

April 14, 2021

**GECINA**

*Société Anonyme* (public limited company) with share capital of €573,949,530

Registered office: 14–16, Rue des Capucines – 75002 PARIS, FRANCE

592 014 476 RCS PARIS

(“**Gecina**” or the “**Company**”)

**NOTICE OF MEETING OF THE HOLDERS OF THE FOLLOWING NOTES**

Issue of €700,000,000 1.375% *per annum* notes due June 30, 2027, issued by the Company on June 30, 2017 (**Tranche 1**) and on October 30, 2020 (**Tranche 2**)

ISIN Code: FR0013266350 – Common Code: 164171965

(together, the “**Notes**”)

**Introduction**

As the leading office real estate company in Europe, with the largest private residential portfolio in Paris, and as the largest French integrated player in student housing, Gecina's main focus is sustainable performance at the heart of urban life and a more inclusive, energy-efficient and fluid city. At the end of December 2020, Gecina's portfolio was worth €19.7 billion, almost exclusively located in the Paris Region.

Gecina has a clear strategy based on a non-duplicable asset base, in which its Corporate Social Responsibility (“**CSR**”) policy plays an integral role. To support the overall CSR strategy of Gecina and all its consolidated subsidiaries (the “**Group**”) and the continuous improvement of the asset portfolio and its environmental performance, it is proposed to continue integrating this CSR dimension into Gecina's financial structure by undertaking the greening of its entire bond portfolio. Gecina therefore proposes to the Noteholders that all of its bond issues be requalified as “green bonds” (as detailed below).

This operation has absolutely no impact on all the other characteristics of the Notes (financial conditions, interest rates, maturity, etc.) or on Gecina's credit rating (A- at S&P Global Ratings Europe Limited and A3 at Moody's France S.A.S.).

**NOTICE**

**In light of the ongoing developments relating to the Coronavirus (COVID-19) and in accordance with the provisions of Decree no. 2021-255 of March 9, 2021 extending the period of application of Order no. 2020-321 of March 25, 2020 and Decree no. 2020-418 of April 10, 2020, adapting the rules of meetings and deliberations meetings and governing bodies of legal entities due to the COVID-19 epidemic, and in light of the administrative measures limiting collective gatherings for health reasons, the General Meeting will be held in closed session (*huis clos*) at Gecina's registered office at 14-16, rue des Capucines, 75002 Paris, France, without the physical presence of the Noteholders.**

**Under these conditions, Noteholders are invited to participate in the General Meeting by proxy to the Chairman of the General Meeting or by correspondence.**

**To ensure that Noteholders are kept fully informed, the General Meeting will be broadcast by conference call, the access number of which will be communicated to any Noteholder who submits such a request to the Centralizing Agent and subject to the transmission by such Noteholder to the Centralizing Agent via his account holder of a book entry statement evidencing the registration of such Noteholder on the books kept by the Account Holder as of the Record Date (as defined in the “General” section below).**

## **1. Background**

Gecina's CSR policy is global at the Group level and has been a fundamental part of its DNA for many years. Gecina is also one of the best-performing companies in its sector in the major non-financial rankings: GRESB, Sustainalytics, MSCI, ISS-ESG, CDP and ESG CAC 40.

Gecina has just reaffirmed its environmental ambitions by advancing its objective of achieving carbon neutrality from 2050 to 2030. It aims to improve the CSR characteristics of its entire portfolio in order to move towards this overall objective at the Group level.

In line with its CSR commitments, Gecina has sought to align the financing of its real estate projects with its CSR objectives. This transformation is already in progress in terms of bank financial resources with 49% of credit lines (as of April 2021) that are responsible lines. For this reason, Gecina has decided to accelerate this alignment and commit to the implementation of a **100% green bond program**: Gecina's objective is to issue only green bonds in the future, and to requalify all of its existing bond debt as green bonds, by allocating, as from the date of adoption of the Resolutions by the General Meeting, an amount equivalent to the proceeds of the Notes to the financing or the refinancing of a portfolio of eligible green assets, as they meet the environmental criteria described in the Gecina's Green Bond Framework (the "**Allocation of an Amount Equivalent to the Proceeds**").

In this context, and in accordance with the provisions of Article L.228-65, I of the French *Code de commerce*, the Board of Directors of the Company has the honor of convening the Noteholders (the "**Noteholders**") to a general meeting (the "**General Meeting**") to be held on May 6, 2021 at 4:30 PM (Paris time), on first convocation (and if no quorum is reached on second convocation, the date of which will be communicated subsequently by the Company to the Noteholders, where applicable), in closed session (*huis clos*) at the registered office of the Company, 14-16, rue des Capucines, 75002 Paris, France, without the physical presence of the Noteholders, in order to deliberate on the agenda set forth in paragraph 2 below and to vote on the resolutions set forth in paragraph 4 below (the "**Resolutions**"). The approval of the Allocation of an Amount Equivalent to the Proceeds is the subject of the first Resolution set forth in paragraph 4 below.

It is specified that the approval of the Allocation of an Amount Equivalent to the Proceeds will only result in the amendment of (i) in respect of Tranche 1, the « *Use of Proceeds* » section of the Final Terms of the Notes dated June 28, 2017 and (ii) in respect of Tranche 2, the « *Use and Estimated Net Amount of the Proceeds* » section of the Final Terms of the Notes dated October 28, 2020, as of the date of approval of the Resolutions by the General Meeting (the "**Amended and Restated Final Terms**"), without modifying the terms and conditions of the Notes (the "**Terms and Conditions**") set out in the base prospectus dated March 13, 2017 (the "**Base Prospectus**").

## **2. Agenda of the General Meeting**

The Board of Directors has decided that the following agenda would be submitted to the General Meeting of the Noteholders for approval:

- Approval of the Allocation of an Amount Equivalent to the Proceeds;
- Deposit at the Company's registered office of the attendance sheet, the powers of the Noteholders voting by proxy, and the minutes of the General Meeting;
- Powers for the completion of formalities.

### **3. Timetable of the General Meeting**

Please note the following key dates relating to the General Meetings:

<b>Events</b>	<b>Dates</b>
First convocation of the General Meeting	April 14, 2021
Deadline date and time for receipt by the Centralizing Agent of the participation forms in connection with the General Meeting	May 3 <sup>rd</sup> , 2021 at 11:59 PM (Paris time)
Date and time required for book entry statement evidencing the right of each Noteholder to participate in the General Meeting	On the second business day in Paris preceding the date of the General Meeting convened on first convocation at 00:00 (Paris time)
General Meeting relating to the Notes	May 6, 2021 at 4:30 PM (Paris time)
Announcement and publication of the results or, if the quorum is not reached at the General Meeting convened on first convocation, second convocation of the General Meeting	As soon as possible after the holding of the General Meeting on first convocation.
Deadline for receipt by the Centralizing Agent of the participation forms in connection with the General Meeting convened on second convocation (if any)	No later than the third calendar day in Paris preceding the date of the General Meeting convened on second convocation at 11:59 PM (Paris time)
Date and time required for book entry statement evidencing the right of each Noteholder to participate in the General Meeting on second convocation (if any)	On the second business day in Paris preceding the date of the General Meeting convened on second convocation at 00:00 (Paris time)
General Meeting convened on second convocation (if any)	Notification to the Noteholders (if applicable) as soon as possible after the holding of the General Meeting on first convocation.
Announcement of the final results of the General Meeting convened on second convocation (if any)	As soon as possible after the holding of the General Meeting on second convocation.

