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, "**EU MiFID II**"); (ii) a customer within the meaning of Directive (EU) 2016/97 (the "**EU Insurance Distribution Directive**"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (as amended, the "**Prospectus Regulation**"). Consequently no key information document required by Regulation (EU) No 1286/2014 (the "**EU 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 EU PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Notes are not intended to be offered, sold, distributed or otherwise made available to and should not be offered, sold, distributed or otherwise made available to any retail investor in the United Kingdom ("**UK**"). For these purposes, a retail investor means a person who is either one (or both) of the following: (i) not 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 European Union (Withdrawal) Act 2018 ("**EUWA**"); or (ii) not a qualified investor as defined in paragraph 15 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024. Consequently no disclosure document required by the FCA Product Disclosure Sourcebook ("**DISC**") for offering, selling or distributing the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering, selling or distributing the Notes or otherwise making them available to any retail investor in the UK may be unlawful under DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.

EU 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 Directive 2014/65/EU (as amended, "**EU 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 EU 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 ("**COBS**"), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**UK MiFIR**"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any 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.

Singapore Securities and Futures Act Product Classification – *Solely for the purposes of its obligations pursuant to Sections 309B(1)(a) and 309B(1)(c) of the Securities and Futures Act 2001 of Singapore, as modified or amended from time to time (the "**SFA**"), the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A of the SFA) that the Notes are "prescribed capital markets products" (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018).*

Final Terms dated 17 November 2026

Whitbread Group PLC

Issue of £300,000,000 6.750 per cent. Notes due 19 November 2033

Legal Entity Identifier (LEI): 2138006LIAYQKUCYBB20

Guaranteed by Whitbread PLC and Premier Inn Hotels Limited

under the £1,500,000,000 Euro Medium Term Note Programme

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the "**Conditions**") set forth in the Base Prospectus dated 22 September 2026 which constitutes a base prospectus (the "**Base Prospectus**") for the purposes of the UK Prospectus Regime. This document constitutes the Final Terms of the Notes described herein for the purposes of the UK Prospectus Regime and must be read in conjunction with the Base Prospectus in order to obtain all the relevant information.

The expression "**UK Prospectus Regime**" means the FCA Handbook Prospectus Rules: Admission to Trading on a Regulated Market sourcebook ("**PRM**") and the Public Offers and Admissions to Trading Regulations 2024.

1.	(i)	Issuer:	Whitbread Group PLC
	(ii)	Guarantors:	Whitbread PLC and Premier Inn Hotels Limited
2.	(i)	Series Number:	1
	(ii)	Tranche Number:	1
	(iii)	Date on which the Notes become fungible:	Not Applicable
3.	Specified Currency or Currencies:		British Pounds Sterling ("**GBP**")
4.	Aggregate Principal Amount:		
	(i)	Series:	GBP 300,000,000
	(ii)	Tranche:	GBP 300,000,000
5.	Issue Price:		99.643 per cent. of the Aggregate Principal Amount
6.	(i)	Specified Denominations:	GBP 100,000 and integral multiples of GBP 1,000 in excess thereof. No Notes in

			definitive form will be issued with a denomination above £199,000.
	(ii)	Calculation Amount:	GBP 1,000
7.	(i)	Issue Date:	19 November 2026
	(ii)	Interest Commencement Date:	Issue Date
8.	Maturity Date:		19 November 2033
9.	Interest Basis:		6.750 per cent. Fixed Rate (further particulars specified 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 principal amount.
11.	Change of Interest or Redemption/Payment Basis:		Not Applicable
12.	Put/Call Options:		Change of Control Put Issuer Call (further particulars specified below)
13.	Status of the Notes:		Senior
	Status of the Guarantee:		Senior
	Date Board approval for issuance of Notes and Guarantee obtained:		21 September 2026, 17 September 2026 and 12 November 2026

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14.	**Fixed Rate Note Provisions**		Applicable
	(i)	Rate of Interest:	6.750 per cent. per annum payable in arrear on each Interest Payment Date
	(ii)	Interest Payment Date(s):	19 May and 19 November in each year commencing on 19 May 2027 and ending on and including the Maturity Date
	(iii)	Fixed Coupon Amount:	GBP 33.75 per Calculation Amount
	(iv)	Fixed Coupon Amount for a short or long Interest Period ("**Broken Amount(s)**")	Not Applicable
	(v)	Day Count Fraction:	Actual/Actual (ICMA)

	(vi) Unmatured Coupons void:	Condition 10(g) (*Unmatured Coupons void*) is Not Applicable
	(vii) Business Day Convention:	Not Applicable
15.	**Floating Rate Note Provisions**	Not Applicable
16.	**Zero Coupon Note Provisions**	Not Applicable

