

# European Property Bond 2 (Option A & B)

This is marketing material.

- Investment in European Property Index
- 2 Bond Options A & B
- Option A: 160% Participation in any growth in the Index at Maturity
- Option B: 4.8% Fixed Return each year regardless to performance
- 3 or 5 Year Term
- Access to Capital During the Term
- Summary Risk Indicator 5 or 4

**Warning: This Bond is not Capital Protected.**  
If you invest in this Bond you can lose some or all of the money you invest.

**JANUARY 2026**

# Dedicated to Financial Brokers

Broker Solutions serves the needs and objectives of Irish Financial Brokers and their clients. Broker Solutions implements best international practice in the creation of its Investment Solutions designed specifically for Financial Brokers.

## Structured Investments

Broker Solutions is passionate about creating the leading and most innovative Structured Retail Products in the Irish market. We create a series of exciting new Investment Solutions for Financial Brokers and their clients every 2 months.

Our Investment Strategies and Solutions are Research Driven. By combining the resources of our Research Team and other leading international investment experts, our Investment Solutions have a strong economic and investment logic and represent international best practice in construction.

Broker Solutions operates an Open Architecture platform i.e., we work with a broad range of Irish & International Bank counterparties. We work with high quality investment grade counterparties when selecting partners to provide Capital Protection or other Investment Risk Controlling or Reducing Mechanisms.

We focus on providing Investment Solutions with liquidity. Where possible, we will create the provision for investors to exit their investment prior to maturity should their circumstances change or if investment performance is higher or lower than anticipated.

## Our Investment Solutions offer a choice of:

1. **Investment Risk Levels:** From 1 to 6.
2. **Investment Objectives:** Capital Protection, Income, Capital Growth, Hedging Strategies etc.
3. **Taxation Treatment:** Deposit Interest Retention Tax (DIRT), Capital Gains Tax (CGT) and Income Taxable investments.
4. **Asset Classes:** Traditional Asset Classes such as equities, bonds and property and Alternative Asset Classes such as real estate, commodities, currencies, inflation, interest rates etc.
5. **Investment Techniques:** Traditional Investment Techniques like long only with Alternative Investment Techniques like short selling, arbitrage, relative performance etc.

## We design Investment Solutions for a broad range of investor types including:

- Personal Investors
- Pension Schemes
- Post Retirement Schemes
- Institutional Investors, Companies, Charities and other Not for Profit Organisations

Our Philosophy is the implementation of International Best Practice in Structured Investment Techniques for Financial Brokers and their investor clients in Ireland.

# 1. Summary of Key Features

- The European Property Bond 2 (the Bond) is an innovative new Investment Solution designed for investors who wish to invest in a Structured Retail Product that offers **attractive potential investment returns** linked to the performance of a Eurozone Real Estate Index. The Bond is suitable as part of the process of constructing a genuinely diversified investment portfolio.
- The **Underlying Investment** of the Bond is the **EuroStoxx Real Estate Index** (the Index).
- Investors in the Bond have their **Capital at Risk**. This means that you may lose some or all of the capital invested in this Bond. Broker Solutions considers **Option A of the Bond to have a Summary Risk Indicator of 5** and **Option B to have a Summary Risk Indicator of 4** on its risk scale as follows:



- The Bond has **Full Capital at Risk**. There is **no Capital Protection feature**. For example, if the value of the Index has fallen by 30% at the Final Valuation Date, investors will lose 1% for every 1% decline in the value of Index (i.e. investors will lose 30% of their investment) in both Options A and B.
- Potential Return**
  - Option A:** Investors will receive **160% Participation in any positive performance** of the Index and **100% Participation in any negative performance** of the Index on the Final Valuation Date.
  - Option B:** Investors will receive a Fixed Annual Return of 4.8% paid out at the end of each year regardless to the investment performance of the Index.
- The Term of **Option A is 3 years** and **Option B is 5 years**.
- Option B has a Minimum Return of 24%** whereas **Option A has no Minimum Return**.
- The **Maximum Investment Return of Option A** is unlimited and is **24% for Option B**.
- The Bond will be **listed on the Luxembourg Stock Exchange**.
- Daily liquidity** will be provided to investors that wish to sell the Bond prior to maturity under normal market conditions and at the discretion of BNP Paribas Financial Markets SNC.
- The **Minimum Investment** in the Bond is **€25,000**.
- The **Closing Date for applications is 27 February 2026** (or earlier if fully subscribed).
- Taxation:** We understand that the return will be subject to **Capital Gains Tax (CGT) in the case Option A** and **Income Tax in the case of Option B for Personal and Company Investors**.  
We understand that any returns are **exempt from taxation in the case of Pension and Post Retirement Investors**.

**Warning:** If you invest in this Bond you may lose some or all of the money you invest.

**Warning:** Deductions for costs and charges are not made uniformly throughout the life of the product, but are loaded disproportionately onto the early period. If an investor sells the Bond prior to the end of the 3 or 5 year term, the practice of front-end loading will impact on the amount of money that the investor receives. The investor may not get back the full amount they invested.

**Disclaimer:** This document has not been reviewed, approved or otherwise endorsed by BNP Paribas or any of its affiliates and BNP Paribas accepts no responsibility in relation to the accuracy, completeness or adequacy of the information included herein. Nothing in this document should be considered to be a representation or warranty by BNP Paribas to any person, including without limitation, any potential investor and any member of the public, regarding whether investing in the Bond described herein is suitable or advisable for such person.

## 2. Description of the European Property Bond 2

The European Property Bond 2 (the Bond) is an innovative new Investment Solution designed for investors who wish to invest in a Structured Retail Product that offers attractive potential investment returns linked to a Eurozone Real Estate Index. The Bond is suitable as part of the process of constructing a genuinely diversified investment portfolio.

The Bond is in the form of a Preference Share linked Certificate (Option A) or a Certificate (Option B) issued by BNP Paribas Issuance BV, under the issuer's Certificate Programme as supplemented and/or amended by the Pricing Supplement. The Issuer's Base Prospectus Series dated 27 May 2025 and any supplements thereto, as completed by Final Terms (the Base Prospectus) provides the complete terms and conditions of the Certificates. A copy of the Base Prospectus is available from your Financial Broker on request.

This Bond is in the form of Certificates involving derivatives and is therefore a complex product. Investors should not invest in this Bond without having sufficient knowledge, experience and/or without having received professional advice from their Financial Broker to make a meaningful evaluation of the merits and risks of investing in a product of this type, and the information contained in this document and the Base Prospectus.

