

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the **EEA**). For these purposes, a **retail investor** means a person who is one (or both) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended or superseded, **MiFID II**); or (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended, **the Insurance Distribution Directive**), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently, no key information document required by Regulation (EU) No 1286/2014 (as amended or superseded, **the PRIIPs Regulation**) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (the **UK**). For these purposes, a **retail investor** means a person who is one (or both) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018, as amended, (the **EUWA**); or (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the **UK PRIIPs Regulation**) for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

UK MiFIR 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 has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook (**COBS**), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA (**UK MiFIR**); 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 the FCA Handbook Product Intervention and Product Governance Sourcebook (the **UK MiFIR Product Governance Rules**) 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.

21 November 2025

bLEND Funding Plc

Legal entity identifier (LEI): 213800Y8TMLUT9SN1E94

**Issue of £250,000,000 5.260 per cent. Secured Notes due 2032/2034
(to be consolidated and form a single series with the existing
£410,000,000 5.260 per cent. Secured Notes due 2032/2034
issued on 11 June 2025)
under the £3,000,000,000
Secured Euro Medium Term Note Programme**

PART A – CONTRACTUAL TERMS

This document constitutes the Pricing Supplement for the Notes described herein. This document must be read in conjunction with the Programme Memorandum dated 25 March 2025 (the **Programme Memorandum**). Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of this Pricing Supplement and the Programme Memorandum. The Programme Memorandum has been published on regulatory news service maintained by the London Stock Exchange (www.londonstockexchange.com/exchange/news/market-news/market-news-home.html).

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the **Conditions**) set forth in the Programme Memorandum.

1. Issuer: bLEND Funding Plc
2. (a) Series Number: 8
- (b) Tranche Number: 2
- (c) Date on which the Notes will be consolidated and form a single Series: The Notes will be consolidated and form a single Series with the £410,000,000 5.260 per cent. Secured Notes due 2032/2034 (the **Existing Notes**) issued on 11 June 2025 on exchange of the Temporary Global Note for interests in the Permanent Global Note, as referred to in paragraph 16 below, which is expected to occur on or about 4 January 2026.
3. Aggregate Principal Amount:
 - (a) Series: £660,000,000
 - (b) Tranche: £250,000,000
4. Issue Price: 101.439 per cent. of the Aggregate Principal Amount plus accrued interest from and including 11 June 2025 to but excluding the Issue Date.
5. (a) Specified Denominations: £100,000 and integral multiples of £1,000 in excess thereof up to and including £199,000. No Notes in definitive form will be issued with a denomination above £199,000.
- (b) Calculation Amount for Notes in definitive form (and in relation to calculation of interest in global form see Conditions): £1,000
6. Trade Date: 18 November 2025
7. (a) Issue Date: 25 November 2025
- (b) Interest Commencement Date: 11 June 2025
8. (a) Legal Maturity Date: 11 June 2034
- (b) Expected Maturity Date: 11 June 2032

9. Interest Basis: 5.260 per cent. Fixed Rate
10. Redemption/Payment Basis: Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Expected Maturity Date or such later date subject to, and in accordance with, Condition 9.1 (*Redemption at maturity*) at 100 per cent. of their principal amount.
- (further particulars specified below)
11. Date Board approval for issuance of Notes obtained: 13 March 2025

PROVISIONS RELATING TO INTEREST PAYABLE

12. Fixed Rate Note Provisions Applicable
- (a) Rate(s) of Interest: 5.260 per cent. per annum payable in arrear on each Interest Payment Date
- (b) Interest Payment Date(s): 11 June and 11 December in each year up to and including the Legal Maturity Date (subject to Condition 8.5 (*Payments*))
- (c) Fixed Coupon Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions): £26.30 per Calculation Amount
- (d) Broken Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions): Not Applicable
- (e) Day Count Fraction: Actual/Actual (ICMA)
- (f) Determination Date(s): 11 June and 11 December in each year
13. Floating Rate Note Provisions Not Applicable

