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 ("**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 (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, 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 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 ("**UK**"). For these purposes, a retail investor means a person who is one (or more) of: (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 as amended (the "**EUWA**"); or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000, as amended (the "**FSMA**") and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, 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 United Kingdom domestic law by virtue of the EUWA. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of United Kingdom 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 European Union (Withdrawal) Act 2018 ("**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 "**UK distributor**") should take into consideration the manufacturers' target market assessment; however, a UK 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.

NOTIFICATION UNDER SECTION 309B OF THE SECURITIES AND FUTURES ACT 2001 OF SINGAPORE (the "**SFA**") – In connection with Section 309B of 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 capital markets products other than prescribed capital markets products (as defined in the CMP Regulations 2018) and Specified Investment Products (as defined in the Monetary Authority of Singapore (the "**MAS**") Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

Final Terms dated 10 October 2025

ABP FINANCE PLC

Legal Entity Identifier (LEI): 549300MJIRPTCHAYW359

Issue of £250,000,000 5.625% Senior Secured Notes due 14 April 2035

under the £5,000,000,000 Multicurrency Programme for the Issuance of Notes

The Notes have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**") and may not be offered or sold in the United States or to U.S. Persons (as defined in Regulation S under the Securities Act) unless an exemption from the registration requirements of the Securities Act is available. See "*Subscription and Sale*" in the accompanying Prospectus.

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions set forth in the base prospectus dated 16 May 2025 as supplemented by the supplemental prospectus dated 2 October 2025 which together constitute a base prospectus (the "**Prospectus**") for the purposes of Regulation (EU) 2017/1129 (the "**Prospectus Regulation**") as it forms part of United Kingdom domestic law by virtue of the EUWA (the "**UK Prospectus Regulation**"). This document constitutes the Final Terms of the Notes described herein for the purposes of the UK Prospectus Regulation and must be read in conjunction with such Prospectus in order to obtain all the relevant information. The Prospectus is available for viewing at www.abports.co.uk.

1	(i)	The Issuer:	ABP Finance Plc
2	(i)	Series Number:	9
	(ii)	Tranche Number:	1
3	Relevant Currency or Currencies:		Pounds sterling ("**£**")
4	Aggregate Nominal Amount of Notes admitted to trading:		£250,000,000
	(i)	Series:	£250,000,000
	(ii)	Tranche:	£250,000,000
5	Issue Price:		99.131% of the Aggregate Nominal Amount
6	(i)	Specified Denominations:	£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 of integral multiples above £199,000.
	(ii)	Calculation Amount:	£1,000
7	(i)	Issue Date:	14 October 2025
	(ii)	Interest Commencement Date (if different from the Issue Date):	14 October 2025
8	(i)	Scheduled Redemption Date:	14 April 2035

	(ii)	Final Maturity Date:	14 April 2035
9	Instalment Date:		Not Applicable
10	Interest Basis:		5.625% Fixed Rate
11	Redemption/Payment Basis:		Redemption at par
12	Change of Interest or Redemption/Payment Basis		Not Applicable
13	Call Options:		Issuer Call Option Condition 8(c) applies. Issuer Maturity Call Condition 8(d) applies. Further particulars specified below.
14	(i)	Status and Ranking:	The Notes rank *pari passu* among each other in terms of interest and principal payments and rank.
	(ii)	Date Board approval for issuance of Notes obtained:	1 October 2025
15	(i)	Method of distribution:	Syndicated
	(ii)	If syndicated, names of Managers:	BNP PARIBAS, Merrill Lynch International, SMBC Bank International plc and NatWest Markets Plc
	(iii)	If non-syndicated, name of Dealer:	Not Applicable

PROVISIONS RELATING TO INTEREST PAYABLE

16	Fixed Rate Note Provisions:		Applicable
	(i)	Interest Rate:	5.625% per annum payable semi-annually in arrear on each Interest Payment Date
	(ii)	Interest Determination Date:	14 April and 14 October in each year
	(iii)	Interest Payment Date(s):	14 April and 14 October in each year adjusted in accordance with Following Business Day Convention
	(iv)	First Interest Payment Date:	14 April 2026
	(v)	Fixed Coupon Amount(s):	£28.125 per Calculation Amount
	(vi)	Broken Amount(s):	Not Applicable
	(vii)	Day Count Fraction:	Actual/Actual ICMA
17	Floating Rate Note Provisions:		Not Applicable
18	Indexed Note Provisions:		Not Applicable

PROVISIONS RELATING TO REDEMPTION

19	Issuer Maturity Call:		Applicable in accordance with Condition 8(d)
	(i)	Notice Period:	As specified in Condition 8(d)
	(ii)	Issuer Maturity Call Period:	The period commencing on (and including) the day that is 3 months prior to the Final Maturity Date to (but excluding) the Final Maturity Date
	(iii)	Maturity Call Redemption Amount:	£1,000 per Calculation Amount

