PRICING SUPPLEMENT

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**); (ii) a customer within the meaning of Directive (EU) 2016/97, as amended (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; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129, as amended (the **Prospectus Regulation**). Consequently, no key information document required by Regulation (EU) No 1286/2014, as amended (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, distributed or otherwise made available to and should not be offered, sold, distributed or otherwise made available to any retail investor in the United Kingdom (**UK**). For these purposes, a retail investor means a person who is either one (or both) of the following: (i) not a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (**EUWA**); or (ii) not a qualified investor as defined in paragraph 15 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024. Consequently no disclosure document required by the FCA Product Disclosure Sourcebook (**DISC**) for offering, selling or distributing the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering, selling or distributing the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.

MiFID II PRODUCT GOVERNANCE / TARGET MARKET – 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 eligible counterparties and professional clients only, each as defined in MiFID II; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a **distributor**) should take into consideration the manufacturers' target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

NO PROSPECTUS IS REQUIRED IN ACCORDANCE WITH REGULATION (EU) 2017/1129 (THE "PROSPECTUS REGULATION").

Pricing Supplement dated 14 July 2026

VESTEDA FINANCE B.V.

(incorporated with limited liability in the Netherlands with its statutory seat in Amsterdam, the Netherlands)

Issuer Legal Entity Identifier (LEI): 72450072M9HBDGD2GH67

Issue of €500,000,000 Senior Unsecured Guaranteed 3.750% Fixed Rate Green Notes due 16 July 2030 under the €4,000,000,000 Guaranteed Euro Medium Term Note Programme

PART A – CONTRACTUAL TERMS

Any person making or intending to make an offer to the Notes may only do so in circumstances in which no obligation arises for the Issuer or any Dealer to publish a prospectus pursuant to Article 3 of the Prospectus Regulation or to supplement a prospectus pursuant to Article 23 of the Prospectus Regulation, in each case, in relation to such offer.

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the **Conditions**) set forth in the Offering Circular dated 2 July 2026 which constitutes an offering circular (the **Offering Circular**). **This document constitutes the Pricing Supplement applicable to the issue of the Notes described herein and must be read in conjunction with such Offering Circular in order to obtain all relevant information.**

The Offering Circular and the Pricing Supplement have been published on https://www.vesteda.com/en/corporate/investment/debt/emtn-programme.

1.	(i)	Issuer:	Vesteda Finance B.V.
	(ii)	Guarantor:	Custodian Vesteda Fund I B.V.
2.	(i)	Series Number:	9
	(ii)	Tranche Number:	1
	(iii)	Date on which the Notes become fungible:	Not Applicable
3.		Specified Currency or Currencies:	Euro (€)
4.		Aggregate Nominal Amount:	
	(i)	Series:	€500,000,000
	(ii)	Tranche:	€500,000,000
5.		Issue Price:	99.690 per cent. 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 above €199,000
	(ii)	Calculation Amount:	€1,000
7.	(i)	Issue Date:	16 July 2026
	(ii)	Interest Commencement Date:	Issue Date

8.	Maturity Date:		16 July 2030
9.	Interest Basis:		3.750 per cent. Fixed Rate (further particulars specified below)
10.	Redemption/Payment Basis:		Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at 100 per cent. of their nominal amount
11.	Change of Interest Basis:		Not applicable
12.	Put/Call Options:		Put Option – Change of Control Issuer Refinancing Call Make-whole Redemption Issuer Residual Call (further particulars specified below)
13.	(i)	Status of the Notes:	Senior
	(ii)	Status of the Guarantee	Senior
	(iii)	Date Board approval for issuance of Notes and Guarantee obtained:	12 March 2026

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14.	**Fixed Rate Note Provisions**		Applicable
	(i)	Rate of Interest:	3.750 per cent. per annum payable in arrear on each Interest Payment Date
	(ii)	Interest Payment Date(s):	16 July in each year commencing on 16 July 2027 up to and including the Maturity Date
	(iii)	Fixed Coupon Amount:	€37.50 per Calculation Amount
	(iv)	Broken Amount(s):	Not Applicable
	(v)	Day Count Fraction:	Actual/Actual (ICMA)
	(vi)	Determination Dates:	16 July in each year
	(vii)	Step Up Rating Change and/or Step Down Rating Change:	Not Applicable
15.	**Floating Rate Note Provisions**		Not Applicable
16.	**Zero Coupon Note Provisions**		Not Applicable

PROVISIONS RELATING TO REDEMPTION

17.	**Call Option**		Not Applicable

18.	**Issuer Refinancing Call**		Applicable
	(i)	Date from which Issuer Refinancing Call may be exercised:	16 June 2030
	(ii)	If redeemable in part:	
		(a) Minimum Redemption Amount:	€1,000 per Calculation Amount
		(b) Maximum Redemption Amount:	€1,000 per Calculation Amount
	(iii)	Notice period:	As set out in condition 9(c)
19.	**Make-whole Redemption**		Applicable
	(i)	Make-whole Redemption Date:	As set out in condition 9(f)
	(ii)	If redeemable in part:	
		(a) Minimum Redemption Amount:	€1,000 per Calculation Amount
		(b) Maximum Redemption Amount:	€1,000 per Calculation Amount
	(iii)	Notice period:	As set out in condition 9(f)
	(iv)	Parties to whom notice shall be given:	Noteholders in accordance with Condition 18
	(v)	Make-whole Redemption Margin	0.20 per cent.
	(vi)	Discounting basis	Annual
	(vii)	Quotation Agent	Any of the Managers (as set out under paragraph 7(ii) of Part B) or any other international credit institution or financial services institution appointed by the Issuer as Quotation Agent
	(viii)	Reference Dealers	ABN AMRO Bank N.V. BNP PARIBAS Coöperatieve Rabobank U.A. ING Bank N.V. SMBC Bank EU AG
	(ix)	Reference Security	OBL 2.400% 18 April 2030 #191 (ISIN: DE000BU25042)
20.	**Issuer Residual Call**		Applicable
	(i)	Notice period:	Not less than 15 nor more than 30 days' notice.