PROVISIONS RELATING TO REDEMPTION

14. Issuer Call: Applicable
- (a) Optional Redemption Date(s): At any time
- (b) Optional Redemption Amount and method, if any, of calculation of such amount(s): In relation to Condition 9.2(a) (*Redemption at the option of the Issuer (Issuer Call)*): par
- In relation to Condition 9.2(c) (*Redemption at the option of the Issuer (Issuer Call)*): Spens Amount
- (c) If Spens Amount is applicable:
- (i) Benchmark Gilt: 4¼% Treasury Stock 2032

- | | | | |
|-----|------|----------------------------|--|
| | (ii) | Spens Margin: | 0.15 per cent. |
| (d) | | If redeemable in part: | |
| | (i) | Minimum Redemption Amount: | Not Applicable |
| | (ii) | Maximum Redemption Amount: | Not Applicable |
| (e) | | Notice periods: | Minimum period: 15 days
Maximum period: 30 days |
| 15. | | Final Redemption Amount: | £1,000 per Calculation Amount |

GENERAL PROVISIONS APPLICABLE TO THE NOTES


- | | | | |
|-----|-----|---|---|
| 16. | | Form of Notes: | |
| | (a) | Form: | Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes upon an Exchange Event |
| | (b) | New Global Note: | No |
| 17. | | Retained Notes: | Applicable, £100,000,000 in principal amount |
| 18. | | Talons for future Coupons to be attached to Definitive Notes: | Yes, as the Notes have more than 27 coupon payments, Talons may be required if, on exchange into definitive form, more than 27 coupon payments are still to be made |

RESPONSIBILITY

The Issuer accepts responsibility for the information contained in this Pricing Supplement.

Signed on behalf of bLEND Funding Plc:

By: 
Duly authorised

By: 
Duly authorised

PART B – OTHER INFORMATION

1. Admission to Trading

- (i) Admission to trading: Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the London Stock Exchange plc's International Securities Market (the **ISM**) and Sustainable Bond Market (the **SBM**) with effect from 25 November 2025. The Existing Notes are already admitted to trading on the ISM and the SBM.
- (ii) Estimate of total expenses related to admission to trading: £5,850

2. Ratings

- Ratings: The Notes have been rated "A2" by Moody's Investors Service Limited

3. Interests of natural and legal persons involved in the issue

Save for the fees payable to the Managers named below, so far as the Issuer is aware, no person involved in the issue of the Notes has an interest material to the offer. The Managers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business.

4. Yield

- Indication of yield: 4.999 per cent. (semi annual)
- The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

5. Operational Information

- (i) ISIN: Until consolidation with the Existing Notes:
XS3239180311
Upon consolidation with the Existing Notes:
XS3090935852
- (ii) Common Code: Until consolidation with the Existing Notes:
323918031
Upon consolidation with the Existing Notes:
309093585

(iii)	CFI:	DTFNFB, as updated, as set out on the website of the Association of National Number Agencies (ANNA)
(iv)	FISN:	BLEND FUNDING P/5.26EMTN 20340611, as updated, as set out on the website of the ANNA
(v)	Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s):	Not Applicable
(vi)	Delivery:	Delivery against payment
(vii)	Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
(viii)	Intended to be held in a manner which would allow Eurosystem eligibility:	No. Whilst the designation is specified as "no" at the date of this Pricing Supplement, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper. Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.
(ix)	Use of proceeds:	As set out in the " <i>Use of Proceeds</i> " section in the Programme Memorandum.
(x)	Social Note:	Yes
	(i) Second Party Opinion Provider(s):	Moody's ESG Solutions (formerly known as Vigeo Eiris)
	(ii) Date of Second Party Opinion(s):	August 2021
(xi)	Sustainability Note:	Not Applicable

6. Distribution

(i)	Method of distribution:	Syndicated
(ii)	If syndicated, names of Managers:	Lloyds Bank Corporate Markets plc RBC Europe Limited
(iii)	Stabilisation Manager(s) (if any):	RBC Europe Limited

