



NE PROPERTY B.V.

(incorporated as a private company with limited liability (besloten vennootschap met beperkte aansprakelijkheid) under the laws of The Netherlands, registration number 34285470)

EUR 4,000,000,000

GUARANTEED EURO MEDIUM TERM NOTE PROGRAMME

guaranteed by

NEPI ROCKCASTLE N.V.

(incorporated as a public company with limited liability (naamloze vennootschap) under the laws of The Netherlands, registration number 87488329)

Under the Guaranteed Euro Medium Term Note Programme described in this Base Prospectus (the "**Programme**"), NE Property B.V. (the "**Issuer**"), subject to compliance with all relevant laws, regulations and directives, may from time to time issue Euro Medium Term Notes guaranteed by NEPI ROCKCASTLE N.V. (the "**Guarantee**" and the "**Guarantor**", respectively) (the "**Notes**"). The aggregate principal amount of Notes outstanding will not at any time exceed EUR 4,000,000,000 (or the equivalent in other currencies).

This Base Prospectus has been approved by the Central Bank of Ireland as competent authority under Regulation (EU) 2017/1129, as amended (the "**EU Prospectus Regulation**"). The Central Bank of Ireland only approves this Base Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by the EU Prospectus Regulation. Such approval should not be considered as an endorsement of the Issuer, the Guarantor or the quality of the Notes that are the subject of this Base Prospectus. Investors should make their own assessment as to the suitability of investing in the Notes. Such approval relates only to Notes issued under the Programme within twelve months after the date hereof. The Issuer will, in the event of any significant new factor, material mistake or material inaccuracy relating to information included in this Base Prospectus which is capable of affecting the assessment of any Notes, prepare a supplement to this Base Prospectus. This Base Prospectus will be valid as a base prospectus under the EU Prospectus Regulation for 12 months from its date. The obligation to prepare a supplement to this Base Prospectus in the event of any significant new factor, material mistake or material inaccuracy does not apply when the Base Prospectus is no longer valid. Application will be made to the Irish Stock Exchange plc, trading as Euronext Dublin ("**Euronext Dublin**") for Notes (other than Exempt Notes (as defined below)) issued under the Programme during the period of 12 months from the date of this Base Prospectus to be admitted to the official list (the "**Official List**") of Euronext Dublin and to trading on the regulated market of Euronext Dublin (the "**Regulated Market**"). The Regulated Market is a regulated market for the purposes of Directive 2014/65/EU of the European Parliament and of the Council on markets in financial instruments (as amended, "**EU MiFID II**"). The Programme also permits Notes to be issued on the basis that they may be admitted to listing, trading and/or quotation by the Bucharest Stock Exchange as may be agreed with the Issuer.

The requirement to publish a prospectus under the EU Prospectus Regulation only applies to Notes which are to be admitted to trading on a regulated market in the EEA (as defined below) and/or offered to the public in the EEA other than in circumstances where an exemption is available under Article 1(4) and/or 3(2) of the EU Prospectus Regulation. References in this Base Prospectus to "**Exempt Notes**" are to Notes for which no prospectus is required to be published for any purpose under the EU Prospectus Regulation. Exempt Notes do not form part of this Base Prospectus for the purposes of the EU Prospectus Regulation and the Central Bank of Ireland has neither approved nor reviewed information contained in this Base Prospectus in connection with Exempt Notes. The information in relation to Exempt Notes contained herein may not include the type, level and detail of disclosure as required by the EU Prospectus Regulation or other legislation and any investor who acquires Exempt Notes will not have any recourse to the Issuer pursuant to any EU Prospectus Regulation related liability regime. Exempt Notes may be admitted to listing, trading and/or quotation by any relevant authority, stock exchange and/or quotation system or be admitted to listing, trading and/or quotation by such other or further relevant authorities, stock exchanges and/or quotation systems, as may be agreed with the Issuer. The Issuer may also issue unlisted Exempt Notes and/or Exempt Notes not admitted to trading on any market.

In the case of Exempt Notes, the aggregate principal amount of Notes, interest (if any) payable in respect of such Notes, the issue price of such Notes and certain other information which is applicable to each Tranche (as defined below) will be set out in a pricing supplement (the "**Pricing Supplement**"). In the case of Exempt Notes, references herein to "Final Terms" shall be deemed to be references to a "Pricing Supplement", so far as the context admits.

Each Series (as defined in "*Overview of the Programme – Method of Issue*") of Notes in bearer form will be represented on issue by a temporary global note in bearer form (each a "**temporary Global Note**") or a permanent global note in bearer form (each a "**permanent Global Note**" and each of the temporary Global Notes and permanent Global Notes, a "**Global Note**"). If the Global Notes are stated in the applicable Final Terms to be issued in new global note ("**NGN**") form, the Global Notes will be delivered on or prior to the original issue date of the relevant Tranche to a common safekeeper (the "**Common Safekeeper**") for Euroclear Bank SA/NV ("**Euroclear**") and Clearstream Banking S.A. ("**Clearstream, Luxembourg**"). Notes in registered form will be represented by registered certificates (each a "**Certificate**"), one Certificate being issued in respect of each Noteholder's entire holding of Registered Notes of one Series. Registered Notes issued in global form will be represented by registered global certificates ("**Global Certificates**"). If a Global Certificate is held under the New Safekeeping Structure (the "**NSS**") the Global Certificate will be delivered on or prior to the original issue date of the relevant Tranche to a Common Safekeeper for Euroclear and Clearstream, Luxembourg.

Global Notes which are not issued in NGN form ("**CGNs**") and Global Certificates which are not held under the NSS will be deposited on the issue date of the relevant Tranche with a common depositary on behalf of Euroclear and Clearstream, Luxembourg (the "**Common Depositary**"). The provisions governing the exchange of interests in Global Notes for other Global Notes and definitive Notes are described in "*Summary of Provisions Relating to the Notes while in Global Form*".

The Programme has been rated BBB by S&P Global Ratings Europe Limited ("**S&P**") and BBB+ by Fitch Ratings Ireland Limited ("**Fitch**"). S&P and Fitch are established in the EU and registered under Regulation (EC) No 1060/2009 on credit rating agencies (the "**EU CRA Regulation**"). The rating S&P has given to the Programme is endorsed by S&P Global Ratings UK Limited which is established in the United Kingdom ("**UK**") and registered under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**"). The rating Fitch has given to the Programme is endorsed by Fitch Ratings Ltd, which is established in the UK and registered under the UK CRA Regulation.

IMPORTANT – EEA RETAIL INVESTORS If the Final Terms (or Pricing Supplement, as the case may be) in respect of any Notes includes a legend entitled "*Prohibition of Sales to EEA Retail Investors*", the Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("**EEA**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of EU MiFID II; or (ii) a customer within the meaning of Directive (EU) 2016/97 ("**EU Insurance Distribution Directive**"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II. Consequently, no key information document required by Regulation (EU) No 1286/2014 (the "**EU PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the EU PRIIPs Regulation.

IMPORTANT - UK RETAIL INVESTORS If the Final Terms (or Pricing Supplement, as the case may be) in respect of any Notes includes a legend entitled "*Prohibition of Sales to UK Retail Investors*", the Notes are not intended to be offered, sold, distributed or otherwise made available to and should not be offered, sold, distributed or otherwise made available to any retail investor in the UK. For these purposes, a retail investor means a person who is either one (or both) of the following: (i) not a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**EUWA**"); or (ii) not a qualified investor, as defined in paragraph 15 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024. Consequently no disclosure document required by the FCA Product Disclosure Sourcebook ("**DISC**") for offering, selling or distributing the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering, selling or distributing the Notes or otherwise making them available to any retail investor in the UK may be unlawful under DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.

EU BENCHMARKS REGULATION - Interest and/or other amounts payable under the Notes may be calculated by reference to certain reference rates. Any such reference rate may constitute a benchmark for the purposes of Regulation (EU) 2016/1011 (as amended, the "**EU Benchmarks Regulation**"). If any such reference rate does constitute such a benchmark, the Final Terms (or Pricing Supplement, in the case of Exempt Notes) will indicate whether or not the benchmark is provided by an administrator included in the register of administrators and benchmarks established and maintained by the European Securities and Markets Authority ("**ESMA**") pursuant to Article 36 (*Register of administrators and benchmarks*) of the EU Benchmarks Regulation. The registration status of any administrator under the EU Benchmarks Regulation is a matter of public record and, save where required by applicable law, the Issuer does not intend to update the Final Terms (or Pricing Supplement, in the case of Exempt Notes) to reflect any change in the registration status of the administrator.

Arranger for the Programme

CITIGROUP

Dealers

CITIGROUP	DEUTSCHE BANK	ERSTE GROUP	HSBC	ING	J.P. MORGAN	RAIFFEISEN BANK INTERNATIONAL
	SMBC					UNICREDIT
			SOCIÉTÉ GÉNÉRALE CORPORATE & INVESTMENT BANKING			

Base Prospectus dated 29 April 2026

This document comprises a base prospectus (the "**Base Prospectus**") for the purposes of the EU Prospectus Regulation. For the purpose of giving information with regard to the Issuer, the Guarantor and its consolidated subsidiaries (which includes the Issuer) taken as a whole (the "**Group**") this Base Prospectus when read together with the relevant Notes shall contain all necessary information which, according to the particular nature of the Issuer, the Guarantor and the Notes, is material to an investor for making an informed assessment of the assets and liabilities, financial position, profit and losses and prospects of the Issuer and the Guarantor, the rights attaching to the Notes and the reasons for the issuance and its impact on the Issuer.

The Issuer and the Guarantor accept responsibility for the information contained in this Base Prospectus. To the best of the knowledge of the Issuer and the Guarantor the information contained in this Base Prospectus is in accordance with the facts and the Base Prospectus makes no omission likely to affect its import.

This Base Prospectus is to be read in conjunction with all documents which are incorporated by reference herein (see "*Documents Incorporated by Reference*").

No person has been authorised to give any information or to make any representation other than those contained in this Base Prospectus in connection with the issue or sale of the Notes and, if given or made, such information or representation must not be relied upon as having been authorised by the Issuer, the Guarantor or any of the Dealers, the Arranger or the Trustee (as defined in "*Overview of the Programme*"). Neither the delivery of this Base Prospectus nor any sale made in connection herewith shall, under any circumstances, create any implication that there has been no change in the affairs of the Issuer or the Guarantor since the date hereof or the date upon which this Base Prospectus has been most recently amended or supplemented or that there has been no adverse change in the financial position of the Issuer or the Guarantor since the date hereof or the date upon which this Base Prospectus has been most recently amended or supplemented or that any other information supplied in connection with the Programme is correct as of any time subsequent to the date on which it is supplied or, if different, the date indicated in the document containing the same.

No Notes may be issued under the Programme with a minimum denomination of less than EUR 100,000 (or the equivalent in any other currencies as at the date of issue of any Notes). Subject thereto, Notes will be issued in such denominations as may be specified in the relevant Final Terms, subject to compliance with all applicable legal and/or regulatory requirements.

The distribution of this Base Prospectus and the offering or sale of the Notes in certain jurisdictions may be restricted by law. Persons into whose possession this Base Prospectus comes are required by the Issuer, the Guarantor, the Dealers and the Arranger to inform themselves about and to observe any such restriction.

The Notes and the guarantee thereof have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**") or with any securities regulatory authority of any state or other jurisdiction of the United States and Notes in bearer form are subject to U.S. tax law requirements. Subject to certain exceptions, Notes and the guarantee thereof may not be offered, sold or (in the case of Notes in bearer form) delivered within the United States or to U.S. persons (as defined in Regulation S under the Securities Act ("**Regulation S**")). For a description of certain restrictions on offers and sales of Notes and on distribution of this Base Prospectus, see "*Subscription and Sale*".

This Base Prospectus does not constitute an offer of, or an invitation by or on behalf of the Issuer, the Guarantor or the Dealers to subscribe for, or purchase, any Notes.

To the fullest extent permitted by law, none of the Dealers, the Arranger or the Trustee accept any responsibility for the contents of this Base Prospectus or for any other statement, made or purported to be made by the Arranger, a Dealer or the Trustee or on their behalf in connection with the Issuer, the Guarantor, or the issue and offering of the Notes. The Arranger, each Dealer and the Trustee accordingly disclaim all and any liability whether arising in tort or contract or otherwise (save as referred to above) which it might otherwise have in respect of this Base Prospectus or any such statement. Neither this Base Prospectus nor any financial statements are intended to provide the basis of any credit or other evaluation and should not be considered as a recommendation by any of the Issuer, the Guarantor, the Arranger, the Dealers or the Trustee that any recipient of this Base Prospectus or any financial statements should purchase the Notes. Each potential purchaser of Notes should determine for itself the relevance of the information contained in this Base Prospectus and its purchase of Notes should be based upon such investigation as it deems

necessary. None of the Dealers, the Arranger or the Trustee undertakes to review the financial condition or affairs of the Issuer or the Guarantor during the life of the arrangements contemplated by this Base Prospectus nor to advise any investor or potential investor in the Notes of any information coming to the attention of any of the Dealers, the Arranger or the Trustee.

In connection with the issue of any Tranche of Notes, the Dealer or Dealers (if any) named as Stabilisation Manager(s) (or persons acting on behalf of any Stabilisation Manager(s)) in the applicable Final Terms may over-allot Notes or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail. However, stabilisation may not necessarily occur. Any stabilisation action may begin on or after the date on which adequate public disclosure of the terms of the offer of the relevant Tranche of Notes is made and, if begun, may cease at any time, but it must end no later than the earlier of 30 days after the issue date of the relevant Tranche of Notes and 60 days after the date of the allotment of the relevant Tranche of Notes. Any stabilisation action or over-allotment must be conducted by the relevant Stabilisation Manager(s) (or person(s) acting on behalf of any Stabilisation Manager(s)) in accordance with all applicable laws and rules.

In this Base Prospectus, unless otherwise specified or the context otherwise requires, references to a "member state" are references to a member state of the EEA, references to "EUR", "€" and "euro" are to the lawful currency of the participating member states in the third stage of the Economic and Monetary Union of the Treaty establishing the European community, and all references to "GBP" and "£" are to the lawful currency of the UK.

This Base Prospectus contains certain forward-looking statements. The words "anticipate", "believe", "expect", "plan", "intend", "targets", "aims", "estimate", "project", "will", "would", "may", "could", "continue" and similar expressions are intended to identify forward-looking statements. All statements other than statements of historical fact included in this Base Prospectus, including, without limitation, those regarding the financial position, business strategy, management plans and objectives for future operations of the Issuer and the Guarantor are forward looking statements. These forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the Issuer's or the Guarantor's actual results, performance or achievements, or industry results, to be materially different from those expressed or implied by these forward-looking statements. These forward-looking statements are based on numerous assumptions regarding the Issuer's and the Guarantor's present and future business strategies and the environment in which they expect to operate in the future. Important factors that could cause their actual results, performance or achievements to differ materially from those in the forward-looking statements include, among other factors described in this Base Prospectus:

- their ability to realise the benefits they expect from existing and future investments in their existing operations and pending expansion and development projects;
- their ability to integrate their newly-acquired operations and any future expansion of their business;
- their ability to obtain requisite governmental or regulatory approvals to undertake planned or proposed development projects;
- their ability to obtain external financing or maintain sufficient capital to fund their existing and future operations;
- changes in political, social, legal or economic conditions in the markets in which they and their customers operate, as well as the impact from geopolitical events such as the war in Ukraine, the ongoing conflict in the Middle East and related regional tensions;
- changes in the competitive environment in which they and their customers operate;
- failure to comply with regulations applicable to their business;
- actual or potential tariffs changes in the global trading environment; or
- fluctuations in the currency exchange rates in the markets in which they operate.

