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

BOOK BUILD FOR 5-YEAR UNSECURED GREEN BOND

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Further to the investor meetings held on 18 November 2026 in connection with a proposed bond offering, stakeholders are advised that the Group has today commenced a bookbuild for an issue of senior unsecured green notes on the following terms:

Issuer:	NE Property B.V.
Guarantor:	NEPI Rockcastle N.V.
Issuer LEI:	7245006AG9J70KOIJH36
Guarantor Ratings:	BBB+ (stable) by S&P / BBB+ (stable) by Fitch
Expected Issue Ratings:	BBB+ by S&P / BBB+ by Fitch
Format:	Fixed Rate, Green, Senior Unsecured, Reg S Registered Notes
Tenor:	5 years
Notional Amount:	EUR 500,000,000 (will not grow)
IPTs:	MS+170bp
Settlement Date:	26 November 2026 (T+5)
Maturity Date:	26 November 2031
Coupon Frequency:	Annual, Act/Act (ICMA)
Early redemption:	3m 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 29 April 2026 and as supplemented on 7 September 2026
Denomination:	EUR 100k x 1k
Listing:	Regulated Market of Euronext Dublin
Governing Law:	English
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.

ISIN:	XS3528389185
Target Market:	Manufacturers' target market (EEA MIFID II/UK MiFIR product governance) is professional clients and eligible counterparties only (all distribution channels). There will be no sales to EEA and UK retail investors. No EEA KID or UK PRIIPs KID/CCI product summary will be prepared as not available to retail in EEA and UK retail investors.
Joint Bookrunners:	Citigroup (B&D), J.P. Morgan, Raiffeisen Bank International, SMBC, Société Générale, UniCredit
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 herein, 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, J.P. Morgan SE, Raiffeisen Bank International AG, SMBC Bank EU AG, Société Générale, UniCredit Bank GmbH 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, J.P. Morgan SE, Raiffeisen Bank International AG, SMBC Bank EU AG, Société Générale, UniCredit Bank GmbH or any other person to buy, sell or hold any of the securities.

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19 November 2026