### 2.1 Investment Rationale

The investment rationale for investing in the Bond and in this Index can be summarised as follows:-

- Investing in Real Estate as a Long Term Investment
- Investing in a Real Estate Index
- Investing in the EuroStoxx Real Estate Index (SX86E Index)
- The Potential Investment Return:
  - **Option A:** Investors will receive **160% Participation in any positive performance of the Index** and **100% Participation in any negative performance of the Index.**
  - **Option B:** Investors will receive a **Fixed Annual Return of 4.8% paid out at the end of each year regardless to the investment performance** of the Index.

### Why invest in Real Estate?

The benefits of investing in real estate are numerous. With property assets, investors can enjoy predictable cash flow, excellent returns, tax advantages, and diversification.

- Real estate investors can make gains through rental income, appreciation, and profits generated by business activities that depend on the property
- The benefits of investing in real estate include passive income, stable cash flow, tax advantages, diversification, and sometimes leverage
- Real estate investment trusts (REITs) or listed property companies offer a way to invest in real estate without having to own, operate, or finance properties

Real estate returns vary, depending on factors such as location, asset class, and management but many investors expect returns comparable with the equity market.

### Inflation Hedge

The inflation-hedging capability of real estate stems from the positive relationship between GDP growth and the demand for real estate. As economies expand, the demand for real estate drives rents higher. This, in turn, translates into higher capital values. Therefore, real estate tends to maintain the buying power of capital by passing some of the inflationary pressure on to tenants and by incorporating some of the inflationary pressure in the form of capital appreciation.

### Real Estate Drawback

In addition to the benefits of investing in real estate, there are drawbacks. One of the main ones is the lack of liquidity (or the relative difficulty in converting an asset into cash and cash into an asset). Unlike equities or bonds, which can be transacted in seconds, a real estate transaction can take months or longer to close.

Source: <https://www.investopedia.com/articles/mortgages-real-estate/11/key-reasons-invest-real-estate.asp>

## Investing in a Real Estate Index

Although investing in Real Estate or Property involves a degree of illiquidity and investment risk and there will be volatile periods along the way, in the long term, Property tends to perform favourably relative to other assets like bonds and cash etc. By adopting a medium term approach, Property investors can mitigate the risks and short term volatility associated with Property investment while benefiting from the long term capital growth potential or investment income that Property investments can provide.

Property also increases the diversification of well structured portfolios invested in other asset classes such as cash, equities, bonds etc.

Indices provide a broad representative portfolio of investments in multiple companies or shares. Indexes are often used as benchmarks to gauge the movement and performance of market segments or geographic regions. Investors generally use indexes as a basis for diverse or passive investing.

The EuroStoxx Real Estate Index is an Index of Eurozone Property company shares.

## The EuroStoxx Real Estate Index

The Stoxx Supersector indices track supersectors of the relevant benchmark index. There are 20 supersectors according to the Industry Classification Benchmark (ICB). Companies are categorised according to their primary source of revenue. The following supersectors are available: Technology, Telecommunications, Health Care, Banks, Financial Services, Insurance, Real Estate, Automobiles and Parts, Consumer Products and Services, Media, Retail, Travel and Leisure, Food, Beverage and Tobacco, Personal Care, Drug and Grocery Stores, Construction and Materials, Industrial Goods and Services, Basic Resources, Chemicals, Energy, Utilities.

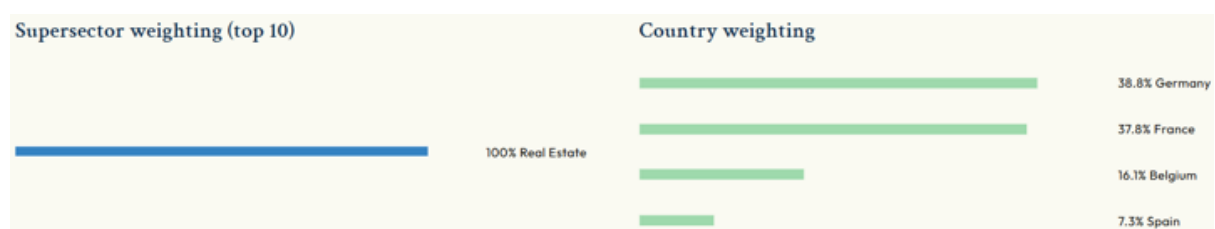
## Index Statistics

Index	Market Cap (EUR bn)		Components (EUR bn)				Component weight (%)		Turnover (%)
	Full	Free-float	Mean	Median	Largest	Smallest	Largest	Smallest	Last 12 months
EURO STOXX Real Estate	82.0	64.6	5.9	4.2	17.8	2.5	27.6	3.9	1.4

Source: <https://stoxx.com/index/sx86e/>  
Index Fact Sheet: <https://stoxx.com/index/sx86e/?factsheet=true> (31 December 2025)

**Warning: The Index is a Price Return Index. Dividends or income distributed by the Index constituents will not be re-invested in this Index nor distributed to investors.**

## Index Sector and Country Weightings



Source: <https://stoxx.com/index/sx86e/?factsheet=true> (31 December 2025)

### Index Top 10 Holdings

Company	Supersector	Country	Weight
Vonovia SE	Real Estate	Germany	27.597%
UNIBAIL-RODAMCO-WESTFIELD	Real Estate	France	15.429%
KLEPIERRE	Real Estate	France	11.640%
MERLIN PROPERTIES SOCIMI	Real Estate	Spain	7.283%
LEG IMMOBILIEN	Real Estate	Germany	7.280%
WDP	Real Estate	Belgium	6.505%
GECINA	Real Estate	France	5.963%
AEDIFICA	Real Estate	Belgium	4.967%
COVIVIO	Real Estate	France	4.797%
COFINIMMO	Real Estate	Belgium	4.669%

Source: <https://stoxx.com/index/sx86e/?factsheet=true> (31 December 2025)

### Index Past Performance

The Index has had an annualised return of 4.1% over the last 3 years and -7.7% over the last 5 years. This table outlines the Index's annualised returns over the last 1, 3 and 5 years:

Annualised return (%)		
1Y	3Y	5Y
2.1	4.1	-7.7

Source: <https://stoxx.com/index/sx86e/?factsheet=true> (31 December 2025)

### Index Past Performance Charts

This chart illustrates the performance of the Index over the past 3 years:



Source: <https://stoxx.com/index/sx86e/> (23 January 2023 to 23 January 2026)



This chart illustrates the performance of the Index over the past 5 years:



Source: <https://stoxx.com/index/sx86e/> (25 January 2021 and 23 January 2026)

**Warning: Past Performance is not a reliable guide to future performance.**

### Product Back Testing

We conducted back testing of this Bond between January 2018 and January 2026 (Option A) and January 2016 and January 2026 (Option B). Please contact your Financial Broker for details or for more information.