Additional factors that could cause actual results, performance or achievements to differ materially include, but are not limited to, those discussed under "Risk Factors". Any forward-looking statements made by or

on behalf of the Issuer or the Guarantor speak only as at the date they are made. Neither the Issuer nor the Guarantor undertakes to update forward-looking statements to reflect any changes in their expectations with regard thereto or any changes in events, conditions or circumstances on which any such statement is based. Any forward-looking statements have not been reviewed or reported on by Ernst & Young Inc. or EY Accountants B.V.

Any information sourced from third parties contained in this Base Prospectus has been accurately reproduced and, as far as the Issuer and the Guarantor are aware and are able to ascertain from information published by that third party, no facts have been omitted which would render the reproduced information inaccurate or misleading.

The Notes are complex financial instruments and such instruments may be purchased by investors as a way to reduce risk or enhance yield with an understood, measured, appropriate addition of risk to their overall portfolios. Each potential investor in the Notes must determine the suitability of that investment in light of its own circumstances. In particular, each potential investor should:

- (a) have sufficient knowledge and experience to make a meaningful evaluation of the Notes, the merits and risks of investing in the Notes and the information contained in this Base Prospectus or any applicable supplement;
- (b) have access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Notes and the impact the Notes will have on its overall investment portfolio;
- (c) have sufficient financial resources and liquidity to bear all of the risks of an investment in the Notes, including where the currency for principal and interest payments is different from the potential investor's currency;
- (d) understand thoroughly the terms of the Notes and be familiar with the behaviour of any relevant financial markets; and
- (e) be able to evaluate (either alone or with the help of a financial adviser) possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.

The investment activities of certain investors are subject to legal investment laws and regulations, or review or regulation by certain authorities. Each potential investor should consult its legal advisers to determine whether and to what extent (1) Notes are legal investments for it, (2) Notes can be used as collateral for various types of borrowing and (3) other restrictions apply to its purchase or pledge of any Notes. Financial institutions should consult their legal advisers or the appropriate regulators to determine the appropriate treatment of Notes under any applicable risk-based capital or similar rules.

Tranches of Notes (as defined in "*Overview of the Programme – Method of Issue*") to be issued under the Programme will be rated or unrated. Where a Tranche of Notes is to be rated, such rating will not necessarily be the same as the rating assigned to the Notes already issued. Where a Tranche of Notes is rated, the applicable rating(s) will be specified in the relevant Final Terms. Whether or not each credit rating applied for in relation to a relevant Tranche of Notes will be (1) issued or endorsed by a credit rating agency established in the EEA and registered under the EU CRA Regulation or by a credit rating agency which is certified under the EU CRA Regulation and/or (2) issued or endorsed by a credit rating agency established in the UK and registered under the UK CRA Regulation or by a credit rating agency which is certified under the UK CRA Regulation will be disclosed in the Final Terms. In general, European regulated investors are restricted from using a rating for regulatory purposes if such rating is not issued by a credit rating agency established in the EEA and registered under the EU CRA Regulation unless it is (1) endorsed by a credit rating agency established in the EEA and registered under the EU CRA Regulation or (2) provided by a credit rating agency not established in the EEA but which is certified under the EU CRA Regulation. Similarly, in general, UK regulated investors are restricted from using a rating for regulatory purposes if such rating is not issued by a credit rating agency established in the UK and registered under the UK CRA Regulation unless it is (1) endorsed by a credit rating agency established in the UK and registered under the UK CRA Regulation or (2) provided by a credit rating agency not established in the UK but which is certified under the UK CRA Regulation.

A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency. Prospective investors should have regard to the factors described under the section headed "*Risk Factors*" in this Base Prospectus.

Notes issued as Green Bonds

None of the Dealers accepts any responsibility for any social, environmental or sustainability assessment of any Notes issued as green bonds ("**Green Bonds**") or makes any representation or warranty or gives any assurance that such Green Bonds will meet any investor expectations or requirements regarding such "green", "sustainable" or similar labels (including but not limited to Regulation (EU) 2020/852 on the establishment of a framework to facilitate sustainable investment (the "**EU Taxonomy Regulation**")) and any related technical screening criteria, Regulation (EU) 2023/2631 on European Green Bonds ("**EuGBs**") and optional disclosures for bonds marketed as environmentally sustainable and for sustainability-linked bonds (the "**EU Green Bond Regulation**"), Regulation (EU) 2019/2088 on sustainability-related disclosures in the financial services sector ("**SFDR**") and any implementing legislation and guidelines, or any similar legislation in the United Kingdom or any market standards or guidance, including green, sustainable or social bond principles or other similar principles or guidance published by ICMA (the "**ICMA Principles**") or any requirements of such labels or market standards as they may evolve from time to time. None of the Dealers has undertaken, or is responsible for, the application, impact or monitoring or reporting in respect of the use or allocation of proceeds of any Green Bonds or any assessment of the Eligible Green Projects (as defined in "*Use of Proceeds*") or the alignment of the bond with the Group's Green Finance Framework or alignment of the Group's Green Finance Framework with the applicable ICMA Principles.

In addition, none of the Dealers has undertaken, or is responsible for, any assessment of the Group's Green Finance Framework (as defined in "*Risk Factors - Risks Related to Green Bonds*"), including the assessment of the applicable eligibility criteria in relation to Green Bonds set out therein. The Second Party Opinion (as defined in "*Use of Proceeds*") provides an opinion on certain environmental and related considerations and is not intended to address any credit, market or other aspects of an investment in any Notes, including without limitation market price, marketability, investor preference or suitability of any security. The Second Party Opinion is a statement of opinion, not a statement of fact. No representation or assurance is given by the Dealers as to the suitability or reliability of the Second Party Opinion or any opinion, review or certification of any third party (including any post-issuance reports prepared by an external reviewer) made available in connection with an issue of Green Bonds. As at the date of this Base Prospectus, the providers of such opinions, reviews, certifications and post-issuance reports are not subject to any specific regulatory or other regime or oversight. The Second Party Opinion and any other such opinion, reviews, certification or post-issuance reports is not, nor should be deemed to be, a recommendation by the Dealers, or any other person to buy, sell or hold any Notes and is current only as of the date it is issued. Prospective investors must determine for themselves the relevance of any such opinion, review certification, or post-issuance report and/or the information contained therein. The criteria and/or considerations that form the basis of the Second Party Opinion or any such other opinion or certification may change at any time and the Second Party Opinion may be amended, updated, supplemented, replaced and/or withdrawn. The Group's Green Finance Framework may also be subject to review and change and may be amended, updated, supplemented, replaced and/or withdrawn from time to time and any subsequent version(s) may differ from any description given in this Base Prospectus. The Group's Green Finance Framework, the Second Party Opinion and any other such opinion, review, certification or post-issuance report do not form part of, nor are incorporated by reference in, this Base Prospectus.

In the event any Notes issued as Green Bonds are, or are intended to be, listed, or admitted to trading on a dedicated "green", "sustainable" or other equivalently-labelled segment of a stock exchange or securities market, no representation or assurance is given by the Dealers that such listing or admission satisfies, whether in whole or in part, any present or future investment criteria or guidelines with which an investor or its investments are required, or intend, to comply. Furthermore, it should be noted that the criteria for any such listings or admission to trading may vary from one stock exchange or securities market to another. No representation or assurance is given or made by the Dealers that any such listing or admission to trading will be obtained or maintained for the lifetime of the Notes.

Product Governance under Directive 2014/65/EU (as amended)

A determination will be made in relation to each issue about whether, for the purpose of the MiFID Product Governance rules under EU Delegated Directive 2017/593 (the "**EU MiFID Product Governance Rules**"),

any Dealer subscribing for any Notes is a manufacturer in respect of such Notes, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the EU MiFID Product Governance Rules.

The Final Terms in respect of any Notes (or Pricing Supplement, in the case of Exempt Notes) may include a legend entitled "EU MiFID II Product Governance" which will outline the target market assessment in respect of the Notes and which channels for distribution of the Notes are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**distributor**") should take into consideration the target market assessment; however, a distributor subject to EU MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

Product Governance under UK MiFIR

A determination will be made in relation to each issue about whether, for the purpose of the UK MiFIR product governance rules set out in the FCA Handbook Product Intervention and Product Governance Sourcebook (the "**UK MiFIR Product Governance Rules**"), any Dealer subscribing for any Notes is a manufacturer in respect of such Notes, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the UK MiFIR Product Governance Rules.

The Final Terms in respect of any Notes (or Pricing Supplement, in the case of Exempt Notes) may include a legend entitled "UK MiFIR Product Governance" which will outline the target market assessment in respect of the Notes and which channels for distribution of the Notes are appropriate. Any distributor should take into consideration the target market assessment; however, a distributor subject to the UK MiFIR Product Governance Rules is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

Canada

The Notes may be sold only to purchasers purchasing, or deemed to be purchasing, as principal that are accredited investors, as defined in National Instrument 45-106 Prospectus Exemptions or subsection 73.3(1) of the Securities Act (Ontario), and are permitted clients, as defined in National Instrument 31-103 Registration Requirements, Exemptions and Ongoing Registrant Obligations. Any resale of the Notes must be made in accordance with an exemption from, or in a transaction not subject to, the prospectus requirements of applicable securities laws.

Securities legislation in certain provinces or territories of Canada may provide a purchaser with remedies for rescission or damages if this Base Prospectus (including any supplement or amendment thereto) contains a misrepresentation, **provided that** the remedies for rescission or damages are exercised by the purchaser within the time limit prescribed by the securities legislation of the purchaser's province or territory. The purchaser should refer to any applicable provisions of the securities legislation of the purchaser's province or territory for particulars of these rights or consult with a legal adviser.

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OVERVIEW OF THE PROGRAMME

The following overview is qualified in its entirety by the remainder of this Base Prospectus.

Issuer:	NE Property B.V.
Guarantor:	NEPI Rockcastle N.V.
Description:	Guaranteed Euro Medium Term Note Programme
Size:	Up to EUR 4,000,000,000 (or the equivalent in other currencies at the date of issue) aggregate principal amount of Notes outstanding at any one time.
Arranger:	Citigroup Global Markets Europe AG
Dealers:	Citigroup Global Markets Europe AG Deutsche Bank Aktiengesellschaft Erste Group Bank AG HSBC Continental Europe ING Bank N.V. J.P. Morgan SE Raiffeisen Bank International AG SMBC Bank EU AG Société Générale UniCredit Bank GmbH The Issuer may from time to time terminate the appointment of any dealer under the Programme or appoint additional dealers either in respect of one or more Tranches or in respect of the whole Programme. References in this Base Prospectus to "Permanent Dealers" are to the persons listed above as Dealers and to such additional persons that are appointed as dealers in respect of the whole Programme (and whose appointment has not been terminated) and references to "Dealers" are to all Permanent Dealers and all persons appointed as a dealer in respect of one or more Tranches.
Trustee:	BNY Mellon Corporate Trustee Services Limited
Issuing and Paying Agent:	The Bank of New York Mellon, London Branch
Method of Issue:	The Notes will be issued on a syndicated or non-syndicated basis. The Notes will be issued in series (each a "Series") having one or more issue dates and on terms otherwise identical (or identical other than in respect of the first payment of interest), the Notes of each Series being intended to be interchangeable with all other Notes of that Series. Each Series may be issued in tranches (each a "Tranche") on the same or different issue dates. The specific terms of each Tranche (which will be completed, where necessary, with the relevant terms and conditions and, save in respect of the issue date, issue price, first payment of interest and nominal amount of the

	Tranche, will be identical to the terms of other Tranches of the same Series) will be completed in the final terms (the " Final Terms ").
Issue Price:	Notes may be issued at their nominal amount or at a discount or premium to their nominal amount.
Form of Notes:	The Notes may be issued in bearer form (" Bearer Notes ") or in registered form (" Registered Notes ") only. Each Tranche of Bearer Notes will be represented on issue by a temporary Global Note if (i) definitive Notes are to be made available to Noteholders following the expiry of 40 days after their issue date or (ii) such Notes have an initial maturity of more than one year and are being issued in compliance with the TEFRA D (as defined in " <i>Selling Restrictions</i> " below), otherwise such Tranche will be represented by a permanent Global Note. Registered Notes will be represented by Certificates, one Certificate being issued in respect of each Noteholder's entire holding of Registered Notes of one Series. Certificates representing Registered Notes that are registered in the name of a nominee for one or more clearing systems are referred to as " <i>Global Certificates</i> ".
Clearing Systems:	Clearstream, Luxembourg, Euroclear and, in relation to any Tranche, such other clearing system as may be agreed between the Issuer, the Issuing and Paying Agent, the Trustee and the relevant Dealer.
Initial Delivery of Notes:	On or before the issue date for each Tranche, if the relevant Global Note is a NGN or the relevant Global Certificate is held under the NSS, the Global Note or Global Certificate will be delivered to a Common Safekeeper for Euroclear and Clearstream, Luxembourg. On or before the issue date for each Tranche, if the relevant Global Note is a CGN or the relevant Global Certificate is not held under the NSS, the Global Note representing Bearer Notes or the Global Certificate representing Registered Notes may be deposited with a common depositary for Euroclear and Clearstream, Luxembourg. Global Notes or Global Certificates may also be deposited with any other clearing system or may be delivered outside any clearing system provided that the method of such delivery has been agreed in advance by the Issuer, the Issuing and Paying Agent, the Trustee and the relevant Dealer. Registered Notes that are to be credited to one or more clearing systems on issue will be registered in the name of nominees or a common nominee for such clearing systems.
Terms and Conditions	The Notes of each Series (other than Exempt Notes) are subject to the "<i>Terms and Conditions of the Notes</i>", as completed by the applicable Final Terms. In the case of Exempt Notes only, the Notes of each Series are subject to the "<i>Terms and Conditions of the Notes</i>" as supplemented, replaced or modified by the terms of the applicable Pricing Supplement.
Currencies:	Subject to compliance with all relevant laws, regulations and directives, Notes may be issued in any currency agreed between the Issuer, the Guarantor and the relevant Dealers.
Maturities:	Subject to compliance with all relevant laws, regulations and directives, any maturity between one month and 30 years.
Specified Denomination:	Definitive Notes will be in such denominations as may be specified in the relevant Final Terms save that the minimum denomination of each Note will be such amount as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any

laws or regulations applicable to the relevant Specified Currency and the regulations of the applicable securities settlement system in which the Notes are issued and save that (i) no Notes may be issued with a minimum denomination of less than €100,000 (or its equivalent in any other currency as at the date of issue of the Notes); and (ii) unless otherwise permitted by then current laws and regulations, Notes (including Notes denominated in sterling) which have a maturity of less than one year and in respect of which the issue proceeds are to be accepted by the Issuer in the UK or whose issue otherwise constitutes a contravention of section 19 of the FSMA will have a minimum denomination of £100,000 (or its equivalent in other currencies).

Interest:

Notes may be interest-bearing or non-interest bearing. Interest (if any) may accrue at a fixed rate or a floating rate or a combination thereof and the method of calculating interest may vary between the issue date and the maturity date of the relevant Series.

Fixed Rate Notes:

Fixed interest will be payable in arrear on the date or dates in each year specified in the relevant Final Terms.

Floating Rate Notes:

Floating Rate Notes will bear interest at a rate determined:

- (i) on the same basis as the floating rate under a notional interest rate swap transaction in the relevant Specified Currency governed by an agreement incorporating the 2006 ISDA Definitions, as published by the International Swaps and Derivatives Association, Inc. or the latest version of ISDA 2021 Interest Rate Derivatives Definitions, including each Matrix (as defined therein) (and any successor thereto), as specified in the relevant Final Terms, each as published by ISDA (or any successor) on its website (<http://www.isda.org>), on the date of issue of the first Tranche of the Notes of the relevant Series; or
- (ii) on the basis of a reference rate appearing on the agreed screen page of a commercial quotation service.

