regulation**) for offering or selling the Senior Notes or otherwise making them available to retail investors in the EEA or in the UK has been prepared and therefore offering or selling the Senior Notes or otherwise making them available to any retail investor in the EEA or in the UK may be unlawful under the PRIIPs Regulation.

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 Senior Notes has led to the conclusion that: (i) the target market for the Senior Notes is eligible counterparties and professional clients only, each as defined in MiFID II; and (ii) all channels for distribution of the Senior Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Senior 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 Senior Notes (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

FINAL TERMS

11 May 2020

CPI PROPERTY GROUP

a public limited liability company (*société anonyme*) incorporated under the laws of the Grand Duchy of Luxembourg, having its registered office at 40, rue de la Vallée, L-2661 Luxembourg, Grand Duchy of Luxembourg and registered with the Luxembourg trade and companies register (*Registre de commerce et des sociétés, Luxembourg*) under number B102254

Legal entity identifier (LEI): 222100CO2ZOTEPGJO223

**Issue of EUR750,000,000 2.750 per cent. Senior Notes due 12 May 2026
under the EUR 8,000,000,000
Euro Medium Term Note Programme**

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 27 April 2020 which constitutes a base prospectus for the purposes of the Prospectus Regulation (the **Base Prospectus**). This document constitutes the Final Terms of the Senior Notes described herein for the purposes of the Prospectus Regulation and must be read in conjunction with the Base Prospectus in order to obtain all the relevant information. The Base Prospectus has been published on the website of Euronext Dublin (<http://www.ise.ie/>) and the website of the Issuer (<https://www.cpipg.com/uploads/14f4468a105c29924d39934e2ec5e88896e903a6.pdf>).

1. Issuer: CPI Property Group

2. (a) Series Number: 15
- (b) Tranche Number: 1
- (c) Date on which the Senior Notes will be consolidated and form a single Series: Not Applicable
3. Specified Currency or Currencies: Euro (EUR)
4. Aggregate Nominal Amount:
- (a) Series: EUR 750,000,000
- (b) Tranche: EUR 750,000,000
5. Issue Price: 97.663 per cent. of the Aggregate Nominal Amount
6. (a) Specified Denominations: EUR100,000 and integral multiples of EUR1,000 in excess thereof up to and including EUR199,000. No Senior Notes in definitive form will be issued with a denomination above EUR199,000.
- (b) Calculation Amount (in relation to calculation of interest in global form see Conditions): EUR1,000
7. (a) Issue Date: 12 May 2020
- (b) Interest Commencement Date: Issue Date
8. Maturity Date: 12 May 2026
9. Interest Basis: 2.750 per cent. Fixed Rate (see paragraph 14 below)
10. Redemption/Payment Basis: Subject to any purchase and cancellation or early redemption, the Senior Notes will be redeemed on the Maturity Date at 100 per cent. of their nominal amount
11. Change of Interest Basis: Not Applicable
12. Put/Call Options: Change of Control Put
Issuer Call
Issuer Maturity Par Call
(see paragraphs 18, 19 and 21, below)
13. (a) Status of the Senior Notes: Senior
- (b) Date Board approval for issuance of Senior Notes obtained: 30 April 2020

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

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| 14. | Fixed Rate Senior Note Provisions | Applicable |
| (a) | Rate(s) of Interest: | 2.750 per cent. per annum payable in arrear on each Interest Payment Date |
| (b) | Interest Payment Date(s): | 12 May in each year from and including 12 May 2021 up to and including the Maturity Date |
| (c) | Fixed Coupon Amount(s) for Senior Notes in definitive form (and in relation to Senior Notes in global form see Conditions): | EUR 27.50 per Calculation Amount |
| (d) | Broken Amount(s) for Senior Notes in definitive form (and in relation to Senior Notes in global form see Conditions): | Not Applicable |
| (e) | Day Count Fraction: | Actual/Actual (ICMA) |
| (f) | Determination Date(s): | 12 May in each year |
| (g) | Step Up Rating Change and/or Step Down Rating Change: | Not Applicable |
| 15. | Floating Rate Senior Note Provisions | Not Applicable |
| 16. | Zero Coupon Senior Note Provisions | Not Applicable |

PROVISIONS RELATING TO REDEMPTION

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| 17. | Notice periods for Condition 7.2 (Redemption for tax reasons): | Minimum period: 30 days
Maximum period: 60 days |
| 18. | Issuer Call: | Applicable |
| (a) | Optional Redemption Date(s): | Any date from but excluding the Issue Date to but excluding 12 February 2026 |
| (b) | Optional Redemption Amount: | Make-whole Amount |
| (A) | Reference Bond: | DBR 0.500 per cent. due 15 February 2026 (DE0001102390) |
| (B) | Redemption Margin: | +0.50 per cent. per annum |
| (C) | Quotation Time: | 11.00 a.m. (Central European Time) |
| (c) | If redeemable in part: | Not Applicable |
| (d) | Notice periods: | Minimum period: 15 days |