Financial Brokers can access Back Testing information in the Broker Training Guide.

**Warning: Investors should not consider this product back test illustration or previous product results as an indication of the potential for, or likelihood of, positive outcomes or investment gains in the future.**

### Limited Usefulness of Past Performance and Back Testing

Past Performance and Back Testing are useful for information purposes only. The analysis of the past performance of any investment asset(s) or the back testing of any investment product is purely academic and has no bearing on, or provides limited benefit in the assessment of the future performance potential of the investment asset(s) or the investment product in question. The future performance of any investment asset(s) or investment product depends solely on future events and circumstances that cannot be known in advance and that are not necessarily informed by or influenced by what has happened in the past, more recently or otherwise.

**Warning: Past Performance and Simulated Past Performance are not a reliable guide to future performance.**

**Warning: Product Back Testing is not a reliable guide to future performance.**

## Key Information Document (KID) Product Performance Scenarios

Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower. This table shows the money you could get back over the next 3 years (Option A) and 5 years (Option B) under different scenarios, assuming that you invest €10,000.

### Option A

Recommended holding period: 19 March 2029			
Example Investment: EUR 10,000.00			
Scenarios		If you exit after 1 Year	If you exit at maturity
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs Average return each year	EUR 2,771 -72.29%	EUR 3,235 -31.33%
Unfavourable	What you might get back after costs Average return each year	EUR 6,342 -36.58%	EUR 5,378 -18.66%
Moderate	What you might get back after costs Average return each year	EUR 8,668 -13.32%	EUR 8,107 -6.75%
Favourable	What you might get back after costs Average return each year	EUR 12,472 24.72%	EUR 16,106 17.2%

### Option B

Recommended holding period: 18 March 2031			
Example Investment: EUR 10,000.00			
Scenarios		If you exit after 1 Year	If you exit at maturity
Minimum	EUR 2,400. The return is only guaranteed if you hold the product to maturity.		
Stress	What you might get back after costs Average return each year	EUR 4,731 -52.69%	EUR 4,616 -14.33%
Unfavourable	What you might get back after costs Average return each year	EUR 7,576 -24.24%	EUR 6,762 -7.53%
Moderate	What you might get back after costs Average return each year	EUR 8,974 -10.26%	EUR 9,522 -0.97%
Favourable	What you might get back after costs Average return each year	EUR 10,215 2.15%	EUR 12,400 4.4%

The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products.

The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the product.

The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you.

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

**Warning: Performance Scenarios are not a reliable guide to future performance.**



## 2.2 The Target Market

Broker Solutions has targeted the Bond at Investors with characteristics indicated with a Yes (Y) in the table below:

YES (Y) / NO(N)			
Investor Type		Retail	Y
		Professional	Y
		Eligible Counterparty	N
Knowledge & Experience		Basic Investor	NEUTRAL
		Informed Investor	Y
		Advanced Investor	Y
Risk Tolerance		Summary Risk Indicator	Option A: 5 Option B: 4
Ability to bear losses		No Capital Loss	N
		Limited Capital Loss	N
		Capital at Risk	Y
Investor Objectives	Return Profile	Capital Protection	N
		Capital Growth	Option A: Y
		Income	Option B: Y
		Other	N/A
	Time Horizon	Recommended Holding Period	Option A: 3 yrs Option B: 5 yrs
		Investment Term	MEDIUM
		Mandatory Early Maturity Feature	N
Distribution Strategy		Execution Only	N
		Execution with Appropriateness	Y
		Investment Advice	Y
		Discretionary Managed Portfolio	Y

### Definitions:

**Y** = Yes: product is targeted at investors of this type, with this knowledge & experience, risk tolerance, ability to bear loss or investment objective.

**N** = No: product is not targeted at investors of this type, with this knowledge & experience, risk tolerance, ability to bear loss or investment objective.

**NEUTRAL:** product is deemed not the positive target market. The Financial Broker advising the investor should conduct a more granular assessment to decide if this should be considered positive target or outside positive target market.

**Sales outside positive target market must be reported by the Financial Broker to Broker Solutions.**

### Knowledge & Experience

**Basic Investor:** Investors with one or more of the following characteristics:

- Limited knowledge of the financial markets and investment instruments (a basic investor can make an informed investment decision based on the advice of a Financial Broker or other regulated Advisor).
- No Investment Experience (a first time investor).

**Informed Investor:** Investors with one or more of the following characteristics:

- Average knowledge of the financial markets and investment instruments (an informed investor can make an informed investment decision based on the advice of a Financial Broker or other regulated Advisor).
- Some Investment Experience (made previous investments).

**Advanced Investor:** Investors with one or more of the following characteristics:

- Good knowledge of the financial markets and investment instruments (an advanced investor can make an informed investment decision based on own knowledge and the advice of a Financial Broker or other regulated Advisor).
- Financial Industry Experience, extensive Investment Experience (made multiple previous investments) or in receipt of discretionary portfolio management service.

### Ability to bear losses

**No Capital Loss:** 100% Capital Protected

**Limited Capital Loss:** Some capital can be lost but losses mitigated by one or more of the following: Partial Hard Capital Protection (e.g., 80%, 90% or 95% Capital Protection), a Fixed Investment Return (not performance dependent) and other mitigating characteristics of a particular product that are described in that product's documentation.

**Capital at Risk:** Potential for some or all of the initial capital to be lost but losses cannot be more than the initial capital amount invested.

The points above are not a complete list of all the considerations for each investor when making a decision to invest in this Bond. Each investor should consult with their Financial Broker who will assist in assessing if this Bond is suitable and appropriate for the investor concerned.

## Summary

### Broker Solutions has targeted the Bond at investors who:

- Have received advice from a Financial Broker and for whom the Financial Broker has concluded this Bond is appropriate and suitable.
- Are Retail or Professional Investor Clients within the meaning contained in the Markets in Financial Instruments Directive II (MiFID II).
- Have prior knowledge of investing in complex investments with capital at risk and/or have been advised by a Financial Broker regarding the risks and rewards of this type of Bond.
- Are able to bear loss of some or all of the capital invested.
- Are able to invest for the 3 year (Option A) or 5 year (Option B) term.
- Expect the Underlying Investment to achieve positive returns during the investment term.
- Have a risk appetite consistent with the Summary Risk Indicator of 5 (Option A) or 4 (Option B).
- Can invest a minimum of €25,000 in either Option.
- Understand that inflation will erode the future value of the amount invested and any investment return.
- Understand that the return of the initial investment amount and any investment return are dependent on the credit-worthiness of BNP Paribas and on the performance of the Underlying Investment.
- Understand that the opportunity cost of an investment in this Bond is the interest foregone as a result of not placing the investment amount in an interest-bearing deposit account.
- Understand that there may be a requirement to restructure the Bond as a response to unforeseen disruption events or circumstances in the future.