	(iv)	Partial Redemption:	Not Applicable
		• Minimum Redemption Amount:	Not Applicable
		• Maximum Redemption Amount:	Not Applicable
20	Issuer Clean-up Call		Not Applicable
21	Issuer Call Option:		Applicable in accordance with Condition 8(c)
	(i)	Notice Period:	As specified in Condition 8(c)
	(ii)	Optional Redemption Date(s):	Any date prior to the first day of the Issuer Maturity Call Period
	(iii)	Optional Redemption Amount(s) and method, if any, of calculation of such amount(s):	As specified in Condition 8(c)
	(iv)	Redemption Margin:	+0.15 per cent.
	(v)	Reference Gilt:	UKT 4.50% due March 2035
	(vi)	Comparable German Bund Issue:	Not Applicable
	(vii)	Comparable Treasury Issue:	Not Applicable
	(viii)	Quotation Time:	11:00 a.m. London time
	(ix)	Partial Redemption:	Not Applicable
		• Minimum Redemption Amount:	Not Applicable
		• Maximum Redemption Amount:	Not Applicable

GENERAL PROVISIONS APPLICABLE TO THE NOTES

22	**Form of Notes**:		Bearer
	(i)	If issued in Bearer form:	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.
	(ii)	If Registered Notes:	Not Applicable
23	New Global Note:		No
24	New Safekeeping Structure:		No
25	Relevant Financial Centre(s) or other special provisions relating to Payment Dates:		London
26	Talons for future Coupons or Receipts to be attached to Definitive Notes (and dates on which such Talons mature):		No
27	Details relating to Instalment Notes:		Not Applicable

28	Consolidation provisions:	Not Applicable
DISTRIBUTION		
29	U.S. Selling Restrictions	Reg. S Compliance Category 2; TEFRA D
30	Singapore Sales to Institutional Investors and Accredited Investors only:	Applicable

LISTING AND ADMISSION TO TRADING APPLICATION

These Final Terms comprise the final terms required to list and have admitted to trading the issue of Notes described herein pursuant to the listing of the Programme for the issuance of up to £5,000,000,000 of Notes.

THIRD PARTY INFORMATION

The description of the ratings in Part B, paragraph 2 of these Final Terms has been extracted from the website of Fitch Ratings Ltd. ("**Fitch**") and Moody's Investors Service Limited (the "**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 Fitch and Moody's, no facts have been omitted which would render the reproduced information inaccurate or misleading.

Signed on behalf of the Issuer:

By:

Duly authorised

PART B – OTHER INFORMATION

1 LISTING

(i)	Listing	Application has been made to the FCA for the Notes to be listed on the Official List of the FCA
(ii)	Admission to trading:	Application has been made to the London Stock Exchange for the Notes to be admitted to trading on the Main Market of the London Stock Exchange with effect from 14 October 2025.
(iii)	Estimate of total expenses related to admission to trading:	£5,850

2 RATINGS

Ratings:	The Notes to be issued are expected to be rated: **Moody's: Baa2** An obligation rated 'Baa2' is subject to moderate credit risk. They are considered medium-grade and as such may possess speculative characteristics. The modifier '2' indicates a mid-range. (Source: Moody's, https://www.moodys.com/ratings-process/Ratings-Definitions/002002) **Fitch: A-** An obligation rated 'A' denotes expectations of low default risk. The capacity for payment of financial commitments is considered strong. This capacity may, nevertheless, be more vulnerable to adverse business or economic conditions than is the case for higher ratings. The modifier "-" appended to the rating denotes relative status within major rating categories. (Source: Fitch Ratings, https://www.fitchratings.com/products/rating-definitions)

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

Save as discussed in "Subscription and Sale", so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer.

4 REASONS FOR THE OFFER, ESTIMATED NET PROCEEDS AND TOTAL EXPENSES

(i)	Reasons for the offer:	General Corporate Purposes
(ii)	Estimated net proceeds:	£246,827,500
(iii)	Estimated total expenses:	Not Applicable

5 (Fixed Rate Notes only) – YIELD

Indication of yield:	5.745% per annum (semi-annual) The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

6 OPERATIONAL INFORMATION

(i)	ISIN Code:	XS3200135005
(ii)	Common Code:	320013500
(iii)	Any clearing system(s) other than Euroclear Bank S.A./N.V. and Clearstream Banking Société Anonyme and the relevant identification number(s):	Not Applicable
(iv)	Delivery:	Delivery against payment
(v)	Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
(vi)	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 Final Terms, 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.