

Key Information Document

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

Name of Product:	Combo 80 / 20 CELLNEX - ASML 5A NOE 34213
Name of PRIIP manufacturer:	Banco de Sabadell, S.A.
ISIN:	Not applicable. Internal Identifier NOE 34213
Website for PRIIP manufacturer:	https://www.bancsabadell.com/cs/Satellite/SabAtl/Documentacion-PRIIPS/2000025609204/en/
For more information call:	963 085 000; if calling from outside of Spain: +34 935 916 360
Competent Authority:	Comisión Nacional del Mercado de Valores is responsible for supervising Banco de Sabadell, S.A. in relation to this Key Information Document
Date of KID production:	6 November 2025

You are about to purchase a product that is not simple and may be difficult to understand

What is this product?

Type

Financial Contract

Term

80% of the Nominal Amount is due on 7 December 2026 and the remaining 20% on 5 December 2030 unless the product it automatically cancels under the conditions detailed in the section on **"How performance is determined"**.

Objectives

The objective of the product is to make an investment in a financial instrument linked to the behavior of (an) underlying asset(s) in order to obtain a return while assuming a risk of loss of capital. The amounts listed below refer to each Nominal Amount you invest. The Calculation Agent will determine the corresponding amounts.

Underlying(s)

The return on this product is determined by reference to Asml Holding NV (Bloomberg-ASML NA Equity) and Cellnex Telecom SA (Bloomberg-CLNX SM Equity).

How the performance is determined

- On 7 December 2026, you will receive a coupon of 4.1% on 80% of the Nominal Amount for the period between 5 December 2025 and 7 December 2026, calculated on ACT/365, and you will receive 80% of the Nominal Amount.
- For the remaining variable portion of the Nominal amount invested (20% of the Nominal Amount): On each observation date, if the closing price of the Worst Performing Underlying is greater than or equal to 85% of its initial level, you will receive on the corresponding settlement date a coupon of 4.1% of the variable portion of the Nominal Amount invested. If no coupons were earned on the prior observation periods, then you will receive a coupon of 4.1% for each prior period in which no coupon was earned. Otherwise, you will not receive any coupons.
- Additionally, on each Observation Date, if the price of the Worst Performing Underlying is greater than or equal to 95% of the initial level, you will recover the variable portion of the Nominal Amount invested and the product will be terminated. Otherwise, the product will continue to the next observation period.
- At maturity, if the product has not been terminated early: if the final level of the Worst Performing Underlying is strictly less than 65% of its Initial Level, then you will receive the variable portion of the Nominal Amount invested minus the proportional fall in the Worst Performing Underlying from its Initial Level. Otherwise, you will receive the full variable portion of the Nominal Amount without any loss of capital.

Key Dates and Terminology

Issue Date	5 December 2025		
	Fixed Part		Variable Part
Fixed Part Percentage	80% Nominal Amount	Variable Part Percentage	20% Nominal Amount
Fixed Part Coupon	4.1% Actual/365	Conditional Coupon	4.1%
Fixed Part Settlement Date	7 December 2026	Coupon Barrier	85%
		Autocall Barrier	95%
		KI	65%
		Observation and settlement frequency	Annually
		Maturity Date	5 December 2030

- Calculation Agent: Banco de Sabadell, S.A.
- Minimal Nominal Amount: EUR 50,000
- Initial Level: The closing price of each underlying on the Initial Observation Date
- Final Level: The Arithmetic mean of the closing prices of each Underlying on the Final Observation Dates
- Worst Performing Underlying: The Underlying having the lowest ratio of its closing price at the Observation Date to its initial level
- Observation Dates:
 - Initial Observation Date: 3 December 2025
 - Automatic Early Cancellation Observation Dates: 5 business days before each settlement date
 - Coupon Observation Dates: Each Automatic Early Cancellation Date and the Final Observation Date
 - Final Observation Date(s): 26 November 2030, 27 November 2030 and 28 November 2030

- Settlement Date(s): on the 05th of December until maturity. In the event a date falls out on a weekend or holiday, the dates will follow the Modified Following in Block

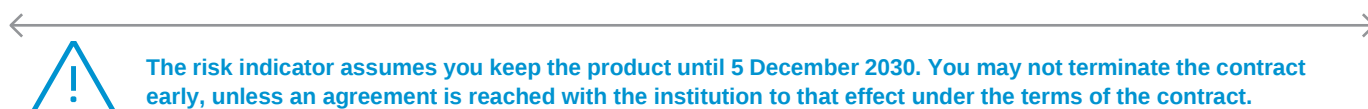
Intended retail investor

A product aimed basically at: to any customer, with a medium level of knowledge or prior experience with the product or similar products, with the capacity to assume a 20% of losses, whose risk profile is a <<medium-low risk>>. Furthermore, the investment objectives of the target customers would be tied to an investment horizon in line with the maturity of the product and whose aim is to generate income from capital and capital growth, under a service consisting of execution only (except for retail customers), execution only with appropriateness test, independent advice, non-independent advice and discretionary portfolio management.

What are the risks and what could I get in return?