#### **4. Resolutions proposed to the Noteholders**

##### **FIRST RESOLUTION - APPROVAL OF THE ALLOCATION OF AN AMOUNT EQUIVALENT TO THE PROCEEDS**

The General Meeting of Noteholders, deliberating in accordance with Article L. 228-65, I of the French *Code de commerce* and voting under the quorum and majority conditions required for the General Meeting,

having been informed of the following:

- the report of the Board of Directors of the Company in the French language;
  - the English translation of the report of the Board of Directors, provided for information purposes only;
  - the draft Resolutions;
  - the draft of the Amended and Restated Final Terms;
  - Gecina’s Green Bond Framework, available on the Company’s website ([accessible here](#));
  - the Second Party Opinion provided by ISS Corporate Solutions on Gecina’s Green Bond Framework, available on the Company’s website ([accessible here](#));
  - the Independent Auditor’s Report on the Green Bonds provided by EY related to the Allocation of an Amount Equivalent to the Proceeds, available on the Company’s website ([accessible here](#)); and
  - the project presentation for investors, available on the Company’s website ([accessible here](#)),
1. agrees that an amount equivalent to the proceeds of the issuance of the Notes shall, from the date of approval of the Resolutions by the General Meeting, be allocated by the Company to the financing or the refinancing of a portfolio of green assets meeting the environmental criteria described in more detail in the Gecina’s Green Bond Framework (as amended and supplemented) available on the Company’s website ([accessible here](#)) (the “**Allocation of an Amount Equivalent to the Proceeds**”) and unconditionally approves the Allocation of an Amount Equivalent to the Proceeds in all its terms;
  2. acknowledges that the approval of the Allocation of an Amount Equivalent to the Proceeds will not result in any amendment to the Terms and Conditions governing the Notes; and
  3. agrees to the consequential amendment, with effect from the date of adoption of the Resolutions by the General Meeting, (i) in respect of Tranche 1, of the section entitled “Use of Proceeds” in paragraph 4 of Part B of the Final Terms dated June 28, 2017, as follows:

#### **4 USE OF PROCEEDS**

As from the date of these Amended and Restated Final Terms, an amount equivalent to the proceeds from the issue of the Notes will be allocated by the Issuer to the financing or the refinancing of a portfolio of eligible green assets, as described in the Issuer’s Green Bond Framework (as amended and supplemented).

The Issuer’s Green Bond Framework received a second party opinion from ISS Corporate Solutions.

The Issuer’s Green Bond Framework and the second party opinion are available on the Issuer’s website (<https://www.gecina.fr/en/investors/financing/debts>).

and (ii) in respect of Tranche 2, of paragraph (i) of the section entitled “Use and estimated net amount of the Proceeds” in paragraph 4 of Part B of the Final Terms dated October 28, 2020, as follows:

#### **4 USE AND ESTIMATED NET AMOUNT OF THE PROCEEDS**

- (i) Use of proceeds: As from the date of these Amended and Restated Final Terms, an amount equivalent to the proceeds from the issue of the Notes will be allocated by the Issuer to the financing or the refinancing of a portfolio of eligible green assets, as described in the Issuer’s Green Bond Framework (as amended and supplemented).

The Issuer’s Green Bond Framework received a second party opinion from ISS Corporate Solutions.

The Issuer’s Green Bond Framework and the second party opinion are available on the Issuer’s website (<https://www.gecina.fr/en/investors/financing/debts>).

#### **SECOND RESOLUTION - DEPOSIT AT THE COMPANY’S REGISTERED OFFICE OF THE ATTENDANCE SHEET, THE POWERS OF THE NOTEHOLDERS VOTING BY PROXY, AND THE MINUTES OF THE GENERAL MEETING OF NOTEHOLDERS**

The General Meeting decides, in accordance with Article R. 228-74 1 of the French *Code de commerce*, that the attendance sheet, the powers of the Noteholders voting by proxy, and the minutes of this General Meeting shall be filed at the Company’s registered office in order to enable any Noteholder involved to exercise the right of communication granted to them by law.

#### **THIRD RESOLUTION – POWERS FOR THE COMPLETION OF FORMALITIES**

In light of the foregoing, the General Meeting grants full powers to the holders of an original, copy, or extract of the minutes of this General Meeting in order to carry out all publication formalities, including the publication of the decisions of this General Meeting, of filings, and such other things as may be appropriate to carry out and may prove to be necessary for the purposes of Allocation of an Amount Equivalent to the Proceeds.



This notice was prepared by the Company on April 14, 2021 and is published in accordance with the Terms and Conditions.

#### ***Documents made available***

In accordance with Articles L. 228-69 and R. 228-76 of the French *Code de commerce* and the Terms and Conditions, each Noteholder has the right, during the 15-day period (at least) preceding the holding of the General Meeting on first convocation, and during the 10-day period (at least) preceding the holding of the General Meeting on second convocation, to review or copy, whether themselves or by proxy, the text of the proposed Resolutions and any report or document that will be presented to the General Meeting:

- at the registered office of the Company (14-16 Rue des Capucines, 75002 Paris, France);
- on the company’s website (<https://www.gecina.fr/en>);
- and from the centralizing agent (the “**Centralizing Agent**”), i.e.:

Société Générale Securities Services  
32 rue du Champ de Tir – CS 30812  
44308 Nantes Cedex 3, France  
via Elisabeth Bulteau, +33 2 51 85 65 93  
[agobligataire.fr@socgen.com](mailto:agobligataire.fr@socgen.com)

by completing the information request form attached to this notice of meeting (the “**Information Request Form**”).

The following documents will be made available to the Noteholders no later than fifteen (15) days prior to the General Meeting on first convocation:

- this notice of meeting;
- the report of the Board of Directors of the Company in the French language;
- the English translation of the report of the Board of Directors, provided for information purposes only;
- the draft Resolutions;
- the draft of the Amended and Restated Final Terms;
- Gecina’s Green Bond Framework, available on the Company’s website ([accessible here](#));
- the Second Party Opinion provided by ISS Corporate Solutions on Gecina’s Green Bond Framework available on the Company’s website ([accessible here](#));
- the Independent Auditor’s Report on the Green Bonds provided by EY related to the Allocation of an Amount Equivalent to the Proceeds available on the Company’s website ([accessible here](#)); and
- the project presentation for investors, available on the Company’s website ([accessible here](#)),

If a Noteholder has a question relating to the sending of the Participation Form (as defined in the section “Voting Procedures” below) and of related documents, he/she may contact, by telephone, in particular, the Centralizing Agent (whose contact details are provided above).

### **General**

Noteholders should pay particular attention to the quorum requirements for the General Meeting convened on first and, as the case may be, second convocation, as described below.

**Due to the current COVID-19 pandemic, the General Meeting will, by way of exception, be held in closed session (*huis clos*) and not in person. In view of these conditions, Noteholders are strongly advised to take the steps described below as soon as possible in order to vote by proxy or by correspondence.**

The applicable provisions concerning the procedures for the convening and holding of the General Meeting are set forth in the Terms and Conditions of the Notes.

In accordance with Article R. 228-71 of the French *Code de commerce* and with the Terms and Conditions of the Notes, any Noteholder will be able to substantiate their right to participate in the General Meeting by registering the Notes in an account opened in their name with any financial intermediary authorized to maintain accounts, directly or indirectly, with Euroclear France, which includes Euroclear Bank SA/NV and the custodian bank of Clearstream Banking SA (an “**Account Holder**”), on the second (2<sup>nd</sup>) business day prior to the date of the General Meeting before midnight (Paris time) (the “**Record Date**”).

### ***Quorum and majority***

Pursuant to the Terms and Conditions, the General Meeting may only validly deliberate on first convocation if the Noteholders participating in the General Meeting, by proxy or by correspondence, hold at least one fifth (1/5) of the Notes entitled to vote. If the required quorum is not reached at the first General Meeting, a second General Meeting will be convened at a later date, which will be notified to the Noteholders in the same manner. No quorum is required on second convocation.

