SUPPLEMENT DATED 17 SEPTEMBER 2026 TO THE BASE PROSPECTUS DATED 9 JUNE 2026

Aroundtown SA

(a public limited liability company (société anonyme) established under the laws of the Grand Duchy of Luxembourg, having its registered office at 37, Boulevard Joseph II, L-1840 Luxembourg, Grand Duchy of Luxembourg and registered with the Luxembourg Trade and Companies Register (Registre de Commerce et des Sociétés) under number B217868)

Aroundtown Finance S.à r.l.

(a private limited liability company (société à responsabilité limitée) incorporated under the laws of the Grand Duchy of Luxembourg, having its registered office at 37, Boulevard Joseph II, L-1840 Luxembourg, Grand Duchy of Luxembourg and registered with the Luxembourg Trade and Companies Register (Registre de Commerce et des Sociétés) under number B284284)

€15,000,000,000
Euro Medium Term Note Programme

This Supplement (the "**Supplement**") to the Base Prospectus dated 9 June 2026 (the "**Base Prospectus**"), which comprises a base prospectus for the purposes of the Prospectus Regulation, constitutes a supplement to the prospectus for the purposes of Article 23 (1) of the Prospectus Regulation and is prepared in connection with the €15,000,000,000 Euro Medium Term Note Programme established by Aroundtown SA (in its capacity as Issuer, "**Aroundtown SA**", and in its capacity as guarantor of Notes issued by Aroundtown Finance (as defined below), the "**Guarantor**") and Aroundtown Finance S.à r.l. ("**Aroundtown Finance**" and, together with Aroundtown SA, the "**Issuers**" and each an "**Issuer**"). Terms defined in the Base Prospectus have the same meaning when used in this Supplement. When used in this Supplement, "**Prospectus Regulation**" means Regulation (EU) 2017/1129.

This Supplement has been approved by the *Luxembourg Commission de Surveillance du Secteur Financier* (the "**CSSF**"), as competent authority under the Prospectus Regulation. The CSSF only approves this Supplement as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation and gives no undertakings as to the economic and financial soundness of the transaction or the quality or solvency of the Issuer in line with the provisions of article 6(4) of the Luxembourg act relating to prospectuses for securities (*loi relative aux prospectus pour valeurs mobilières*) dated 16 July 2019. Such approval should not be considered as an endorsement of the Issuers or the Guarantor or the quality of the Notes that are the subject of the Base Prospectus and investors should make their own assessment as to the suitability of investing in the Notes.

This Supplement is supplemental to, and should be read in conjunction with, the Base Prospectus and any other supplements to the Base Prospectus issued by the Issuers and the Guarantor.

Aroundtown SA accepts responsibility for the information contained in this Supplement. To the best of the knowledge of Aroundtown SA, the information contained in this Supplement is in accordance with the facts and does not omit anything likely to affect the import of such information.

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

Save as disclosed in this Supplement, there has been no other significant new factor, material mistake or material inaccuracy relating to information included in the Base Prospectus which may affect the assessment of any Notes since the publication of the Base Prospectus.

Purpose of the Supplement

The purpose of this Supplement is to (i) incorporate by reference the unaudited interim consolidated financial statements of Aroundtown SA as at and for the six-month period ended 30 June 2026; (ii) make certain amendments to the disclosure relating to Alternative Performance Measures of Aroundtown SA; and (iii) make certain amendments to the section entitled "General Information" in the Base Prospectus.

Interim Consolidated Report as at and for the six-month period ended 30 June 2026 of Aroundtown SA

On 26 August 2026, Aroundtown SA published its unaudited interim consolidated report as at and for the six-month period ended 30 June 2026 (the "**Aroundtown SA H1 2026 Financial Statements**") on its website at: https://www.aroundtown.de/aroundtown.de/Data_Objects/Downloads/Financial_Reports/H1_2026_Financials/AT_Q2_2026.pdf.