The margin (if any) relating to such floating rate for each Series of Floating Rate Notes will be set out in the relevant Final Terms.

Floating Rate Notes may also have a maximum interest rate, a minimum interest rate or both.

Interest on Floating Rate Notes in respect of each Interest Period will be payable on such Interest Payment Dates, and will be calculated on the basis of such Day Count Fraction, as may be set out in the relevant Final Terms.

Zero Coupon Notes:

Zero Coupon Notes (as defined in "*Terms and Conditions of the Notes*") may be issued at their principal amount or at a discount to it and will not bear interest.

Step Up Rating Adjustment:

If Step Up Rating Adjustment is specified as being applicable in the applicable Final Terms and, prior to an Interest Payment Date, a Rate of Interest Step Up Trigger occurs, then each Note shall bear interest on its outstanding principal amount at the rate per annum equal to the Rate of Interest plus the Step Up Rate specified in the applicable Final Terms. See "*Terms and Conditions of the Notes*". The Final Terms issued in respect of each issue of interest-bearing Notes will specify the relevant interest periods and interest rate(s).

Redemption:	The relevant Final Terms will specify the basis for calculating the redemption amounts payable. Unless permitted by then current laws and regulations, Notes (including Notes denominated in sterling) which have a maturity of less than one year and in respect of which the issue proceeds are to be accepted by the Issuer in the UK or whose issue otherwise constitutes a contravention of section 19 of the FSMA must have a minimum redemption amount of £100,000 (or its equivalent in other currencies).
Optional Redemption:	The Final Terms issued in respect of each issue of Notes will state whether such Notes may be redeemed prior to their stated maturity at the option of the Issuer (either in whole or in part) and/or the holders, and if so the terms applicable to such redemption.
Status of Notes:	The Notes constitute direct, general and unconditional obligations of the Issuer which will at all times rank <i>pari passu</i> among themselves and at least <i>pari passu</i> with all other present and future unsecured obligations of the Issuer, save for certain obligations preferred by law and subject to the " <i>Terms and Conditions of the Notes – Negative Pledge</i> ".
Status of Guarantee	The guarantee of the Notes constitutes direct, general and unconditional obligations of the Guarantor which will at all times rank at least <i>pari passu</i> with all other present and future unsecured obligations of the Guarantor, save for such obligations as may be preferred by provisions of law and subject to the " <i>Terms and Conditions of the Notes – Negative Pledge</i> ".
Negative Pledge:	See " <i>Terms and Conditions of the Notes – Negative Pledge</i> ".
Cross Default/Cross-acceleration of Issuer, Guarantor or Material Subsidiary:	See " <i>Terms and Conditions of the Notes – Events of Default</i> ".
Ratings:	The Programme has been rated BBB by S&P and BBB+ by Fitch. Tranches of Notes will be rated or unrated. Where a Tranche of Notes is to be rated, such rating will be specified in the relevant Final Terms. A rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.
Withholding Tax:	All payments of principal and interest in respect of the Notes will be made free and clear of withholding taxes of any Tax Jurisdiction (as defined in Condition 9 of the Notes), unless the withholding is required by law. In such event, the Issuer or the Guarantor shall, subject to customary exceptions, pay such additional amounts as shall result in receipt by the Noteholder and Couponholder of such amounts as would have been received by it had no such withholding been required, all as described in " <i>Terms and Conditions of the Notes – Taxation</i> ".
Governing Law:	The Notes and any non-contractual obligations arising out of or in connection therewith will be governed by English law.
Listing and Admission to Trading:	Application has been made to list Notes issued under the Programme (other than Exempt Notes) on the Official List and to admit them to trading on the Regulated Market. Notes may be listed or admitted to trading, as the case may be, on other or further stock exchanges or markets (including the Bucharest

Stock Exchange) agreed between the Issuer and the relevant Dealer in relation to the relevant Series of Notes. Exempt Notes which are neither listed nor admitted to trading on any market may also be issued.

The applicable Final Terms will state whether or not the relevant Notes are to be listed and/or admitted to trading and, if so, on which stock exchanges and/or markets.

Redenomination, Renominalisation and/or Consolidation

Notes denominated in a currency of a country that subsequently participates in the third stage of European Economic and Monetary Union may be subject to redenomination, renominalisation and/or consolidation with other Notes then denominated in euro. The provisions applicable to any such redenomination, renominalisation and/or consolidation will be as specified in the relevant Final Terms.

Selling Restrictions:

The United States, the EEA, the UK, The Netherlands, Japan and the Republic of Italy. See "*Subscription and Sale*".

The Issuer and the Guarantor are Category 2 for the purposes of Regulation S under the Securities Act, as amended.

The Notes will be issued in compliance with U.S. Treas. Reg. §1.163-5(c)(2)(i)(D) (or any successor rules in substantially the same form that are applicable for purposes of Section 4701 of the U.S. Internal Revenue Code of 1986, as amended (the "**Code**")) ("**TEFRA D**"), unless (i) the relevant Final Terms states that Notes are issued in compliance with U.S. Treas. Reg. §1.163-5(c)(2)(i)(C) (or any successor rules in substantially the same form that are applicable for purposes of Section 4701 of the Code) ("**TEFRA C**") or (ii) the Notes are issued other than in compliance with TEFRA D or TEFRA C but in circumstances in which the Notes will not constitute "registration required obligations" under the United States Tax Equity and Fiscal Responsibility Act of 1982 ("**TEFRA**"), which circumstances will be referred to in the relevant Final Terms as a transaction to which TEFRA is not applicable.

RISK FACTORS

Investing in the Notes involves certain risks. The Issuer and the Guarantor believe that the following factors represent the principal risks inherent in investing in the Notes, but the Issuer and the Guarantor may be unable to pay interest, principal or other amounts on or in connection with the Notes for other reasons and neither the Issuer nor the Guarantor represent that the statements below regarding the risks of investing in and holding the Notes are exhaustive. Prospective investors should also read the detailed information set out elsewhere in this Base Prospectus (including any documents incorporated by reference in, and forming part of, this Base Prospectus), make such inquiries in relation to the Issuer, the Guarantor and the Notes as they think appropriate and reach their own views prior to making any investment decision.

FACTORS RELATING TO THE GROUP

An investment in the Notes involves a high degree of risk. Before purchasing the Notes, prospective investors should consider carefully the specific risk factors set forth below, as well as the other information contained elsewhere in this Base Prospectus. Any of the risks described below could have a material adverse impact on the Group's business, prospects, results of operations and financial condition and could therefore have a negative effect on the trading price of the Notes and the Issuer's ability to pay all or part of the interest or principal on the Notes.

Additional risks not currently known to the Issuer or that the Issuer deems immaterial at the date of this Base Prospectus may also harm the Group. Prospective investors should be aware that the value of the Notes and any income therefrom may decrease and that investors may not be able to realise their initial investment.

Risks related to the Issuer's and the Guarantor's ability to fulfil their obligations under the Notes

Risks Relating to Macroeconomic Conditions

Geopolitical and other macroeconomic risks, including military conflicts

Due to the Group's involvement in different geographies and markets, the Issuer and the Guarantor are exposed to geopolitical and other macroeconomic risks, including (but not limited to) (i) fluctuations in public share prices, credit spreads, interest rates, currency exchange rates, tariffs and inflation rates, (ii) economic uncertainty, including uncertainties resulting from geopolitical conflicts such as the ongoing conflicts between Russia and Ukraine, the ongoing conflict in the Middle East and related escalation risks involving the United States and Iran, as well as from increasing trade tensions, including tariffs and (iii) the overall geopolitical environment, including acts of war, terrorist attacks, security operations and international sanctions. The scope and duration of the war in Ukraine and in the Middle East is uncertain, rapidly changing and hard to predict. Future market conditions in the different geographies where the Group operates may be less favourable compared to current and/or historical market conditions, which could adversely affect the Group's business.

The international macroeconomic situation is currently characterised by material uncertainty due to – *inter alia* – increased levels of debt and inflation in the market, the ongoing military conflicts in Ukraine, the ongoing conflict in the Middle East and related escalation risks involving the United States and Iran, increasing energy prices, interest rates and inflation, potential further tariffs which could be imposed by the United States on member countries of the European Union as well as supply-chain constraints. In particular, disruptions to shipping routes and the potential for the Bab al-Mandeb strait to be blocked or otherwise materially impaired could represent an additional risk, which could contribute to a surge in crude oil prices, as well as broader energy price volatility. These macroeconomic conditions have had – and if continued or further worsened may continue to have – a material adverse effect on the international financial and capital markets. The main business risks for the Group due to this development relate to reduced access to financing through the capital markets, increasing and fluctuating energy prices, disruptions and delays to supplies as well as increases in the price of raw materials, which may have a material adverse effect on the Group's business, financial condition and results of operation.

In February 2022, Russian military forces launched a military action against Ukraine. The military conflict represents a source of high uncertainty in the global credit markets, commodity markets and the global economy. The military conflict has caused, and may continue to cause, a distortion of the global energy markets and supply chains leading to – *inter alia* – significant further increases in energy and metal prices. Although the length, impact and outcome of the ongoing military conflict is unpredictable, there is a risk that it could last for a long period of time and lead to further significant market disruptions, including volatility in electricity prices, commodity prices, credit and capital markets, as well as supply chain interruptions and deteriorating financing conditions.

Although the Group does not own any properties in Ukraine or Russia, any economic downturn in Europe due to Russia's invasion of Ukraine and the associated sanctions, rising inflation levels, lower than expected growth or an otherwise uncertain economic outlook in the markets in which the Group operates, or any perception thereof by the Group's customers, could have a material adverse effect on demand for the Group's services.

The armed conflict between Israel and Hamas, which commenced in October 2023, and the ensuing instability in the Middle East may also lead to increase in oil and other commodity prices, inflation and adversely impact the global economy.

The military strikes conducted by the United States and Israel against Iran since 28 February 2026 carry the risk of proving to be of greater consequence than preceding strikes carried out in June 2025, with the duration and ultimate scope of any resulting conflict remaining uncertain and dependent, among other factors, on the extent of degradation of Iranian military capabilities and the United States' disposition towards sustained or deepened military engagement. Retaliatory actions by Iran and affiliated proxy forces across the region may persist for an extended period and potentially intensify further. Of particular significance to global energy markets, there is a material risk that the Strait of Hormuz could be effectively closed for all or part of the duration of any such conflict, whether as a result of direct physical interdiction, the inability of vessels to obtain adequate insurance coverage, or other threat-related factors, each of which would give rise to material risks for regional stability, energy security and global supply chains.

In addition, potential further tariffs which could be imposed by the United States on member countries of the European Union may impact the economies where the Group's assets are located and could adversely affect the Group.

The degree to which geopolitical and other macroeconomic factors may affect the Group is uncertain and presents a significant risk for the Group's present and future business activities, financial condition and results of operations.

Negative economic developments and conditions in Europe may affect the Group's operations and tenants, as well as the prices of real estate generally in the market and the value of the Group's real estate

The European economies in which the Group operates, and the economies in which its tenants and business partners operate, have been adversely affected by the uncertain global economic and financial market conditions. The recent years have seen effects of geopolitical unrest, volatile macroeconomic conditions, and a rapidly fluctuating financial market. This may impact the Group in terms of access to and cost of funding, as well as impacting the general economy. An economic slowdown or a recession, regardless of its depth, or any other negative economic developments in the Group's principal countries of operation and involvement may affect the Group's business in a number of ways, including, among other things, the income, liquidity, business and/or financial condition of the Group, its tenants and other business partners. The value of the real estate property owned by the Group may decrease, and the Group may not be able to adapt to any long-term economic recession or stagnation. The Group may also experience increased defaults on rent payments as a result of negative economic developments globally.

Materialisation of any of the above risks could have a material adverse effect on the Group's business, financial condition, results of operations and future prospects.

High inflation may affect the Group's business, financial condition and result of operations

The rise of inflation in markets where the Group operates has resulted in an increase in the cost of goods and services, raw materials and utilities, among other things. These increases are likely to have a negative impact on the real estate sector in general and, as a result thereof, may have an effect on the Group's business, financial condition and results of operations. See "*Risk Factors – Increasing refurbishment and maintenance costs, without a corresponding increase in rental income, may result in a decreased profit margin or increased rents and thus decreased demand for properties*".

Increasing inflation levels, in particular high energy prices, may lead to increased operating expenses, which the Group may not be able to fully recover from its tenants.

Furthermore, a negative macroeconomic outlook with high inflation —especially its consequences on the labour market and purchasing power—is likely to result in lower footfall and retailer sales in the Group's shopping centres. This could diminish the Group's ability to increase rents on renewal of leases and may require the Group to grant temporary rent relief to alleviate occupancy costs. Variable rental income, based on retailer sales, would also be automatically reduced.

The diversified nature of the Group's portfolio, with more than 59 income-producing investment properties across eight CEE countries and thousands of tenants from across the retail industry spectrum, mitigates risks associated with adverse changes in macroeconomic conditions (such as inflation and increased costs). Rents paid by the top ten tenants represented just 25.7 per cent. of the Group's revenues in the year ended 31 December 2025. Furthermore, the annual rent indexation mechanism, which is used by the Group in the majority of its leases with its tenants, provides the Group with an economic hedge against inflation. The Group's main tenants are leading companies in their sectors and all tenants are subject to a financial review before signing leases with the Group and must provide guarantees or advance deposits where appropriate. The use of long-term leases with a high proportion of minimum guaranteed rents provides a stable rental income, with only a minority of early exit clauses activated by tenants in recent years. On top of quarterly reviews of occupancy cost ratios, the Group regularly consults retailers to gain insight into their performance and assess their financial robustness. On a case-by-case basis, the Group offers to align their retail format with their positioning, development plans and ability to pay rents. Asset performance is regularly monitored by asset managers and individual business plans are updated annually for all the shopping malls. Nevertheless, should inflationary pressure continue over a longer period, it could lead to negative outcomes such as retailers defaulting on their rental obligations and closing certain stores which would result in decreasing the rental revenue and collection rate at the level of the Group's shopping centres. Falling rental income and higher vacancy rates could negatively impact the Group's asset values and attractiveness on the investment market.

Rising inflation combined with other negative market conditions may affect the Group's financial condition in general, which may have an effect on the Group's business, financial condition and results of operations.

Price fluctuations and changes in availability of raw materials, components and services may affect the Group's business

The Group requires raw materials, components and services for its pipeline related to development and extension of its planned projects. The prices and availability of raw materials, components and services fluctuate depending on – *inter alia* – local and international supply and demand, inflation, tariffs, fuel costs and transportation costs. Metal (including steel and copper) is a principal raw material of the Group's developments. Accordingly, an increase in the price of metal or other raw materials, components or services could increase the costs and may reduce the profitability of the Group. Volatility in the market price of metal and other commodities may result from many factors that are beyond the Group's control, including uncertainties resulting from geopolitical conflicts such as the ongoing conflict between Russia and Ukraine which has resulted in an increased volatility in commodity prices. In addition, potential further tariffs which could be imposed by the United States on member countries of the European Union may impact the economies where the Group's assets are located and could adversely affect the Group.

The Group generally does not engage in hedging transactions to manage such commodity price risks, but, as a general rule, enters into fixed price contracts when ordering components for projects going into construction.

Increases in electricity and heating prices, potential electricity supply disruptions and outages, and failure to hedge against price fluctuations can have an adverse effect on the Group's operations

Increases in electricity and heating prices may have a material impact on the Group's cost levels and thus on its financial condition and results of operations. In addition, possible energy supply difficulties or power outages resulting from insufficient energy production in relation to increased demand may significantly hamper the Group's operations by increasing construction and operating costs and posing challenges to timely completion of projects. In particular, ongoing geopolitical conflicts, including in the Middle East, and the potential disruption of major energy transit routes (see "*Risk Factors – Geopolitical and other macroeconomic risks, including military conflicts*" above), may exacerbate energy price volatility and supply disruptions.

