

**First Supplement dated 23 July 2025  
to the Base Prospectus dated 24 June 2025**



**GECINA**

(A *société anonyme* established under the laws of the Republic of France)

**Euro 8,000,000,000  
Euro Medium Term Note Programme**

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This first supplement (the **First Supplement**) is supplemental to, and should be read in conjunction with, the base prospectus dated 24 June 2025, which was granted the approval no. 25-235 on 24 June 2025 by the *Autorité des Marchés Financiers* (the **AMF**) (the **Base Prospectus**) prepared by Gecina (the **Issuer** or **Gecina**) with respect to its Euro 8,000,000,000 Euro Medium Term Note Programme (the **Programme**).

The Base Prospectus as supplemented constitutes a base prospectus in accordance with Article 8 of Regulation (EU) 2017/1129, as amended or superseded (the **Prospectus Regulation**).

Application has been made for approval of this First Supplement to the AMF in its capacity as competent authority pursuant to the Prospectus Regulation.

Unless the context otherwise requires, terms defined in the Base Prospectus shall have the same meanings when used in this First Supplement.

To the extent that there is any inconsistency between (a) any statement in this First Supplement and (b) any other statement in, or incorporated by reference in, the Base Prospectus, the statement in (a) above will prevail.

This First Supplement has been prepared pursuant to Article 23.1 of the Prospectus Regulation, for the purposes of giving information which amends or is additional to the information already contained in the Base Prospectus.

This First Supplement has been prepared for the purposes of:

- incorporating by reference the Amendment to the 2024 Universal Registration Document; and
- updating paragraphs (3), (9)(ii) and (12) of the “General Information” section of the Base Prospectus.

Copies of this First Supplement, the Base Prospectus and any documents incorporated by reference therein will be available 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)).

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## DOCUMENTS INCORPORATED BY REFERENCE

The section entitled “**Documents Incorporated by Reference**” on pages 26 to 30 of the Base Prospectus is amended as follows:

- The list of the documents incorporated by reference contained on page 26 of the Base Prospectus is updated by the addition of the following paragraph (a), the numbering of former paragraphs (a) to (c) being amended accordingly:

“(a) the sections referred to in the table below of the French language *Amendement au Document d'enregistrement universel* of the Issuer which was filed with the AMF on 23 July 2025 under the registration number no. D.25-0053-A01 (the “**Amendment to the 2024 Universal Registration Document**”), which includes the interim consolidated financial statements of the Issuer for the half year ended 30 June 2025 ([https://www.gecina.fr/sites/default/files/2025-07/gecina\\_-\\_rapport\\_semestriel\\_2025.pdf](https://www.gecina.fr/sites/default/files/2025-07/gecina_-_rapport_semestriel_2025.pdf));”

- The fourth paragraph on page 26 and the first paragraph on page 27 of the Base Prospectus are deleted and replaced by the following:

“For information purposes only, free translations in the English language of the 2023 Universal Registration Document, the 2024 Universal Registration Document and the Amendment to the 2024 Universal Registration Document, which are not incorporated by reference in this Base Prospectus, are available on the Issuer's website ([www.gecina.fr](http://www.gecina.fr)). The only binding versions are the French language versions.

Any statement contained in the 2023 Universal Registration Document, the 2024 Universal Registration Document and the Amendment to the 2024 Universal Registration Document shall be deemed to be modified or superseded for the purpose of this Base Prospectus to the extent that a statement contained herein modifies or supersedes such earlier statement (whether expressly, by implication or otherwise). Any statement so modified or superseded shall not be deemed, except as so modified or superseded, to constitute a part of this Base Prospectus. Statements contained in any Supplement (or contained in any document incorporated by reference therein) published in accordance with section headed “Supplement to the Base Prospectus” of this Base Prospectus shall, to the extent applicable (whether expressly, by implication or otherwise), be deemed to modify or supersede statements contained in this Base Prospectus or in a document which is incorporated by reference in this Base Prospectus.”