PROVISIONS RELATING TO REDEMPTION

17.	Call Option	Applicable
	(i) Optional Redemption Date(s) (Call):	Any date from and including the Issue Date to but excluding the Maturity Date
	(ii) Optional Redemption Amount(s) (Call) of each Note:	Make Whole Redemption Price
	(iii) Make Whole Redemption Price:	Applicable
	(a) Reference Bond:	UKT 0.875% due 31 July 2033 (ISIN: GB00BM8Z2S21)
	(b) Quotation Time:	11:00 am (London time)
	(c) Redemption Margin:	0.25 per cent.
	(d) Par Redemption Date:	19 August 2033
	(e) Relevant Make Whole Screen Page:	Bloomberg Page FIT GLT0-10
	(iv) Redemption in part:	Applicable
	(a) Minimum Redemption Amount:	Not Applicable
	(b) Maximum Redemption Amount:	Not Applicable
	(v) Notice period:	As specified in Condition 9(c) (*Redemption at the option of the Issuer*)
18.	Put Option	Not Applicable
19.	Change of Control Put Option:	Applicable (*A Change of Control Put option is contained in Condition 9(f))*
	(i) Optional Redemption Amount (Change of Control Put) of each Note:	GBP 1,000 per Calculation Amount
20.	Clean-up Call Option	Not Applicable

21.	Final Redemption Amount of each Note	GBP 1,000 per Calculation Amount
22.	Early Redemption Amount/Early Termination Amount	
	(i) Early Redemption Amount(s) (Tax) or early redemption amount for other early redemption:	GBP 1,000 per Calculation Amount
	(ii) Early Termination Amount:	GBP 1,000 per Calculation Amount
	(iii) Notice period on redemption for tax reasons (if different from Condition 9(b) (*Redemption for tax reasons*)):	Not Applicable – in line with the Conditions

GENERAL PROVISIONS APPLICABLE TO THE NOTES

23.	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
24.	New Global Note:	Yes
25.	Additional Financial Centre(s) or other special provisions relating to payment dates:	Not Applicable
26.	Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature):	No

Docusign Envelope ID: D4E34E79-F971-88EC-8106-8E170F83302C

Signed on behalf of Whitbread Group PLC:

By: Signed by: Hemant Patel FEAE39DD5FFF490... .....

Duly authorised

Docusign Envelope ID: D4E34E79-F971-88EC-8106-8E170F83302C

Signed on behalf of Whitbread PLC:

By: Signed by: Hemant Patel FEAE39DD5FFF490... .....

Duly authorised

Docusign Envelope ID: D4E34E79-F971-88EC-8106-8E170F83302C

Signed on behalf of Premier Inn Hotels Limited:

By: Signed by: Ross Greener 39D95C14DE384D4...

Duly authorised

PART B – OTHER INFORMATION

1. **LISTING AND ADMISSION TO TRADING**

(i) Admission to Trading:	The Notes are expected to be admitted to trading on the London Stock Exchange's main market and to be listed on the Official List of the Financial Conduct Authority with effect from 19 November 2026
(ii) Estimate of total expenses related to admission to trading:	£6500

2. **RATINGS**

	The Notes to be issued are expected to be rated:
Ratings:	Fitch Ratings Limited ("**Fitch**"): BBB-
	In accordance with Fitch's ratings definitions available as at the date of these Final Terms, obligations rated 'BBB' indicate that expectations of default risk are currently low. The capacity for payment of financial commitments is considered adequate, but adverse business or economic conditions are more likely to impair this capacity (source: https://www.fitchratings.com/products/rating-definitions#about-rating-definitions).
	Fitch is established in the UK and registered under Regulation (EC) No. 1060/2009 as it forms part of domestic law in the UK by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**").

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

Save for any fees payable to 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 the Guarantors and their affiliates in the ordinary course of business.

4. **YIELD**

Indication of yield:	6.815 per cent. per annum
	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**

ISIN:	XS3543741378
Common Code:	354374137
Delivery:	Delivery against payment
Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
Relevant Benchmark:	Not Applicable
Intended to be held in a manner which would allow Eurosystem eligibility:	Yes. Note that the designation "yes" simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

6. **DISTRIBUTION**

(i) Method of Distribution:	Syndicated
(ii) If syndicated:	
(A) Names of Dealers	Barclays Bank PLC, Bank of China Limited, London Branch, Commerzbank Aktiengesellschaft and NatWest Markets Plc
(B) Stabilisation Manager(s), if any:	Not Applicable
(iii) If non-syndicated, name of Dealer:	Not Applicable
(iv) U.S. Selling Restrictions:	Reg S Compliance Category 2; TEFRA D
(v) Prohibition of Sales to EEA Retail Investors:	Applicable
(vi) Prohibition of Sales to UK Retail Investors:	Applicable

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

Reasons for the offer:	General corporate purposes, which may include refinancing of existing debt.

Estimated net proceeds:	297,849,000