The General Meeting decides by a simple majority of the votes of the Noteholders participating in the General Meeting by proxy or correspondence.

Each Noteholder or their Proxy (as defined in the section “Voting Procedures” below) has one vote per Note held or represented.

The valid Participation Form (as defined below) will be valid for both the first and the second General Meeting convened on the same agenda, subject to compliance with the provisions of the paragraph below entitled “Voting Procedures”.

### ***Voting Procedures***

**In light of the ongoing developments relating to the current COVID-19 pandemic and in accordance with the provisions of Decree no. 2021-255 of March 9, 2021 extending the period of application of Order no. 2020-321 of March 25, 2020 and Decree no. 2020-418 of April 10, 2020, adapting the rules of meetings and deliberations meetings and governing bodies of legal entities due to the COVID-19 epidemic, and in light of the administrative measures limiting collective gatherings for health reasons, the General Meeting will be held in closed session (*huis clos*) without the physical presence of the Noteholders. To ensure that Noteholders are kept fully informed, the General Meeting will be broadcast by conference call, the access number of which will be communicated to any Noteholder who submits such a request to the Centralizing Agent and subject to the transmission by such Noteholder to the Centralizing Agent via his account holder of a certificate of account registration evidencing the registration of such Noteholder in the books kept by the Account Holder as of the Record Date (as defined in the “General” section above).**

Each Noteholder, regardless of the number of Notes that she/he hold, has the right to participate in the broadcast of the General Meeting by conference call and to vote by proxy or by correspondence.

She/he may exercise this right by completing the participation form attached to this notice of meeting (the “**Participation Form**”) and returning it via her/he Account Holder to the Centralizing Agent under the conditions set forth below.

If a Noteholder wishes to attend the broadcast of the General Meeting by conference call, they must expressly request this from the Centralizing Agent in order to obtain an access number.

In addition, if a Noteholder wishes to participate in the General Meeting, it will be possible to:

1. Vote by correspondence, by completing paragraph 2(a) of the Participation Form;
2. Mandate the Chairman of the General Meeting (as defined in paragraph “Chairman of the General Meeting” below) to represent them at the General Meeting by completing paragraph 2(b) of the Participation Form.

If a Noteholder holds its Notes through a financial intermediary such as a trustee, custodian, or other nominee, the holder must instruct such financial intermediary to exercise the voting rights attached to its Notes on its behalf, in accordance with the procedures set forth by such intermediary.

The Participation Forms will be taken into account for calculation of the quorum and of the votes only if such forms (i) are duly completed and signed, (ii) are accompanied by an account registration statement form substantially in accordance with the model form attached to the notice of meeting or in the form usually used by the Account Holder, duly completed and signed by the Account Holder involved, and (iii) are returned by the Noteholder via their Account Holder and are **received by the Centralizing Agent no later than May 3<sup>rd</sup>, 2021 at 11:59 PM (Paris time) on first convocation and, if the quorum is not reached, no later than the third (3<sup>rd</sup>) calendar day in Paris preceding the date of the General Meeting convened on second convocation at 11:59 PM (Paris time).**

The Participation Form thus given shall remain valid for subsequent meetings convened with the same agenda.

In accordance with Article R. 228-71 of the French *Code de commerce*, a Noteholder who has already cast a vote by correspondence or sent a proxy may nevertheless dispose of all or part of its Notes. However, it is specified that if the disposal occurs before the second (2<sup>nd</sup>) business day preceding the General Meeting at 00:00 (midnight), Paris time, the Company will invalidate or modify accordingly the participation form of this Noteholder. The Account Holder involved must provide to the Centralizing Agent all of the necessary information relating to such disposal.

The Information Request Form and the Participation Form are attached to this notice of meeting and are available upon request at the Centralizing Agent:

Société Générale Securities Services  
32 rue du Champ de Tir – CS 30812  
44308 Nantes Cedex 3, France  
via Elisabeth Bulteau, +33 2 51 85 65 93  
[agobligataire.fr@socgen.com](mailto:agobligataire.fr@socgen.com),

and can also be downloaded from the Company's website ([www.gecina.fr](http://www.gecina.fr)).

The Company has the power to waive or adjourn the General Meetings.

### ***Chairman of the General Meeting***

The Chairman of the General Meeting (the “**Chairman**”) shall be the Representative of the *Masse*, as designated in the Terms and Conditions.

### ***Costs***

In accordance with the Terms and Conditions, the Company shall bear all of the costs for the convening and holding of the General Meeting and, more generally, all administrative costs related to the General Meeting. No expenses shall be withheld from the interest due on the Notes.

The Board of Directors



**GECINA**

*Société anonyme* (public limited company) with a share capital of 573 949 530 euros

Registered office: 14-16, rue des Capucines 75002 Paris, France

592 014 476 RCS PARIS

(the "Company")

**PARTICIPATION FORM**

**GENERAL MEETING ON MAY 6, 2021 4:30 PM (PARIS TIME)**

**AT 14-16 RUE DES CAPUCINES 75002 PARIS, FRANCE**

**ISSUE OF €700,000,000 1.375% PER ANNUM NOTES DUE JUNE 30, 2027**

**ISSUED BY THE COMPANY ON JUNE 30, 2017 AND ON OCTOBER 30, 2020**

**(ISIN: FR0013266350 – COMMON CODE: 164171965)**

**(the "Notes")**

For instructions on how to participate in this General Meeting, please carefully read the back of this form. Please note that in order for this form to be taken into account for the General Meeting, paragraphs 1, 2 and 3 of this form must be duly and fully completed. Unless the context otherwise requires, capitalised terms used in this form shall have the meaning ascribed to them in the notice of meeting issued by the Company in view of this General Meeting.

1/ NOTEHOLDER INFORMATION																			
First name and Family name or Legal name																			
Address or Registered office																			
Number of Notes held Bearer Notes																			
2/ PARTICIPATION AT THE GENERAL MEETING (Tick one box)																			
In any case, this participation form delivered for a General Meeting is valid for successive meetings convened on the same agenda.																			
<p>a. <input type="checkbox"/> <b>I VOTE BY CORRESPONDENCE</b></p> <p>Having taken formal note of the three (3) Resolutions proposed for the vote of the noteholders at the General Meeting and pursuant to article L. 228-61 of the French <i>Code de commerce</i>, I hereby cast my vote on the resolutions as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>For</th> <th>Against</th> <th>Abstain (Equivalent to « Against »)</th> </tr> </thead> <tbody> <tr> <td>Resolution n°1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Resolution n°2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Resolution n°3</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					For	Against	Abstain (Equivalent to « Against »)	Resolution n°1				Resolution n°2				Resolution n°3			
	For	Against	Abstain (Equivalent to « Against »)																
Resolution n°1																			
Resolution n°2																			
Resolution n°3																			
<p>b. <input type="checkbox"/> <b>I APPOINT AS PROXY</b>, without possibility of substitution or sub delegation, the representative of the <i>masse</i>, as Chairman of the General Meeting:</p> <ul style="list-style-type: none"> <li>- to represent me at the General Meeting or at any adjournment thereof; and</li> <li>- to review all documents and receive all information, to sign the attendance sheets and any other documents, to take part in all proceedings, to casts all votes on the issues on the General Meeting's agenda or abstain himself/herself, and to do any and all other acts necessary.</li> </ul>																			
3/ SIGNATURE (Complete and sign)																			
Warning: this form must be received by the Centralizing Agent at the latest on <b>May 3, 2021 at 11:59 pm (Paris time)</b>																			
First name and Family name of the signatory		Date																	
Quality		Signature																	

## HOW TO PARTICIPATE IN THIS GENERAL MEETING

In light of the ongoing developments in relation to current Covid-19 pandemic and in accordance with the provisions of Decree No. 2021-255 of March 9, 2021 extending the period of application of Order No. 2020-321 of March 25, 2020 and Decree No. 2020-418 of April 10, 2020 adapting the rules for meetings and deliberations of the general meetings and governing bodies of legal entities due to the Covid-19 epidemic, and given the administrative measures limiting collective gatherings for health reasons, the General Meeting will be held in closed session (*à huis clos*), without the physical presence of the holders of the Notes.

