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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.

12 June 2026

SANCTUARY CAPITAL PLC

Legal entity identifier (LEI): 213800A6T7362M7XHO44

Issue of £350,000,000 5.625 per cent. Secured Sustainability Notes due 2035

under the £2,500,000,000

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 31 March 2026 (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).

1. Issuer: Sanctuary Capital PLC
2. (a) Series Number: 1
- (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: £350,000,000
 - (b) Tranche: £350,000,000
5. Retained Notes: Not Applicable
6. Issue Price: 99.436 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: 9 June 2026
10. Issue Date: 16 June 2026
11. Interest Commencement Date: Issue Date
12. Maturity Date: 16 June 2035
13. Interest Basis: Fixed Rate
(see paragraph 20 below)
14. Redemption Basis: Redemption on the Maturity Date at the Final Redemption Amount
(see paragraph 22 below)

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| 15. | Change of Interest Basis: | Not Applicable |
| 16. | Security Basis: | Fully Secured Notes |
| 17. | Date Board approval for issuance of Notes obtained | 5 June 2026 |

Provisions relating to the Underlying Security (for Fully Secured Notes)

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| 18. | Numerical Apportionment Basis: | Applicable |
| | Initial Apportioned Properties: | 3,275 units |
| 19. | Specific Apportionment Basis: | Not Applicable |

Provisions relating to interest payable

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| 20. | Fixed Rate Note Provisions: | Applicable |
| | (a) Rate(s) of Interest: | 5.625 per cent. per annum payable in arrear on each Interest Payment Date |
| | (b) Interest Payment Date(s): | 16 June and 16 December in each year up to and including the Maturity Date |
| | (c) Fixed Coupon Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions): | £28.125 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): | 16 June and 16 December in each year |
| | (g) Business Day Convention: | Not Applicable |
| 21. | Floating Rate Note Provisions: | Not Applicable |

Provisions relating to Redemption


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| 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: 4½% Treasury Gilt 2035
 - (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: 18 March 2035
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: Not Applicable

Signed on behalf of Sanctuary Capital PLC:

By:  Signed by:
.....5BC13965D2924E7.....
Duly authorised

By:  Signed by:
.....BB4D3EA748F745D.....
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 the London Stock Exchange plc's Sustainable Bond Market with effect from 16 June 2026. |
| (b) | Estimate of total expenses related to admission to trading: | £6,500 |

2. Ratings

The Notes to be issued have been rated A2 by Moody's Investors Service Limited and A by S&P Global Ratings UK Limited.

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*)

5.706 per cent. (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.

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

Not Applicable.

6. Operational Information

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| (a) | ISIN: | XS3405554737 |
| (b) | Common Code: | 340555473 |
| (c) | CFI: | As set out on the website of the Association of National Number Agencies (ANNA) |
| (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 |

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| (f) | Delivery: | Delivery against payment |
| (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: | See " <i>Use of Proceeds and Sustainable Finance Framework</i> " section in the Programme Admission Particulars. |
| (j) | Social, Green or Sustainability Bonds: | Yes – Sustainability Bonds |
| | Reviewer(s): | Sustainalytics |
| | Date of Second Party Opinion(s): | 19 May 2025 |

7. Distribution

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| (a) | Method of distribution: | Syndicated |
| (b) | If syndicated, names of Managers: | Barclays Bank PLC
HSBC Bank plc
RBC Europe Limited |
| (c) | Date of Subscription Agreement: | 12 June 2026 |
| (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
Compliance Category 2
TEFRA D |