- Maximum period: 30 days
19. Issuer Maturity Par Call: Applicable
- (a) Maturity Par Call Period: From (and including) 12 February 2026 to (but excluding) the Maturity Date.
- (b) Notice periods: Minimum period: 15 days
Maximum period: 30 days
20. Investor Put: Not Applicable
21. Change of Control Put: Applicable
- Change of Control Redemption Amount: EUR1,000 per Calculation Amount
22. Final Redemption Amount: EUR1,000 per Calculation Amount
23. Early Redemption Amount payable on redemption for taxation reasons or on event of default: EUR1,000 per Calculation Amount

GENERAL PROVISIONS APPLICABLE TO THE SENIOR NOTES

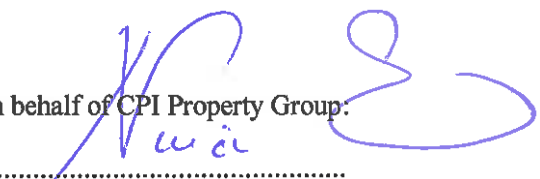
24. Form of Senior Notes:
- (a) Form: Registered Senior Notes:
Global Senior Note registered in the name of a nominee for a common safekeeper for Euroclear and Clearstream, Luxembourg
- (b) New Global Note/New Safe-keeping Structure: Yes
25. Additional Financial Centre(s): Not Applicable
26. Talons for future Coupons to be attached to Definitive Senior Notes: No

Signed on behalf of CPI Property Group:

By:

Martin Němeček, CEO & Managing Director

Duly authorised

A handwritten signature in blue ink, consisting of a large, stylized 'M' followed by a large, stylized 'E'.

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- (i) Listing and Admission to trading Application has been made by the Issuer (or on its behalf) for the Senior Notes to be admitted to trading on the Euronext Dublin Regulated Market and listing on the Official List of Euronext Dublin with effect from 12 May 2020.
- (ii) Estimate of total expenses related to admission to trading: EUR1,000

2. RATINGS

Ratings: The Senior Notes to be issued have been rated Baa2 by Moody's Deutschland GmbH (**Moody's**) and BBB by S&P Global Ratings Europe Limited (**S&P**).

Each of Moody's and S&P is established in the European Union and is registered under the Regulation (EC) No. 1060/2009 (as amended) (the **CRA Regulation**).

As defined by Moody's, obligations rated Baa are judged to be medium-grade and subject to moderate credit risk and as such may possess certain speculative characteristics. Moody's appends numerical modifiers 1, 2, and 3 to each generic rating classification from Aa through Caa. The modifier 2 indicates a mid-range ranking.

As defined by S&P, obligations rated BBB exhibit adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to weaken the obligor's capacity to meet its financial commitments on the obligation.

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

Save for the fees payable to the Joint Lead Managers, so far as the Issuer is aware, no person involved in the issue of the Senior Notes has an interest material to the offer. The Joint Lead Managers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business.

4. REASONS FOR THE OFFER

Reasons for the Offer: The Notes are intended to be issued as Green Bonds under the Issuer's Green Bond Framework.

Estimated net proceeds of the Offer: EUR728,347,500

5. YIELD (*Fixed Rate Senior Notes only*)

Indication of yield: 3.184 per cent. per annum

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

6. OPERATIONAL INFORMATION

- (i) ISIN: XS2171875839
- (ii) Common Code: 217187583
- (iii) CFI: See the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
- (iv) FISN: See the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
- (v) Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): Not Applicable
- (vi) Delivery: Delivery against payment
- (vii) Names and addresses of additional Paying Agent(s) (if any): Not Applicable
- (viii) Intended to be held in a manner which would allow Eurosystem eligibility: Yes. Note that the designation "yes" simply means that the Senior Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper, and registered in the name of a nominee of one of the ICSDs acting as common safekeeper and does not necessarily mean that the Senior Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

7. DISTRIBUTION

- (i) Method of distribution: Syndicated
- (ii) If syndicated, names of Managers: Credit Suisse Securities (Europe) Limited
Deutsche Bank Aktiengesellschaft
HSBC Bank plc
Nomura International plc
UniCredit Bank AG
- (iii) Stabilisation Manager(s) (if any): Deutsche Bank
- (iv) If non-syndicated, name of relevant Dealer: Not Applicable
- (v) U.S. Selling Restrictions: Reg. S Compliance Category 2; TEFRA not applicable
- (vi) Prohibition of Sales to EEA and UK Retail Investors: Applicable
- (vii) Prohibition of Sales to Belgian Consumers: Applicable