### Broker Solutions does not consider the Bond suitable for and has not targeted the Bond at investors who:

- Have not received advice from a qualified Financial Broker firm or have little prior knowledge of investing in complex investments with capital at risk.
- Are seeking an investment that is Capital Protected i.e., are not prepared to lose some or all of their original investment.
- Have a risk appetite inconsistent with the Summary Risk Indicator of 5 (Option A) or 4 (Option B).
- Are unable to invest for a term of 3 years (Option A) or 5 years (Option B).
- Are seeking a regular fixed income from their investment (when investing in Option A).
- Are seeking an investment with unlimited returns or returns in excess of 24% over 5 years in the case of Option B.
- Cannot invest a minimum of €25,000 in either Option.
- Are uncomfortable that the taxation treatment of the Bond could change in the future and have an adverse effect on the return on the investment.
- Are uncomfortable that there may be a requirement to restructure the Bond as a response to unforeseen disruption events or circumstances in the future.

The points above are not a complete list of all the considerations for each investor when making a decision to invest in this Bond. Each investor should consult with their Financial Broker who will assist in assessing if this Bond is suitable and appropriate for the investor concerned.



## 2.3 Indicative Investment Terms of the Bond

Indicative Key Feature	Description
Preference Share Issuer	BNP Paribas Synergy Limited (Option A only)
Certificate Issuer	BNP Paribas Issuance BV
Guarantor	BNP Paribas [A+ (Standard and Poor's)/A1 (Moody's)/ AA- (Fitch)]
Calculation Agent	BNP Paribas Financial Markets SNC
ISIN	XS3227695981 (Option A) XS3227696104 (Option B)
Investment Term	3 years (Option A) 5 years (Option B)
No Capital Protection	The Bond has Full Capital at Risk. There is no Capital Protection feature.
Underlying Investment	EuroStoxx Real Estate Index (SX86E Index)
Potential Return	Option A: Investors will receive 160% Participation in any positive performance of the Index and 100% Participation in any negative performance of the Index on the Final Valuation Date.  Option B: Investors will receive a Fixed Annual Return of 4.8% paid out at the end of each year regardless to the investment performance of the Index.
Minimum Return	None (Option A) 24% (Option B)
Maximum Return	Unlimited (Option A) 24% (Option B)
Minimum Investment	€25,000 in each Option
Closing Date	27 February 2026 (or earlier if fully subscribed)
Strike Date	11 March 2026
Issue Date	18 March 2026
Final Valuation Date	12 March 2029 (Option A) 11 March 2031 (Option B)
Maturity Date	19 March 2029 (Option A) 18 March 2031 (Option B)
Listing	Luxembourg Stock Exchange
Liquidity	Daily, under normal market conditions and at the discretion of BNP Paribas Financial Markets SNC.
Taxation	We understand the returns will be subject to Capital Gains Tax (CGT) in the case of Personal and Company Investors in Option A. We understand the returns will be subject to Income Tax in the case of Personal and Company Investors in Option B. We understand that the returns will be exempt from taxation in the case of Pension and Post Retirement Investors.

**Warning: If you invest in this Bond you may lose some or all of the money you invest.**

**Warning: The value of your investment may go down as well as up.**

**Warning: Deductions for costs and charges are not made uniformly throughout the life of the product, but are loaded disproportionately onto the early period. If an investor sells the Bond prior to the end of the 3 or 5 year term, the practice of front-end loading will impact on the amount of money that the investor receives. The investor may not get back the full amount they invested.**

**Warning: The above information represents our understanding of the taxation treatment of the Bond but does not constitute tax advice. Investors should satisfy themselves independently of the taxation treatment of the Bond in their particular circumstances.**

**Warning: Investors should satisfy themselves independently in relation to revenue reporting requirements and the implications of non-disclosure where required.**

**Warning: Tax rates and the Revenue's policy in relation to the taxation treatment of this instrument are subject to change without notice.**

## 2.4 Sample Return Illustration

### Option A

Investors will receive 160% Participation in any positive performance of the Index and 100% Participation in any negative performance of the Index on the Final Valuation Date.

The table below describes the performance of Option A of the Bond in sample negative, neutral and positive return condition for the Index assuming an initial investment of €100,000:

	Sample Negative Return	Sample Negative Return	Sample Neutral Return	Sample Positive Return	Sample Positive Return
Index Performance at Maturity	-30%	-10%	0% Unchanged	+10%	+30%
Participation Rate	100%	100%	160%	160%	160%
Bond Return (%)	-30%	-10%	0%	+16%	+48%
Bond Return (€)	-30,000	-10,000	0	+16,000	+48,000

### Option B

Investors will receive a Fixed Annual Return of 4.8% paid out at the end of each year regardless to the investment performance of the Index.

The table below describes the returns generated by Option B of the Bond assuming an initial investment of €100,000:

Period	Description	Payment Date	Amount (€)
End of year 1	Annual Fixed Return	18 March 2027	4,800.00
End of year 2	Annual Fixed Return	20 March 2028	4,800.00
End of year 3	Annual Fixed Return	19 March 2029	4,800.00
End of year 4	Annual Fixed Return	18 March 2030	4,800.00
End of year 5	Annual Fixed Return	18 March 2031	4,80.000
<b>Total</b>			<b>24,000.00</b>

**Warning:** These figures are estimates only. They are not a reliable guide to the future performance of your investment.

**Warning:** Past Performance is not a reliable guide to future performance.

**Warning:** If you invest in this Bond you may lose some or all of the money you invest.

**Warning:** The value of your investment may go down as well as up.



## 2.5 Capital at Risk

The Bond has no Capital Protection feature. If the value of the Index falls at the Final Valuation Date, investors will lose 1% for every 1% decline in the Index during the 3 or 5 year term.

