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CPUK Finance Limited

13 October 2025

CPUK Finance Limited Announces the Publication of the Supplemental Bondholder Report

Center Parcs, a leading UK short break holiday operator, today announces that CPUK Finance Limited (the “**Issuer**”) will publish a Supplemental Bondholder Report incorporating information derived from: (i) the audited consolidated financial statements of Center Parcs (Holdings 1) Limited as at and for each of the 52-week period ending 20 April 2023, the 52-week period ending 18 April 2024 and the 53-week period ending 24 April 2025, in each case prepared in accordance with UK adopted international accounting standards; and (ii) the unaudited interim consolidated income statement, balance sheet and cash flow statement of Center Parcs (Holdings 1) Limited as at and for each of the 12-week periods ending 11 July 2024 and 17 July 2025.

The Supplemental Bondholder Report will include and outline industry and market information, trademarks, risk factors, selected consolidated financial information, Center Parcs’ management’s discussion and analysis of its financial condition and results of operations and discussion of certain relationships and related party transactions in relation to Center Parcs.

Any enquiries in relation to this announcement should be directed to:

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This announcement has been prepared on the basis that any offer of the Notes in any Member State of the European Economic Area (the “EEA”) will be made pursuant to an exemption under the Prospectus Regulation from the requirement to publish an Offering Circular for offers of the Notes. The expression “Prospectus Regulation” means Regulation (EU) 2017/1129 (as amended or superseded).

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 EEA. For these purposes, “retail investor” means a person who is one (or more) of the following: (a) “retail client” as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, “MiFID II”); or (b) a customer within the meaning of Directive (EU) 2016/97, 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 “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.

This announcement has been prepared on the basis that any offer of the Notes in the UK will be made pursuant to an exemption under the UK Prospectus Regulation from the requirement to publish an Offering Circular for offers of the Notes. The expression “UK Prospectus Regulation” means Regulation (EU) 2017/1129, as it forms part of domestic law by virtue of the European Union (Withdrawal) Act, as amended (“EUWA”).

*This announcement is directed only at persons who: (i) are outside the United Kingdom; (ii) have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the “**Financial Promotion Order**”); (iii) are persons falling within Article 49(2)(a) to (d) (“high net worth companies, unincorporated associations etc.” of the Financial Promotion Order, or (iv) are persons to whom an invitation or inducement to engage in investment activity (within the meaning of Section 21 of the Financial Services and Markets Act 2000 (as amended) in connection with the issue or sale of any Notes may otherwise lawfully be communicated or caused to be communicated (all such persons together being referred to as “relevant persons”). This announcement must not be acted on or relied on by persons who are not relevant persons. Any investment or investment activity to which this announcement relates is available only to relevant persons and will be engaged in only with relevant persons.*

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Forward-looking statements

This announcement contains statements that constitute forward-looking statements, beliefs or opinions, including statements relating to business, financial condition and results of operations of Center Parcs. These statements may be identified by words such as “expectation”, “belief”, “estimate”, “plan”, “target”, or “forecast” and similar expressions or the negative thereof; or by the forward-looking nature of discussions of strategy, plans or intentions; or by their context. All statements regarding the future involve known and unknown risks and uncertainties and various factors could cause actual future results, performance or events to differ materially from those described or implied in these statements. Such forward-looking statements are based on numerous assumptions regarding Center Parcs’ present and future business strategies as well as the environment in which Center Parcs expects to operate in the future. Further, certain forward-looking statements are based upon assumptions of future events which may not prove to be accurate and Center Parcs does not accept any responsibility for the accuracy of the opinions expressed in this announcement or the underlying assumptions. Past performance is not an indication of future results and past performance should not be taken as a representation that trends or activities underlying past performance will continue in the future. The forward-looking statements in this document speak only as at the date of this announcement and Center Parcs and its affiliates expressly disclaim any obligation or undertaking to review or release any updates or revisions to these forward-looking statements to reflect any change in Center Parcs’ expectations with regard thereto or any change in events, conditions or circumstances on which any statement is based after the date of this announcement or to update or to keep current any other information contained in this document or to provide any additional information in relation to such forward-looking statements, unless required to do so by applicable law.

This disclosure includes the release of inside information by CPUK Finance Limited under Regulation (EU) 596/2014 (16 April 2014).