SUMMARY OF FINAL TERMS FOR THE NOTES DUE 2033

Issuer	NE Property B.V.
Guarantor:	NEPI Rockcastle N.V.
Guarantor Ratings:	BBB (S&P) / BBB+ (Fitch)
Instrument Ratings:	BBB (S&P) / BBB+ (Fitch)
Currency / Size:	€500mm
Format:	Senior Unsecured, Reg S Registered, NSS
Trade Date:	23 September 2025
Settlement Date:	30 September 2025 (T+5)
Maturity Date:	30 September 2033 (8yr)
Coupon:	3.875% Fixed, Annual, ACT/ACT (ICMA)
Reoffer Price / Yield:	99.353% / 3.971%
Benchmark:	DBR 2.6 08/15/33 (ISIN: DE000BU2Z015)
Covenants:	Covenants: Solvency ratio =< 60%
	Consolidated coverage ratio >= 2:1
	Unsecured Consolidated Total Assets >=150% of Unsecured Consolidated Total Indebtedness
Docs:	EMTN Programme
	€100k x €1k / Irish Listing / English law /
	CoC (Par) / Clean-up (Par) / MW Call B+25bp / 3m Par Call
Selling restrictions:	As set out in EMTN programme base prospectus dated 16 May 2025 and as supplemented on 19 September 2025
Joint Lead Managers:	Citigroup, Deutsche Bank (B&D), Erste Group, HSBC, ING
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 €500,000,000 1.875% Notes due in October 2026 (ISIN: XS2063535970) and €500,000,000 3.375% Notes due in July 2027 (ISIN: XS2203802462)
ISIN:	XS3189615498