The table below illustrates the level of capital returned to investors in Options A and B of the Bond in sample negative, neutral and positive investment return conditions:

Projected Investment Return Conditions at Final Valuation Date	Projected Performance of the Index on the Final Valuation Date	Projected Proportion of Initial Capital returned to the Investor
Very Negative	-100%	0%
Very Negative	-75%	25%
Very Negative	-65%	35%
Very Negative	-25%	75%
Negative	-20%	80%
Neutral	+5%	100%
Positive	+25%	100%
Very Positive	+50%	100%

**Warning:** These figures are estimates only. They are not a reliable guide to the future performance of your investment.

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**Warning:** The value of your investment may go down as well as up.

## 2.6 Summary Risk Indicator

The Summary Risk Indicator (SRI) is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because BNP Paribas is not able to pay the Investor. The risk indicator assumes the product is held until maturity.

### Option A

We have classified this product as 5 out of 7, which is a medium to high risk class:



medium risk class:

### Option B

We have classified this product as 4 out of 7, which is a



The actual risk can vary significantly if the Investor encashes prior to maturity. Investors may not be able to sell this product easily or may have to sell at a price that significantly impacts on how much the Investor gets back.

The Summary Risk Indicator of 5 or 4 rates the potential losses from future performance at a medium to high or medium level and poor market conditions are unlikely to impact BNP Paribas' capacity to pay you.

Investors will receive payments in the product's currency, which may be different from Investor's domestic currency. In this case, be aware of currency risk. The final return Investors will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

This product does not include any protection from future market performance so you could lose some or all of your investment.

If BNP Paribas is not able to pay you what is owed, you could lose your entire investment.

For detailed information about all risks please refer to the Key Information Document (KID) and the risk sections of the Base Prospectus as specified in the section 'Other relevant information' below.

**Warning: If you invest in this Bond you may lose some or all of the money you invest.**

**Warning: The value of your investment can go down as well as up.**

## 2.7 Liquidity

The underlying Certificates of the Bond will be listed on the Luxembourg Stock Exchange and are tradable investments (subject to the Warnings below).

BNP Paribas Financial Markets SNC endeavours to make a secondary market in the Certificates, subject to it being satisfied that normal market conditions prevail. Any prices indicated will be dependent upon factors affecting or likely to affect the value of the Certificates such as, but not limited to, the remaining time to the Maturity Date, the outstanding principal amount, the Issuer's or, if applicable, the Guarantor's credit risk, the performance and volatility of the underlying asset, interest rates, exchange rates, credit spreads and any incidental costs etc. To the BNP Paribas Financial Markets SNC holds Certificates that it can offer and subject to it being satisfied that normal market conditions prevail, such prices will have a bid-offer spread of around 1%.

BNP Paribas Financial Markets SNC may determine a bid and offer price in a different manner than other market participants and prices can vary. Sometimes this variance may be substantial. BNP Paribas Financial Markets SNC may be the only market maker in the Certificates which may affect liquidity.

Therefore, investors will, in normal market conditions be able to sell the Certificates at any time during the term. The price at which the Certificates can be sold will be the open market value determined by BNP Paribas Financial Markets SNC which will take fees and charges into account and can be lower than the initial amount invested.

In order to sell an investor must make an instruction via their Financial Broker to Conexim/Omnium for onward transmission to Pershing for execution.

**Warning: BNP Paribas Financial Markets SNC may determine a bid and offer price in a different manner than other market participants and prices can vary. Sometimes this variance may be substantial. BNP Paribas Financial Markets SNC may be the only market maker in the Certificates which may affect liquidity.**

**Warning: No representation is made as to the existence of a market for the underlying Certificates. BNP Paribas Financial Markets SNC will endeavour to make a secondary market in the Certificates, subject to the bank being satisfied that normal market conditions prevail. Any prices indicated will be dependent upon factors affecting or likely to affect the value of the Certificates such as, but not limited to, the remaining time to the Maturity Date, the outstanding principal amount, the Issuer's or, if applicable, the Guarantor's credit risk, the performance and volatility of the underlying asset, interest rates, exchange rates, credit spreads, and any incidental costs etc.**

**Warning: Deductions for costs and charges are not made uniformly throughout the life of the product, but are loaded disproportionately onto the early period. If an investor sells the Bond prior to the end of the 3 or 5 year term, the practice of front-end loading will impact on the amount of money that the investor receives. The investor may not get back the full amount they invested.**

**Warning: If you invest in this Bond you may lose some or all of the money you invest.**

**Warning: The value of your investment can go down as well as up.**



## 2.8 Costs & Charges

The Costs & Charges associated with the Bond are fully reflected in the terms. This means that they are built into the price paid for the Bond.

The parties involved in the Bond are expected to receive the following indicative commissions:

### Option A

1. Broker Solutions: 3.75%.
2. Financial Brokers: Out of this commission amount, Broker Solutions will pay 2% of the amount invested to its appointed Financial Brokers for introducing clients to the Bond.

### Option B

3. Broker Solutions: 4%.
4. Financial Brokers: Out of this commission amount, Broker Solutions will pay 2% of the amount invested to its appointed Financial Brokers for introducing clients to the Bond.

The total indicative commission payable to the parties involved in the Bond is 3.75% (Option A) and 4% (Option B) of the amount initially invested (based on market conditions on 8 January 2026). This commission amount will be reflected in the quoted price of the Bond if sold prior to maturity.

Pension and Post Retirement investors via Aviva's Self-Directed Investment Option will have a transaction fee of €75 deducted from their plan when investing in the Bond.

### Key Information Document Costs Illustration

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get.

The total costs take into account the BNP Paribas fees, one-off, ongoing and incidental costs.

### Costs over time

The amounts shown here are the cumulative costs of the product itself, for two different holding periods. They include potential early exit penalties. The figures assume you invest €10,000. The figures are estimates and may change in the future:

### Option A

Investment €10,000

	If you exit after 1 year	If you exit at maturity
Total costs	€550.00	€500.00
Annual cost impact	5.79%	1.61%

### Option B

Investment €10,000

	If you exit after 1 year	If you exit at maturity
Total costs	€590.00	€540.00
Annual cost impact	6.24%	1.11%

### Composition of Costs

The table below shows:

- the impact each year of the different types of costs on the investment return you might get;
- the meaning of the different cost categories.

