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CPUK Finance Limited

14 November 2018

**CPUK Finance Limited Announces Pricing of
£100,000,000 3.588% Class A4 Fixed Rate Secured Notes due 2042
£379,500,000 3.690% Class A5 Fixed Rate Secured Notes due 2047**

Center Parcs, a leading UK short break holiday operator, today announces that CPUK Finance Limited (the “Issuer”) has priced (i) £100,000,000 in aggregate principal amount of 3.588% Class A4 Fixed Rate Secured Notes due 2042 (the “Further Class A4 Notes”) to be consolidated and form a single series with the Issuer’s £240,000,000 3.588% Class A4 Fixed Rate Secured Notes due 2042, and (ii) £379,500,000 in aggregate principal amount of Class A5 Fixed Rate Secured Notes due 2047 (the “Class A5 Notes”). The Issuer will issue the Further Class A4 Notes at an issue price of 103.167% and the Class A5 Notes at an issue price of 99.994%. The Class A5 Notes will bear interest at a rate of 3.690% per annum from (and including) the issue date of such notes up to (but excluding) the note interest payment date (adjusted for business days) falling on 28 August 2028, and thereafter, 4.190% per annum.

The proceeds of the offering will be used, directly or indirectly, for: (i) repaying the Class A3 Loan (including the payment of any Class A Make-Whole Payment due in respect of the Class A3 Notes and any accrued and unpaid interest); (ii) making a distribution to shareholders; (iii) paying fees, costs and expenses related to the transaction; and (iv) general corporate purposes.

On the settlement date of the Further Class A4 Notes and Class A5 Notes (20 November 2018), Center Parcs intends to release an irrevocable redemption notice on the Class A3 Notes, for redemption on 30 November 2018. For the avoidance of doubt, this announcement does not constitute an irrevocable notice of intention to redeem.

Any enquiries in relation to this announcement should be directed to:

Raj Singh-Dehal
HR & Commercial Services Director
00 44 1623 821624

Manufacturer target market (MIFID II product governance) is eligible counterparties and professional clients only (all distribution channels). No PRIIPs key information document (KID) has been prepared as not available to retail in EEA.

The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "Securities Act"), or any U.S. state securities laws, and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S under the Securities Act) except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. No public offering of any securities referred to herein is being made in the United States.

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This announcement is directed only at (i) persons who are outside the United Kingdom or (ii) persons with professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "Order") or (iii) high net worth entities, and other persons to whom it may lawfully be communicated, falling within Article 49(2) of the Order (all such persons together being referred to as "relevant persons"). Any investment activity to which this communication relates will only be available to and will only be engaged with, relevant persons. Any person who is not a relevant person should not act or rely on this document or any of its contents.

Forward-looking statements

This announcement contains statements that constitute forward-looking statements, beliefs or opinions, including statements relating to business, financial condition and results of operations of Center Parcs. These statements may be identified by words such as "expectation", "belief", "estimate", "plan", "target", or "forecast" and similar expressions or the negative thereof; or by the forward-looking nature of discussions of strategy, plans or intentions; or by their context. All statements regarding the future involve known and unknown risks and uncertainties and various factors could cause actual future results, performance or events to differ materially from those described or implied in these statements. Such forward-looking statements are based on numerous assumptions regarding Center Parcs' present and future business strategies as well as the environment in which Center Parcs expects to operate in the future. Further, certain forward-looking statements are based upon assumptions of future events which may not prove to be accurate and Center Parcs does not accept any responsibility for the accuracy of the opinions expressed in this announcement or the underlying assumptions. Past performance is not an indication of future results and past performance should not be taken as a representation that trends or activities underlying past performance will continue in the future. The forward-looking statements in this document speak only as at the date of this announcement and Center Parcs and its affiliates expressly disclaim any obligation or undertaking to review or release any updates or revisions to these forward-looking statements to reflect any change in Center Parcs' expectations with regard thereto or any change in events, conditions or circumstances on which any statement is based after the date of this announcement or to update or to keep current any other information contained in this document or to provide any additional information in relation to such forward-looking statements, unless required to do so by applicable law.