

**PROHIBITION OF SALES TO EEA RETAIL INVESTORS** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (**EEA**). For these purposes, a **retail investor** means a person who is one (or both) of the following: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended or superseded, **MiFID II**); or (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended or superseded, the **Insurance Distribution Directive**), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently, no key information document required by Regulation (EU) No 1286/2014 (as amended or superseded, the **PRIIPs Regulation**) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

**PROHIBITION OF SALES TO UK RETAIL INVESTORS** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (the **UK**). For these purposes, a **retail investor** means a person who is one (or both) of the following: (i) a retail 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) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the 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.

**UK MIFIR 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 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 person subsequently offering, selling or recommending the Notes (a **distributor**) should take into consideration the manufacturers' 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 manufacturers' target market assessment) and determining appropriate distribution channels.

6 November 2025

**PLATFORM HG FINANCING PLC**  
**Legal entity identifier (LEI): 213800UCFCI3SEDD1530**

**Issue of £250,000,000 5.520 per cent. Secured Sustainability Notes due 2039**

**under the £2,000,000,000**  
**Secured 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 Programme Admission Particulars dated 7 March 2025 and the supplement to it dated 30 October 2025 (together, the **Programme Admission Particulars**). This document constitutes the Pricing Supplement of the Notes described herein and must be read in conjunction with the Programme Admission Particulars. Full information on the Obligors and the offer of the Notes is only available on the basis of the combination of this Pricing Supplement and the Programme Admission Particulars. The Programme Admission Particulars have been published via the regulatory news service maintained by the London Stock Exchange ([www.londonstockexchange.com/exchange/news/market-news/market-news-home.html](http://www.londonstockexchange.com/exchange/news/market-news/market-news-home.html)).

1. Issuer: Platform HG Financing plc
2. (a) Series Number: 3  
(b) Tranche Number: 1  
(c) Date on which the Notes will be consolidated and form a single Series: Not Applicable.
3. Specified Currency: Sterling (£)
4. Aggregate Principal Amount:  
(a) Series: £250,000,000  
(b) Tranche: £250,000,000
5. Retained Notes: Not Applicable
6. Issue Price: 100 per cent. of the Aggregate Principal Amount
7. Specified Denomination(s): £100,000 and integral multiples of £1,000 in excess thereof up to and including £199,000. No Notes in definitive form will be issued with a denomination above £199,000
8. Calculation Amount (in relation to calculation of interest in respect of Notes in global form see Conditions): £1,000
9. Trade Date: 3 November 2025
10. Issue Date: 10 November 2025
11. Interest Commencement Date: Issue Date
12. Maturity Date: 10 November 2039
13. Interest Basis: Fixed Rate  
  
(see paragraph 20 below)

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| 14. | Redemption Basis:                                  | Redemption on the Maturity Date at the Final Redemption Amount<br><br>(see paragraph 22 below) |
| 15. | Change of Interest Basis:                          | Not Applicable   |
| 16. | Date Board approval for issuance of Notes obtained | 31 October 2025  |

**Provisions relating to the Loan Agreements and Series Underlying Security**

17. Borrower(s) and Commitment(s):

<i>Borrower</i>	<i>Commitment</i>
Platform Housing Limited	£250,000,000

18. Numerical Apportionment Basis: Applicable

Initial Apportioned Properties:	2,989 units
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19. Specific Apportionment Basis: Not Applicable

**Provisions relating to interest payable**

20. Fixed Rate Note Provisions: Applicable

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|-----|---|--|
| (a) | Rate(s) of Interest:  | 5.520 per cent. per annum payable semi-annually in arrear on each Interest Payment Date  |
| (b) | Interest Payment Date(s):   | 10 May and 10 November in each year up to and including the Maturity Date, subject to adjustment in accordance with the Business Day Convention set out in (g) below |
| (c) | Fixed Coupon Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions): | £27.60 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):  | 10 May and 10 November in each year  |

(g) Business Day Convention: Following Business Day Convention

21. Floating Rate Note Provisions: Not Applicable

**Provisions relating to Redemption**

22. Final Redemption Amount: 100 per cent. of their principal amount

23. Instalment Redemption: Not Applicable

24. Mandatory Early Redemption: Applicable

25. Issuer Call: Applicable

(a) Optional Redemption Amount: Modified Spens Amount

(b) Benchmark Gilt: 4¼% Treasury Gilt 2039 (ISIN: GB00B3KJDS62)

(c) Spens Margin: 0.15 per cent.