#### Option A

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	5% of the amount you pay when you entering this investment. These costs are already included in the price you pay.	€500.00
Exit costs	0.5%. These costs only apply if you exit your investment prior to the maturity of the product. The number indicated assumes that normal market conditions apply.	€50.00
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0% of the notional of your investment per year.	€0.00
Transaction costs	0%	€0.00
Incidental costs take under specific conditions		
Performance fees	There is no performance fee for this product.	€0.00

#### Option B

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	5.4% of the amount you pay when you entering this investment. These costs are already included in the price you pay.	€540.00
Exit costs	0.5%. These costs only apply if you exit your investment prior to the maturity of the product. The number indicated assumes that normal market conditions apply.	€50.00
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0% of the notional of your investment per year.	€0.00
Transaction costs	0%	€0.00
Incidental costs take under specific conditions		
Performance fees	There is no performance fee for this product.	€0.00

Warning: Deductions for costs and charges are not made uniformly throughout the life of the Bond, but are loaded disproportionately onto the early period. If an investor sells the Bond prior to the end of the 3 or 5 year term, the practice of front-end loading will impact on the amount of money that the investor receives. The investor may not get back the full amount they invested.

## 2.9 What happens if I die before the Bond Matures?

In the event of death of a sole investor or a surviving joint investor, the Bond may be held by the administrators of the estate until maturity. Alternatively, the Bond may be sold prior to maturity, subject to normal probate regulations, at its realisable value which may be lower than the original amount invested. The proceeds from the sale of the Bond as a result of death will be paid to your Omnium or Conexim Account where applicable, or in the case of an insured pension or post retirement investor, to the investing life company.

**Warning:** Deductions for costs and charges are not made uniformly throughout the life of the Bond, but are loaded disproportionately onto the early period. If an investor sells the Bond prior to the end of the 3 or 5 year term as a result of death, the practice of front-end loading will impact on the amount of money that the investor receives back. The investor may not get back the full amount they invested.

## 2.10 Taxation

We understand that the potential return will be subject to Capital Gains Tax (CGT) in the case of Personal and Company Investors in Option A.

We understand that the fixed return will be subject to Income Tax in the case of Personal and Company Investors in Option B.

We understand that the potential return is exempt from taxation in the case of Pension and Post Retirement Investors.

**Warning:** The above information represents our understanding of the taxation treatment of the Bond but does not constitute tax advice. Investors should satisfy themselves independently of the taxation treatment of the Bond in their particular circumstances.

**Warning:** Investors should satisfy themselves independently in relation to revenue reporting requirements and the implications of non-disclosure where required.

**Warning:** Tax rates and the Revenue's policy in relation to the taxation treatment of this instrument are subject to change without notice.

## 2.11 Restructuring Risk

The Bond or its underlying investment may be affected by unforeseen disruption events, financial market events (market crashes/corrections, debt crises, etc.) or other social, geopolitical or environmental events (e.g., health pandemics, wars, natural disasters, etc.) and may be required to be restructured as a result. Please refer to the Base Prospectus for more information.

In circumstances where a restructuring of the Bond is required, Broker Solutions will inform your Financial Broker immediately and will work with the product issuer and guarantor to restructure the product in a manner that is in the best interests of investors. While investors' best interests will be paramount, any required product restructuring could have a negative impact on the investment outcome or returns for investors at Maturity, or if the investor elects to sell the Bond prior to the end of the 3 or 5 year term.

If there is a choice in restructuring options available to investors, Broker Solutions will advise your Financial Broker who will contact you for your instruction in this regard.

**Warning:** The Bond or its underlying investment may be affected by unforeseen disruption events and may be required to be restructured as a result. Any required restructuring or changes could have a negative impact on the investment outcome or returns for investors at Maturity, or if the investor elects to sell the Bond prior to the end of the 3 or 5 year term.

## 2.12 Administrative Process

Your Financial Broker should submit your Application and all supporting documentation to Broker Solutions in full before the Closing Date on 27 February 2026. You may cancel your investment before the Closing Date on 27 February 2026 but your investment may not be cancelled on any date thereafter.

The Bond has been designed for Personal, Corporate, Pension and Post Retirement Investors. Pension and Post Retirement Investors can invest via the following types of schemes:-

- Self-Administered Pension Schemes, PRSAs, BOBs and PRBs
- Self-Administered Approved Retirement Funds (ARFs) and Approved Minimum Retirement Funds (AMRFs).
- Self-Directed Insured Pension Schemes.
- Self-Directed Insured Approved Retirement Funds (ARFs) and Approved Minimum Retirement Funds (AMRFs).
- Self-Directed Insured PRSAs.
- Self-Directed Insured Buy out Bonds.

**Warning: US persons may not invest in the Bond.**

Investors in the Bond can invest via an Omnium Account or Conexim Account (except investors via insured pension arrangements). Investors must complete and sign the Omnium Application Form or Conexim Application Form and pack where applicable.

Your Financial Broker will assist you in completing your Application Form and in submitting the required documentation.

### How to proceed:

1. Please read the KID, this Brochure and the Base Prospectus and Omnium or Conexim Terms & Conditions (as appropriate).
2. Decide how much you wish to invest.
3. Complete the attached Application Form and submit it to your Financial Broker with any other required documentation by 27 February 2026.
4. Your Financial Broker will forward your Application Form, payment details and certified proof of your identity and address to Broker Solutions for processing.

**Electronic Funds Transfers (EFTs):** should not be made until after your Omnium or Conexim Account is opened and/or is fully operational. Your Financial Broker will confirm the Account Details and the Payment Reference that should be used after your application has been processed and accepted.

**Warning: Please do not make any Electronic Fund Transfers until you have received confirmation that your Omnium or Conexim Account has been opened (if you are using this Account for the first time) or is fully operational (if you have used this account before). Your Financial Broker will assist you in this regard.**

### Following the progress of your investment in the Bond

Broker Solutions will provide regular updates on the performance of the Bond to your Financial Broker. Your Financial Broker will therefore be in a position to update you and advise you in relation to your investment during the 3 or 5 year term and at maturity.

**Data Protection**

**Your Information:** The details provided in this application form, together with any other information that is furnished to Broker Solutions in connection with this application or your account ("Information"), will be retained and processed by Broker Solutions and for the following purposes:-

- processing and assessing the application(s);
- verifying the Information and otherwise meeting our legal and compliance obligations (which include those relating to the prevention of money laundering, financing of terrorism and fraud);
- quality control and group reporting and management; and
- if you have consented, for marketing purposes.

**Disclosures:-**

We may disclose Information in the following circumstances:-

- to Broker Solutions' agents, advisers, service providers and contractors for the above purposes;
- to other persons connected with your investment (e.g., company directors, partners, etc.) and to your financial advisers or other intermediaries;
- in the context of a sale of our business; or
- where we are required by any regulatory body, law enforcement agency, court or other legal process.