- (iv) If non-syndicated, name of relevant Dealer: Not Applicable
- (v) Date of Subscription Agreement: 21 November 2025
- (vi) U.S. Selling Restrictions: Reg. S Compliance Category 2, TEFRA D
- (vii) Additional selling restrictions: Not Applicable
- (viii) Prohibition of Sales to EEA Retail Investors: Applicable
- (ix) Prohibition of Sales to UK Retail Investors: Applicable

7. The Borrowers

The table below lists each Borrower, together with the aggregate nominal amount of the loan facility/facilities in its Loan Agreement(s) and the address of its website. As set out in the Programme Memorandum, none of the Arrangers, the Dealers, their respective affiliates, the Trustee and the Issuer have independently verified the information in relation to each Borrower set out in this Pricing Supplement or on any website of such Borrower the address for which is referred to herein or, in the case of a Borrower with debt securities admitted to the Official List of the Financial Conduct Authority, on a Regulatory Information Service as such term is defined in the Listing Rules of the Financial Conduct Authority. Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Arrangers, the Dealers, their respective affiliates, the Trustee or the Issuer as to the accuracy or completeness of the information in relation to any Borrower referred to in this Pricing Supplement, on any such website or, if applicable, on any Registered Information Service. Following the date of this Pricing Supplement, the Issuer may host more up-to-date information in relation to each Borrower on its website (<https://blendfundingplc.com/portfolio-data/>). Investors are advised, following the date of this Pricing Supplement, to check the Issuer's website for any such information.

Borrower	Website	bLEND Loan Facility Nominal Amount £k
Abri Group Limited (The Swaythling Housing Society Limited)	www.abri.co.uk	55,000
Acis Group Limited	https://www.acisgroup.co.uk	20,000
Aster Communities	https://www.aster.co.uk	100,000
ATEB Group Limited	www.atebgroup.co.uk	18,000
B3 Living Limited	www.b3living.org.uk	35,000

Cardiff Community Housing Association Limited	www.ccha.org.uk	37,000
Choice Housing Ireland Limited	www.choice-housing.org	50,000
Cobalt Housing Limited	www.cobalthousing.org.uk	25,000
Connect Housing Association Limited	www.connecthousing.org.uk	30,000
ForHousing Limited	www.forhousing.co.uk	60,000
GreenSquareAccord Limited	https://www.greensquareaccord.co.uk	75,000
Hightown Housing Association Limited	www.hightownha.org.uk	50,000
Leeds Federated Housing Association Limited	www.lfha.co.uk	30,000
Metropolitan Housing Trust Limited	www.mtvh.co.uk	250,000
Mosscafe St Vincent's Housing Group Limited	www.msvhousing.co.uk	40,000
Ongo Homes Limited	www.ongo.co.uk	75,000
Orwell Housing Association Limited	www.orwell-housing.co.uk	20,000
Platform Housing Limited	www.platformhg.com	180,000
Regenda Limited	www.regenda.org.uk	50,000
Rooftop Housing Group Limited	www.rooftopgroup.org	50,000
Taff Housing Association Limited	www.taffhousing.co.uk	25,000
Tai Hedyn Limited	www.hedyn.wales	25,000

Teign Housing	www.teignhousing.co.uk	33,000
The Community Housing Group Limited	www.communityhg.com	35,000
Torus62 Limited	www.torus.co.uk	100,000
Trent and Dove Housing Limited	www.trentanddove.org	55,000
Trust Housing Association Limited	www.trustha.org.uk	22,000
Valleys to Coast Housing Limited	www.v2c.org.uk	35,000
Vico Homes Limited	www.vicohomes.co.uk	250,000
Wales & West Housing Association Limited	www.wwha.co.uk	110,000
Walsall Housing Group Limited	www.whg.uk.com	175,000
West Kent Housing Association	www.westkent.org	50,000
Worthing Homes Limited	www.worthing-homes.org.uk	40,000