

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:	Depósito Euribor3M 12/2027
Name of PRIIP manufacturer:	Banco de Sabadell, S.A.
ISIN:	Not applicable. Internal Identifier NOE 34255
Website for PRIIP manufacturer:	https://www.bancosabadell.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:	21 November 2025

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

What is this product?

Type

Structured Deposit

Term

The maturity of the product is 24 December 2027.

Objectives

The objective of the product is to make an investment in a financial instrument linked to the performance of an underlying asset in order to obtain a return. The amounts listed below refer to each Nominal Amount which you invest. The Calculation Agent will determine the corresponding amounts.

Underlyings

The return on this product is determined by reference to Euribor 3 Month (Bloomberg-EUR003M Index).

How performance is determined

- On each Observation Date, if the Level of the Underlying is equal to or greater than 1.75%, you will receive a coupon of 1.60% in respect of the Nominal Amount on the corresponding Settlement Date. Otherwise, you will receive a coupon of 1.25% on the Nominal Amount.
- At maturity, you will recover the Nominal Amount.

Key Dates and Terminology

- Calculation Agent: Banco de Sabadell, S.A.
- Minimal Nominal Amount: EUR 1,000
- Issue Date: 24 December 2025
- Maturity Date: 24 December 2027
- Underlying Level: Fixing of the Euribor3M (ACT/360) at 11:00 a.m. (Brussels time) on each Observation Date.
- Coupon Observation Dates: 22 December 2026 and 22 December 2027
- Settlement Dates: 24 December 2026 and 24 December 2027. If any of these dates falls on a weekend or a public holiday, the Modified Following convention will apply

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, no ability to take losses, whose risk profile is a <<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 conserve capital, 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 risk indicator assumes you keep the product until 24 December 2027. You may not be able to leave early.

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 2 out of 7, which is a <<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 very 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 102.5% 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. However, you may benefit from a consumer protection scheme (see the section 'what happens if we are unable to pay you'). The indicator shown above does not consider this protection.

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:

2 years

Example Investment:

EUR 10,000

		If you exit after 1 year	If you exit after 2 years
Scenarios			
Minimum	EUR 10,250. The return is only guaranteed if you hold the product to maturity 24 December 2027.		
Stress	What you might get back after costs	EUR 10,027	EUR 10,250
	Average return each year	0.27%	1.24%
Unfavourable	What you might get back after costs	EUR 10,103	EUR 10,320
	Average return each year	1.03%	1.59%
Moderate	What you might get back after costs	EUR 10,103	EUR 10,320
	Average return each year	1.03%	1.59%
Favourable	What you might get back after costs	EUR 10,103	EUR 10,320
	Average return each year	1.03%	1.59%

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, and include the costs of 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?

In the event that Banco de Sabadell is unable to pay, the Deposit Guarantee Fund of Credit Institutions (www.fgd.es), guarantees the restoration of the deposit up to a maximum limit of 100,000 euros (or its exchange value in euros in the case of deposits denominated in other currencies) for each depositor and credit institution. We remind that you Banco de Sabadell, in its capacity of credit institution, includes the brands Banco Sabadell, SabadellUrquijo and Activobank, and if you hold more than one money deposit with the same credit institution, the amounts held in the deposits are added together and subject to the limit of 100,000 euros per institution, and if you hold an account(s) jointly with another person(s), the limit of 100,000 euros shall apply to each depositor on an individual basis. However, the deposits in an account in which two or more persons hold a right as partners or members of a company, association or any group of a similar nature, will be added together and treated as a single holder. This guarantee is only applied to current account balances and money deposits, whether simple or structured, for which reason other products will not be covered by the DGF scheme and will be subject to their own restoration scheme.

What are the costs?

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.

We have assumed:

- In the first year you would get back the amount that you invested (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- EUR 10,000 is invested.

	If you exit after 1 year	If you exit after 2 years
Total costs	EUR 199	EUR 199
Annual cost impact (*)	2.0%	1.0% each year

(*) This illustrates how costs reduce your return each year over the holding period. For example, it shows that if you exit at the recommended holding period, your average return per year is projected to be 2.61% before costs and 1.59% after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	1.99% of the amount you pay in when entering this investment. These costs are already included in the price you pay. There is no distribution costs.	EUR 199
Exit costs	We do not charge an exit fee for this product in case you exit at the Recommended Holding Period.	EUR 0

Ongoing costs taken each year		
Management fees and other administrative or operating costs	Not applicable to this product.	EUR 0
Transaction costs	Not applicable to this product.	EUR 0
Incidental costs taken under specific conditions		
Performance fees	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: 2 years

The recommended holding period is selected to correspond with the maturity date of the product. Please note that cancellation of the product before the maturity date is not allowed due to lack of liquidity.

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

In addition to this document, the Pre-contractual Information Card with the details of this product is provided in accordance with the requirements of Bank of Spain Circular 5/2012, dated June 27. Any update to this KID will be available on the Banco Sabadell website, or via the customer's account on BS Online.