Regardless of the number of Notes you hold, you have the right to attend the conference call broadcast of the General Meeting and to cast your vote by proxy or by correspondence.

If you wish to attend the conference call broadcast of the General Meeting, you must specifically request an access number from the Centralising Agent.

To participate, your Notes must have been entered in your name on a securities account maintained by an account holder on the second business day in Paris preceding the General Meeting at 00:00 (Paris Time) at the latest.

### **RETURN OF THIS FORM**

Please return this Participation Form fully completed to your account holder, who shall send it with a valid book entry statement to the Centralizing Agent:

**Société Générale**  
32, rue du champ de tir - CS 30812  
44308 NANTES Cedex 03  
France  
Contact: Elisabeth Bulteau  
Phone: +33 2 51 85 65 93  
[agobligataire.fr@socgen.com](mailto:agobligataire.fr@socgen.com)

**In order to be taken into account for the General Meeting, this form fully completed must be received by the Centralizing Agent at least three (3) calendar days before the General Meeting, i.e. on May 3, 2021 at 11:59 pm (Paris time) at the latest.**

### **OPTIONS FOR ATTENDING THE GENERAL MEETING**

In any case, this Participation Form delivered for a General Meeting is valid for successive meetings convened on the same agenda.

#### **1/ Vote by correspondence**

You must complete paragraph 2(a) by ticking (i) the box "*I vote by correspondence*" of the form and (ii) one of the three boxes "FOR", "AGAINST" or "ABSTAIN" for each resolution. In accordance with article L228-61 of the French *Code de commerce*, forms not indicating any vote or expressing an abstention shall be considered as negative votes.

#### **2/ Appoint as proxy the Chairman of the General Meeting**

You must complete paragraph 2(b) by ticking the box "*I appoint as proxy*" of the form to appoint the Chairman of the General Meeting, as your proxy (i.e. the representative of the *masse*, designated in the terms and conditions of the Notes).

### **IMPORTANT NOTICE**

In accordance with the provisions of Article L. 228-61 of the French *Code de commerce*:

- any ballot that does not have a voting direction or indicating abstention with regards to a resolution will be counted as a vote against this resolution;
- any ballot with two contradictory votes for a resolution will be counted as a vote against this resolution.

A Noteholder cannot both vote by correspondence and appoint a proxy. However, if both paragraphs 2(a) and 2(b) are completed in this form, only the proxy will be taken into account.

The holders of redeemed Notes that were not repaid on account of the failure of the debtor company or a dispute relating to the conditions of repayment may participate in the General Meeting.

A company which holds at least 10% of the Company's capital shall not vote with the Notes it holds at the General Meeting.

**GECINA**

*Société anonyme* (public limited company) with a share capital of 573 949 530 euros  
 Registered office: 14-16, rue des Capucines 75002 Paris, France  
 592 014 476 RCS PARIS  
 (the "Company")

**BOOK ENTRY STATEMENT**

**GENERAL MEETING ON MAY 6, 2021 4:30 PM (PARIS TIME)**  
**AT 14-16 RUE DES CAPUCINES 75002 PARIS, FRANCE**  
**ISSUE OF €700,000,000 1.375% PER ANNUM NOTES DUE JUNE 30, 2027**  
**ISSUED BY THE COMPANY ON JUNE 30, 2017 AND ON OCTOBER 30, 2020**  
**(ISIN: FR0013266350 – COMMON CODE: 164171965)**  
**(the "Notes")**

**This form shall be filed in by your account holder and shall be returned to:**

**Société Générale**

32, rue du champ de tir - CS 30812  
 44308 NANTES Cedex 03  
 France

Contact: Elisabeth Bulteau

Phone: +33 2 51 85 65 93

[agobligataire.fr@socgen.com](mailto:agobligataire.fr@socgen.com)

WE, THE UNDERSIGNED,

Account holder: \_\_\_\_\_

Represented by: \_\_\_\_\_

ACTING AS ACCOUNT HOLDER,

HEREBY CERTIFY THAT

First name and Family name *or* Legal name: \_\_\_\_\_

Address *or* Registered office: \_\_\_\_\_

Is the holder of: \_\_\_\_\_ Notes

WE HEREBY CERTIFY THAT, unless otherwise indicated by us to the Centralizing Agent of the General Meeting referred to herein, in case of sale of all or part of the above-mentioned Notes before 00:00 (Paris time) on the second business day preceding the date of such meeting, the above-mentioned holder of Notes is entitled to participate at such General Meeting.

Unless the context otherwise requires, capitalised terms used in this form shall have the meaning ascribed to them in the notice of meeting issued by the Company in view of this General Meeting.

Signed at \_\_\_\_\_ on \_\_\_\_\_

**Signature & Stamp of the Account holder**

**GECINA**

*Société anonyme* (public limited company) with a share capital of 573 949 530 euros

Registered office: 14-16, rue des Capucines 75002 Paris, France

592 014 476 RCS PARIS

(the "Company")

**INFORMATION REQUEST FORM**

**GENERAL MEETING ON MAY 6, 2021 4:30 PM (PARIS TIME)**

**AT 14-16 RUE DES CAPUCINES 75002 PARIS, FRANCE**

**ISSUE OF €700,000,000 1.375% PER ANNUM NOTES DUE JUNE 30, 2027**

**ISSUED BY THE COMPANY ON JUNE 30, 2017 AND ON OCTOBER 30, 2020**

**(ISIN: FR0013266350 – COMMON CODE: 164171965)**

**(the "Notes")**

**Form to be sent to:****Société Générale**

32, rue du champ de tir - CS 30812

44308 NANTES Cedex 03

France

Contact: Elisabeth Bulteau

Phone: +33 2 51 85 65 93

[agobligataire.fr@socgen.com](mailto:agobligataire.fr@socgen.com)

**IMPORTANT NOTICE:** A book entry statement will need to be attached to the present form for the information request to be valid.

NOTEHOLDER INFORMATION	
<b>First name and Family name or Legal name</b>	
<b>Address or registered office</b>	
<b>E-mail</b>	

☐ Kindly request to receive, free of charges, the documents stated in the paragraph entitled "*Documents available*" of the notice of meeting issued by the Company in view of the General Meeting

Delivery mode (*by default, the document will be delivered electronically*):

☐ By e-mail

☐ By mail at the address above

This information request shall be taken into account only to the extent that it is made between the date of the notice of meeting and up to and including the fifth day before the General Meeting.

By a single request, the holders of the Notes may obtain from the Company the sending of the above documents and information at each subsequent general meeting.