To a certain extent, it is possible to hedge against risks associated with electricity price fluctuations, for example through derivatives or electricity purchase agreements. The Group generally does not engage in hedging transactions through derivatives to manage the cost of energy but enters into longer dated electricity purchase agreements. In addition, the volatility of electricity prices has led to a sharp increase in additional collateral requirements in the energy derivatives market. These developments could also lead to changes in the regulation concerning energy production and energy sources, which could in turn contribute to higher energy costs.

Moreover, there can be no certainty that the Group would succeed in hedging against fluctuations in electricity prices at all in the future (should it choose to seek to do so). Increases in electricity prices and possible blackouts or disruptions in electricity supply may, therefore, increase the operating expenses of the Group and reduce the

Group's profitability. Any of these factors, if realised, could have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

The ongoing uncertainty and volatility in the financial markets may adversely affect the Group's operations

Global financial markets continue to experience disruptions, including increased volatility and diminished liquidity and credit availability. The default, or a significant decline in the credit rating, of one or more sovereigns or financial institutions could cause severe stress in the financial system generally and could adversely affect the markets in which the Group operates and the businesses and economic condition and prospects of the Group's counterparties or tenants, directly or indirectly, in ways which are difficult to predict. This could, in turn, impact the level of rental income earned by, and the terms of financing available to, the Group. The impact of these conditions could be detrimental to the Group and could adversely affect its business, results of operations, financial condition and/or prospects; its solvency and the solvency of its counterparties and tenants; the value and liquidity of its assets and liabilities; the value and liquidity of the Notes and/or the ability of the Issuer and the Guarantor to meet their obligations under the Notes and under their debt obligations more generally.

Risks relating to the Group's business and industry

The Group's capital expenditure and other construction, development and maintenance costs may be higher than expected

The Group's investment and development programme entails significant planned expenditures. In addition, the Group will continue to undertake construction and development work on an ongoing basis with respect to its real estate assets to meet legal and market requirements. The Group is subject to a number of construction, operating and other risks relating to the completion of its investment and development of real estate programmes that are beyond its control. These include shortages of, increases in, and/or price inflation in respect of (as applicable), the following: materials, equipment and labour, contractors' insolvency or bankruptcy, adverse weather conditions, accidents, unexpected delays and other unforeseen circumstances, any of which could result in costs that are materially higher than initially estimated by the Group. These risks are exacerbated by the negative economic developments and conditions in Europe, the geopolitical conflicts such as the ongoing conflicts between Russia and Ukraine, and in the Middle East, as well as the potential additional tariffs to be imposed by the United States on member countries of the European Union which has resulted in an increased volatility in commodity prices. Furthermore, the inability to complete the construction and leasing of a property on schedule may result in increased construction or renovation costs which may result in the termination of an existing investment agreement and further result in claims by third parties for damages and termination of respective leases.

For large refurbishment or development projects, costs related to securing property, obtaining planning, demolition and/or construction or other required consents, dealing with counterparties and obtaining approvals and consents (both from third parties and regulators) can be significant and time consuming. There is also a risk that planning or permitted use consents are not obtained, are delayed, are subject to uneconomic or unfavourable conditions or, once received, may be challenged. The Group may delay or abandon refurbishment or development opportunities that it has started to pursue and consequently fail to recover costs already incurred. In some cases, the refurbishment or development of properties may be subject to revaluation losses due to, for example, the Group's determination that a given refurbishment or development property is not likely to yield a desired level of net rental income or occupancy. Other write-offs relating to abandoned refurbishment or development opportunities, or revaluation losses resulting from changes in the value of a refurbishment or development properties, may occur in the future. Moreover, construction defects on completed or ongoing developments may lead to property and personal damages which affect the Group and the developments themselves.

Laws in relevant jurisdictions impacting the Group may be introduced that may be applied retrospectively and affect existing building consents which would restrict development in the Group's target geographies. This could negatively affect the Group's ability to complete a development and refurbishment programme on schedule or within the estimated budget. Even if the Group is successful in implementing a project, the Group may not see a return on its investments due to unforeseen costs. Any failure by the Group to complete an investment and development programme or to otherwise undertake appropriate construction or refurbishment work could adversely affect the rental revenue earned from the affected real estate, impacting the Group's business, financial condition, prospects and results of operations.

The Group is exposed to certain risks relating to real estate investments

Investing in real estate is generally subject to various risks, including the following: adverse changes in national

or international economic conditions (as detailed in "*Real estate developments are susceptible to the risk of competition and fluctuations in the economy*"); adverse local market conditions; the financial conditions of the retail sector (including tenants, buyers and sellers of real estate) (as detailed in "*The Group is subject to the counterparty risk of its tenants*"); the availability of debt and equity financing (as detailed in "*The Group may be unable to raise the financing that it requires or refinance existing debt at maturity*"); changes in interest rates, real estate tax rates and other operating expenses (as detailed in "*The Group is exposed to interest rate risks, the risk of loss and counterparty risk during hedging transactions*"); environmental and operational laws and regulations, planning laws and other governmental rules and fiscal policies; environmental claims arising in respect of properties acquired with undisclosed or unknown environmental problems or as to which inadequate reserves had been established (as detailed in "*The Group may become involved in disputes in relation to its property rights and permits may have been obtained in breach of applicable laws*"); energy and utilities prices (fluctuations in the prices of utilities and energy will impact operational costs, being reflected in tenants' costs and the Group might not be in the position to fully recuperate such - see also "*Increases in electricity and heating prices, potential electricity supply disruptions and outages, and failure to hedge against price fluctuations can have an adverse effect on the Group's operations*"); ownership restitution risks, property ownership uncertainty and related litigation (as detailed in "*There is a general risk of restitution in CEE, with an emphasis on Romania, and the Group may become involved in other disputes in relation to its property rights*"); changes in the relative popularity of real estate types and locations leading to an oversupply of space or a reduction in demand for a particular type of real estate in a given market (as detailed in "*The Group is exposed to risks regarding development projects*"); and risks and operating problems arising out of the possible lack of availability of certain construction materials (as detailed in "*The Group is exposed to risks regarding development projects*"). These factors could cause fluctuations in rental income or operating expenses and occupancy rates which in turn would have a negative effect on the operating returns derived from, and the value of, properties. The value of properties may also be significantly diminished in the event of a downturn in real estate prices or the occurrence of any of the other factors mentioned above. Such a decrease in value or decrease in rental income or the increase in operating expenses would have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

The Group may be unable to acquire additional properties on acceptable terms, identify all potential liabilities associated with them or complete such acquisitions

The Group's strategy envisions the potential acquisition of selective additional properties. The acquisition of real estate requires, among other things, an analysis of the factors that create value, and such analysis is subject to a wide variety of factors and subjective assessments and is based on various assumptions. When making acquisition decisions, the Group may overestimate the potential of targeted properties or may base its decision on inaccurate information or assumptions that turn out to be incorrect, or cost savings and synergies that may not develop. The Group may also overestimate the likelihood of obtaining the required governmental permits and approvals for development properties. Such errors may only become apparent at a late stage and force the Group to recognise fair value losses in its statement of income. Any inability or failure to identify and successfully acquire attractive properties at commercially acceptable terms could limit the Group's ability to grow its business effectively and could have an adverse effect on the Group's business, financial condition, results of operations, cash flows and prospects.

The Group's property acquisitions involve risks that may not be uncovered by prior due diligence

Before acquiring a property, the Group typically performs due diligence through external experts engaged to evaluate the property and identify connected risks. When the Group is acquiring a smaller and less material property, the Group typically relies on its internal team to perform due diligence. However, the Group's due diligence may not identify all of the potential liabilities and risks related to a property or the Group may not always have recourse against the seller of the property for the non-disclosure of such liabilities or risks. Moreover, in certain cases the seller may not provide, or be in possession of, all the required information and documents and, as such, the Group may not identify all the relevant risks during the due diligence process. Such risks relate, among others, to title and security searches, material contracts, such as access to the site and connection to utilities, rights of third parties, litigation, management of the property, tax issues, planning permissions and conditions, technical status of the building (including permits), licences, fire and health and safety certificates and the compliance with related regulations as well as restrictions in connection with historic preservation and environmental laws.

Although the properties acquired by the Group are also inspected as part of a technical due diligence investigation prior to their purchase, damage or quality defects could remain entirely undiscovered, or the scope of such issues may not be fully apparent during the due diligence investigation. As a result, the Group may be subject to claims due to such defects or issues and may be exposed to substantial undisclosed or unascertained liabilities that were

incurred prior to the completion of the Group's acquisition of such properties. Although the Group may obtain contractual protection against such claims and liabilities from the seller (for instance, by way of indemnity or warranty claims), in certain cases such contractual protection may be unenforceable or ineffective.

Any of the above events or circumstances could have a material adverse effect on the Group's business, financial condition, results of operations, cash flows and prospects.

The Group may not successfully integrate recent or future acquisitions or realise synergies from such acquisitions and may not be able to manage growth successfully

The Group has a history of making strategic acquisitions. As part of its strategy, the Group may continue to pursue acquisitions, investments, divestitures or strategic alliances, which may not be completed or, if completed, may not ultimately benefit the Group.

A number of risks arise from such acquisitions, including: failure to complete a transaction that has been announced; failure to manage existing businesses while integrating acquired operations due to significant demands on its management and other resources; failure to achieve anticipated cost savings and synergies as a result of acquisitions; and management of acquisitions will require continued development of financial controls and information systems, which may prove to be expensive, time-consuming and difficult to maintain. Moreover, the acquired assets may not perform as anticipated in the acquisition process.

The Group structure is complex, comprising entities in an increased number of different jurisdictions, a variety of properties and a wide range of financing instruments to maintain and expand the Group's operations, all of which potentially can give rise to risk of management and controlling errors which in turn could have a material adverse effect on the business, financial condition, prospects and results of operations of the Group. There can be no assurance that the Group will not experience issues such as capital constraints, delays relating to regulatory and contractual compliance obligations, operational difficulties at new or existing locations, difficulties in integrating new acquisitions into the Group's existing business and operations and managing the training of an increasing number of personnel to manage and operate the expanded business. Challenges the Group may face in future growth include continuing to improve its managerial, technical and operational knowledge, implementing an effective management information system, continuing to recruit and train managerial and other professional staff to satisfy its business requirements, obtaining sufficient financial resources to fund its ongoing operations and its future growth, managing relationships with a greater number of tenants, suppliers, contractors, lenders and other third parties, and strengthening its internal control and compliance functions to ensure that the Group is able to comply with its regulatory and contractual obligations. If the Group is unable to successfully manage the impact of its growth on its operational and managerial resources and control systems, it may have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

The real estate sector is susceptible to external fraud

Certain activities in the real estate sector have, from time to time, been subject to allegations of embezzlement of cash in connection with arranging large scale real estate transactions. Although the Group is currently not aware of any such fraud impacting its business and has taken precautionary measures to reduce the risk as much as possible, it may become the target of fraud or other illicit behaviour in any of the markets in which it operates. This may have a material adverse effect on the Group's reputation which in turn may affect the Group's business, financial condition, prospects and results of operations.

The Group is exposed to risks related to the safety of consumers and tenants in shopping centres and other properties, including acts of terrorism and violence

The Group promotes the security and safety of consumers and tenants in its properties. However, due to high visibility and the presence of large numbers of people, the Group's properties may be targets for terrorism and other forms of violence. Any terror or violent attack on a property of the Group or a similar property owned by someone else may harm the operations and general condition of its tenants and, in addition to causing financial and operational losses, may directly or indirectly affect the value of its properties and its development land. Terrorist activities and threats can stop business operations temporarily or permanently, can cause declining visitor numbers to the affected properties and may substantially impede a tenant's business. The risk of terrorist attacks, although historically lower in the jurisdictions where the Group operates, may be heightened by current geopolitical tensions, including the military strikes conducted by the United States and Israel against Iran and the potential for retaliatory actions by Iran and affiliated proxy forces, which could increase the threat of terrorist attacks on civilian infrastructure, including shopping centres, in the markets in which the Group operates.

The occurrence of any such event, could lower consumer confidence and spending in the Group's retail centres or increase volatility and uncertainty in the worldwide financial markets and economy, particularly in the event that there are further terrorist attacks across the globe. Adverse economic conditions resulting from these types of events could reduce demand for space in the Group's properties and thereby reduce the value of these properties and rental income and as a result could have a material adverse effect on its business, financial condition, prospects and results of operations.

The Group is exposed to risks related to the modernisation and maintenance of its properties

In order to sustain demand for its properties and to generate adequate revenue in the long term, the Group must maintain and/or improve the condition of its properties to a standard that meets market and regulatory demand. The Group has the primary responsibility for ensuring the maintenance of its properties. It bears the responsibility of meeting the contractual deadlines agreed upon with its suppliers and is liable for the payment of services, regardless of whether it is able to recover these charges from the tenants.

Although the Group constantly reviews the condition of its properties and has established a reporting system to monitor and budget for necessary maintenance and modernisation measures, numerous factors may generate substantial unbudgeted costs for maintenance and modernisation. In addition, the Group could underestimate the amount required to be invested for the targeted modernisation and maintenance of its properties. Modernisation costs may increase due to various factors, such as increased costs of materials, labour costs, energy, bad weather conditions, unexpected safety requirements or unforeseen complexities emerging on building sites.

The Group could also be exposed to risks due to delays in the implementation of maintenance or modernisation works in connection with its properties, including: delays in obtaining necessary permits and consents for planned modernisation works, lack of qualified employees, bad weather conditions or delays in the works performed by a contractor or subcontractor or the contractor becoming insolvent during the maintenance or modernisation project.

Higher expenditures than planned or unforeseen additional expenses for modernisation and maintenance that cannot be passed on to tenants and/or delays in any of the matters mentioned above could negatively affect the Group's business, financial condition, prospects and results of operations.

The Group's focus on shopping centres increases its exposure to trends in consumer behaviour

Considering that the current focus of the Group is on shopping centres that meet the everyday needs of consumers (targeting also diversification through a focus on mixed-use and residential projects), a downturn in consumer preference for shopping centres would have a more pronounced negative effect on the Group's revenues and profitability. This makes the Group vulnerable to changes in trends in the behaviour of consumers. This risk is being carefully considered and strategic digitalisation and omnichannel initiatives have been accelerated with the introduction of new digital services, communication tools and platforms. Lower consumer confidence due to economic downturns, and a shift in consumer preference towards alternative shopping channels, such as mail order companies, discount stores and internet-based retailers may have an effect on consumer spending levels at shopping centres which could, among other things, result in lower consumer footfall which in turn results in lower tenant turnovers and occupancy rates, with a direct negative impact on the Group's business, financial condition, prospects and results of operations. In addition, elevated inflationary pressures, including those driven by higher energy prices, may adversely affect consumer purchasing power, which could in turn reduce spending in shopping centres.

Furthermore, increasing use of online retail providers may have an adverse effect on shopping centre sales and decrease demand for commercial retail premises. Although in store sales are expected to continue to account for a large majority of all retail sales, the retail industry is undergoing a transformation as e-commerce grows and consumers become increasingly comfortable with internet and mobile shopping, especially following the Covid-19 pandemic which may have had a longer lasting impact on shopping habits. Shopping centres will need to adapt their services and tenant offerings to meet changing consumer behaviour and demand to continue to attract customers in the future. The Group has been adapting, and aims to further adapt, its services and tenant offerings to cater for the increasing demand for online retail. Thus, NEPI Rockcastle N.V. is focusing on modern, urban, well-anchored shopping centres accessible via public transportation in growing cities. A significant increase in internet shopping could decrease shopping centre sales, demand for commercial retail premises and the value of properties, which could have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

The growth or perceived future growth of online retail may also impact investors' willingness to invest in retail

assets including shopping centres and in companies owning shopping centres. This may impact the Group's access to equity and debt financing.

