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

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NEPI Rockcastle's wholly owned subsidiary, NE Property B.V., has closed the green bond book build referred to in the announcement released on 19 November 2026. NE Property B.V. has priced a green EUR 500 million senior unsecured 5-year Eurobond maturing on 26 November 2031 (the "**Bond**"), guaranteed by NEPI Rockcastle. The Bond carries a 4.75% fixed annual coupon, with an issue price of 99.726% and a yield of 4.813%. The Bond is expected to be rated BBB+ by S&P and BBB+ by Fitch, in line with NEPI Rockcastle's existing ratings under its EUR 4 billion EMTN Programme.

The transaction attracted strong demand, with an orderbook at peak exceeding EUR 2.7 billion from over 110 investors, more than five times the size of the issue, underscoring strong confidence in NEPI Rockcastle's credit profile and sustainable growth strategy. The issue achieved broad institutional distribution, selling to asset managers (89%), other types of institutional investors and banks (11%), with demand coming from a range of geographies such as UK (41%), DACH region (19%), France (11%) and Middle East (6%). Application has been made for listing the Bond on the Regulated Market of Euronext Dublin.

The transaction extends the Group's average debt maturity and further increases the share of sustainable debt in its funding mix. In line with NEPI Rockcastle's Green Finance Framework, an amount equal to the net proceeds of the Bond will be allocated to finance or refinance, in whole or in part, Eligible Green Projects. The Framework, available on the Company's website, is supported by a Second Party Opinion provided by ISS Corporate Solutions.

Citigroup, J.P. Morgan, Raiffeisen Bank International, SMBC, Société Générale and UniCredit acted as Joint Bookrunners for the transaction.

"Demand for this green bond reached more than five times the issue size. We see that as a vote of confidence in the quality of our retail portfolio and in our disciplined approach to funding. This transaction extends our average debt maturity and gives us the flexibility to keep investing in our shopping centres. We thank our investors for their continued confidence and our banking partners for their support." – Eliza Predoiu, CFO

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For further information please contact:

NEPI Rockcastle N.V.	
Marek Noetzel/Eliza Predoiu	+31 20 237 4770
JSE sponsor	
Java Capital	+27 (0) 83 809 3445
Euronext Listing Agent	
ING Bank	+31 20 563 6685
Media Relations	mediarelations@nepirockcastle.com

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