

**PROHIBITION OF SALES TO EUROPEAN ECONOMIC AREA 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 Directive 2014/65/EU (as amended, “**MiFID II**”); or (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. Consequently no key information document required by Regulation (EU) No 1286/2014 (the “**EU 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 EU PRIIPs Regulation.

**PROHIBITION OF SALES TO UNITED KINGDOM 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 not a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (“**EUWA**”). Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of 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.

**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 has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in 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 eligible counterparties 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 (“**COBS**”), 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 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 (the “**UK MiFIR Product Governance Rules**”) 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.

**Pricing Supplement dated 20 January 2026**

**P3 Group S.à.r.l.**

**Legal entity Identifier (LEI): 529900GR62MT005VW110**

**Issue of EUR 350,000,000 3.375 per cent. Green Notes due 2031 (the “Notes”)**

**under the EUR 5,000,000,000**

**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 Terms and Conditions (the “**Conditions**”) set forth in the Offering Circular dated 10 March 2025 as supplemented by the offering circular supplement (No.1) dated 26 September 2025 (together, the “**Offering Circular**”). This document constitutes the Pricing Supplement of the Notes described herein and must be read in conjunction with the Offering Circular in order to obtain all the relevant information.

The Offering Circular has been published at <https://www.p3parks.com/investors/debt-and-rating-overview>.

1. Issuer: P3 Group S.à.r.l.
2. (i) Series Number: 6  
(ii) Tranche Number: 1
3. Specified Currency or Euro (“**EUR**”) Currencies:
4. Aggregate Principal Amount:  
(i) Series: EUR 350,000,000  
(ii) Tranche: EUR 350,000,000
5. Issue Price: 99.417 per cent. of the Aggregate Principal Amount
6. (i) Specified Denominations: EUR 100,000 and integral multiples of EUR 1,000 in excess thereof up to and including EUR 199,000. No Notes in definitive form will be issued with a denomination above EUR 199,000  
(ii) Calculation Amount: EUR 1,000
7. (i) Issue Date: 22 January 2026  
(ii) Interest Commencement Date: Issue Date
8. Maturity Date: 22 March 2031
9. Interest Basis: 3.375 per cent. Fixed Rate  
(see paragraph 14 below)
10. Redemption/Payment 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 principal amount.
11. Change of Interest or Redemption/Payment Basis: Not Applicable
12. Put/Call Options: Issuer Call (Condition 9(b) (*Redemption for tax reasons*))  
Issuer Call (Conditions 9(c) (*Redemption at the Option of the Issuer*) and 9(d) (*Partial Redemption*))  
Issuer Residual Call (Condition 9(e) (*Issuer Residual Call*))  
Issuer Maturity Par Call (Condition 9(f) (*Issuer Maturity Par Call*))  
Change of Control Put (Condition 9(h) (*Change of Control Put Option*))  
See paragraphs 17, 19 and 20 below)
13. (i) Status of the Notes: Senior

- (ii) Date Board approval for issuance of Notes obtained: 11 December 2025

#### PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14. **Fixed Rate Note Provisions** Applicable
- (i) Rate of Interest: 3.375 per cent. per annum payable in arrear on each Interest Payment Date
- (ii) Interest Payment Date(s): 22 March in each year starting from and including 22 March 2026 up to and including the Maturity Date
- (iii) Fixed Coupon Amount: EUR 33.75 per Calculation Amount, except in respect of the Interest Period beginning on (and including) the Issue Date and ending on (but excluding) the Interest Payment Date falling on 22 March 2026 (the “**First Interest Payment Date**”) (the “**Short First Interest Period**”)
- (iv) Fixed Coupon Amount for a short or long Interest Period (“**Broken Amount(s)**”) EUR 5.46 per Calculation Amount, payable on the First Interest Payment Date in respect of the Short First Interest Period
- (v) Day Count Fraction: Actual/Actual (ICMA)
15. **Floating Rate Note Provisions** Not Applicable
16. **Zero Coupon Note Provisions** Not Applicable

#### PROVISIONS RELATING TO REDEMPTION

17. **Call Option** Applicable
- (i) Optional Redemption Date(s): Any Business Day from, but excluding, the Issue Date to, but excluding, the Maturity Date
- (ii) Optional Redemption Amount(s) of each Note: On any Optional Redemption Date from, but excluding, the Issue Date to, but excluding, the Par Redemption Date: the Make Whole Redemption Price
- On any Optional Redemption Date from and including the Par Redemption Date: EUR 1,000 per Calculation Amount
- (iii) Make Whole Redemption Price: Non-Sterling Make Whole Redemption Amount
- (a) Reference Bond: DBR 0.000% due 15 February 2031 (ISIN: DE0001102531)
- (b) Quotation Time: 11.00 a.m. (Frankfurt time)
- (c) Redemption Margin: 0.200 per cent.
- (d) Reference Dealers: Not Applicable
- (e) Par Redemption Date: 22 December 2030
- (iii) Redemption in part: Applicable
- (a) Minimum Redemption Amount: EUR 100,000