**Electronic Communications and Phone Calls:** Your Information will be processed, recorded and retained by Broker Solutions in electronic form. You agree that Broker Solutions may communicate with you electronically in relation to your accounts, and that they may rely on such electronic communications, records, originals and documents in any dealing with you. We may monitor and record telephone calls made to and from Broker Solutions for fraud and crime prevention, to assist in improving customer services, to evidence instructions or to prevent or resolve disputes.

**Sensitive Data Consent:** Sensitive personal data (such as health or criminal conviction data) will be obtained and administered only where necessary to process your application or account.

**Right of Access:** You have the right to receive a copy of all personal data (within the meaning of the Data Protection Acts 1988 and 2003) relating to you which is held by Broker Solutions following a written request and to have any inaccuracies in your personal data corrected. You may be required to provide Broker Solutions with sufficient information to verify your identity and locate your data.

By signing the application form you confirm that you consent to the use of the Information in the manner described above and, if applicable, that you have obtained the consent of all other persons identified in the form or associated with the application.

For more information, please visit: [www. https://www.dataprotection.ie/viewdoc.asp?DocID=4](http://www.https://www.dataprotection.ie/viewdoc.asp?DocID=4)

**Complaints Procedure**

Broker Solutions aims to provide a friendly and efficient service to its customers and it is our policy to ensure that all your concerns are dealt with promptly. If you have any complaint, please contact your Financial Broker in the first instance or, alternatively, the Head of Distribution, Broker Solutions, 101 Morehampton Road, Donnybrook Village, Dublin 4, D04 T0C2. Telephone 01 9693125.

If you are dissatisfied with the outcome of our efforts to resolve your complaint you may refer your complaint to:-  
The Financial Services Ombudsman's Bureau, 3rd Floor, Lincoln House, Lincoln Place, Dublin 2.  
Lo Call: 1890 88 20 90 Telephone: (01) 6620899 Fax: (01) 6620890  
Email: [enquiries@financialombudsman.ie](mailto:enquiries@financialombudsman.ie)

**2.13 The Parties Involved****Lead Distributor:**

Broker Solutions  
101 Morehampton Road  
Donnybrook Village  
Dublin 4  
D04 T0C2

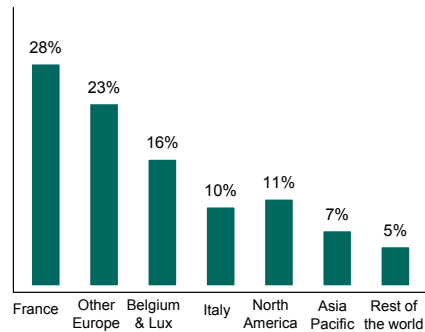
MMPI Limited trading as Broker Solutions is regulated by the Central Bank of Ireland.

## The Manufacturer & Guarantor - BNP Paribas

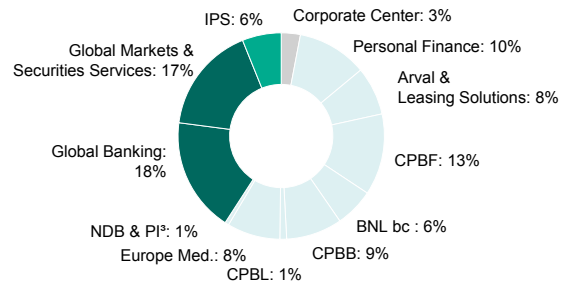
### A BUSINESS MODEL WELL DIVERSIFIED BY COUNTRY AND BUSINESS

No country, business or industry concentration

**Gross Commitments<sup>1</sup> by region as at 31.12.24**  
>90% in wealthy markets



**Breakdown of the Group's RWA<sup>2</sup> by business based on €792bn as at 31.03.25**



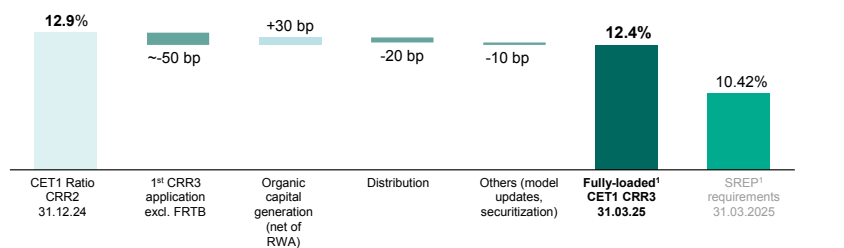
**Commercial and Personal Banking in the euro zone: 29%**

- A balanced business model: a clear competitive advantage in terms of revenues & risk diversification
- An integrated business model fuelled by cooperation between Group Businesses
- Strong resilience in changing environment

1. Total gross commitments, on and off-balance sheet, unweighted of €1,817bn as at 31.12.24; 2. Excluding transitional arrangements allowed in the Art. 495 of CRR (2024/1623); 3. New Digital Businesses & Personal Investors

### CAPITAL AND LIQUIDITY | Our financial structure and liquidity position are robust

**Evolution of the CET1 ratio between 31.12.2024 and 31.03.2025**



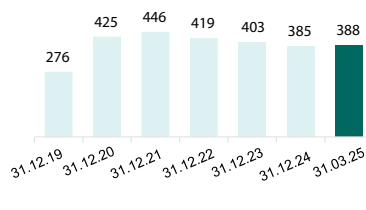
**CET1 FL**  
12.4%  
as at 31.03.25

**CET1 excl. FRTB**  
12.3%  
in 2025 and 2026

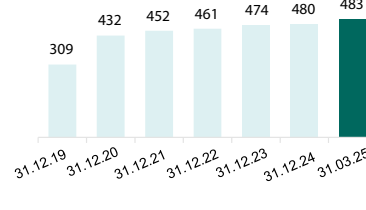
**LCR<sup>2</sup>** 133%

**Leverage<sup>3</sup>** 4.4%

**Change in high-quality liquid assets (HQLA)**



**Change in immediately available liquidity reserve<sup>4</sup>**



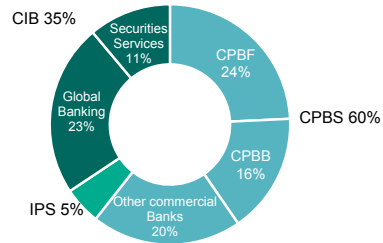
□ Fully-loaded (FL) ratios and RWA used in financial communication (without the application of transitory dispositions as defined in CRR (2024/1623) art. 495)  
Phased-in ratios and RWA used for comparison with capital requirements (cf. appendices slides 69 to 72) (with application of the transitory dispositions as defined in CRR (2024/1623) art. 495)