	(ii)	Residual Call Early Redemption Amount:	€1,000 per Calculation Amount
	(iii)	Minimum Percentage:	80 per cent.
21.	**Put Option**		Applicable on Change of Control only
	(i)	Optional Redemption Date(s) (Put):	As set out in Condition 9(e)
	(ii)	Optional Redemption Amount(s) (Put) of each Note and method, if any, of calculation of such amount(s):	€1,000 per Calculation Amount
	(iii)	Notice period:	As set out in Condition 9(e)
22.	**Final Redemption Amount of each Note**		€1,000 per Calculation Amount
23.	**Early Redemption Amount**		€1,000 per Calculation Amount
	Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons or on event of default or other early redemption and/or the method of calculating the same (if required or if different from that set out in the Conditions):		

GENERAL PROVISIONS APPLICABLE TO THE NOTES

24.	Form of Notes:	**Bearer Notes:** 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
25.	New Global Note:	Yes
26.	Additional Financial Centre(s) or other special provisions relating to payment dates:	Not Applicable
27.	Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature):	No
28.	Consolidation provisions:	The provisions in Condition 17 (*Further Issues*) apply

Signed on behalf of **Vesteda Finance B.V.**:

ValidSigned by Esther van Kemenade
on 14-07-2026

ValidSigned by renee verhulst
on 14-07-2026

By: ....
Duly authorised

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PART B – OTHER INFORMATION

LISTING AND ADMISSION TO TRADING

Listing and Admission to trading:	Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to the Official List of Euronext Dublin and trading on the Global Exchange Market of Euronext Dublin with effect from the Issue Date.

2. **RATINGS**

Ratings:	The Notes to be issued have been rated: Fitch: A Fitch Ratings Limited is established in the EEA and registered under Regulation (EU) No 1060/2009, as amended.

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

Save for any fees payable to the Managers, so far as the Issuer is aware, no person involved in the 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 Issuer and the Guarantor and their affiliates in the ordinary course of business.

4. **REASONS FOR THE OFFER, USE OF PROCEEDS AND ESTIMATED NET PROCEEDS**

(i) Reasons for the offer:	The Issuer intends to use an amount equivalent to the net proceeds from the issuance of the Notes to finance and/or refinance, in whole or in part assets which contribute substantially to climate change mitigation under the EU Taxonomy Climate Delegated Act (**Eligible Assets** as defined in the Vesteda Green Finance Framework dated December 2023, paragraph 3.1 (*Use of proceeds*)), which may consist of new or existing residential buildings in the Netherlands, as further described in the Vesteda Green Finance Framework, available on the Issuer's website at https://www.vesteda.com/en/corporate/investment/debt/green-bond-programme. The net proceeds may also be applied, in whole or in part, to finance the consideration payable in connection with the proposed tender of the Issuer's existing notes. Any information contained in or accessible through any website or other source, including www.vesteda.com, does not form part of the Pricing Supplement and the Offering Circular, unless specifically stated.

	(ii) Use of Proceeds:	See item 4(i) (*Reasons for the offer*) above.
	(iii) Estimated net proceeds:	€496,950,000

5. **YIELD**

Indication of yield:	3.835 per cent. per annum 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:	XS3441750711
(ii)	Common Code:	344175071
(iii)	CFI	DTFUFB / T2S, as updated, as set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN.
(iv)	FISN	VESTEDA FINANCE/3.75 MTN 20300716, as updated, as set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN.
(v)	New Global Note intended to be held in a manner which would allow Eurosystem eligibility:	Yes. Note that the designation "Yes" simply means that the Notes are intended upon issue to be deposited with Euroclear or Clearstream, Luxembourg as common safe-keeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon satisfaction of the Eurosystem eligibility criteria.
(vi)	Any clearing system(s) other than Euroclear Bank SA/NV and Clearstream Banking S.A. and the relevant identification number(s):	Not Applicable
(vii)	Delivery:	Delivery against payment
(viii)	Names and addresses of initial Paying Agent(s):	BNP Paribas Securities Services, Luxembourg branch 60 avenue J.F. Kennedy L-1855 Luxembourg Grand Duchy of Luxembourg
(ix)	Names and addresses of additional	Not Applicable

Paying Agent(s) (if any):

7. **DISTRIBUTION**

(i)	Method of distribution:	Syndicated
(ii)	If syndicated, names of Managers:	ABN AMRO Bank N.V. BNP PARIBAS Coöperatieve Rabobank U.A. ING Bank N.V. SMBC Bank EU AG
(iii)	Stabilisation Manager(s) (if any):	Coöperatieve Rabobank U.A.
(iv)	If non-syndicated, name of Dealer:	Not Applicable
(v)	U.S. Selling restrictions:	Reg. S Compliance Category 2; TEFRA D
(vi)	Prohibition of Sales to Belgian Consumers:	Applicable