

EXECUTION VERSION

FINAL TERMS

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 (the **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 Directive 2014/65/EU (as amended, **MiFID II**); (ii) a customer within the meaning of Directive (EU) 2016/97, 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 Regulation (EU) 2017/1129 (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 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 (**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 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the **EUWA**); or (ii) not a qualified investor as defined in EUWA 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 the DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.

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 Notes 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.

UK MiFIR 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 has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook, and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA (**UK MiFIR**); 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 the FCA Handbook Product Intervention and Product Governance Sourcebook 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.

Singapore Securities and Futures Act Product Classification – Solely for the purposes of its obligations pursuant to sections 309B(1)(a) and 309B(1)(c) of the Securities and Futures Act 2001 of Singapore, as modified or amended from time to time (the **SFA**) and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the **CMP Regulations 2018**), the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A(1) of the SFA) that the Notes are prescribed capital markets products (as defined in the CMP Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

18 May 2026

Lumo Homes plc

Legal Entity Identifier (LEI): 7437007YPUOQZ8OV1R42

**Issue of EUR300,000,000 4.000 per cent. Notes due 20 May 2030
under the EUR 2,500,000,000
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 Terms and Conditions of the Notes (the **Conditions**) set forth in the Base Prospectus dated 19 March 2026 and the supplement to it dated 11 May 2026 which together constitute a base prospectus for the purposes of the Prospectus Regulation (the **Base Prospectus**). 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 the Base Prospectus in order to obtain all the relevant information. The Base Prospectus has been published on the website of the Irish Stock Exchange plc trading as Euronext Dublin (**Euronext Dublin**) at <http://www.euronext.com/en/markets/dublin>.

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| 1. Issuer: | Lumo Homes plc |
| 2. (a) Series Number: | 5 |
| (b) Tranche Number: | 1 |
| (c) Date on which the Notes will be consolidated and form a single Series: | Not Applicable |
| 3. Specified Currency or Currencies: | Euro (EUR) |
| 4. Aggregate Nominal Amount: | |
| (a) Series: | EUR300,000,000 |
| (b) Tranche: | EUR300,000,000 |
| 5. Issue Price: | 99.501 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 Notes in definitive form will be issued with a denomination above EUR199,000. |
| (b) Calculation Amount (in relation to calculation of interest on Notes in global form see Conditions): | EUR1,000 |
| 7. (a) Issue Date: | 20 May 2026 |
| (b) Interest Commencement Date: | Issue Date |
| 8. Maturity Date: | 20 May 2030 |
| 9. Interest Basis: | 4.000 per cent. Fixed Rate
(see paragraph 14 below) |
| 10. Redemption Basis: | Subject to any purchase and cancellation or early redemption, the 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: Issuer Call
Issuer Par Call
Change of Control Put
Clean-up Call
(see paragraphs 18,19, 21 and 22 below)
13. (a) Status of the Notes: Senior
(b) Date Board approval for issuance of Notes obtained: 6 May 2026

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14. Fixed Rate Note Provisions: Applicable
- (a) Rate(s) of Interest: 4.000 per cent. per annum payable in arrear on each Interest Payment Date
- (b) Interest Payment Date(s): 20 May in each year from and including 20 May 2027 up to and including the Maturity Date
- (c) Fixed Coupon Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions): EUR40.00 per Calculation Amount
- (d) Broken Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions): Not Applicable
- (e) Day Count Fraction: Actual/Actual (ICMA)
- (f) Determination Date(s): 20 May in each year
15. Floating Rate Note Provisions: Not Applicable
16. Zero Coupon Note Provisions: Not Applicable

PROVISIONS RELATING TO REDEMPTION

17. Notice periods for Condition 7.2: Minimum period: 10 days
Maximum period: 60 days
18. Issuer Call: Applicable
- (a) Optional Redemption Date(s): Any date from and including the Issue Date to but excluding 20 February 2030
- (b) Optional Redemption Amount: Make-whole Amount
- (A) Reference Bond: DBR 0.000 per cent. due 15 February 2030 (ISIN: DE0001102499)
- (B) Redemption Margin: 0.250 per cent.
- (C) Quotation Time: 11:00 CET
- (c) If redeemable in part: Applicable
- i. Minimum Redemption Amount: EUR30,000,000
- ii. Maximum Redemption Amount: Not Applicable
- (d) Notice periods: Minimum period: 10 days