Summary Risk Indicator

Lower Risk 1 2 **3** 4 5 6 7 Higher Risk



The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you. We have classified this product as 3 out of 7, which is a <<medium-low risk class>>. This classification takes into consideration two elements: 1) the market risk (the volatility risk of the underlying asset and the interest rate risk) - that rates the potential losses from future performance at a low risk level; and 2) the credit risk which estimates that poor market conditions are unlikely to impact the capacity of Banco de Sabadell, S.A. to pay you. In the application of the European directive 2014/59/EU, for the recovery and resolution of credit institutions and investment firms, the risk that the resolution authorities decide to redeem or convert the financial instruments subject to recapitalisation into other values, or transfer assets and/or business units of the issuer.

You are entitled to receive back at least 83.3% of your capital. Any amount over this, and any additional return, depends on the future market performance and is uncertain.

If we are not able to pay you what is owed, you could lose your entire investment.

Performance Scenarios

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted. The scenarios shown are illustrations based on results from the past and on certain assumptions. Markets could develop very differently in the future.

Recommended holding period:

Until the product is called or matures

This may be different in each scenario and is indicated in the table

EUR 10,000

Example Investment:

Scenarios		If you exit after 1 year	If you exit at call or maturity
Minimum	EUR 8,330. The return is only guaranteed if you hold the product to maturity 5 December 2030.		
Stress	What you might get back after costs	EUR 7,759	EUR 8,505
(product ends after 5 years)	Average return each year	-22.41%	-3.19%
Unfavourable	What you might get back after costs	EUR 8,316	EUR 8,831
(product ends after 5 years)	Average return each year	-16.84%	-2.46%
Moderate	What you might get back after costs		EUR 10,412 (Ω)
(product ends after 1 year)	Average return each year		4.10% (Ω)
Favourable	What you might get back after costs	EUR 9,467	EUR 10,576
(product ends after 5 years)	Average return each year	-5.33%	1.13%

(Ω) In this scenario the product was called early, at the time specified in the scenario. The results shown in the right most column represent the value and return at the early call, without reinvesting the payments.

The favourable, moderate, unfavourable and stress scenarios represent possible outcomes that have been calculated based on simulations using the reference asset/s past performance over up to 5 past years. The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. The stress scenario shows what you might get back in extreme market circumstances.

What happens if Banco de Sabadell, S.A. is unable to pay out?

This Financial Contract is not a bank deposit and therefore it is not covered by a compensation or guarantee scheme. Therefore, in the event that, upon maturity, the Bank is unable to pay due to insolvency, the customer would compete with the Bank's other ordinary creditors, being subordinated to the creditors holding a privilege or guarantee, and having priority only over subordinate creditors and shareholders.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

The cost indicated in the following tables may change due to market fluctuations. During the contracting period, please consult the up-to-date Key Information Document on Banco Sabadell's website or via the customer's account on BS Online.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

The duration of this product is uncertain as it may terminate at different times depending on how the market evolves. The amounts shown here consider two different scenarios (early call and maturity). In case you decide to exit before the product ends, exit costs may apply in addition to the amounts shown here.

We have assumed:

- EUR 10,000 is invested.
- A performance of the product that is consistent with each holding period shown.

	If the product is called at first possible date 7 December 2026	If the product reaches maturity
Total costs	EUR 376	EUR 376
Annual cost impact (*)	4.0% each year	0.8% each year

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at maturity your average return per year is projected to be 1.59% before costs and 0.81% after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	3.76% of the amount you pay in when entering this investment. These costs are already included in the price you pay.	EUR 376
Exit costs	1.00% of the amount you pay in when exiting this investment. We do not charge an exit fee for this product in case you exit at the Recommended Holding Period or in case of an early call.	EUR 100
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0.00% of the value of your investment per year. This is an estimate based on actual costs over the last year.	EUR 0
Transaction costs	0.00% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	EUR 0
Incidental costs taken under specific conditions		
Performance fees (and carried interest)	There is no performance fee for this product.	EUR 0

How long should I hold it, and can I take my money out early?

Recommended holding period: 5 years

The recommended holding period is selected to correspond with the maturity date of the product. Please note that except in automatic early repayment cases, the product is not expected to be called prior to maturity, as it lacks liquidity. In any event, should the institution consent to the early call under the terms set forth in the contract, this would be done at market value and additionally with a cancellation cost that would never exceed 1% of the contracted nominal value.

How can I complain?

In the event you should wish to complain at any time about this product, or the service you have received, you may do so by contacting our Customer Care Service through the contact form available at <https://www.bancsabadell.com> and/or by posting your complaint to the following address: Servicio de Atención al cliente – Centro Banco Sabadell, Polígono Can Sant Joan. Calle Sena, 12, 08174 Sant Cugat del Vallès and/or by emailing SAC@bancsabadell.com, provided that the use of this means of communication is in line with the provisions set forth in Law 59/2003, of 19 December, on digital signatures. Once a complaint or claim has been sent to the Customer Care Service (SAC), it can also be filed with the National Securities Market Commission (CNMV).

Other relevant information

Any update to this KID will be available on the Banco Sabadell website, or via the customer's account on BS Online.