(d) Minimum Redemption Amount: Not Applicable

(e) Maximum Redemption Amount: Not Applicable

26. Maturity Call Par Option: Applicable

Call Option Date: 12 August 2039

27. Residual Call Option: Not Applicable

**General provisions applicable to the Notes:**

28. Form of Notes: Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes upon an Exchange Event

29. New Global Note: Yes

30. Additional Financial Centre(s): Not Applicable

31. Talons for future Coupons to be attached to Definitive Notes: Yes, as the Notes have more than 27 coupon payments, Talons may be required if, on exchange into definitive form, more than 27 coupon payments are still to be made

Signed on behalf of Platform HG Financing plc:

By:   
Duly authorised

## Part B – Other Information

### 1. Admission to Trading

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|-----|---|--|
| (a) | Admission to Trading  | Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the London Stock Exchange plc's International Securities Market and Sustainable Bond Market with effect from 11 November 2025. |
| (b) | Estimate of total expenses related to admission to trading: | £5,850   |

### 2. Ratings

The Notes to be issued have been rated A+ by S&P Global Ratings UK Limited and A+ by Fitch Ratings Ltd..

### 3. Interests of natural and legal persons involved in the issue

Save for the fees payable to the Managers, so far as the Obligors are aware, no person involved in the issue 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 Obligors and their affiliates in the ordinary course of business.

### 4. Yield (*Fixed Rate Notes only*)

5.520 per cent. (annual). The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

### 5. Historic Interest Rates (*Floating Rate Notes only*)

Not Applicable.

### 6. Operational Information

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| (a) | ISIN:  | XS3222590773   |
| (b) | Common Code:   | 322259077  |
| (c) | CFI:   | As set out on the website of the Association of National Number Agencies ( <b>ANNA</b> ) |
| (d) | FISN:  | As set out on the website of the ANNA  |
| (e) | Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): | Not Applicable   |
| (f) | Delivery:  | Delivery against payment   |

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| (g) | Names and addresses of additional Paying Agent(s) (if any):               | Not Applicable   |
| (h) | Intended to be held in a manner which would allow Eurosystem eligibility: | No. Whilst the designation is specified as "no" at the date of this Pricing Supplement, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper. Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met. |
| (i) | Use of proceeds:  | The proceeds of the Bonds will be on-lent to the Borrower which will apply these in accordance with the Sustainable Financing Framework described in the section headed " <i>Use of Proceeds and Sustainable Finance Framework</i> " of the Programme Admission Particulars in respect of the Programme dated 7 March 2025.  |
| (j) | Sustainability Bonds:   | Yes  |
|     | Reviewer(s):  | DNV Business Assurance Services UK Limited   |
|     | Date of Second Party Opinion(s):  | 27 February 2025   |

## 7. Distribution

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|-----|---|---|
| (a) | Method of distribution:                     | Syndicated  |
| (b) | If syndicated, names of Managers:           | Barclays Bank PLC<br>HSBC Bank plc<br>Lloyds Bank Corporate Markets plc |
| (c) | Date of Subscription Agreement:             | 6 November 2025   |
| (d) | Stabilisation Manager(s) (if any):          | Barclays Bank PLC   |
| (e) | If non-syndicated, name of relevant Dealer: | Not Applicable  |
| (f) | U.S. Selling Restrictions:                  | Regulation S<br>Compliance Category 2<br>TEFRA D                        |