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| | Maximum period: 60 days |
| 19. Issuer Par Call: | Applicable |
| (a) Par Call Period: | From (and including) 20 February 2030 (the Par Call Period Commencement Date) to (but excluding) the Maturity Date |
| (b) Notice Periods: | Minimum period: 10 days
Maximum period: 60 days |
| 20. Investor Put: | Not Applicable |
| 21. Change of Control Put: | Applicable |
| (a) Change of Control Redemption Amount: | EUR1,000 per Calculation Amount |
| 22. Clean-up Call: | Applicable |
| (a) Notice Periods: | Minimum period: 10 days
Maximum period: 60 days |
| 23. Special Redemption Event Call: | Not Applicable |
| 24. Final Redemption Amount: | EUR1,000 per Calculation Amount |
| 25. Early Redemption Amount payable on redemption for taxation reasons or on event of default: | EUR1,000 per Calculation Amount |

GENERAL PROVISIONS APPLICABLE TO THE NOTES

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| 26. Form of Notes: | |
| (a) Form: | Bearer Notes: Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes upon an Exchange Event |
| (b) New Global Note: | Yes |
| (c) New Safekeeping Structure: | No |
| 27. Additional Financial Centre(s): | Not Applicable |
| 28. Talons for future Coupons to be attached to Definitive Notes: | No |

THIRD PARTY INFORMATION

The ratings description in section "*Part B - Other Information*", below, has been extracted from the website of Moody's Investors Service (Nordics) AB (**Moody's**). The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware and is able to ascertain from information published by Moody's, no facts have been omitted which would render the reproduced information inaccurate or misleading.

Signed on behalf of **Lumo Homes plc**:

By:

Duly authorised



Erik Hjelt
CEO

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- (1) Listing and 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 Euronext Dublin and listing on the Official List with effect from the Issue Date.
- (2) Estimate of total expenses related to admission to trading: EUR1,000

2. RATINGS

- Ratings: The Notes to be issued have been rated: Baa2 by Moody's.
- Moody's is established in the European Union and is registered under Regulation (EC) No. 1060/2009 (the **CRA Regulation**).
- Moody's has in its 9 December 2025 publication "Moody's Rating Symbols and Definitions" described a rating of "Baa2" in the following terms: "*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

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

Save for the fees payable to the Joint Lead Managers and that the proceeds of the issuance of the Notes will be used to partially refinance an acquisition financing facility provided by the Joint Lead Managers, so far as the Issuer is aware, no person involved in the issue of the 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 and ESTIMATED NET PROCEEDS

- (i) Reasons for the offer: The proceeds of the issuances of the Notes will be used to partially refinance the acquisition financing facility entered into with the Joint Lead Managers as part of the financing of the acquisition of the Varma Portfolio (as further described in the Base Prospectus).
- (ii) Estimated net proceeds: EUR297,603,000

5. YIELD (*Fixed Rate Notes Only*)

- Indication of yield: 4.138 per cent.
- 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

- (1) ISIN: XS3381150914

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| (2) | Common Code: | 338115091 |
| (3) | 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 |
| (4) | 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 |
| (5) | Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): | Not Applicable |
| (6) | Delivery: | Delivery against payment |
| (7) | Names and addresses of additional Paying Agent(s) (if any): | Not Applicable |
| (8) | Intended to be held in a manner which would allow Eurosystem eligibility: | Yes. Note that the designation “yes” simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the 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

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| (1) | Method of distribution: | Syndicated |
| (2) | If syndicated, names of Managers: | <i>Joint Lead Managers:</i>
Goldman Sachs International
Nordea Bank Abp
Skandinaviska Enskilda Banken AB (publ) |
| (3) | Stabilisation Manager(s) (if any): | Not Applicable |
| (4) | If non-syndicated, name of relevant Dealer: | Not Applicable |
| (5) | U.S. Selling Restrictions: | Reg. S Compliance Category 2; TEFRA D |
| (6) | Prohibition of Sales to EEA Retail Investors: | Applicable |
| (7) | Prohibition of Sales to UK Retail Investors: | Applicable |
| (8) | Singapore Sales to Institutional Investors and Accredited Investors only: | Applicable |

8. PROVISIONS RELATING TO GREEN BONDS

Green Bonds:	No
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