Signed at \_\_\_\_\_ on \_\_\_\_\_

**Signature of the Noteholder**

**GECINA**

*Société Anonyme* (public limited company) with capital of €573,949,530

Head office: 14-16, Rue des Capucines – 75002 PARIS, France

592 014 476 RCS PARIS

(“Gecina” or the “Company”)

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**DRAFT RESOLUTIONS**

**GENERAL MEETING OF NOTEHOLDERS**

**ISSUE OF €700,000,000 1.375% PER ANNUM NOTES DUE ON JUNE 30, 2027, ISSUED BY THE COMPANY ON JUNE 30, 2017 (TRANCHE 1) AND OCTOBER 30, 2020 (TRANCHE 2) (TOGETHER, THE NOTES) (ISIN Code FR0013266350)**

**convened on May 6, 2021 at 4:30 p.m. and held in closed session (*huis clos*) at the registered office of Gecina, 14-16, rue des Capucines, 75002 Paris, France, without the physical presence of the Noteholders**

**FIRST RESOLUTION - APPROVAL OF THE ALLOCATION OF AN AMOUNT EQUIVALENT TO THE PROCEEDS**

The General Meeting of Noteholders, deliberating in accordance with Article L. 228-65, I of the French *Code de commerce* and voting under the quorum and majority conditions required for the General Meeting,

having been informed of the following:

- the report of the Board of Directors of the Company in the French language;
  - the English translation of the report of the Board of Directors, provided for information purposes only;
  - the draft Resolutions;
  - the draft of the Amended and Restated Final Terms;
  - Gecina’s Green Bond Framework, available on the Company’s website ([accessible here](#));
  - the Second Party Opinion provided by ISS Corporate Solutions on Gecina’s Green Bond Framework, available on the Company’s website ([accessible here](#));
  - the Independent Auditor’s Report on the Green Bonds provided by EY related to the Allocation of an Amount Equivalent to the Proceeds, available on the Company’s website ([accessible here](#)); and
  - of the project presentation for investors, available on the Company’s website ([accessible here](#)),
1. agrees that an amount equivalent to the proceeds of the issuance of the Notes shall, from the date of approval of the Resolutions by the General Meeting, be allocated by the Company to the financing or the refinancing of a portfolio of green assets meeting the environmental criteria described in more detail in the Gecina’s Green Bond Framework (as amended and supplemented) available on the Company’s website ([accessible here](#)) (the “**Allocation of an Amount Equivalent to the Proceeds**”) and unconditionally approves the Allocation of an Amount Equivalent to the Proceeds in all its terms;

2. acknowledges that the approval of the Allocation of an Amount Equivalent to the Proceeds will not result in any amendment to the Terms and Conditions governing the Notes ; and
3. agrees to the consequential amendment, with effect from the date of adoption of the Resolutions by the General Meeting, (i) in respect of Tranche 1, of the section entitled “Use of Proceeds” in paragraph 4 of Part B of the Final Terms dated 28 June 2017, as follows:

#### **4 USE OF PROCEEDS**

As from the date of these Amended and Restated Final Terms, an amount equivalent to the proceeds from the issue of the Notes will be allocated by the Issuer to the financing or the refinancing of a portfolio of eligible green assets, as described in the Issuer’s Green Bond Framework (as amended and supplemented).

The Issuer’s Green Bond Framework received a second party opinion from ISS Corporate Solutions.

The Issuer’s Green Bond Framework and the second party opinion are available on the Issuer’s website (<https://www.gecina.fr/en/investors/financing/debts>).

and (ii) in respect of Tranche 2, of paragraph (i) of the section entitled “Use and estimated net amount of the Proceeds” in paragraph 4 of Part B of the Final Terms dated 28 October 2020, as follows:

#### **4 USE AND ESTIMATED NET AMOUNT OF THE PROCEEDS**

(i) Use of proceeds: As from the date of these Amended and Restated Final Terms, an amount equivalent to the proceeds from the issue of the Notes will be allocated by the Issuer to the financing or the refinancing of a portfolio of eligible green assets, as described in the Issuer’s Green Bond Framework (as amended and supplemented).

The Issuer’s Green Bond Framework received a second party opinion from ISS Corporate Solutions.

The Issuer’s Green Bond Framework and the second party opinion are available on the Issuer’s website (<https://www.gecina.fr/en/investors/financing/debts>).

### **SECOND RESOLUTION - DEPOSIT AT THE COMPANY’S REGISTERED OFFICE OF THE ATTENDANCE SHEET, THE POWERS OF THE NOTEHOLDERS VOTING BY PROXY, AND THE MINUTES OF THE GENERAL MEETING OF NOTEHOLDERS**

The General Meeting decides, in accordance with Article R. 228-74 1 of the French *Code de commerce*, that the attendance sheet, the powers of the Noteholders voting by proxy, and the minutes of this General Meeting shall be filed at the Company’s registered office in order to enable any Noteholder involved to exercise the right of communication granted to them by law.

### **THIRD RESOLUTION – POWERS FOR THE COMPLETION OF FORMALITIES**

In light of the foregoing, the General Meeting grants full powers to the holders of an original, copy, or extract of the minutes of this General Meeting in order to carry out all publication formalities, including the publication of the decisions of this General Meeting, of filings, and such other things as may be appropriate to carry out and may prove to be necessary for the purposes of Allocation of an Amount Equivalent to the Proceeds.

**AMENDED AND RESTATED FINAL TERMS DATED [6] MAY 2021**

**(THE FINAL TERMS)**

**THESE AMENDED AND RESTATED FINAL TERMS AMEND AND RESTATE THE FINAL TERMS DATED 28 JUNE 2017 (THE ORIGINAL FINAL TERMS) RELATING TO THE NOTES (AS DEFINED BELOW) FOR THE PURPOSE SOLELY OF AMENDING THE USE OF PROCEEDS OF THE NOTES SET OUT IN PARAGRAPH 4 OF PART B BELOW.**

**Final Terms dated 28 June 2017**



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**GECINA**

Issue of EUR 500,000,000 1.375 per cent. Notes due 30 June 2027  
under the Euro 8,000,000,000 Euro Medium Term Note  
Programme

Series No.: 13  
Tranche No.: 1  
Issue Price: 99.067 per cent.

Names of Dealers

**MORGAN STANLEY & CO. INTERNATIONAL PLC  
DEUTSCHE BANK AG, LONDON BRANCH  
BNP PARIBAS  
CREDIT AGRICOLE CORPORATE AND INVESTMENT  
BANK  
GOLDMAN SACHS INTERNATIONAL  
NATIXIS  
SOCIETE GENERALE  
CM-CIC MARKET SOLUTIONS  
HSBC  
ING BANK N.V., BELGIAN BRANCH  
J.P. MORGAN SECURITIES PLC**

## PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions (the “**Conditions**”) set forth in the Base Prospectus dated 13 March 2017 which received visa no. 17-093 from the *Autorité des marchés financiers* (“**AMF**”) in France on 13 March 2017 and the supplement to the Base Prospectus dated 26 June 2017 which received visa no. 17-299 from the AMF on 26 June 2017 which together constitute a base prospectus for the purposes of the Prospectus Directive (the “**Base Prospectus**”). The expression “**Prospectus Directive**” means Directive 2003/71/EC as amended, and includes any relevant implementing measure in the Relevant Member State. This document constitutes the Final Terms of the Notes described herein for the purposes of Article 5.4 of the Prospectus Directive and must be read in conjunction with such Base Prospectus. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus. The Base Prospectus (including any supplement hereto) is available for viewing on the websites of (a) the AMF ([www.amf-france.org](http://www.amf-france.org)) and (b) the Issuer ([www.gecina.fr](http://www.gecina.fr)) and during normal business hours at the registered office of Gecina and at the specified office of the Fiscal Agent or the Paying Agent where copies may be obtained.

