

NEPI Rockcastle N.V.
Incorporated and registered in the Netherlands
Registration number 87488329
Share code: NRP
ISIN: NL0015000RT3
("NEPI Rockcastle" or "the Company" or "the Group")



BOOK BUILD FOR 8-YEAR UNSECURED GREEN BOND

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NEPI Rockcastle's stakeholders are advised that further to the announcement released on 22 September 2025, regarding a proposed bond offering, the Company will undertake a book build today for an unsecured green bond issue on the following terms:

Issuer:	NE Property B.V.
Guarantor:	NEPI Rockcastle N.V.
Issuer LEI:	7245006AG9J70KOIJH36
Guarantor Ratings:	BBB (positive) by S&P / BBB+ (stable) by Fitch
Expected Issue Ratings:	BBB by S&P / BBB+ by Fitch
Format:	Green, Senior Unsecured, Reg S Registered Notes
Tenor:	8 years
Notional Amount:	EUR 500,000,000 (will not grow)
IPTs:	MS+180 bp area
Settlement Date:	30 September 2025 (T+5)
Maturity Date:	30 September 2033
Coupon Frequency:	Annual, Act/Act (ICMA)
Early redemption:	3-month par call, CoC, Clean-up Call (80%), Tax call, Make-Whole Call
Clearing:	Euroclear/Clearstream
Documentation:	EUR 4,000,000,000 EMTN programme base prospectus dated 16 May 2025 and as supplemented on 19 September 2025
Denomination:	EUR 100,000 x EUR 1,000
Listing:	Regulated Market of Euronext Dublin
Governing Law:	English law
Use of Proceeds:	An amount equal to the net proceeds of the Notes is intended to be allocated to finance or refinance, in whole or in part, Eligible Green Projects, selected in accordance with the Green Finance Framework, and to finance the concurrent tender of the EUR 500,000,000 1.875% Notes due in October 2026 (ISIN: XS2063535970) and EUR 500,000,000 3.375% Notes due in July 2027 (ISIN: XS2203802462)

ISIN / Common code: XS3189615498 / 08318961549

Target Market: Manufacturer Target Market (MiFID II product governance) is eligible counterparties and professional clients only (all distribution channels). No EU PRIIPs or UK PRIIPs KID has been prepared as not available to retail in EEA or the United Kingdom

Joint Bookrunners: Citigroup, Deutsche Bank (B&D), Erste Group, HSBC, ING

ESG Coordinator: ING

Timing Books open - Today's business

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Any information contained in the Group's Green Finance Framework and the Second Party Opinion, and any other information accessible through any website referred to above, does not (i) constitute or form part of any offer or invitation to sell or issue, or any solicitation of any offer to purchase or subscribe for, any securities or (ii) form a part of the Base Prospectus or the Final Terms. Any such information should not be relied upon in connection with making any investment decision with respect to the securities. Any decision to purchase any of the securities should be made solely on the basis of information contained in the Base Prospectus, as supplemented, and the Final Terms. In addition, no assurance or representation is given by Citigroup Global Markets Europe AG, Deutsche Bank Aktiengesellschaft, Erste Group Bank AG, HSBC Continental Europe, ING Bank N.V. or any other person to investors as to the suitability or reliability for any purpose whatsoever of the Group's Green Finance Framework, the Second Party Opinion or any other opinion, report or certification of any third party in connection with the offering of the securities, and none of the Group's Green Finance Framework, the Second Party Opinion or any such other opinion or certification is a recommendation by Citigroup Global Markets Europe AG, Deutsche Bank Aktiengesellschaft, Erste Group Bank AG, HSBC Continental Europe or ING Bank N.V. or any other person to buy, sell or hold any of the securities.

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

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For further information please contact:

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23 September 2025