The success of the Group's retail properties is dependent on its ability to attract and retain anchor tenants, and its financial performance relies on its ability to generally attract and retain tenants

The Group relies on the presence of anchor tenants in its retail centres. Anchor tenants play an important part in generating consumer traffic and making a retail centre a desirable location for other tenants. The failure to renew the lease of an anchor tenant, the termination of an anchor tenant's lease, or the insolvency or economic decline of an anchor tenant can have a material adverse effect on the economic performance of the respective retail centre. There can be no assurance that, if the anchor tenants were to close or fail to renew their leases, the Group would be able to replace such anchor tenants in a timely manner or that it could do so without incurring material additional costs which would have adverse economic effects. The expiration of an anchor tenant's lease without it being replaced in a timely manner may make the refinancing of such a retail centre, if required, difficult. Furthermore, the deterioration of the Group's relationships with any of its anchor tenants may negatively impact on the Group's ability to secure anchor tenants for its future projects. Any of the above risks, if realised, could have an adverse effect on the Group's business, financial condition, prospects and results of operations.

The Group also faces competition from other owners, operators and developers of retail real estate. One of the primary areas of focus for the Group is the active management of its portfolio by diversifying its tenant mix and by striking a balance between retaining existing tenants and re-letting rental space to new tenants. The Group competes with local real estate developers, private investors, property funds and other retail property owners for tenants. Some of the Group's competitors may have properties that are newer, better located or in superior condition to its properties or could have a better cost structure, portfolio management or conclude acquisitions of real estate assets at more attractive pricing and, therefore, achieve higher profit margins than the Group.

The dominance of a shopping centre in a particular area is an important factor that determines the shopping centre's ability to compete for tenants. If the Group misjudges the desirability of a property's location or its intended use, it may not be able to fully rent properties or rent them at the levels it had planned. If there are several centres in the same area, competition is more intense and thus the Group may experience increased competition for tenants. The competition for tenants may negatively affect the Group's ability to optimise its tenant mix, by attracting new tenants and retaining existing tenants, and may also negatively influence the terms of its lease agreements, including the amount of rent that the Group charges and the incentives that it provides to tenants, thereby adversely affecting the Group's business, financial condition, prospects and results of operations.

Real estate developments are susceptible to the risk of competition and fluctuations in the economy

Real estate developments are susceptible to competition from newer developments, which may offer lower rents, better facilities or layouts, and lower initial maintenance costs. Such competition could reduce rents in, or reduce the attractiveness of, the existing retail centres and/or offices managed by the Group. The Group's competitiveness depends, among other things, on its ability to acquire interesting properties in attractive locations, to attract and retain tenants, qualified staff and to anticipate trends and needs for current and future tenants and quickly adapt to current and future market needs. In addition, the Group competes for tenants, based on, among other things, property location, rent level, size, availability and quality, tenant satisfaction and the Group's reputation.

The demand for retail and office space in the CEE region is in part driven by governments' interest in foreign direct investment, including the availability of favourable government policies and/or subsidies. Changes in government policies or subsidies may therefore lead to a reduction in foreign direct investment and/or retail and/or office demand. The demand for retail and office space is also driven by economic conditions both locally and globally (as a result of a large mix of international tenants), and therefore any unfavourable developments in the macroeconomic climate, or any other causes that may lead to a reduction in economic activity, including the withdrawal of international companies from any of the CEE countries where the Group operates, could have a material adverse impact on the Group's operations.

The Group is subject to the counterparty risk of its tenants

The Group is subject to the counterparty risk of its tenants as the net revenue generated from the Group's properties depends on the financial stability of its tenants and the commercial relationships with them. The creditworthiness of a tenant can decline over the short or medium term, leading to a risk that the tenant will become insolvent or be otherwise unable to meet its obligations under the lease. Although the Group receives and holds advance deposits, these may be insufficient and the amounts payable to the Group under its lease agreements with tenants

that are not secured (by deposits, bank guarantees or corporate guarantees) could mean that such tenants may be unable to pay such amounts when due. While the Group has a diversified tenant base, it may suffer from a decline in revenues and profitability in the event that a number of its strategically important tenants are unable to pay rent owed when due or seek bankruptcy protection. The Group is not insured against this credit risk. If a tenant seeks insolvency protection, the Group may be subject to delays in receipt of rental and other contractual payments, if it is able to collect such payments at all. The Group may not be able to secure vacant possession of the property without the consent of the relevant insolvency officials and/or body, thus preventing the Group from re-letting the affected property to a new tenant. The Group may not be able to limit its potential loss of revenues from tenants who are unable to make their lease payments. The tenants may have the right to terminate their lease agreements in certain circumstances which are not covered by the Group's business interruption insurance. In some cases, large tenants also have the right to terminate the lease agreements in case their sales decrease under a certain level or in case the occupancy rate of the relevant shopping centre decreases under certain agreed ratios. If a lease is terminated, the Group may be unable to re-let the property at the same commercial rate, or at all. If any of these risks are realised, this could affect the Group's business, financial condition, prospects and results of operations.

The financial performance of the Group is subject to the Group's ability to secure initial tenants, rent renewals or re-lettings and its ability to manage lease expirations

The financial performance of the Group is subject to the Group's ability to secure initial tenants, rent renewals or re-lettings and manage lease expirations which impact the occupancy rates of the Group's properties. The ability to manage occupancy of the Group's properties depends in large part on the condition of the markets in countries in which the Group has its operations or assets. A negative change in any of the factors affecting the property market and its occupancy rates, including the economic situation, may adversely affect the business, financial condition, prospects and results of operations of the Group. The ability of the Group to manage occupancy rates is also dependent upon the remaining terms of the current lease agreements, the financial position of current tenants and the attractiveness of its properties to current and prospective tenants. As of 31 December 2025, the Group's weighted average remaining lease term up to maturity was 4.5 years and weighted average remaining lease term up to first break was 3.6 years. In order to retain current tenants or attract new tenants the Group may be required to offer lease incentives such as reductions in rent, capital expenditure programmes and other terms in its lease agreements that make such leases less favourable to the Group. Some of the Group's lease agreements with anchor tenants, which typically have a duration of up to thirty years, provide for break clauses after an initial tenancy period of ten years for hypermarkets, do it yourself stores ("DIYs") and cinemas, and three to five years for other tenants. It is possible that some of the tenants may choose to exercise their rights under their respective break clauses and terminate their leases early. The Group may also not be successful in maintaining or increasing occupancy rates or successfully negotiating favourable terms and conditions in relation to its lease agreements. A failure to do so could have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

Climate change could lead to damage and higher operating expenses in relation to the Group's properties

From the perspective of the Group, climate change presents the risk of damage to property caused over time by altered weather conditions and other changes in the physical environment that affect properties. These risks are difficult to predict and could potentially increase in the long term. Investments in the wrong type of measures for properties could lead to the risk of unprofitable investments if climate risk is not appropriately considered and failure to invest at all in mitigation measures could result in investments being written off. Climate change could also entail higher operating expenses, for instance due to changes in temperature levels or increases in insurance premia for insuring properties in vulnerable areas. In addition, environmental and/or political decisions could affect the Group, not least in the form of higher taxes or necessary investments. Moreover, increased climate-related requirements imposed by investors, tenants and other stakeholders could also affect the Group. As a real estate business, these risks could have a material adverse effect on the Group compared with other businesses as the Group relies on its physical properties to produce its income. The Group also has property portfolios concentrated within several cities across the CEE region and if climate change detrimentally impacts such cities, then the value of such portfolios, and the earnings capacity from such portfolios, could reduce significantly. Such changes could have a material adverse effect on the Group's business, financial condition, results of operations, cash flows and prospects.

The ability of the Group to increase rents in line with market fluctuations, or to recover rent due to it, may be restricted by terms of the Group's lease agreements and by applicable provisions of law or regulation

The Group may be restricted in its ability to raise rents in line with market fluctuations owing to certain terms in its lease agreements and by applicable provisions of law or regulation. Rental levels and market value for

properties are generally affected by overall conditions in the economy. Both rental income and property values may also be affected by factors specific to the real estate market, including: (i) rent reviews with anchor tenants may not be agreed at the estimated rental values; (ii) rents are tied, at least in part, to their turnover - thus, as the turnover of such tenant fluctuates, the rent is also subject to fluctuations; and (iii) most lease agreements to which the Group is a party include clauses which provide for partial or full indexation of rent, which, in most cases, is indexed in line with a consumer price index. Consequently, the increase in the rental proceeds from such leases is dependent not only on general economic developments or market conditions, but also on future rates of inflation. In addition, governments may impose support measures such as rent controls or rent-free periods (including service charge and marketing costs), as previously done by the Polish Government for tenants impacted by restrictions due to Covid-19. Each of these factors may restrict the Group's ability to increase rents in line with market fluctuations, or to recover rent due to it, and could therefore have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

The Group may be unable to be reimbursed by tenants for increases in operating and administrative expenses

In the recent period, energy prices have been volatile, and, at times, significantly increased as a result of the ongoing conflict in Ukraine and related sanctions, as well as more recent conflicts and disruptions in the Middle East, in particular (see also "*Risk Factors - Increases in electricity and heating prices, potential electricity supply disruptions and outages, and failure to hedge against price fluctuations or not hedging at all can have an adverse effect on the Group's operations*"). Other Group operating and administrative expenses, as well as increasing repair and maintenance costs related to the gradual ageing of the Group's properties, could also increase without a corresponding increase in turnover or tenant reimbursements, mainly owing to reimbursement caps which may be included in various lease agreements or as a result of other legal restrictions. Further, there may be expenses which are not recoverable from tenants. Factors which could increase operating and administrative expenses include, amongst other things, increases relating to the rate of inflation, payroll expenses, legal expenses, property taxes and other statutory charges, further increases in energy and utility costs and the costs of services provided by third party providers, movements in foreign exchange rates, increases in insurance premiums, increase in maintenance costs and increases in capital expenditure which arise as a result of defects relating to the properties needing to be rectified. Such increases, if not recovered from tenants, could have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

There is a risk of delays in evicting tenants that are in default

Evicting a tenant that defaults on a lease can be costly and time consuming. Under certain legal regimes in the CEE region, the time it takes to evict a defaulting tenant is not prescribed by law and varies on a case by case basis. Additionally, obtaining a date for a court hearing can take approximately four to eight months, or longer. The loss of rental revenues from any of the tenants that are in default and the inability to replace such tenants may have a material adverse effect on the Group's business, financial condition and results of operations.

The Group is exposed to operational and regulatory risks relating to its photovoltaic solar panels

The Group has invested in solar photovoltaic systems at 28 of its Romanian and Lithuanian properties, which provided 6 per cent. of the Group's total electricity needs in 2025. The Group has approved the roll-out of this programme to the remaining countries in its portfolio and investment in greenfield ready-to-build photovoltaic fields in Romania, which could generate significant income in the future. In October 2025, the Group completed its first greenfield photovoltaic project in Chisineu-Cris, with commercial operations expected to start in 2026. Once Chisineu-Cris is fully operational, it is anticipated to increase the coverage of the Group's annual electricity needs to 18 per cent. (from 6 per cent. in 2025). However, these investments also entail a number of operational and regulatory risks that are not typical for the commercial real estate market and are inherent to the energy market in general.

The Group's investments in photovoltaic solar panels require a significant amount of initial capital expenditure, which may not be fully recovered through energy savings and possible incentives. The Group faces the risk that the actual financial returns from its solar energy projects may differ from the projected returns, due to factors such as changes in electricity prices, demand, regulations, incentives, and operating costs. These factors could affect the payback period and the overall financial performance of the Group's investments in solar energy.

The installation and operation of solar photovoltaic systems are subject to various laws and building regulations that vary by jurisdiction and are subject to change. These regulations may affect the approval, design, construction, and operation of the solar photovoltaic systems, as well as the tariffs, subsidies, and incentives that the Group may receive for the energy produced. Changes in regulations could require the Group to modify or remove the existing

solar photovoltaic systems or prevent the Group from installing new solar photovoltaic systems, which could result in significant costs or losses for the Group. Non-compliance with the regulations could also expose the Group to fines, penalties, or legal actions, which could harm the Group's reputation and financial position.

The performance of the solar photovoltaic systems depends on various factors, such as the amount and intensity of sunlight, the shading from surrounding structures, the installation techniques and the orientation and inclination of the panels. Any deviation from the expected performance levels can reduce the energy output and the economic returns of the projects. The Group may also incur additional costs for maintenance, repair, or replacement of the systems in case of damage, malfunction, or obsolescence. The Group may not be able to fully insure against these risks or recover the losses from insurance providers or contractors.

The solar industry is characterised by rapid technological innovation and development, which could render the Group's installed solar panels obsolete or less efficient compared to newer models. The Group may face increased competition from other solar energy providers or alternative energy sources, which could reduce its market share and profitability. The Group may also incur additional costs to upgrade or replace its existing solar panels to maintain or improve its operational efficiency and energy production.

The Group is dependent on its IT systems and runs cyber security risks including leakage of customer data or other personal data security breach

The Group is dependent on the proper functioning of its information technology systems and processes. The Group's systems and the services of external system providers on which it relies are vulnerable to damage or interruption from various factors, including but not limited to, power loss, telecommunication failures, data corruption, network failure, computer viruses, security breaches, natural disasters, theft, vandalism or other acts or events. A disruption in the infrastructure that supports the Group's businesses could have a material adverse effect on its ability to continue to operate the Group's business which in turn could lead to loss of business and the incurring of significant costs related to information retrieval and verification and the restoration of normal service.

The Group also stores and uses in its operations data for marketing purposes, in particular, and such data may be protected by data protection laws and in particular Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data. Although the Group takes precautions to protect customer data in accordance with the applicable laws, the Group cannot discount the possibility of future data leakages. The Group works with third-party service providers, such as certain software companies, which may not fully comply with the relevant contractual terms and all data protection obligations imposed on them.

Unanticipated information technology problems, system failures, computer viruses, intentional/unintentional misuses, hacker attacks or unauthorized access to the Group's network or other failures could result in a failure to maintain and protect customer data in accordance with applicable regulations and requirements and could affect the quality of the Group's services, compromise the confidentiality of its customer data or cause service interruptions, and may result in the imposition of fines, claims for damages, prosecution of relevant employees and managers, reputational damage and customer churn and may have a material adverse effect on its business, prospects, results of operation and financial condition.

While the Group performs regular backups, as required by its IT policy, and it uses experienced consultants to review IT security, failure of information systems and data loss may lead to incurring significant costs for information retrieval and verification, and to potential loss of business opportunities.

The Group depends on the availability of public utilities and services

Public utilities, especially water and electricity, are fundamental for the sound operation of the Group's properties. The delayed delivery or any material reduction or prolonged interruption of these services could allow tenants to terminate their leases, claim discounts on their rent and, if agreed, claim contractual penalties, or could result in an increase in the Group's costs as the Group may be forced to use backup generators or back-up water supplies (which, moreover, could be insufficient to fully operate the Group's properties). Any reduction, interruption or cancellation of such services could have a material adverse effect on the Group's business, financial condition, results of operations, cash flows and prospects.

Earthquakes, other seismic events in the countries where the Group operates or other events of catastrophic

nature, including outbreaks of health epidemics, may adversely affect the Group's business

Some of the properties owned by the Group are situated in areas of seismic activity which have in the past experienced devastating and deadly earthquakes. Romania has specific regulations covering seismic risks in respect of the design and execution of construction works, however the consequences of an earthquake will vary greatly depending upon the circumstances surrounding the quake. While no one can predict with any certainty what the impact might be, a seismic or other catastrophic event may adversely affect the Group's assets, disrupt its operations and adversely affect its business, results of operations and financial position (please see also "*Risk Factors - The Group's insurance coverage may be inadequate*" below).