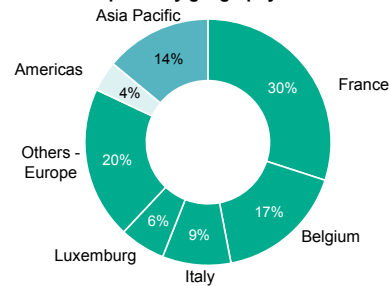
## LIQUIDITY | A diversified base of deposits and disciplined, prudent and proactive management

- **Base of deposits supported by the Group's diversification, its long-term approach to clients, and its leading positions in flows**
- **#1 European bank in cash management** – #1 in Securities Services in EMEA – #1 euro zone Private Bank
- **Deposits diversified by geographies, entities and currencies:** CPBF (24%), CPBB (16%), other Commercial and Personal Banking (20%), Global Banking (23%), Securities Services (11%) and IPS (5%)
- **Deposits diversified by client segment:** 45% from retail deposits, of which ~2/3 insured; 43% from corporates, of which 19% operational; and 12% from financial clients<sup>1</sup>, of which 78% operational
- **Disciplined, prudent and proactive management**
- **Measures and monitoring done at various levels** (consolidated, sub-consolidated and by entity): by currencies, on horizons from 1 day to +20 years; using internal and regulatory metrics; and based on normal and stressed conditions
- **Indicators integrated into the operating management of business lines** (budgetary process, customer follow-up, origination, pricing, etc.)
- **High level of high-quality liquid assets (HQLA) (€388bn as of 31.03.25)**
- Of which 46% in deposits at central banks; and
- And 54% in mostly "level 1" debt securities

Breakdown of deposits by business line as of 31.03.25



Breakdown of deposits by geography as of 31.03.25



1. Excluding non-operational deposits under one month

Source: BNP Paribas (2025 Quarter 1)

## S&P Credit Ratings

< NON-INVESTMENT GRADE >	< INVESTMENT GRADE >
D C CC CCC CCC+ B- B B+ BB- BB BB+	BBB- BBB BBB+ A- A A+ AA- AA AA+ AAA
BNP Paribas	A+
Allied Irish Bank PLC	BBB+
Bank of Ireland Group PLC	BBB+
PTSB Group Holdings PLC - Not Rated	

Source: Various (January 2026)

### 3. General Risk Warnings

Warning: If BNP Paribas defaults or goes bankrupt you may lose some or all of your investment and because you are investing in Certificates issued by BNP Paribas Issuance BV and not a bank deposit, you will not be eligible for compensation under any Deposit Guarantee or Deposit Compensation Scheme.
Warning: This Bond is not Capital Protected. If you invest in this Bond you can lose some or all of the money you invest.
Warning: Past Performance is not a reliable guide to future performance.
Warning: Product Back Testing is not a reliable guide to future performance.
Warning: Performance Scenarios are not a reliable guide to future performance.
Warning: Investors should not consider the product back test illustration or previous product results as an indication of the potential for, or likelihood of Positive outcomes or investment gains in the future.
Warning: Deductions for costs and charges are not made uniformly throughout the life of the product, but are loaded disproportionately onto the early period. If an investor sells the Bond prior to the end of the 3 or 5 year term, the practice of front-end loading will impact on the amount of money that the investor receives. The investor may not get back the full amount they invested.
Warning: The Certificates underlying the Bond are a debt obligation of BNP Paribas and all payments on the Certificates, including the repayment of principal, are subject to the credit risk of BNP Paribas Issuance BV as Issuer and BNP Paribas as guarantor. Credit ratings can be a useful way to compare the credit risk associated with different product providers and related investments. Credit ratings are assigned by independent companies known as ratings agencies and reviewed regularly. The guarantor, BNP Paribas' long term credit rating as at 8 January 2026 is A1 from Moody's (its equivalent rating by Standard and Poor's is A+ and from Fitch is AA-). You should note that Moody's rate companies from Aaa (Most Secure/Best) to C (Most Risky/ Worst), while Standard & Poor's and Fitch rate companies from AAA (Most Secure/Best) to D (Most Risky/ Worst). Each of Moody's, Standard & Poor's and Fitch are independent ratings agencies. These credit ratings are reviewed on a regular basis and are subject to change by these agencies.
Warning: The Bond is for Distribution by way of a Public Offering in the Republic of Ireland only.
Warning: Investors in the Bond will not benefit from dividends from the Underlying Companies in the Index.
Warning: The Underlying Investment can be volatile.
Warning: The Taxation Treatment of the Bond is uncertain.
Warning: Investors should not read this document alone but should also read the KID and the associated Base Prospectus which is obtainable from your Financial Broker where the Terms & Conditions and a full list of Warnings are provided.
Warning: Neither Broker Solutions or BNP Paribas has provided any financial, legal, regulatory, tax, accounting or investment advice nor does Broker Solutions or BNP Paribas accept any responsibility for the appropriateness or suitability of the Bond for any investor.
Warning: This Bond is in the form of Certificates involving derivatives and is therefore a complex product. Investors should not invest in this Bond without having sufficient knowledge, experience and professional advice from their Financial Broker to make a meaningful evaluation of the merits and risks of investing in a product of this type, and the information contained in this document, the KID and the Base Prospectus.
Warning: This document is not considered to be an assessment of the suitability or appropriateness for any one investor or group of investors. The suitability or appropriateness of this product to your investment experience, investment objectives or risk profile should be discussed with your Financial Broker before any investment in this Bond is made.
Warning: This product may be affected by changes in currency exchange rates.
Warning: The Bond or its underlying investments may be affected by unforeseen disruption events and may be required to be restructured as a result. Any required restructuring or changes could have a negative impact on the investment outcome or returns for investors at Maturity, or if the investor elects to sell the Bond prior to the end of the 3 or 5 year term.

Potential investors are urged to consult with their legal, regulatory, investment, accounting, tax and other advisors with regard to any proposed or actual investment in the Bond and to review the Base Prospectus.

Please see the Base Prospectus together with the Final Terms and the KID for a full detailed description of the Bond and in particular, please review the Risk Factors associated with this Bond.

The Bond is for distribution by way of a Public Offering in the Republic of Ireland. This Brochure is for the exclusive use of investors categorised as retail clients within the meaning contained in the Markets in Financial Instruments Directive (MiFID II).



101 Morehampton Road  
Donnybrook Village  
Dublin 4, D04 T0C2

[www.brokersolutions.ie](http://www.brokersolutions.ie)

MMPI Limited trading as Broker Solutions is regulated by the Central Bank of Ireland.