

FINAL TERMS

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 ("EEA"). 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 Directive 2014/65/EU (as amended, "MiFID II"); or (ii) a customer within the meaning of Directive (EU) 2016/97, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (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 ("UK"). For these purposes, a retail investor means a person who is one (or more) 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 of the UK by virtue of the European Union (Withdrawal) Act 2018 ("EUWA"); or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (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 of the UK by virtue of the EUWA ("UK MiFIR"). Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law of the UK 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.

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 has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in 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.

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, and professional clients, as defined in UK MiFIR; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. 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 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.

Final Terms dated 18 September 2025

PERMANENT TSB GROUP HOLDINGS P.L.C.

Legal entity identifier (LEI): 635400DTNHVYGZODKQ93

Issue of EUR 300,000,000 Fixed Rate Reset Callable Green Tier 2 Capital Notes due 2035 (the "Notes")

under the €15,000,000,000 Euro Note Programme

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Terms and Conditions of the Notes (the "Conditions") set forth in the base prospectus dated 12 September 2025 which constitutes a

base prospectus (the "**Base Prospectus**") for the purposes of the EU Prospectus Regulation. This document constitutes the Final Terms for the purposes of the EU Prospectus Regulation and must be read in conjunction with the Base Prospectus in order to obtain all relevant information.

The expression "**EU Prospectus Regulation**" means Regulation (EU) 2017/1129, as amended.

The Base Prospectus has been published on the Issuer's website (<https://www.permanenttsbgroup.ie/investors/debt-investors/debt-issuance-programmes.aspx>) and on the website of Euronext Dublin (<https://live.euronext.com/>).

1. Issuer: Permanent TSB Group Holdings p.l.c.
2. (i) Series Number: 8
(ii) Tranche Number: 1
(iii) Date on which the Notes become fungible: Not Applicable
3. Specified Currency or Currencies: Euros ("**EUR**")
4. Aggregate Nominal Amount: EUR 300,000,000
5. Issue Price: 99.827 per cent. of the Aggregate Nominal Amount
6. (i) Specified Denominations: EUR 100,000 plus integral multiples of EUR 1,000 in excess thereof up to and including EUR 199,000
(ii) Calculation Amount: EUR 1,000
7. (i) Issue Date: 22 September 2025
(ii) Interest Commencement Date: Issue Date
8. Maturity Date: 22 December 2035
9. Interest Basis: Reset Notes
(see paragraph 15 below)
10. Redemption/Payment Basis: 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
11. Change of Interest or Redemption/ Payment Basis: Not Applicable
12. Put/Call Options: Issuer Call
(see paragraph 18 below)
13. (i) Governing law: Irish Law Notes
(ii) Status of the Notes: Tier 2 Capital Notes
(iii) Date Board approval for issuance of Notes obtained: 10 September 2025

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14. Fixed Rate Note Provisions: Not Applicable
15. Reset Note Provisions: Applicable
(i) Initial Rate of Interest: 3.875 per cent. per annum from (and including) the Issue Date to (and excluding) the First Reset Date

		payable in arrear on each relevant Interest Payment Date
(ii)	First Margin:	+1.550 per cent. per annum
(iii)	Subsequent Margin:	Not Applicable
(iv)	Interest Payment Date(s):	22 December in each year from and including 22 December 2025 (short first interest period) up to and including the Maturity Date
(v)	Fixed Coupon Amount up to (and including) the First Reset Date:	EUR 38.75 per Calculation Amount payable on each Interest Payment Date up to (and including) the First Reset Date other than the Interest Payment Date falling on 22 December 2025
(vi)	Broken Amount(s):	EUR 9.66 per Calculation Amount payable on the Interest Payment Date falling on 22 December 2025
(vii)	Reset Reference Rate:	Mid-Swap Rate
(viii)	First Reset Date:	22 December 2030
(ix)	Subsequent Reset Date(s):	Not Applicable
(x)	Mid-Swap Rate:	Single Mid-Swap Rate
	(a) Mid-Swap Maturity:	Six months
	(b) Mid-Swap Floating Leg Benchmark Rate:	EURIBOR
	(c) Relevant Screen Page:	EUR-EURIBOR-Reuters as displayed on Reuters Screen ICESWAP2 page
(xi)	Reference Bond Rate:	Not Applicable
(xii)	Reset Determination Time:	As specified in the Conditions
(xiii)	Reference Banks:	As specified in the Conditions
(xiv)	Day Count Fraction:	Actual/Actual (ICMA)
(xv)	Reset Determination Dates:	The provisions in the Conditions apply
(xvi)	Principal Financial Centre:	The provisions in the Conditions apply
(xvii)	Party responsible for calculating the Rate(s) of Interest and/or Interest Amount(s) (if not the Principal Paying Agent):	Not Applicable
(xvii)	Benchmark Duration:	Annual
16.	Floating Rate Note Provisions	Not Applicable
17.	Zero Coupon Note Provisions	Not Applicable

PROVISIONS RELATING TO REDEMPTION

18.	Call Option	Applicable
	(i) Optional Redemption Date(s) (Call):	Any date from (and including) 22 September 2030 to (and including) the First Reset Date

	(ii)	Optional Redemption Amount (Call) of each Note:	EUR 1,000 per Calculation Amount
	(iii)	Make Whole Redemption Amount:	Not Applicable
	(iv)	Series redeemable in part:	No
	(v)	If redeemable in part:	Not Applicable
	(vi)	Notice period:	As per the Conditions
19.		Put Option	Not Applicable
20.		Final Redemption Amount of each Note	EUR 1,000 per Calculation Amount
21.		Optional Redemption Amount (Regulatory Event)	EUR 1,000 per Calculation Amount
22.		Optional Redemption Amount (MREL Disqualification Event)	EUR 1,000 per Calculation Amount
23.		MREL Disqualification Event Effective Date	Issue Date
24.		Issuer Residual Call:	Applicable
	(i)	Optional Redemption Amount (Residual Call)	EUR 1,000 per Calculation Amount
	(ii)	Notice period:	As per the Conditions
25.		Early Redemption Amount (Tax)	EUR 1,000 per Calculation Amount
26.		Early Termination Amount	EUR 1,000 per Calculation Amount
27.		Unmatured Coupons	Condition 12(f) is applicable