In addition, the spread of health epidemics in the markets where the Group operates may have a material adverse effect on the Group's business. Such epidemics could affect the Group's contractors resulting in delays or cessation of any development or refurbishing works. Moreover, such incidents could result in quarantines or other restrictions recommended or imposed by the World Health Organization or the governments of the countries in which the Group has operations. The occurrence of any such event could result in increased costs as a result of any necessary disinfections of the Group's properties, short-term absences of staff working for the Group or its tenants and decrease the footfall and consumer spending in the Group's retail centres, which could in turn affect tenants' turnover and their financial status thus affecting rental collection and reducing rental income. As a result, this could have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

The valuation of investment property for which market quotations may not be readily available require the Group and/or independent appraisers to make assumptions which may prove to be inaccurate

Recent rates hikes by central banks had a negative impact on valuation of real estate properties. The transaction market continued to be subdued even after the end of the Covid-19 pandemic and availability of reliable market data remains scarce.

Substantially all of the investments that the Group has made and that it expects it will make are and will be in the form of investments for which market quotations are not readily available. The valuation of investment property is inherently subjective due to, among other factors, the individual nature of each property, its location, the expected future rental revenues from that particular property and, in the case of development land, the expectations as to the cost and timing of that development and its ability to attract tenants. As a result, the valuations of investment property, which account for the vast majority of the Group's assets, are subject to a degree of uncertainty and are made on the basis of assumptions, which may not prove to be accurate, particularly in periods of volatility or low transaction volume in the real estate property market. The Group and/or an independent appraiser are required to make good faith determinations as to the fair value of this investment property on a semi-annual basis in connection with the preparation of its consolidated financial statements in accordance with IFRS® Accounting Standards as issued by the International Accounting Standards Board ("**IASB**") and net asset value determinations.

There is no single valuation standard for determining fair value in good faith and, in many cases, fair value is best expressed as a range of fair values from which a single estimate may be derived. Fair values may be established using various approaches, such as discounted cash flow, a market comparable approach that is based on a specific financial measure (such as rental income, net operating income, value per square metre or other metrics) or, in some cases, a cost basis or liquidation analysis. Valuations, and in particular valuations of real estate opportunistic investments for which market quotations are not readily available, are inherently uncertain. Valuations may therefore fluctuate over short periods of time and may be based on estimates and determinations of fair value which may differ materially from the values that would have resulted if a liquid market had existed. Even if market quotations are available for the Group's investments, such quotations may not reflect the value that the Group would actually be able to realise because of various factors, including the illiquidity of the underlying assets, the speculative nature of investment property, future market price volatility or the potential for a future loss in market value based on poor real estate market conditions. There can also be no assurance that these valuations will be reflected in the actual transaction prices, even where any such transactions occur shortly after the relevant valuation date, or that the estimated yield and annual rental income will prove to be attainable.

The Group's consolidated statement of financial position and statement of comprehensive income may continue to be significantly affected by fluctuations in the fair value of the Group's investment property

In accordance with IFRS®, the Group's investment property is measured at fair value. Valuations are performed semi-annually by external independent appraisers and any increase or decrease in the fair value of a particular

property is recorded as a fair value adjustment in the consolidated statement of comprehensive income for the period during which the revaluation occurs. As a result, the Group may have significant non-cash gains or losses from period to period depending on the change in fair value of the Group's investment property, whether or not such property is sold. For example, if market conditions and the rent for comparable commercial investment property in the same condition and place were unfavourable, fair value would decrease from the revaluation of the investment property may occur and continue in the future. Such fair value decreases could lead to non-compliance with covenants under the debt obligations of the Group.

A substantial decrease in the fair value of the investment property could have a material adverse effect on the Group's business, financial condition and results of operations, affecting also the Loan-to-value ratio (computed as debt less cash and cash equivalents divided by investment property (including investment property held for sale and property, plant and equipment related to photovoltaic installations, and excluding the immaterial effect of right of use assets computed as per IFRS® 16)).

Moreover, the Group's use of borrowings or other leverage may increase the volatility of such financial performance and amplify the effect of any change in the valuation of the real estate assets on the Group's financial position and results of operations.

The Group is exposed to risks arising from the illiquidity of its portfolio

The market for the types of properties the Group owns or may acquire in the future is generally illiquid. Were the Group required to liquidate parts of its portfolio on short notice for any reason, including raising funds to support its operations or repay outstanding indebtedness, the Group may not be able to sell any portion of its portfolio on favourable terms or at all. In the case of an accelerated sale, there may be a significant shortfall between the fair value of the property and the price at which the Group could sell such property. In planned disposals in the ordinary course of business, an illiquid market may result in a sales price that is lower than anticipated or in a delay of the sale. Any such shortfall could have a material adverse effect on the Group's business, financial condition or results of operations. In addition, the Group may be subject to restrictions on its ability to sell certain properties pursuant to covenants and pledges limiting asset disposals in the Group's loan agreements.

The Group is exposed to foreign exchange risk

The rents payable to the Group under the various lease agreements with tenants are denominated in euro. However, tenants mostly have their income denominated in the local currency of the relevant country in which they are based. The occupancy cost ratio, which reflects the tenants' rental cost as a proportion of their turnover, can be negatively affected by fluctuations of the euro, the currency in which the rent is based or payable, against the relevant local currency in which the tenant generates turnover. Accordingly, a weakening of the local currency against the euro could result in the Group's properties becoming less attractive, or over-rented. Such fluctuations could also result in such rent becoming unsustainable with respect to the concerned tenant leading to a demand for discounts or even default by the respective tenants. If realised, these risks could adversely affect the Group's business, financial condition, prospects and results of operations.

The Group is exposed to risks regarding development projects

The Group is active in property development and is exposed to numerous development risks relating to the construction, project design, project management, use of external professionals and other matters associated with development projects. The main development risks are commercial (such as letting risks, for example, the availability of tenants for new developments), financial (such as foreign exchange rate fluctuations), technical (such as design, construction and environmental risks), procedural (such as project management) and legal (such as permitting). The Group's property development projects are subject to the risks usually attributable to construction projects, such as delays in construction work, in obtaining the necessary permits or other unforeseen delays, changes to planning laws, increases in the cost of construction and construction materials, cost overruns, disputes with third parties (including third party contractors and local authorities), fluctuating prices and shortages in the supply of raw materials as well as shortages of qualified employees. In particular, given that in the CEE region the process of obtaining permits can be a lengthy process, there can be significant delays between the time when the land is acquired and the time when all necessary permits and authorisations for developing a project are obtained which can have a material adverse effect on the Group's cash flow. Also, delays can result from the inability to obtain sufficient amounts of raw materials and to retain qualified employees on terms acceptable to the Group.

When considering development project investments and development risks, the Group needs to make an estimate

of the economic and market conditions that will prevail in the market where the project is located at the time the project is completed and becomes operational, and there is uncertainty at the beginning of a development project about the economic and market conditions at the time of completion of the project. Such estimates are difficult to make since it takes a considerable period of time before development projects are completed and become operational. During this period, economic conditions can change unfavourably and lower the Group's expected return on the investment. For example, a given market may experience an oversupply of retail properties at the time of a project's completion, leading to lower occupancy rates. As a result, the Group may inadequately plan its development project investments and adopt an inappropriate business strategy. The realisation of any of these development risks could have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

The Group depends on contractors and subcontractors to refurbish or construct its projects

The Group relies on contractors and subcontractors for all its refurbishment and construction activities. If the Group cannot enter into construction agreements and/or subcontracting arrangements on acceptable terms (or at all) the Group will incur additional costs which may have an adverse effect on its business.

The competition for the services of quality contractors and subcontractors may cause delays in construction, exposing the Group to a loss of competitive advantage. Contracting and/or subcontracting arrangements may be on less favourable terms than would otherwise be available, which may result in increased development and construction costs. By relying on contractors and/or subcontractors, the Group becomes subject to a number of risks relating to these entities, such as quality of performance, varied work ethics, performance delays, construction defects and the financial stability (including potential insolvency) of the subcontractors. A shortage of workers would also have a detrimental effect on the Group's contractors and/or subcontractors and, as a result, on the Group's ability to conclude the construction phase on time and within budget.

Increasing refurbishment and maintenance costs, without a corresponding increase in rental income, may result in a decreased profit margin or increased rents and thus decreased demand for properties

The Group expects the cost of refurbishment and maintenance repairs to increase relative to the size of its property portfolio as a result of rising inflation in the markets in which it operates. See "*Risk Factors – High inflation may affect the Group's business, financial condition and result of operations*". Further, refurbishment and maintenance repair costs may also increase, for example, as a result of increasing legal requirements for energy-efficiency.

If refurbishment and maintenance costs were to increase significantly, the profit margin of the Group's properties may decrease and/or the Group may be required to increase rents, which may, in turn, result in a decreased demand for the Group's properties. As a result, the Group may not be able to fully pass on the costs of refurbishment and maintenance to its tenants and the Group's investments in refurbishment and maintenance may not generate the expected return. Any of these risks could have a material adverse effect on the Group's business, financial condition, results of operations and future prospects.

The Group is exposed to the counterparty risk of its partners

Some of the Group's properties are held and operated or may be proposed to be developed through co-ownership or co-operation arrangements (including, among others, joint venture arrangements) with third parties who operate units within premises in which the Group is present. In addition, to a limited extent, title to certain of the Group's properties is shared. The Group has co-ownership agreements with certain of the Group's largest tenants. Such arrangements may result in the Group sharing control of such assets with third parties. As a result, certain decisions relating to those assets within such arrangements may depend upon the consent or notification of the Group's relevant partners. Disputes may arise between the Group and the relevant partners in respect of an arrangement, which could mean that the Group is not able to manage or deal with a particular asset or property as it sees fit. These risks would be higher if the Group were to share title to properties as part of a joint venture. Specific risks arising from such co-ownership/co-operation arrangements and title sharing which are not present in relation to projects that are wholly-owned include risks that, (i) the Group's relevant partners may have different objectives from the Group, including with respect to the appropriate timing and pricing of any sale or refinancing of a development held as part of a co-ownership arrangement; (ii) the Group's relevant partners may take action contrary to the Group's instructions or requests, policies or objectives, or frustrate its actions; (iii) the Group's relevant partners might become bankrupt or insolvent; and (iv) with respect to co-title and development projects the Group may be required to provide additional financing to make up for any shortfall due to the Group's relevant partner(s) failing to provide such finance or to furnish any required collateral to the financing banks.

Disputes or disagreements with any of the Group's partners or such partners facing financial difficulties or even going insolvent or bankrupt may result in significant delays and increased costs associated with the operation, development or redevelopment of the Group's properties. Even where the Group has a controlling interest, certain major decisions (such as whether to sell, refinance or enter into a lease or contractor agreement and the terms on which to do so) may require the partner's or other third party's approval. Failure to reach or maintain agreement with the Group's partners or other third parties on the matters relating to the financing, disposals, development and operation of the relevant properties could have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

The Group's insurance coverage may be inadequate

The Group's insurance policies may not cover all losses and, as a result, the Group's insurance may not fully compensate it for losses associated with damage to its real estate assets and third party liability. In addition, there are certain types of losses, generally of a catastrophic nature, such as earthquakes, floods, hurricanes, terrorism, acts of war or pandemics, that may be uninsurable or that are not economically insurable. The Group is not insured against losses arising as a result of the Russian-Ukrainian war or other geopolitical events, including, but not limited to, military conflicts. Other factors might also result in insurance proceeds being insufficient to repair or replace a property if it is damaged or destroyed, such as inflation, taxation, changes in building codes and ordinances and environmental considerations. The Group may incur significant losses or damage to its assets or business or liability for losses or damage towards third parties for which it may not be compensated fully or at all. In addition, its insurance policies may not cover the current aggregate market value of its portfolio, particularly where the market value of its portfolio increases. As a result, it may not have sufficient coverage against all losses that it may experience. Should an uninsured loss or a loss in excess of insured limits occur, the Group could lose capital invested in the affected property as well as anticipated future revenue from that property. In addition, it could be liable to repair damage caused by uninsured risks. The Group may also remain liable for any debt or other financial obligation related to that damaged property.

Additionally, no assurance can be given that material losses in excess of insurance coverage limits will not occur in the future. Any uninsured losses or losses in excess of insured limits could have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

The Group relies on certain qualified personnel the loss of whom could have an adverse impact on its business

The Group competes with other real estate companies specifically, and other employers generally, for qualified personnel. The success of the Group's property development and operating activities depends, among other things, on the expertise of the Board and the Group's executive management and other qualified personnel in identifying appropriate opportunities and managing such activities, as well as on the local level management teams of the Group companies. Any sustained labour dispute affecting the Group could lead to a substantial interruption of the business of the Group. The loss of some or all of these individuals or an inability to attract, retain and maintain additional personnel could prevent the Group from implementing its business strategy and could adversely affect the Group's business and future financial condition or results of operations. There can be no assurance that the Group will be able to retain all of its existing senior personnel or to attract additional qualified personnel when needed which, in turn, could adversely affect the Group's business, financial condition, prospects and results of operations.

The Group is dependent on good relations with its employees

The Group's employees play a critical role in its ability to continue to provide services to its tenants and develop and grow its portfolio. Consequently, they are instrumental to the successful implementations of the Group's business strategy. Competition is high, and the pool of qualified candidates is limited. If the Group fails to retain and attract adequately skilled employees to fill management and technical roles at economically reasonable compensation levels, this could have a material effect on the Group's business, financial condition, results of operations, cash flows and prospects. Moreover, if any of the Group's skilled employees leave and carry out activities in competition with the Group, it may have a negative impact on the Group's relationships with its key tenants, professionals and employees, and legal remedies against such individuals may be limited.

Operational risk

Despite the Group's internal control and risk management systems, the Group faces the risk of reputational damage due to human error, fraud or inadequate processes across its operations, including treasury operations. Depending on the nature and scale of such error, fraud or inadequate processes, this may lead to the Group experiencing

significant losses and to a material adverse effect on the value of the Notes.

Legal and regulatory risks related to the Group's business

The risk of litigation is inherent in the Group's operations

Legal actions, claims against the Group and arbitrations involving the Group may arise in the ordinary course of business. The Group may be subject to litigation from contractors, suppliers, tenants or third parties, including visitors to properties owned by the Group.

In addition, in some jurisdictions, the contractor of a construction benefits from a statutory lien over the construction, as security for payment of the outstanding amounts owed by the beneficiary under the construction contract up to the added value of the property as a result of the respective construction works. Similarly, under some other countries' legal framework the contractor has a right of retention on goods if such goods are in the contractor's possession. To the extent the Group fails to pay contractors on time, such contractors may enforce the statutory lien or retain goods, as applicable, which may trigger significant costs and losses to the Group.

The potential publicity associated with, and the outcome of, such claims, arbitrations and legal proceedings could have a material adverse effect on the Group's business, financial condition and results of operations.

There is a general risk of restitution in CEE, with an emphasis on Romania, and the Group may become involved in other disputes in relation to its property rights

Under Romanian law, former owners of land and/or buildings that were dispossessed by the Romanian state during the communist regime may recover their ownership rights under certain conditions. If claims of former owners are successful, such claims may result in the loss of property from the Group's portfolio. In view of this, the practice in Romania is to investigate the title historically, going back, if possible, to the initial owner or even prior to any coercive takeover by the Romanian State. A complete set of ownership documentation dating back to the initial owner may not always be available due to inadequate administrative systems. Therefore, the majority of real estate transactions in Romania face issues relating to missing documentation. As a result, the legal analysis of title and ownership is typically focused on issues surrounding missing documentation and historic ownership of a particular property which can be protracted and expensive to defend against. Similar risks exist in other jurisdictions where the Group is present. Any successful restitution claims may have a material adverse effect on the Group's business, financial condition and results of operations.