By virtue of this Supplement, the Aroundtown SA H1 2026 Financial Statements are incorporated in, and form part of, the Base Prospectus including the information set out at the following pages in particular, and the following paragraphs shall be deemed to be inserted immediately after item (m) on page 87 of the Base Prospectus:

"(n) the unaudited interim consolidated report as at and for the six-month period ended 30 June 2026 (the "**Aroundtown SA H1 2026 Financial Statements**") of Aroundtown SA, which is published on the website of Aroundtown SA (https://www.aroundtown.de/aroundtown.de/Data_Objects/Downloads/Financial_Reports/H1_2026_Financials/AT_Q2_2026.pdf) including the information set out at the following pages in particular:

Board of Directors' Report	Pages 3 to 45
Alternative Performance Measures	Pages 38 to 44
Interim Consolidated Statement of Profit or Loss	Page 48
Interim Consolidated Statement of Other Comprehensive Income	Page 49
Interim Consolidated Statement of Financial Position	Pages 50 to 51
Interim Consolidated Statement of Changes in Equity	Pages 52 to 53
Interim Consolidated Statement of Cash Flows	Pages 54 to 55
Notes to the Interim Consolidated Financial Statements	Pages 56 to 65

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Copies of the Base Prospectus, this Supplement and all documents incorporated by reference in the Base Prospectus (including by virtue of this Supplement) will be available for viewing on the website of Aroundtown SA (https://www.aroundtown.de/investor-relations/) and the website of the Luxembourg Stock Exchange (www.luxse.com).

Alternative Performance Measures

By virtue of this Supplement, the following paragraphs shall be deemed to be inserted immediately at the end of the section entitled "Alternative Performance Measures of Aroundtown SA" on page 88 of the Base Prospectus:

"According to the ESMA Guidelines on Alternative Performance Measures ("**APMs**"), Aroundtown SA considers the following information presented in the Aroundtown SA H1 2026 Financial Statements as APMs: Adjusted EBITDA, FFO I (Funds from Operations I) and FFO I per share, FFO II (Funds from Operations II), Rental Yield, Rent Multiple, LTV (Loan-to-Value), Equity Ratio, Unencumbered Assets Ratio, ICR (Interest Cover Ratio), EPRA NRV (EPRA Net Reinstatement Value) and EPRA NRV per share, EPRA NTA (EPRA Net Tangible Assets) and EPRA NTA per share, EPRA NDV (EPRA Net Disposal Value) and EPRA NDV per share, EPRA LTV (EPRA Loan-to-Value), EPRA Vacancy and EPRA Vacancy including HFS and JV. All APMs used by Aroundtown SA relate to its or the Group's past performance. Aroundtown SA believes that these measures are useful in evaluating the Group's operative performance, the net value of the Group's portfolio, and the level of indebtedness and of cashflows generated by the Group's business, because a number of companies, in particular in the real estate sector, also publish these figures.

For the definitions and a reconciliation of certain of these APMs, their components as well as their basis of calculation, see the following pages of the Aroundtown SA H1 2026 Financial Statements:

Aroundtown SA H1 2026 Financial Statements	Page 38	Adjusted EBITDA
	Page 39	FFO I and FFO I per share
	Page 39	FFO II
	Page 40	Rental Yield
	Page 40	Rent Multiple
	Page 40	LTV
	Page 40	Equity Ratio
	Page 40	Unencumbered Assets Ratio
	Page 41	Interest Cover Ratio (ICR)
	Page 41	EPRA NRV and EPRA NRV per share
	Page 42	EPRA NTA and EPRA NTA per share
	Page 42	EPRA NDV and EPRA NDV per share
	Page 43	EPRA LTV
	Page 44	EPRA Vacancy and EPRA Vacancy including HFS and JV Calculation"

General Information

The first paragraph under the heading "Significant Change in the Financial Performance or Position" on page 292 of the Base Prospectus shall be deemed to be updated and superseded by the following paragraph:

"There has been no significant change in the financial performance or position of Aroundtown SA since 30 June 2026."