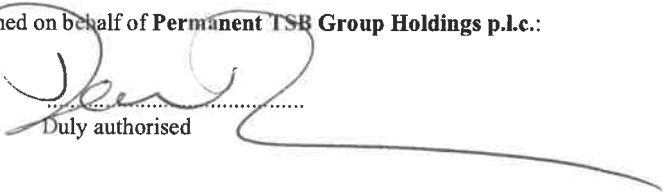
GENERAL PROVISIONS APPLICABLE TO THE NOTES

28.	Form of Notes:	Bearer Notes: Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes in the limited circumstances specified in the Permanent Global Note
29.	New Global Note:	No
30.	Additional Financial Centre(s):	London
31.	Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature):	No

Signed on behalf of **Permanent TSB Group Holdings p.l.c.:**

By:

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Duly authorised



PART B – OTHER INFORMATION

1. LISTING AND 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 regulated market of Euronext Dublin with effect from on or around the Issue Date.
- (ii) Estimate of total expenses related to admission to trading: EUR 1,050

2. RATINGS

The Notes to be issued are expected to be rated:

Moody's Investors Service Ltd ("**Moody's**"): Baa3

In accordance with Moody's ratings definitions available as at the date of these Final Terms, Baa ratings are judged to be medium-grade and subject to moderate credit risk and as such may possess certain speculative characteristics. Moody's appends numerical modifiers 1, 2, and 3 to each generic rating classification from Aa through Caa. The modifier 3 indicates a ranking in the lower end of that generic rating category (source: <https://ratings.moodys.com/rating-definitions>)

Moody's is established in the UK and registered under Regulation (EU) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**"). Moody's appears on the latest update of the list of registered credit rating agencies (as of 10 July 2024) on the UK Financial Conduct Authority's Financial Services Register. The rating Moody's has given to the Notes to be issued under the Programme is endorsed by Moody's Deutschland GmbH, which is established in the EEA and registered under Regulation (EU) No 1060/2009, as amended

3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER

Save for any fees payable to Banco Santander, S.A., Goodbody Stockbrokers UC, J.P. Morgan Securities plc, Morgan Stanley & Co. International plc, NatWest Markets Plc and UBS Europe SE (the "**Joint Lead Managers**"), and Cantor Fitzgerald Ireland Ltd and J&E Davy Unlimited Company (the "**Co-Lead Managers**" and together with the Joint Lead Managers, the "**Managers**"), 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. YIELD

Indication of yield: 3.915 per cent. per annum until the First Reset Date

The yield is calculated at the Issue Date on the basis of the Issue Price until the First Reset Date. It is not an indication of future yield. Since the Rate of Interest will be reset at the First Reset Date (unless the Issuer Call is exercised), an indication of yield up to the Maturity Date cannot be given

5. **OPERATIONAL INFORMATION**

ISIN:	XS3183164220
Common Code:	318316422
CFI:	See the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
FISN:	See the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
Delivery:	Delivery against payment
Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
Relevant Benchmark:	<p>Amounts payable under the Notes are calculated by reference to the mid-swap rate for euro swaps with a term of one year which appears on the Reuters screen "ICESWAP2" as of the Reset Determination Time on such Reset Determination Date which is provided by the European Money Markets Institute.</p> <p>As of the date of this Final Terms, the European Money Markets Institute appears in the register of administrators and benchmarks established and maintained by ESMA pursuant to Article 36 (Register of administrators and benchmarks) of Regulation (EU) 2016/1011, as amended</p>
Intended to be held in a manner which would allow Eurosystem eligibility:	Not Applicable

6. **DISTRIBUTION**

(i)	Method of Distribution:	Syndicated
(ii)	If syndicated:	
(a)	Names of Dealers:	Banco Santander, S.A. Cantor Fitzgerald Ireland Ltd Goodbody Stockbrokers UC J&E Davy Unlimited Company J.P. Morgan Securities plc Morgan Stanley & Co. International plc NatWest Markets Plc UBS Europe SE
(b)	Stabilising Manager(s) (if any):	Morgan Stanley & Co. International plc
(iii)	If non-syndicated, name of Dealer:	Not Applicable
(iv)	U.S. Selling Restrictions:	Reg. S Compliance Category 2; TEFRA D

7. **REASONS FOR THE OFFER AND ESTIMATED NET AMOUNT OF PROCEEDS**

Reasons for the offer:

Green Bond Instruments.

The Issuer intends to use an amount equal to the net proceeds of the Notes for the purposes of financing or refinancing Eligible Assets through Eligible Green Loans, as set out in the Green Bond Framework, available on the Issuer's website (<https://www.permanenttsbgroup.ie/investors/debt-investors/green-bond>). The net proceeds may be used, in whole or in part, to repurchase existing notes pursuant to the tender offer announced on 15 September 2025, and to further strengthen the regulatory capital base of the Issuer and/or the Group.

Estimated net proceeds:

EUR 297,981,000

8. **THIRD PARTY INFORMATION**

The ratings definitions of Moody's in section 2 of "*Part B – Other Information*" above have been extracted from <https://ratings.moodys.com/rating-definitions>. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware and is able to ascertain from information published by Moody's, no facts have been omitted which would render the reproduced information inaccurate or misleading.