(b)	Maximum Redemption Amount	EUR 350,000,000
(iv)	Notice period:	As per the Conditions
18.	Put Option	Not Applicable
19.	Change of Control Put Option/ Put Event:	Applicable
(i)	Optional Redemption Amount(s) of each Note:	EUR 1,000 per Calculation Amount
(ii)	Put Period	As per the Conditions
20.	Issuer Maturity Par Call Option:	Applicable
(i)	Maturity Par Call Period:	Any Optional Redemption Date from and including the Par Redemption Date to, but excluding, the Maturity Date
(ii)	Notice Period:	As per the Conditions
21.	Final Redemption Amount of each Note	EUR 1,000 per Calculation Amount
22.	Early Redemption Amount payable on redemption for taxation reasons or on event of default or other early redemption:	EUR 1,000 per Calculation Amount

#### **GENERAL PROVISIONS APPLICABLE TO THE NOTES**

23.	Form of Notes:	<b>Bearer Notes:</b>  Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes in the limited circumstances specified in the Permanent Global Note
24.	New Global Note/New Safe-keeping Structure:	NGN
25.	Additional Financial Centre(s) or other special provisions relating to payment dates:	T2
26.	Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature):	No
27.	Additional Selling Restrictions:	The selling restriction contained under "United Kingdom – Prohibition of sales to UK Retail Investors" sub-section under the section entitled "Subscription and Sale" of the Offering Circular shall be deleted and replaced by the following in respect of the Notes only:

#### **"Prohibition of sales to UK Retail Investors**

Each Dealer has represented and agreed that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes which are the subject of the offering contemplated by this Offering Circular as completed by the Pricing Supplement in relation thereto (or are the subject of the offering contemplated by a Drawdown Offering Circular, as the case may be) to any retail investor in the UK. For the purposes of this

provision the expression “retail investor” means a person who is not a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA."

## **PART B – OTHER INFORMATION**

### **1. LISTING AND ADMISSION TO TRADING**

- (i) Admission to Trading: Application will be made by the Issuer (or on its behalf) for the Notes to be admitted to listing on the official list of the Luxembourg stock exchange and to trading on the Euro MTF Market of the Luxembourg Stock Exchange with effect from (or around) the Issue Date
- (ii) Estimate of total expenses related to admission to trading: EUR 4,300

### **2. RATINGS**

- The Notes to be issued are expected to be rated:
- Ratings: S&P Global Ratings Europe Limited (“S&P”): BBB
- S&P is established in the EEA and is registered under Regulation (EC) No. 1060/2009 (as amended). S&P appears on the updated list of registered credit rating agencies (as of 10 July 2024) on the website of European Securities and Markets Authority (<http://www.esma.europa.eu>).
- The rating S&P has given to the Notes is endorsed by S&P Global UK Limited which is established in the UK and registered under Regulation (EC) No 1060/2009 as it forms part of domestic law of the UK by virtue of the EUWA

### **3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER**

Save for any fees payable to the Managers, so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The 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. YIELD**

- Indication of yield: 3.502 per cent. per annum
- The yield specified above is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield

### **5. OPERATIONAL INFORMATION**

- ISIN: XS3277753839
- Common Code: 327775383
- Delivery: Delivery against payment
- Names and addresses of additional Paying Agent(s) (if any): Not Applicable
- Relevant Benchmark: Not Applicable

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
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6. **DISTRIBUTION**

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|---|---|
| (i) Method of Distribution:                       | Syndicated  |
| (ii) If syndicated:                               | <u>Active Joint Bookrunners</u>   |
| (A) Names of Dealers                              | Crédit Agricole Corporate and Investment Bank<br><br>Deutsche Bank Aktiengesellschaft<br><br>ING Bank N.V.<br><br>J.P. Morgan SE<br><br>SMBC Bank EU AG<br><br><u>Passive Joint Bookrunners</u><br><br>Bank of China (Europe) S.A.<br><br>BNP PARIBAS<br><br>HSBC Continental Europe<br><br>(together, the “ <b>Managers</b> ”) |
| (B) Stabilisation Manager(s), if any:             | Deutsche Bank Aktiengesellschaft  |
| (iii) If non-syndicated, name of Dealer:          | Not Applicable  |
| (iv) U.S. Selling Restrictions:                   | Reg S Compliance Category 2; TEFRA D  |
| (v) Prohibition of Sales to EEA Retail Investors: | Applicable  |
| (vi) Prohibition of Sales to UK Retail Investors: | Applicable  |

7. **REASONS FOR THE OFFER AND ESTIMATED NET AMOUNT OF PROCEEDS**

Reasons for the offer:	An amount equal to the net proceeds will be used to finance or refinance Eligible Projects in accordance with the use of proceeds criteria and selection process described in the Issuer's Green Finance Framework
Estimated net proceeds:	EUR 346,384,500