

NEPI ROCKCASTLE N.V.

Incorporated and registered in the Netherlands

Registration number 87488329

Share code: NRP

ISIN: NL0015000RT3

("NEPI Rockcastle" or the "Company")

**NEPI
ROCKCASTLE**

DEALING IN SECURITIES BY A DIRECTOR AND ASSOCIATES OF A DIRECTOR OF NEPI ROCKCASTLE

Shareholders are referred to the declaration announcement published by Fortress Real Estate Investments Limited ("Fortress") on 10 March 2025 in terms of which Fortress shareholders were given the opportunity to receive the dividend for the six months ended 31 December 2024 as a cash dividend, or to elect to receive a dividend *in specie* of ordinary shares in NEPI Rockcastle in respect of all or some of their Fortress B shares in lieu of the cash dividend ("**dividend in specie**").

Shareholders are advised of the following information under the JSE Listings Requirements and the Market Abuse Regulation ("**MAR**") in Europe relating to the election to receive the dividend in specie:

Name of director / person discharging managerial responsibilities and relationship to director / person discharging managerial responsibilities and reason for the notification:	Steven Brown
Initial notification / amendment according to MAR:	Initial notification
Transaction date:	28 March 2025
Class of securities / description and type of the financial instrument:	Ordinary shares of EUR0.01 each
Number of securities / volume:	20 014
Deemed price per security:	ZAR 131.67 (based on the closing market price of NEPI Rockcastle shares on 28 March 2025, being the record date for the dividend <i>in specie</i>)
Deemed total value:	ZAR 2 635 243.38
Nature of transaction:	Off-market receipt of NEPI Rockcastle shares following the election to receive the dividend <i>in specie</i>
Nature and extent of director's interest:	Direct beneficial
Clearance to deal received:	Yes

Name of associate / person closely associated.	Juliette van der Veer
Name of director / person discharging managerial responsibilities and relationship to director / person discharging managerial responsibilities and reason for the notification:	Andre van der Veer, who is the father of Juliette van der Veer
Initial notification / amendment according to MAR:	Initial notification
Transaction date:	28 March 2025
Class of securities / description and type of the financial instrument:	Ordinary shares of EUR0.01 each
Number of securities / volume:	21
Deemed price per security:	ZAR 131.67 (based on the closing market price of NEPI Rockcastle shares on 28 March 2025, being the record date for the dividend <i>in specie</i>)
Deemed total value:	ZAR 2 765.07
Nature of transaction:	Off-market receipt of NEPI Rockcastle shares following the election to receive the dividend <i>in specie</i>
Nature and extent of director's interest:	Indirect beneficial
Clearance to deal received:	Yes

Name of associate / person closely associated.	Danielle van der Veer
Name of director / person discharging managerial responsibilities and relationship to director / person discharging managerial responsibilities and reason for the notification:	Andre van der Veer, who is the father of Danielle van der Veer
Initial notification / amendment according to MAR:	Initial notification
Transaction date:	28 March 2025
Class of securities / description and type of the financial instrument:	Ordinary shares of EUR0.01 each
Number of securities / volume:	22
Deemed price per security:	ZAR 131.67 (based on the closing market price of NEPI Rockcastle shares on 28 March 2025, being the record date for the dividend <i>in specie</i>)
Deemed total value:	ZAR 2 896.74
Nature of transaction:	Off-market receipt of NEPI Rockcastle shares following the election to receive the dividend <i>in specie</i>
Nature and extent of director's interest:	Indirect beneficial
Clearance to deal received:	Yes

Name of associate / person closely associated.	Dyer Investments Proprietary Limited
Name of director / person discharging managerial responsibilities and relationship to director / person discharging managerial responsibilities and reason for the notification:	Andries de Lange, who is a beneficiary of Dyer Trust, which owns Dyer Investments Proprietary Limited
Initial notification / amendment according to MAR:	Initial notification
Transaction date:	28 March 2025
Class of securities / description and type of the financial instrument:	Ordinary shares of EUR0.01 each
Number of securities / volume:	6 900
Deemed price per security:	ZAR 131.67 (based on the closing market price of NEPI Rockcastle shares on 28 March 2025, being the record date for the dividend <i>in specie</i>)
Deemed total value:	ZAR 908 523.00
Nature of transaction:	Off-market receipt of NEPI Rockcastle shares following the election to receive the dividend <i>in specie</i>
Nature and extent of director's interest:	Indirect beneficial
Clearance to deal received:	Yes

Name of associate / person closely associated.	Ruan de Lange
Name of director / person discharging managerial responsibilities and relationship to director / person discharging managerial responsibilities and reason for the notification:	Andries de Lange, who is the father of Ruan de Lange
Initial notification / amendment according to MAR:	Initial notification
Transaction date:	28 March 2025
Class of securities / description and type of the financial instrument:	Ordinary shares of EUR0.01 each
Number of securities / volume:	18
Deemed price per security:	ZAR 131.67 (based on the closing market price of NEPI Rockcastle shares on 28 March 2025, being the record date for the dividend <i>in specie</i>)
Deemed total value:	ZAR 2 370.06
Nature of transaction:	Off-market receipt of NEPI Rockcastle shares following the election to receive the dividend <i>in specie</i>
Nature and extent of director's interest:	Indirect beneficial
Clearance to deal received:	Yes

Shareholders are further advised that on 1 April 2025, Steven Brown, a non-executive director of NEPI Rockcastle, pledged an additional 20 014 NEPI Rockcastle shares as security for the existing financial obligation of R23 million (as announced on 25 October 2024) as an off-market transaction, which constitutes a dealing in securities by a director under the JSE Listings Requirements. Following this pledge, for which clearance to deal was obtained, the total number of NEPI Rockcastle shares pledged as security for the existing financial obligation has increased to 205 494 NEPI Rockcastle shares. The existing financial obligation remains unchanged at a limit of R23 million.

For further information please contact:

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