The Group's properties may be subject to state bodies exercising their right of expropriation

Under certain circumstances, the Group's properties may be subject to expropriation, for example to complete public works, redevelopment or infrastructure projects. Typically, compensation must be paid to the owner of the property, however there can be no assurance that compensation in respect of any expropriation will be adequate in all circumstances. This risk is exacerbated by the fact that the Group has significant investments and operations in less mature markets, such as the Czech Republic, Romania, Hungary and Slovakia and the legal framework in some of these countries is at a different stage of development compared to countries with established market economies. Such events could reduce the Group's rental income and the value of its property portfolio, which could have a material adverse effect on the Group's business, financial condition, results of operations, cash flows and prospects.

The Group may become involved in disputes in relation to its property rights and permits may have been obtained in breach of applicable laws

Certain acquisitions or sales of property may be rendered void under applicable local law provisions as a result of insolvency, fraud, lack of consideration, gross undervaluation, avoidance of creditors, defrauding of creditors or as a result of other technical requirements in the conveyance of property (for example, flaws in the transacting parties' contractual intentions, lack of proper authentication by a notary public, lack of corporate capacity, corporate authority or improper representation of the parties for the transfer, etc). Further, there may be a risk of legal disputes with neighbouring land-owners, architects, project managers and suppliers, with respect to the Group's refurbishment/construction projects.

For example, one subsidiary of the Guarantor owns a property in Constanta, Romania, which consists of several plots of land and the buildings erected over such plots, the fair value of the entire property amounting to EUR 254 million as at 31 December 2025. The Group acquired control over the subsidiary through a share sale purchase agreement. One plot of land with a surface of 56,163 sqm and three buildings were acquired by the subsidiary

pursuant to a sale purchase agreement. The former owner of the plot (a Romanian company) acquired ownership of it through a restitution decision issued by the mayor of Constanta at the time. The restitution decision has since been cancelled by the Romanian Supreme Court. The subsidiary's title to the property has not been cancelled by the court decision and the subsidiary therefore continues to hold valid title to it. Also, the subsidiary benefits from a presumption of good faith as a good faith acquirer, given the fact that at the time when the sale and purchase agreement was concluded, the previous owner was presumed to be the real owner of the plot and the restitution decision was valid. However, as the title of the former owner was found to be fraudulent, there is a risk that, in the future, the annulment of the subsidiary's title over the plot may be requested by a third party.

The Group may acquire assets where the Group has only a leasehold interest in the land or a usufruct right (but ownership of any building on it). The land lease may be terminated early in various circumstances; ordinarily this would be in the event of breach of the land lease provisions, but there may be other circumstances provided for in the relevant lease. In addition, the land lease may not contain renewal rights. Even if ultimately settled or decided in the Group's favour, the Group may not be able to recover its costs incurred in relation to the dispute. Any termination of a lease, challenges to ownership, delays to or cancellations of the development of projects or any other dispute could have a material adverse effect on the Group's business, financial condition and results of operations.

In addition, there can be no assurance that all permits necessary to legally own, develop or operate the properties have been obtained in compliance with all applicable laws. While the Group conducts detailed due diligence to identify any issues related to such permits and takes all steps necessary to remedy any defects, there can be no assurance that this can be achieved on time and that regulators will not impose the suspension of the relevant properties' operation. If the Group's ownership interests over its property or permits are successfully challenged, this could have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

The Group may be exposed to potential claims relating to its leasing, selling, refurbishment or development of real estate

The Group may be subject to claims arising from defects relating to the leasing, selling, quality of refurbishment or repositioning of its properties. This liability may apply to defects that arise from the actions or omissions of third parties, and are unknown to the Group but could have, or should have, been discovered. Although the Group may have rights against the building contractor/professional team in connection with such defects and/or recourse to insurances in place for the project in question, there can be no assurance that the Group will be able to enforce its rights and fully recover the costs arising from any claim against the Group. In addition, the Group may be exposed to substantial undisclosed or unascertained liabilities embedded in real estate assets that were incurred or which arose prior to the completion of the acquisition of such real estate assets. Such claims will also likely have a reputational impact on the Group.

These liabilities could include, but are not limited to:

1. where the Group has acquired the entity which owned the real estate assets, liabilities (including tax liabilities and other liabilities) owed to state entities, to existing tenants, to creditors or to other persons involved with the real estate assets prior to the acquisition;
2. indemnity claims by parties claiming to be entitled to be indemnified by the former owners of the real estate assets; and
3. an obligation to pay deferred consideration for the real estate assets if certain events occur (for example, the grant of planning permission or completion of the construction works).

Although the Group may have obtained contractual protection against such claims and liabilities from the seller or insurers, there can be no assurance that such contractual protection will always be successfully realised or that it would be enforceable or effective.

Such potential liabilities, if realised, could have a material adverse effect on the returns realised on the real estate assets.

Furthermore, any claims for recourse which the Group may have against parties from which the Group has purchased such real estate assets may fail due to the expiry of warranty periods, the statute of limitation, lack of proof that the previous seller knew or should have known of the defect, the insolvency of the previous seller, or for other reasons. The Group may also be subject to claims by purchasers of its real estate assets as a result of

representations and warranties about those real estate assets provided by the Group at the time of disposal. The Group's representations and warranties could pertain to, among other things, title to the real estate assets, environmental liabilities, and liabilities for the payment of tax. The Group may become party to claims, disputes or litigation concerning such representations and warranties and may be required to make payments to third parties as a result. In addition, following the disposal of any real estate assets, the Group is obliged by law, and may be obliged by contract, to retain certain liabilities or potential liabilities that exist in respect of such assets. The costs of any such claims, disputes or litigation (to the extent that they materialise) would reduce the Group's available cash flow and could have an adverse effect on the Group's returns on investments.

With respect to refurbishment or development of real estate assets by the Group, claims may be brought against the Group by (among others) tenants or buyers as a result of delays, construction defects or other factors. The Group may not perform the refurbishment or development itself but rather may use the services of design and construction companies. Any claim for recourse against such design and construction companies could fail due to the expiry of the statute of limitation, the claim being uncollectible, or for other reasons, which could have a material adverse effect on the Group's financial condition.

The Group may incur significant costs complying with property laws and regulations

The Group and its real estate assets will be required to comply with a variety of laws and regulations of local, regional, national and European Union authorities, including planning, zoning, environmental, fire protection, health and safety, tax and other laws and regulations. If the Group or any of its real estate assets fails to comply with these laws and regulations, the Group may have to pay penalties or private damages awards. In addition, changes in existing laws or regulations, or their interpretation or enforcement, could require the Group to incur additional costs in complying with those laws or regulations, altering the investing strategy, operations or accounting and reporting systems, leading to additional costs or loss of revenue.

The Group's properties must have the requisite planning consent and permits for commercial activities of the type intended for their development. In instances where the existing planning is not suitable or in which the planning is yet to be determined, the Group will need to apply for the required classifications. This procedure may be protracted, particularly where the bureaucracy is cumbersome and inefficient. The Group cannot be certain that the process of obtaining proper planning will be completed with sufficient speed and at a cost to enable the property to be developed ahead of competing businesses without delays, or at all. Opposition by local residents and/or non-governmental organisations to building planning applications and permits may also cause considerable delays. In addition, arbitrary changes to applicable planning may jeopardise projects which have already commenced. Therefore, if the Group does not receive planning approvals or if the procedures for the receipt of such planning approvals and/or building consents are delayed, the Group's costs will increase which may have an adverse effect on its business, financial condition and results of operations.

The Group may incur environmental liabilities or costs

The environmental laws of certain countries in which the Group has its operations or assets impose actual and potential obligations to conduct remedial action on sites contaminated with hazardous or toxic substances. In such circumstances, the owner's liability is generally not limited under such laws and the costs of any required removal, investigation or remediation can be substantial. The presence of such hazardous or toxic substances on, or in, any of the Group's properties, or the liability for failure to remedy property contamination from such substances, could adversely affect the Group's ability to let or sell such property or to borrow funds using such property as collateral, which could have an effect on its generation of rental income or return on investment. Furthermore, the Group may be required to comply with stricter environmental, health and safety laws or enforcement policies or become involved in claims and lawsuits relating to environmental matters. Meeting stricter compliance standards or defending potential actions may have a significant negative impact on its results of operations. If the relevant authorities in a country where the Group has its operations or assets discover violations of applicable environmental laws, the Group may be subject to fines and other penalties. Any of these matters could have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

Changes in laws could adversely affect the Group's properties

Various laws and regulations, including fire and safety requirements, environmental regulations, land disposal, rental laws, urban planning, construction codes, use restrictions and taxes affect the Group's properties. The implementation of laws or regulations in the countries in which the Group currently operates, or may operate in the future, and in particular any laws or regulations promulgated by the European Union, or the interpretation or enforcement of, or change in, existing laws or regulations, may require the Group to incur additional costs or

otherwise adversely affect the management of its real estate portfolio, which could have a material adverse effect on the Group's business, financial condition and results of operations. Even if the Group's business is conducted in accordance with its interpretation of the current laws and regulations, there can be no assurance that the Group's interpretation of such laws and regulations is correct, or that such interpretation will not change in the future.

Moreover, changes in legislation and regulations are often proposed and/or enacted as a result of events taking place in various jurisdictions. For example, significant changes in Romanian legislation and authorities' practice have been implemented in relation to fire and safety requirements after certain fire-related events. Some changes have already been implemented by the Romanian Government through governmental decisions and emergency ordinances in the aftermath of certain incidents, requiring stringent property operation requirements and broader powers for the Emergency Situations Inspectorate (the "ESI") to impose sanctions where breaches of fire and safety rules are identified, including suspension of operations and, in severe cases, closing down of premises. The Group is at various stages in the process to obtain and/or to confirm all relevant fire authorisation certificates for newly or existing completed properties. Fire authorisation certificates require renewal and/or updates from time to time in the ordinary course of business, including when tenants are replaced. Furthermore, the Group has implemented additional preventive fire and safety measures over and above those required by Romanian legislation. However, there is uncertainty as to how the ESI will apply and interpret the newly enacted regulations. Similarly, new health and safety requirements have been implemented, and further requirements may be implemented in the future, by the authorities in the jurisdictions where the Group operates as a result of epidemic or pandemic outbreaks such as the Covid-19 pandemic.

The Group's future activities may not be in full compliance with all applicable rules and regulations at all times, with new rules and regulations that may be enacted or with existing rules that may be amended or more stringently applied, and any of these risks could limit or curtail the Group's future development. In particular, the Group may be subject to EU standards regarding property specifications in its portfolio that would potentially require it to upgrade certain of the buildings in its real estate portfolio, and the Group may not be able to meet these standards.

If the Group's properties do not comply with any of these requirements, the Group may incur governmental fines, private damage awards towards third parties or may even face suspension or the closing of certain properties, which in turn could lead to loss of revenue. New or amended laws, rules, regulations or ordinances could require significant unanticipated expenditures or impose restrictions on the development, construction or sale of properties. Such laws, rules, regulations or ordinances may also adversely affect the Group's ability to operate or resell properties.

The Group may face claims for defective construction, which could have an adverse effect on its generation of rental income

The construction of properties is subject to the risk of claims for defective construction or other related works and associated adverse publicity. Any claim brought against the Group, and the surrounding negative publicity concerning the quality of its properties or projects, irrespective of whether the claim is successful, or an inability to complete the construction of a project on schedule or on budget, could also have a material adverse effect on how its business, properties and projects are perceived by target tenants.

Where a construction company or subcontractor used on a development becomes insolvent it may prove impossible to recover compensation for defective work or materials. In addition, the Group may incur losses as a result of repairing defective work or paying damages to persons who have suffered losses as a result of such defective work. Potential damage related to construction and consequent liabilities may affect the profitability of the Group's business and lower the fair value of affected properties owned by the Group. Furthermore, these losses and costs may not be recovered by the Group's professional liability insurance, the construction company or the subcontractor.

This could negatively affect the Group's ability to market and lease its properties in the future, which could have a material adverse effect on its generation of rental income and, thereby its business, financial condition, prospects and results of operations.

The Group is subject to risks in connection with the tax legislation in the operation of its business, which could lead it to incur unforeseen taxes, tax penalties and sanctions or lose tax deductions and related benefits

The complex and ever-changing international tax environment, national regulatory developments and changes the way the Group conducts its business mean that there is always an element of tax risk and uncertainty inherent in the Group's operations.

The Group's business is affected by the tax legislation in the countries of its operations regarding, among others, corporate tax, real estate tax, withholding taxes, value added tax, transfer pricing principles, other governmental or municipal taxes and interest deductions and subsidies. In the course of its business, the Group's approach in relation to various tax matters may differ from the interpretations of the tax authorities. Matters where differing interpretations may occur include, but are not limited to, foreign exchange results, dividends, capital gains and other revenues, compliance with the arm's length principles in relation to transactions with related parties, tax deductibility of interest and other related financial costs, intra-group services, depreciation or write-down on assets recognised for tax purposes.

As a vertically integrated group, the Group and its subsidiaries are in the process of concluding and will continue to conclude in the future, a significant number of transactions with related parties across various jurisdictions. Specifically, these transactions relate to the provision of various intra-group services as well as intra-group financing. Although the Group's business is conducted in accordance with its interpretation of applicable tax laws and regulations and in accordance with advice the Group has received from its tax advisors, the possibility that the Group's interpretation may be incorrect, or that such laws and regulations change, potentially with retroactive effect, cannot be excluded. The taxation systems in some of the jurisdictions where the Group conducts operations or owns and controls assets are not as well-established as those in more developed economies and are facing continuous changes. Moreover, in some of the jurisdictions there is a lack of established jurisprudence and case law, which may result in unclear or non-existent regulations, decrees and explanations of the taxation laws and/or views on interpretations thereof. Taxation laws (including case law) as a result, are more likely to be subject to changes, which can result in unusual complexities and more significant tax risks for the relevant Group companies and the business of the Group generally.

Several Group entities in Romania have been subject to tax inspections by the Romanian Tax Authorities ("RTA").

The tax inspections have been finalized, resulting in additional tax liabilities imposed by RTA's totalling €32.5 million as at the date of this Base Prospectus. The tax liabilities have been entirely paid by 31 December 2025. These liabilities are primarily related to the RTA's challenges to the deductibility and pricing of certain intra-group transactions, reflecting a position that differs from the Group's interpretation of applicable tax legislation and transfer pricing principles. As the Group is not aware of the RTA's position being established as market practice in Romania or in other CEE countries where it operates, it has challenged the RTA's conclusions where appropriate. A tax receivable corresponding to the amount paid has been recognised in Other long-term assets, based on Group's assessment of the likely outcome of the challenge. No additional tax liabilities have been recorded in connection with these audits, as the Group believes further tax assessments are not warranted. To assess potential tax contingencies, the Group has evaluated various scenarios, incorporating different sets of possible outcomes, updated for the most recent tax positions taken by the RTA. Based on this analysis, the weighted average estimated impact of potential additional tax liabilities is €13.1 million. This potential tax liability is computed based on the manner in which tax assessments are expected to be resolved, however there may be significant uncertainty regarding the final outcome of such tax proceedings, which in many instances, will only be concluded after a number of years.

The materialisation of any of the above risks could have a material adverse effect on the Group's business, financial condition, results of operations, cash flows and prospects.