- The cross-reference table set out on pages 27 to 30 of the Base Prospectus is deleted in its entirety and replaced with the following:

<i>Annex VII of the Commission Delegated Regulation (EU) 2019/980 of 14 March 2019 (as amended) – Registration document for wholesale non-equity securities</i>		
	Information incorporated by reference	Page no. in the relevant document
<b>3.</b>	<b>RISK FACTORS</b>	
<b>3.1</b>	<p>A description of the material risks that are specific to the issuer and that may affect the issuer’s ability to fulfil its obligations under the securities, in a limited number of categories, in a section headed ‘<i>Risk Factors</i>’.</p> <p>In each category the most material risks, in the assessment of the issuer, offeror or person asking for admission to trading on a regulated market, taking into account the negative impact on the issuer and the probability of their occurrence, shall be set out first. The risk factors shall be corroborated by the content of the registration document.</p>	p. 81 to 91 in 2024 Universal Registration Document

<b>4.</b>	<b>INFORMATION ABOUT THE ISSUER</b>	
<b>4.1</b>	<b><u>History and development of the Issuer</u></b>	
<b>4.1.1</b>	The legal and commercial name of the Issuer	p. 339 in 2024 Universal Registration Document
<b>4.1.2</b>	The place of registration of the Issuer, its registration number and legal entity identifier ("LEI").	p. 339 in 2024 Universal Registration Document
<b>4.1.3</b>	The date of incorporation and length of life of the Issuer, except where the period is indefinite.	p. 339 in 2024 Universal Registration Document
<b>4.1.4</b>	The domicile and legal form of the Issuer, the legislation under which the Issuer operates, its country of incorporation, the address, telephone number of its registered office (or principal place of business if different from its registered office) and website of the Issuer, if any, with a disclaimer that the information on the website does not form part of the prospectus unless that information is incorporated by reference into the prospectus.	p. 339 in 2024 Universal Registration Document
<b>4.1.5</b>	Any recent events particular to the Issuer and which are to a material extent relevant to the evaluation of the Issuer's solvency.	p. 57 to 64, 207 and 245 in 2024 Universal Registration Document
<b>5.</b>	<b>BUSINESS OVERVIEW</b>	
<b>5.1</b>	<b><u>Principal activities</u></b>	
<b>5.1.1</b>	A brief description of the issuer's principal activities stating the main categories of products sold and/or services performed.	p. 7 to 31 in 2024 Universal Registration Document  p. 12 to 29 and 45 in Amendment to the 2024 Universal Registration Document
<b>6.</b>	<b>ORGANISATIONAL STRUCTURE</b>	
<b>6.1</b>	If the issuer is part of a group, a brief description of the group and the issuer's position within the group. This may be in the form of, or accompanied by, a diagram of the organisational structure if this helps to clarify the structure.	p. 208 to 211 in 2024 Universal Registration Document  p. 45 to 49 in Amendment to the 2024 Universal Registration Document
<b>9.</b>	<b>ADMINISTRATIVE, MANAGEMENT, AND SUPERVISORY BODIES</b>	
<b>9.1</b>	Names, business addresses and functions within the issuer of the following persons and an indication of the principal activities performed by them outside of that issuer where these are significant with respect to that issuer:  (a) members of the administrative, management or supervisory bodies;	p. 155 to 168 and 296 to 301 in 2024 Universal Registration Document  p. 32 to 34 in Amendment to the 2024 Universal Registration Document
<b>9.2</b>	Administrative, management, and supervisory bodies conflicts of interests.  Potential conflicts of interests between any duties to the issuer, of the persons referred to in item 9.1, and their private interests and or other duties must be clearly stated. In the event that there are no such conflicts, a statement to that effect must be made.	p. 154 in 2024 Universal Registration Document

<b>10.</b>	<b>MAJOR SHAREHOLDERS</b>	
<b>10.1</b>	To the extent known to the issuer, state whether the issuer is directly or indirectly owned or controlled and by whom and describe the nature of such control and describe the measures in place to ensure that such control is not abused.	<p>p. 230, 279, 280 and 285 in 2024 Universal Registration Document</p> <p>p. 68 in Amendment to the 2024 Universal Registration Document</p>
<b>10.2</b>	A description of any arrangements, known to the issuer, the operation of which may at a subsequent date result in a change in control of the issuer.	p. 285 in 2024 Universal Registration Document
<b>11.</b>	<b>FINANCIAL INFORMATION CONCERNING THE ISSUER'S ASSETS AND LIABILITIES, FINANCIAL POSITION AND PROFITS AND LOSSES</b>	
<b>11.1</b>	<b><u>Historical financial information</u></b>	
<b>11.1.1</b>	Historical financial information covering the latest two financial years (at least 24 months) or such shorter period as the issuer has been in operation and the audit report in respect of each year.	
	<b><i>Consolidated financial statements 2023:</i></b>	
		<p>p. 209 to 252 in 2023 Universal Registration Document</p> <p>audit report: p. 351 to 353</p>
	<b><i>Non-consolidated financial statements 2023:</i></b>	
		<p>p. 253 to 272 in 2023 Universal Registration Document</p> <p>audit report: p. 354 to 356</p>
	<b><i>Consolidated financial statements 2024:</i></b>	
		<p>p. 199 to 237 in 2024 Universal Registration Document</p> <p>audit report: p. 332 to 334</p>
	<b><i>Non-consolidated financial statements 2024:</i></b>	
		<p>p. 239 to 258 in 2024 Universal Registration Document</p> <p>audit report: p. 335 to 337</p>
	<b><i>Consolidated financial statements first half of 2025:</i></b>	
		<p>p. 38 to 75 in Amendment to the 2024 Universal Registration Document</p> <p>limited review report: p. 78</p>
<b>11.1.3</b>	Accounting standards	
	The financial information must be prepared according to International Financial Reporting Standards as endorsed in the Union based on Regulation (EC) No 1606/2002.	
	<b><i>Consolidated financial statements 2023:</i></b>	
		p. 218 in 2023 Universal Registration Document
	<b><i>Non-consolidated financial statements 2023:</i></b>	
		p. 258 in 2023 Universal Registration Document
	<b><i>Consolidated financial statements 2024:</i></b>	
		p. 207-208 in 2024 Universal Registration Document

	<b><i>Non-consolidated financial statements 2024:</i></b>	
		p. 245 in 2024 Universal Registration Document
	<b><i>Consolidated financial statements first half of 2025:</i></b>	
		p. 45 in Amendment to the 2024 Universal Registration Document
<b>11.1.4</b>	Where the audited financial information is prepared according to national accounting standards, the financial information must include at least the following:	
	<b><i>Non-consolidated financial statements 2023:</i></b>	
	(a) the balance sheet;	p. 254 and 255 in 2023 Universal Registration Document
	(b) the income statement;	p. 256 in 2023 Universal Registration Document
	(c) the accounting policies and explanatory notes.	p. 257 to 271 in 2023 Universal Registration Document
	<b><i>Non-consolidated financial statements 2024:</i></b>	
	(a) the balance sheet;	p. 241 and 242 in 2024 Universal Registration Document
	(b) the income statement;	p. 243 in 2024 Universal Registration Document
	(c) the accounting policies and explanatory notes.	p. 244 to 258 in 2024 Universal Registration Document
<b>11.1.5</b>	Consolidated financial statements  If the issuer prepares both stand-alone and consolidated financial statements, include at least the consolidated financial statements in the registration document.	p. 209 to 250 in 2023 Universal Registration Document  p. 201 to 237 in 2024 Universal Registration Document  p. 38 to 75 in Amendment to the 2024 Universal Registration Document
<b>11.1.6</b>	Age of financial information  The balance sheet date of the last year of audited financial information may not be older than 18 months from the date of the registration document.	p. 201 and 202 in 2024 Universal Registration Document
<b>11.2</b>	<b><u>Auditing of historical annual financial information</u></b>	
<b>11.2.1</b>	The historical financial information must be independently audited. The audit report shall be prepared in accordance with the Directive 2006/43/EC and Regulation (EU) No 537/2014.	p. 351 to 356 in 2023 Universal Registration Document  p. 332 to 337 in 2024 Universal Registration Document  p. 78 in Amendment to the 2024 Universal Registration Document (limited review report)
<b>11.2.2</b>	Indication of other information in the registration document which has been audited by the auditors.	p. 357 in 2023 Universal Registration Document  p. 338 in 2024 Universal Registration Document
<b>11.3</b>	<b><u>Legal and arbitration proceedings</u></b>	
<b>11.3.1</b>	Information on any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Issuer is aware), during a period covering at least the previous 12 months which may have, or	p. 232 in 2024 Universal Registration Document  p. 70 in Amendment to the 2024 Universal Registration Document

	have had in the recent past significant effects on the Issuer and/or group's financial position or profitability, or provide an appropriate negative statement.	
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## GENERAL INFORMATION

The section “**General Information**” on pages 104 to 107 of the Base Prospectus is amended as follows:

- the paragraph (3) on page 104 of the Base Prospectus is deleted in its entirety and replaced by the following:

“(3) *No Significant Change in the Financial Position or Financial Performance of the Issuer*

There has been no significant change in the financial position or financial performance of the Issuer or of the Group since 30 June 2025.”;

- the declaration set out in paragraph (6) entitled “*Legal and Arbitration Proceedings*” on page 104 of the Base Prospectus is reiterated as at the date of this First Supplement;
- the paragraph (9)(ii) on page 105 of the Base Prospectus is deleted in its entirety and replaced by the following:

“(ii) a copy of the Documents Incorporated by Reference, which comprise the 2023 Universal Registration Document, the 2024 Universal Registration Document and the Amendment to the 2024 Universal Registration Document, together with any supplement to the Documents Incorporated by Reference;”;

- the paragraph (12) on pages 105 and 106 of the Base Prospectus is deleted in its entirety and replaced by the following:

“(12) *Statutory Auditors*

KPMG S.A., 2 avenue Gambetta Tour Eqho, CS 60055 92066 Paris-La-Défense Cedex France and PricewaterhouseCoopers Audit, 63 rue de Villiers, 92208 Neuilly-sur-Seine Cedex, France have audited and rendered an unqualified audit report on the consolidated financial statements of the Issuer for the financial years ended 31 December 2023 and 2024 and have rendered a limited review report on the interim consolidated financial statements of the Issuer for the half year ended 30 June 2025.

PricewaterhouseCoopers Audit and KPMG S.A. belong to the *Compagnie Régionale des Commissaires aux Comptes de Versailles*.”; and

- the declaration set out in paragraph (16) entitled “*Conflicts of interests*” on page 106 of the Base Prospectus is reiterated as at the date of this First Supplement.



## PERSON RESPONSIBLE FOR THE FIRST SUPPLEMENT

### Person assuming responsibility for this First Supplement

Mr. Nicolas Dutreuil, *Directeur Général Adjoint en charge des Finances*

### Declaration by person responsible for this First Supplement

I hereby certify that the information contained in this First Supplement is, to the best of my knowledge, in accordance with the facts and contains no omission likely to affect its import.

Paris, 23 July 2025

### GECINA

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Duly represented by:

Mr. Nicolas Dutreuil, *Directeur Général Adjoint en charge des Finances*



This First Supplement has been approved on 23 July 2025 by the AMF, in its capacity as competent authority under Regulation (EU) 2017/1129, as amended.

The AMF has approved this First Supplement after having verified that the information it contains is complete, coherent and comprehensible within the meaning of Regulation (EU) 2017/1129, as amended. The approval does not imply verification of the accuracy of this information by the AMF.

This approval is not a favourable opinion on the Issuer and on the quality of the Notes described in this First Supplement. Investors should make their own assessment of the opportunity to invest in such Notes.

This First Supplement has received the following approval number: 25-309.