<b>1</b>	<b>Issuer:</b>	Gecina
<b>2</b>	(i) <b>Series Number:</b>	13
	(ii) <b>Tranche Number:</b>	1
	(iii) <b>Date on which the Notes will be assimilated (assimilables) and form a single Series:</b>	Not Applicable
<b>3</b>	<b>Specified Currency or Currencies:</b>	EUR
<b>4</b>	<b>Aggregate Nominal Amount of Notes:</b>	
	(i) <b>Series:</b>	EUR 500,000,000
	(ii) <b>Tranche:</b>	EUR 500,000,000
<b>5</b>	<b>Issue Price:</b>	99.067 per cent. of the Aggregate Nominal Amount
<b>6</b>	<b>Specified Denomination(s):</b>	EUR 100,000
<b>7</b>	(i) <b>Issue Date:</b>	30 June 2017
	(ii) <b>Interest Commencement Date:</b>	Issue Date
<b>8</b>	<b>Maturity Date:</b>	30 June 2027
<b>9</b>	<b>Interest Basis:</b>	1.375 per cent. Fixed Rate (further particulars specified below)
<b>10</b>	<b>Redemption/Payment Basis:</b>	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
<b>11</b>	<b>Change of Interest Basis:</b>	Not Applicable
<b>12</b>	<b>Put/Call Options:</b>	Make-Whole Redemption by the Issuer Residual Call Option by the Issuer Restructuring Put Option Clean-up Call Option by the Issuer (further particulars specified below in items 20, 21, 22)



and 23)

- |           |  |  |
|-----------|--|--|
| <b>13</b> | (i) <b>Status of the Notes:</b>  | Unsubordinated Notes   |
|           | (ii) <b>Dates of the corporate authorisations for issuance of the Notes:</b> | Resolution of the Board of Directors ( <i>conseil d'administration</i> ) of the Issuer dated 23 February 2017, resolution of the Board of Directors ( <i>conseil d'administration</i> ) of the Issuer dated 20 June 2017 and decision ( <i>décision d'émission</i> ) of Mrs Méka Brunel, <i>Directeur Général</i> of the Issuer adopted on 27 June 2017 and executed on 28 June 2017 |
| <b>14</b> | <b>Method of distribution:</b>   | Syndicated   |

#### PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

- |           |                                       |   |
|-----------|---------------------------------------|---|
| <b>15</b> | <b>Fixed Rate Note Provisions:</b>    | Applicable  |
|           | (i) Rate of Interest:                 | 1.375 per cent. <i>per annum</i> payable annually in arrear           |
|           | (ii) Interest Payment Date(s):        | 30 June in each year  |
|           | (iii) Fixed Coupon Amount:            | EUR 1,375 per Note of EUR 100,000 Specified Denomination not adjusted |
|           | (iv) Broken Amount(s):                | Not Applicable  |
|           | (v) Day Count Fraction:               | Actual/Actual-ICMA  |
|           | (vi) Determination Dates:             | 30 June in each year  |
| <b>16</b> | <b>Floating Rate Note Provisions:</b> | Not Applicable  |
| <b>17</b> | <b>Zero Coupon Note Provisions:</b>   | Not Applicable  |

#### PROVISIONS RELATING TO REDEMPTION

- |           |   |   |
|-----------|---|---|
| <b>18</b> | <b>Call Option:</b>                         | Not Applicable  |
| <b>19</b> | <b>Put Option:</b>                          | Not Applicable  |
| <b>20</b> | <b>Make-Whole Redemption by the Issuer:</b> | Applicable  |
|           | (Condition 6(d))                            |   |
|           | (i) Notice period:                          | As provided in the Conditions   |
|           | (ii) Redemption Rate:                       | As provided in the Conditions   |
|           | (iii) Reference Security:                   | 0.25 per cent. Federal Government Bund of the Bundesrepublik Deutschland due February 2027 with reference code DE0001102416 |
|           | (iv) Reference Dealers:                     | As provided in the Conditions   |
|           | (v) Similar Security:                       | As provided in the Conditions, issued by the Bundesrepublik Deutschland   |
|           | (vi) Redemption Margin:                     | 0.20 per cent.  |

<b>21</b>	<b>Residual Call Option by the Issuer:</b> (Condition 6(e))	Applicable	
(i)	Initial Residual Call Option Date:	30 March 2027	
(ii)	Notice period:	As provided in the Conditions	
<b>22</b>	<b>Restructuring Put Option:</b>	Applicable	
<b>23</b>	<b>Clean-up Call Option by the Issuer:</b> (Condition 6(j))	Applicable	
<b>24</b>	<b>Final Redemption Amount of each Note:</b>	EUR 100,000 per Note of Denomination	EUR 100,000 Specified
<b>25</b>	<b>Early Redemption Amount:</b>		
(i)	Early Redemption Amount(s) of each Note payable on redemption for taxation reasons (Condition 6(i)), for illegality (Condition 6(m)) or on event of default (Condition 9):	EUR 100,000 per Note of Denomination	EUR 100,000 Specified
(ii)	Redemption for taxation reasons permitted on days other than Interest Payment Dates (Condition 6(i)):	Yes	
(iii)	Unmatured Coupons to become void upon early redemption (Materialised Notes only (Condition 7(f)):	Not Applicable	

#### GENERAL PROVISIONS APPLICABLE TO THE NOTES

<b>26</b>	<b>Form of Notes:</b>	Dematerialised Notes	
(i)	Form of Dematerialised Notes:	Bearer dematerialised form ( <i>au porteur</i> )	
(ii)	Registration Agent:	Not Applicable	
(iii)	Temporary Global Certificate:	Not Applicable	
<b>27</b>	<b>Financial Centre(s) for the purpose of Condition 7(h):</b>	Not Applicable	
<b>28</b>	<b>Talons for future Coupons or Receipts to be attached to Definitive Materialised Notes (and dates on which such Talons mature):</b>	Not Applicable	
<b>29</b>	<b>Details relating to Instalment Notes:</b>	Not Applicable	
<b>30</b>	<b>Redenomination, Renominalisation and reconventioning provisions:</b>	Not Applicable	
<b>31</b>	<b>Consolidation provisions:</b>	Not Applicable	
<b>32</b>	<b>Purchase in accordance with Article L. 213-0-1 and D. 213-1 A of the French Code monétaire et financier:</b>	Applicable	

- 33 Possibility to request identification information of the Noteholders as provided by Condition 1(a)(i): Applicable
- 34 *Masse*: Contractual *Masse* shall apply
- Name and address of the Representative: MASSQUOTE S.A.S.
- RCS 529 065 880 Nanterre
- 7 bis rue de Neuilly
- 92110 Clichy
- France
- Name and address of the alternate Representative:
- Gilbert Labachotte
- 8 Boulevard Jourdan
- 75014 Paris
- France
- The Representative will receive a remuneration of EUR 450 (VAT excluded)

## PURPOSE OF FINAL TERMS

These Final Terms comprise the final terms required for issue and admission to trading on Euronext Paris of the Notes described herein pursuant to the Euro 8,000,000,000 Euro Medium Term Note Programme of Gecina.

## RESPONSIBILITY

The Issuer accepts responsibility for the information contained in these Final Terms.

Signed on behalf of the Issuer:

By: .....  
Duly authorised

## PART B – OTHER INFORMATION

### 1 LISTING / ADMISSION TO TRADING

- |       |  |   |
|-------|--|---|
| (i)   | Listing(s):  | Euronext Paris  |
| (ii)  | Admission to trading:                                      | Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on Euronext Paris with effect from 30 June 2017. |
| (iii) | Estimate of total expenses related to admission to trading | EUR 7,300   |

### 2 RATINGS

- |          |  |
|----------|--|
| Ratings: | The Notes to be issued have been rated BBB+ by S&P and A3 by Moody's.<br><br>Each of S&P and Moody's is established in the European Union, is registered under Regulation (EC) No 1060/2009, as amended (the " <b>CRA Regulation</b> ") and is included in the list of registered credit rating agencies published by the European Securities and Markets Authority on its website ( <a href="http://www.esma.europa.eu/supervision/credit-rating-agencies/risk">www.esma.europa.eu/supervision/credit-rating-agencies/risk</a> ) in accordance with CRA Regulation. |
|----------|--|

### 3 INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

Save for any fees payable to the Managers in connection with the Issue of the Notes, so far as the Issuer is aware, no person involved in the offer 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 its affiliates in the ordinary course of business.

### 4 USE OF PROCEEDS

As from the date of these Amended and Restated Final Terms, an amount equivalent to the proceeds from the issue of the Notes will be allocated by the Issuer to the financing or the refinancing of a portfolio of eligible green assets, as described in the Issuer's Green Bond Framework (as amended and supplemented).

The Issuer's Green Bond Framework received a second party opinion from ISS Corporate Solutions.

The Issuer's Green Bond Framework and the second party opinion are available on the Issuer's website (<https://www.gecina.fr/en/investors/financing/debts>).

### 5 FIXED RATE NOTES ONLY – YIELD

- |                      |  |
|----------------------|--|
| Indication of yield: | 1.476 per cent.<br><br>The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield. |
|----------------------|--|

### 6 FLOATING RATE NOTES ONLY- HISTORIC INTEREST RATES

Not Applicable

## 7 OPERATIONAL INFORMATION

ISIN Code:	FR0013266350
Common Code:	164171965
Depositories:	
(i) Euroclear France to act as Central Depositary	Yes
(ii) Common Depositary for Euroclear and Clearstream Luxembourg	No
Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s):	Not Applicable
Delivery:	Delivery against payment
Names and addresses of initial Paying Agent(s):	Société Générale Securities Services 32, avenue du Champ de Tir CS 30812 44308 Nantes CEDEX 3 France
Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
The aggregate principal amount of Notes issued has been translated into Euro at the rate of [currency] [●] per Euro 1.00, producing a sum of:	Not Applicable

## 8 DISTRIBUTION

Method of distribution:	Syndicated
(i) If syndicated, names of Managers:	Deutsche Bank, AG, London Branch Morgan Stanley & Co. International, plc BNP Paribas Crédit Agricole Corporate and Investment Bank Goldman Sachs International Natixis Société Générale Crédit Industriel et Commercial S.A. HSBC Bank plc ING Bank NV, Belgian Branch J.P. Morgan Securities plc
(ii) Date of Subscription Agreement (if any):	28 June 2017
(iii) Stabilising Manager(s) (if any):	Morgan Stanley & Co. International, plc
If non-syndicated, name of Dealer:	Not Applicable

U.S. Selling Restrictions:

The Issuer is Category 2 for the purposes of Regulation S under the U.S. Securities Act of 1933, as amended.

TEFRA not applicable

**AMENDED AND RESTATED FINAL TERMS DATED [6] MAY 2021**

**(THE FINAL TERMS)**

**THESE AMENDED AND RESTATED FINAL TERMS AMEND AND RESTATE THE FINAL TERMS DATED 28 OCTOBER 2020 (THE ORIGINAL FINAL TERMS) RELATING TO THE NOTES (AS DEFINED BELOW) FOR THE PURPOSE SOLELY OF AMENDING THE USE OF PROCEEDS OF THE NOTES SET OUT IN PARAGRAPH 4 OF PART B BELOW.**

**MIFID II 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, taking into account the five (5) categories referred to in item 18 of the Guidelines published by European Securities and Markets Authority ("ESMA") on 5 February 2018 has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU on markets in financial instruments (as amended "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.

**PROHIBITION OF SALES TO EEA AND UK RETAIL INVESTORS** - The Notes are not intended to be offered, sold or otherwise made available to and, with effect from such date, should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("EEA") or 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 (11) of Article 4(1) of MiFID II; or (ii) a customer within the meaning of Directive (EU) 2016/97 on insurance distribution (as amended or superseded, the "IDD"), 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 or in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA or in the UK may be unlawful under the PRIIPs Regulation.

**Final Terms dated 28 October 2020**



**GECINA**

Issue of €200,000,000 1.375 per cent. Notes due 30 June 2027, to be assimilated (*assimilées*) and form a single series with the existing €500,000,000 1.375 per cent. Notes due 30 June 2027 issued on 30 June 2017

under the 8,000,000,000 Euro Medium Term Note Programme

Series No.: 13

Tranche No.: 2

Issue Price: 108.578 per cent.

CIC Market Solutions

Crédit Agricole CIB

IMI – Intesa Sanpaolo

Natixis

Santander Corporate & Investment Banking

As Joint Lead Managers

## PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions (the “**Conditions**”) set forth in the 2017 Base Prospectus (as defined in section “Documents incorporated by reference”) incorporated by reference in the Base Prospectus (as defined below). This document constitutes the Final Terms of the Notes described herein for the purposes of the Prospectus Regulation (as defined below) and must be read in conjunction with the base prospectus dated 29 July 2020 which received approval number 20-374 from the *Autorité des Marchés Financiers* (“**AMF**”) in France on 29 July 2020 and the first supplement to the base prospectus dated 22 October 2020 which received approval number 20-523 from the AMF on 22 October 2020, which together constitute a base prospectus for the purposes of the Prospectus Regulation (together, the “**Base Prospectus**”), including the Conditions which are incorporated by reference therein. The expression “**Prospectus Regulation**” means Regulation (EU) 2017/1129 as amended. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus. The Base Prospectus is available for viewing on the websites of (a) the AMF ([www.amf-france.org](http://www.amf-france.org)) and (b) the Issuer ([www.gecina.fr](http://www.gecina.fr)).

<b>1</b>	<b>Issuer:</b>	Gecina
<b>2</b>	(i) Series Number:	13
	(ii) Tranche Number:	2
	(iii) Date on which the Notes will be assimilated ( <i>assimilables</i> ) and form a single Series:	The Notes will be assimilated ( <i>assimilables</i> ) and form a single Series with the existing €500,000,000 1.375 per cent. Notes due 30 June 2027 issued on 30 June 2017 (the “ <b>Existing Notes</b> ”) as from the date of assimilation which is expected to be on or about forty (40) days after the Issue Date.
<b>3</b>	<b>Specified Currency or Currencies:</b>	Euro (€)
<b>4</b>	<b>Aggregate Nominal Amount of Notes:</b>	
	(i) Series:	€700,000,000
	(ii) Tranche:	€200,000,000
<b>5</b>	<b>Issue Price:</b>	108.578 per cent. of the Aggregate Nominal Amount of the Tranche plus an aggregate amount of €919,178.08 corresponding to the interest accrued from and including the Interest Commencement Date to but excluding the Issue Date.
<b>6</b>	<b>Specified Denomination(s):</b>	€100,000
<b>7</b>	(i) Issue Date:	30 October 2020
	(ii) Interest Commencement Date:	30 June 2020
<b>8</b>	<b>Maturity Date:</b>	30 June 2027
<b>9</b>	<b>Interest Basis:</b>	1.375 per cent Fixed Rate ( <i>further particulars specified below</i> )
<b>10</b>	<b>Redemption/Payment Basis:</b>	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
<b>11</b>	<b>Change of Interest Basis:</b>	Not Applicable



<b>12</b>	<b>Put/Call Options:</b>	Make-Whole Redemption  Residual Call Option  Restructuring Put Option  Clean-up Call Option  (further particulars specified below in items 21, 22, 23 and 24)
<b>13</b>	<b>(i) Status of the Notes:</b>	Unsubordinated Notes
	<b>(ii) Dates of the corporate authorisations for issuance of the Notes:</b>	Resolution of the Board of Directors ( <i>Conseil d'administration</i> ) of the Issuer dated 19 February 2020 and decision of Mrs. Méka Brunel, <i>Directrice Générale</i> of the Issuer dated 23 October 2020
<b>14</b>	<b>Method of distribution:</b>	Syndicated

#### PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

<b>15</b>	<b>Fixed Rate Note Provisions:</b>	Applicable
	(i) Rate of Interest:	1.375 per cent. <i>per annum</i> payable annually in arrear
	(ii) Interest Payment Date(s):	30 June in each year
	(iii) Fixed Coupon Amount:	€1,375 per Note of €100,000 Specified Denomination, not adjusted
	(iv) Broken Amount(s):	Not Applicable
	(v) Day Count Fraction:	Actual/Actual-ICMA
	(vi) Determination Dates:	30 June in each year
<b>16</b>	<b>Floating Rate Note Provisions:</b>	Not Applicable
<b>17</b>	<b>Inverse Floating Rate Notes Provisions:</b>	Not Applicable
<b>18</b>	<b>Zero Coupon Note Provisions:</b>	Not Applicable

#### PROVISIONS RELATING TO REDEMPTION

<b>19</b>	<b>Call Option:</b>	Not Applicable
<b>20</b>	<b>Put Option:</b>	Not Applicable
<b>21</b>	<b>Make-Whole Redemption:</b>	Applicable
	(Condition 6(d))	
	(i) Notice period:	As provided in the Conditions
	(ii) Reference Security:	0.25 per cent. Federal Government Bund of the Bundesrepublik Deutschland due February 2027 with reference code DE0001102416
	(iii) Reference Dealers:	As provided in the Conditions

	(iv) Similar Security:	As provided in the Conditions, issued by the Bundesrepublik Deutschland
	(v) Redemption Margin:	0.20 per cent.
<b>22</b>	<b>Residual Call Option:</b>	Applicable
	(Condition 6(e))	
	(i) Residual Call Option Date:	30 March 2027
	(ii) Notice period:	As provided in the Conditions
<b>23</b>	<b>Restructuring Put Option:</b>	Applicable
<b>24</b>	<b>Clean-up Call Option:</b>	Applicable
	(Condition 6(j))	
<b>25</b>	<b>Final Redemption Amount of each Note:</b>	€100,000 per Note of €100,000 Specified Denomination
<b>26</b>	<b>Early Redemption Amount:</b>	
	(i) Early Redemption Amount(s) of each Note payable on redemption for taxation reasons (Condition 6(i)), for illegality (Condition 6(m)) or on event of default (Condition 9):	€100,000 per Note of €100,000 Specified Denomination
	(ii) Redemption for taxation reasons permitted on days other than Interest payment Dates (Condition 6(i)):	Yes
	(iii) Unmatured Coupons to become void upon early redemption (Materialised Notes only (Condition 7(f))):	Not Applicable

#### GENERAL PROVISIONS APPLICABLE TO THE NOTES

<b>27</b>	<b>Form of Notes:</b>	Dematerialised Notes
	(i) Form of Dematerialised Notes:	Bearer dematerialised form ( <i>au porteur</i> )
	(ii) Registration Agent:	Not Applicable
	(iii) Temporary Global Certificate:	Not Applicable
<b>28</b>	<b>Financial Centre(s) for the purpose of Condition 7(h):</b>	Not Applicable
<b>29</b>	<b>Talons for future Coupons or Receipts to be attached to Definitive Materialised Notes (and dates on which such Talons mature):</b>	Not Applicable
<b>30</b>	<b>Details relating to Instalment Notes:</b>	Not Applicable
<b>31</b>	<b>Redenomination, renominatisation and reconventioning provisions:</b>	Not Applicable
<b>32</b>	<b>Consolidation provisions:</b>	Not Applicable

- |    |  |   |
|----|--|---|
| 33 | Possibility to request identification information of the Noteholders as provided by Condition 1(a)(i): | Applicable  |
| 34 | <i>Masse</i> :   | Contractual <i>Masse</i> shall apply                                  |
|    |  | Name and address of the Representative: MASSQUOTE S.A.S.              |
|    |  | RCS 529 065 880 Nanterre  |
|    |  | 7 bis rue de Neuilly  |
|    |  | 92110 Clichy  |
|    |  | France  |
|    |  | The Representative will receive a remuneration of €450 (VAT excluded) |

## PURPOSE OF FINAL TERMS

These Final Terms comprise the final terms required for issue and admission to trading on Euronext Paris of the Notes described herein pursuant to the Euro 8,000,000,000 Euro Medium Term Note Programme of Gecina.

## RESPONSIBILITY

The Issuer accepts responsibility for the information contained in these Final Terms.

Signed on behalf of the Issuer:

By: .....  
Duly authorised

## PART B – OTHER INFORMATION

### 1 LISTING / ADMISSION TO TRADING

- (i) Listing(s): Euronext Paris
- The Existing Notes are already admitted to trading on Euronext Paris.
- (ii) Admission to trading: Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on Euronext Paris with effect from the Issue Date.
- (iii) Estimate of total expenses related to admission to trading €5,300

### 2 RATINGS

- Ratings: The Notes to be issued have been rated:
- S & P: A-
- Moody's: A3
- Each of S & P and Moody's is established in the European Union, is registered under Regulation (EC) No 1060/2009, as amended (the "CRA Regulation") and is included in the list of registered credit rating agencies published by the European Securities and Markets Authority on its website ([www.esma.europa.eu/supervision/credit-rating-agencies/risk](http://www.esma.europa.eu/supervision/credit-rating-agencies/risk)) in accordance with CRA Regulation.

### 3 INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

Save for any fees payable to the Joint Lead Managers in connection with the Issue of the Notes, so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The Joint Lead 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 its affiliates in the ordinary course of business.

### 4 USE AND ESTIMATED NET AMOUNT OF THE PROCEEDS

- (i) Use of proceeds: As from the date of these Amended and Restated Final Terms, an amount equivalent to the proceeds from the issue of the Notes will be allocated by the Issuer to the financing or the refinancing of a portfolio of eligible green assets, as described in the Issuer's Green Bond Framework (as amended and supplemented).
- The Issuer's Green Bond Framework received a second party opinion from ISS Corporate Solutions.
- The Issuer's Green Bond Framework and the second party opinion are available on the Issuer's website (<https://www.gecina.fr/en/investors/financing/debts>).
- (ii) Estimated net amount of proceeds: €217,435,178.08

## 5 **FIXED RATE NOTES ONLY – YIELD**

Indication of yield: 0.084 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 **FLOATING RATE NOTES ONLY- INFORMATION ON FLOATING RATE NOTES**

Not Applicable

## 7 **NOTES LINKED TO A BENCHMARK ONLY – BENCHMARK**

Not Applicable

## 8 **OPERATIONAL INFORMATION**

ISIN Code: Permanent ISIN Code: FR0013266350  
Temporary ISIN Code: FR0014000C73

Common Code: Permanent Common Code: 164171965  
Temporary Common Code: 225044104

Depositories:

(i) Euroclear France to act as Central Depositary Yes

(ii) Common Depositary for Euroclear and Clearstream No

Any clearing system(s) other than Euroclear and Clearstream and the relevant identification number(s): Not Applicable

Delivery: Delivery against payment

Names and addresses of initial Paying Agent(s): Société Générale Securities Services  
32, avenue du Champ de Tir CS 30812  
44308 Nantes CEDEX 3  
France

Names and addresses of additional Paying Agent(s) (if any): Not Applicable

The aggregate principal amount of Notes issued has been translated into Euro at the rate of [currency] [●] per Euro 1.00, producing a sum of: Not Applicable

## 9 **DISTRIBUTION**

(a) Method of distribution: Syndicated

(i) If syndicated, names of Joint Lead Managers: Banco Santander, S.A.  
Crédit Agricole Corporate and Investment Bank  
Crédit Industriel et Commercial S.A.  
Intesa Sanpaolo S.p.A.  
Natixis

(ii) Date of Subscription Agreement (if any): 28 October 2020

- (iii) Stabilising Manager(s) (if any): Crédit Agricole Corporate and Investment Bank
- (b) If non-syndicated, name of Dealer: Not Applicable
- (c) U.S. Selling Restrictions: The Issuer is Category 2 for the purposes of Regulation S under the U.S. Securities Act of 1933, as amended.
- TEFRA not applicable