The Group may be exposed to risks relating to changes in applicable tax laws including those relating to the tax residency of the Issuer, the Guarantor and other Group companies

The Issuer and the Group have been structured with a view to being tax efficient. There can be no assurance that the Issuer or the Group has been or will continue to be successful in conducting their businesses or in structuring themselves or the management of their affairs in the most tax efficient manner, or that the structure or management of the affairs of the Issuer or any other Group company will not result in other adverse tax consequences for the Issuer or any other Group company.

Each of the Issuer and the Guarantor is incorporated in The Netherlands and aims to manage its affairs in such a manner that it does not become resident for tax purposes or create other adverse tax consequences for itself in any jurisdiction other than The Netherlands. There is a risk that the Issuer and/or the Guarantor may become resident for tax purposes in one or more other jurisdictions. The same risk applies to the tax residency of any other Group company. Any such residency of the Issuer, the Guarantor or a Group company, if unintended, may have an adverse effect on the Group's business, financial condition, prospects and results of operations.

As of 1 January 2025, the Group is subject to the scope of the OECD Pillar Two model rules ("**Pillar Two**"). Pillar Two applies to multinational groups with global revenues exceeding €750 million for two consecutive years, imposing a minimum 15 per cent. tax on adjusted accounting profit on a jurisdiction-by-jurisdiction basis. The Group performed a jurisdictional assessment to determine its exposure to Pillar Two top-up taxes, using the 2025 actual financial results. In most of the jurisdictions in which the Group operates, the Pillar Two effective tax rate exceeds 15 per cent. The Group continues to monitor Pillar Two legislative developments globally and will assess any potential future impacts on its consolidated financial position, results of operations, and cash flows as additional jurisdictions enact or substantially enact these rules.

Certain unclarities of Pillar Two and its charging and safe harbour provisions create challenges in assessing the Group's (future) tax exposure.

Risks related to the financial condition of the Group

The Group may fail to meet the obligations and requirements under its loan agreements or may not be able to finance its future investments

There can be no assurance that, whether as a result of the negative economic developments and conditions in Europe, pandemics or in the event of unforeseen changes, the Group's cash flows will be sufficient for repayment of the Group's future indebtedness. A failure to make principal and/or interest payments due under the Group's future loan agreements or breach of any of the covenants contained in the Group's loan agreements could result in default and the forfeiture of its mortgaged assets or the acceleration of its payment obligations or could trigger a cross-default under other loan agreements of the Group or could make future borrowing difficult or impossible. In these circumstances, the Group could also be forced in the long term to sell some of its assets to meet its debt obligations. Any of the events described above could have a material adverse effect on the Group's business, financial condition, prospects and results of operations. See "*Risk Factors - The Group's consolidated statement of financial position and statement of comprehensive income may be significantly affected by fluctuations in the fair value of the Group's investment property*", "*Risk Factors - The ongoing uncertainty and volatility in the financial markets may adversely affect the Group's operations*", "*Risk Factors - Negative economic developments and conditions in Europe may affect the Group's operations and tenants, as well as the prices of real estate generally in the market and the value of the Group's real estate*", and "*Risk Factors - High inflation may affect the Group's business, financial condition and result of operations*" above.

In addition, the Group may finance its future investments with either equity, debt or a combination of both. There can be no assurance that the Group will be able to generate or raise sufficient funds to meet future capital expenditure requirements in the longer term, or be able to do so at a reasonable cost. The terms and conditions on which future funding or financing may be made available may not be acceptable or funding or financing may not be available at all. Moreover, if debt is raised in the longer term, the Group may become more leveraged and subject to additional restrictive financial covenants and ratios. The Group's inability to procure, in the long term, sufficient financing for these purposes could adversely affect its ability to expand its businesses and meet its performance targets which in turn may result in the Group facing unexpected costs and delays in implementing project developments.

The Group must observe financial ratios and covenants under the terms of its indebtedness

All the Group's major credit facilities and bond issues contain restrictive covenants that require compliance with certain financial ratios and covenants. Whilst the Group believes that the financial ratios and covenants contained in the Group's credit facilities and bond issues allow sufficient flexibility for the Group to continue to conduct its business in the normal course and to meet its debt servicing obligations, the need to observe these financial ratios and covenants nevertheless could hinder the Group's ability to incur additional debt and grow its business.

Any deterioration in the Group's operating performance, including due to the negative economic developments and conditions in Europe, or any financial, business or other factors, many of which are beyond its control, may materially adversely affect its cash flow and hinder its ability to service its indebtedness and result in covenant breaches under the Group's credit facilities or bond issues. While the Group is currently in compliance with all its credit facilities and bond issues (or in certain cases waivers were obtained), if, in the future, the Group does not generate sufficient cash flow from operations (for example, due to the negative economic developments and conditions in Europe) in order to meet its debt service obligations or if it breaches covenants which are not waived by its creditors, the Group may have to refinance or restructure its debt, reduce or delay its planned development

activities or sell some of its properties in order to avoid default and acceleration of its debt by creditors. Waivers by the Group's creditors may trigger higher interest rates or waiver fees. Some of the ratios and financial covenants in the Group's borrowings are calculated on the basis of the fair value of its properties. Therefore, fluctuations in the fair value of the Group's properties could have an adverse impact on its compliance with relevant financial ratios and covenants. The Group cannot guarantee that any refinancing or additional financing would be available at all or on acceptable terms in such a situation. If the Group defaults under any of its existing indebtedness and its creditors accelerate the debt, the Group may forfeit the property securing the indebtedness and its income may be substantially reduced. Any failure to meet its debt service obligations, to obtain waivers of covenant breaches or to refinance its debt on commercially acceptable terms in such a situation could lead to serious consequences for the Group, including the sale of properties to repay lenders and substantial retrenchment of its business.

The Group may be unable to raise the financing that it requires or refinance existing debt at maturity

The Group is dependent upon continued access to debt financing and liquidity. The Group primarily uses, and has used in the past, debt and equity issuances, together with cash flows from operations, to finance the Group's acquisition of property.

The Group may need to issue additional debt financing in the future to finance its operations and/or refinance its existing debt financing, or may need to extend the maturity of its revolving bank facilities. The Group's ability to successfully refinance its debt is dependent on the conditions of the capital markets and its financial condition at such time as well as other available financing alternatives. The Group's access to financing sources may not be available on favourable terms or at all and/or materially increase its financing costs. Furthermore, any delay in obtaining, or a failure to obtain, suitable or adequate debt financing from time to time (including suitable terms on which the banks or other lenders may agree to lend) may impair the Group's ability to invest in suitable property investments (including developments). Any delay in refinancing, or the inability to refinance on commercially acceptable terms, debt falling due in accordance with the maturity schedule of the Group's indebtedness may result in an acceleration of such debt, and enforcement of any pledged assets in support of such debt, against the relevant Group entity. The factors that affect the availability of financing and financing costs, including the maintenance of the Guarantor's investment grade credit ratings, could have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

The main shareholders of the Group are and have been based in South Africa and the Group's equity issuances are, and have in the past been, primarily focused on South African investors. All transfers of money out of South Africa require the approval of the South African Reserve Bank (the "SARB"). Failure to obtain the SARB's approval for, or an increase in the restrictions imposed by the SARB on, the repatriation of funds out of South Africa may impair the Group's ability to raise adequate equity financing and to invest directly in suitable property (including developments). In addition, South African market conditions and economic cycles may differ from time to time from those in the countries where the Group operates, which may also affect the availability of equity financing and could have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

The Group is exposed to risks arising out of media coverage (perception risk)

The Group is keen to ensure proper media exposure and while it benefits from things such as an increase of visibility within markets and an increase of visitors within shopping centres, such exposure can also lead to the quick perpetuation of any negative perceptions by the public.

Although the Group makes proper use of all instruments granted by relevant legislation to challenge and address false, inaccurate or in any way misleading information published in the media, the brand of the Group may be adversely impacted by dissemination of any misleading information. Moreover, such information disseminated by media may lead, in certain cases, to investigations conducted by the regulatory authorities, control bodies or other officials and to a decline in the price of the Group's securities. These matters may have a negative effect on the Group's share and bond prices, results of operations or financial condition, or the availability of capital to the Group.

The Group is exposed to interest rate risks, the risk of loss and counterparty risk during hedging transactions

Changes in interest rates can affect the Group's profitability by affecting the spread between, among other things, the income on its assets and the expense of its interest-bearing liabilities, the value of any interest-earning assets, its ability to make acquisitions and pursue development activity and its ability to realise gains from the sale of its assets. In the event of a rising interest rate environment and/or economic downturn, loan defaults may increase

and result in credit losses that may be expected to affect the Group's liquidity and operating results adversely. Interest rates are highly sensitive to many factors, including the expected inflation rate, governmental, monetary and tax policies, domestic and international economic and political considerations, fiscal deficits, trade surpluses or deficits, regulatory requirements and other factors beyond the Group's control.

The Group may finance its investments with both fixed and floating rate debt. The performance of an investment may be affected adversely if the Group fails to limit the effects of changes in interest rates on its operations. While the Group enters into hedging transactions on an ongoing basis, in particular to hedge against changes in interest rates and the related fluctuations in its financial costs, such hedging transactions may prove to be inefficient or unsuitable for attaining the objectives sought and may result in losses recognised in the profit and loss. This may have material adverse effects on the Group's business, financial condition, prospects and results of operations.

The Group will also be exposed to the credit risk of the relevant counterparty with respect to relevant payments in connection with such arrangements.

A substantial increase in interest rates may increase the Group's interest expense and ability to refinance at the same rates. In addition, an increase in interest rates may also affect private consumption or the ability of the Group's tenants to pay rents or may lead to a decrease in occupancy rates and/or tenants' turnovers.

Tightening regulation of the banking and insurance sector may contribute to higher costs of financing for the banks, which may again result in an increase in the price of the Group's new debt financing and the Group's average interest rate level. Furthermore, over the next few years, the Group will have to refinance loan agreements and bonds. The cost of refinancing such loans and bonds, or the cost of related derivatives, may increase. Such a rise in loan margins is likely to push the Group's average interest rate upwards in the future, even if market interest rates remained largely unchanged.

Any increase in interest rates, the Group's interest expense or credit margins could have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

Risks related to the markets in which the Group operates

There can be no assurance that the Group will be successful in implementing its strategy or achieving its financial targets or investment objectives

The Group is focused on operating and expanding its portfolio of regionally dominant assets in the CEE region through the acquisition, as well as development of, retail assets that meet its investment criteria, while at the same time further developing the implementation of its omnichannel initiative. No assurances can be given that the implementation of the Group's strategy, and achieving its financial targets and investment objectives, will be successful under current or future market conditions. The Group's approach may be modified and revised from time to time. It is therefore possible that the approach adopted to implement its strategy and to achieve its investment objectives and financial targets in the future may be different from that presently expected to be used and disclosed in this Base Prospectus.

The availability of potential investments that meet the Group's investment criteria will depend on the state of the economy and financial markets in the CEE region. The supply of real estate assets might be limited for example due to fewer sales of real estate assets by sellers. Constriction of supply could further increase competition for acquisitions of properties that would be suitable for the Group and could also motivate potential sellers to sell properties in an auction process. All this may result in an increase in the price of properties. Competition from larger real estate companies, which may have access to cheaper funding in the markets in which the Group intends to expand its business, combined with the potential entry of new international investors in the markets where the Group is already present, may make it more challenging for the Group to acquire new properties and expand its portfolio and could weaken its market share and growth possibilities.

As a result, it could be more difficult for the Group to compete and successfully acquire properties, which could limit its ability to grow its business effectively and could have an adverse effect on the Group's business, financial condition, prospects and results of operations.

Furthermore, even though the Group obtains third-party appraisals and performs discounted cash flow analyses as part of its assessment of potential investments and does not rely on capital appreciation as its primary source of gain, the Group may compute purchase prices incorrectly due to incomplete or incorrect information and it may

overpay for the properties it acquires which could have an adverse effect on the Group's business, financial condition, prospects and results of operations.

A decreased demand for, or an increased supply of, or a contraction of the market for, properties in the CEE region, could adversely affect the business and financial condition of the Group

Changes in supply and demand for real estate assets, or a contraction of the property market in any of the countries in which the Group has its operations or assets (for example as a result of the negative economic developments and conditions in Europe) may negatively influence the occupancy rates of the Group's properties, rental rates, the level of demand and ultimately the value of such properties. Similarly, the demand for rental space at the Group's existing properties may decrease as a result of poor economic conditions including as a result of demographic deterioration in Europe and the CEE region, an increase in available space and heightened competition for stronger and better performing tenants. This could result in lower occupancy rates, higher capital expenditure required to contract or retain tenants, lower rental income owing to lower rental rates, as well as, shorter lease periods. All of these risks, if realised, could have a negative impact on the business, financial condition, prospects and results of operations of the Group.

The Group may not be able to realise its expected rates of return on its projects if the real estate market in the CEE region becomes saturated

Prior to the onset of the global financial crisis, the real estate market in the CEE region was characterised by a continued increase in investment activity from both domestic and international investors and in the number of projects that were planned. The real estate market in the CEE region largely recovered from the economic downturn and the level of investment activity increased and in the future it may reach saturation if the supply of commercial properties exceeds demand. On the other hand, due to the negative economic developments and conditions in Europe, retail space demand and occupancy levels may decrease. Saturation or perceived over-supply of lettable commercial space in the real estate market would result in a decrease in occupancy rates and/or a decrease in market rental rates and sale prices. If occupancy rates fall and/or market rental rates decrease, the Group may not be able to realise its expected rates of return on its properties and development projects or may be unable to let its properties at all, which could have a material adverse effect on its business, financial condition, prospects and results of operations.

Financial volatility and default risk can lead to severe negative consequences in the markets in which the Group operates as well as to the Group's credit ratings, business, financial condition, prospects and results of operations

Large sovereign debt and/or fiscal deficits of a number of Eurozone countries as well as high levels of unemployment in many Eurozone countries have raised concerns regarding the financial condition of financial institutions, insurers and other corporates that are located in these countries and that have direct or indirect exposure to these countries (i) as a result of having operations in such countries and/or (ii) whose banks, counterparties, custodians, customers, service providers, sources of funding and/or suppliers have direct or indirect exposure to such countries. Such factors are expected to be exacerbated by the negative economic developments and conditions in Europe. The default, or a significant decline in the credit rating of one or more sovereigns (including the sovereigns in one or more of the Group's main markets, such as Romania) or financial institutions, or large scale defaults by corporates, could cause severe stress in the financial system generally and could adversely affect the markets in which the Issuer and the Guarantor operate and the businesses and economic condition and prospects of the Issuer and the Guarantor and their respective counterparties, customers, suppliers or creditors, directly or indirectly, in ways which are difficult to predict.

Further, economically challenging times can lead to deterioration in the creditworthiness of tenants, increased rent arrears or service charge shortfall, rising vacancy rates and loss of rent. At the same time, it is very difficult or impossible for the Issuer to hedge against risks resulting from the financial crisis and sovereign debt crisis.

Such unfavourable developments could have a material adverse effect on the Issuer's and the Guarantor's business, results of operations and financial condition.

The Group is dependent on economic, demographic and market developments in Romania, Poland, Hungary, Slovakia, Bulgaria, Croatia, the Czech Republic, Lithuania and the CEE region more generally

As at 31 December 2025, the Group's estimated property portfolio in use was as follows (by market value): 35 per cent. was located in Romania, 35 per cent. in Poland, 7 per cent. in Hungary, 7 per cent. in Slovakia, 8 per

cent. in Bulgaria, 4 per cent. in Croatia, 2 per cent. in the Czech Republic and 2 per cent. in Lithuania (based on market value of the properties). Accordingly, due to the concentration of its portfolio in the wider CEE region, the Group is dependent on the trends in the real estate markets in Romania, Poland, Hungary, Slovakia, Bulgaria, