

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")



NEPI ROCKCASTLE PRICES A EUR 500 MILLION UNSECURED GREEN BOND

THIS ANNOUNCEMENT MAY NOT BE DISTRIBUTED, DIRECTLY OR INDIRECTLY, IN OR INTO THE UNITED STATES, OR TO OR FOR THE BENEFIT OF U.S. PERSONS OR INTO ANY OTHER JURISDICTION WHERE IT WOULD BE UNLAWFUL TO DO SO.

NEPI Rockcastle's wholly owned subsidiary, NE Property B.V., has closed the green corporate bond book build referred to in the announcement released on 23 September 2025. NE Property B.V. has priced a green EUR 500 million unsecured 8-year Eurobond maturing on 30 September 2033 (the "**Bond**"), carrying a 3.875% fixed coupon, with an issue price of 99.353%. The Bond is expected to be rated in line with NEPI Rockcastle's existing ratings under its EUR 4 billion EMTN Programme.

The transaction attracted exceptional demand, with an orderbook exceeding EUR4 billion from over 200 investors, underscoring strong confidence in NEPI Rockcastle's credit profile and sustainable growth strategy. The issue achieved broad institutional distribution, selling to asset managers (90%), other types of institutional investors and banks (10%), with demand coming from a multitude of geographies such as UK (48%), France (20%), Benelux (15%) and DACH region (9%). Application has been made for listing the Bond with Euronext Dublin.

Net proceeds will fund the Company's concurrent tender offer of the EUR 500,000,000 1.875% Notes due in October 2026 and EUR 500,000,000 3.375% Notes due in July 2027. In line with NEPI Rockcastle's Green Finance Framework, an amount equivalent to the net proceeds will be allocated to finance and/or refinance eligible green projects, enhancing the environmental performance of the Group's property portfolio and advancing its climate impact mitigation objectives. The Framework, available on the Company's website, is supported by a Second Party Opinion provided by ISS Corporate Solutions.

Citibank, Deutsche Bank, Erste Group, HSBC and ING served as Joint Lead Managers for the transaction.

"We are proud to announce the successful issuance of a new EUR 500 million green bond, backed by an impressive orderbook exceeding EUR 4 billion from over 200 global investors. This strong demand emphasises NEPI Rockcastle's robust financial position and commitment to sustainable growth." – Eliza Predoiu, CFO

The securities described herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "Securities Act") and may not be offered, sold or delivered 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.

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.

This communication is being distributed to and is directed only at persons in the United Kingdom having professional experience in matters relating to investments, falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotions) Order 2005 (the "Order"), and persons falling within Article 49(2) of the Order (all such persons together being referred to as "relevant persons"). In the UK, this communication must not be acted on or relied on by persons who are not relevant persons. In the UK, any investment or investment activity to which this communication relates is available only to relevant persons and will be engaged in only with such persons.

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.

This communication is not an offer of securities or investments for sale nor a solicitation of an offer to buy securities or investments in any jurisdiction where such offer or solicitation would be unlawful. No action has been taken that would permit an offering of securities or possession or distribution of this announcement in any jurisdiction where action for that purpose is required. Persons into whose possession this announcement comes are required to inform themselves about and to observe any such restrictions.

Credit ratings referred to in this communication should not be taken as recommendations by a rating agency to buy, sell or hold Notes. They may be revised, suspended or withdrawn at any time by the relevant rating agency.

For further information please contact:

NEPI Rockcastle N.V.

Rüdiger Dany/Eliza Predoiu	+31 20 237 4770
----------------------------	-----------------

JSE sponsor

Java Capital	+27(0)60 572 2299
--------------	-------------------

Euronext Listing Agent

ING Bank N.V.	+31 20 563 6685
---------------	-----------------

Media Relations

mediarelations@nepirockcastle.com
--

25 September 2025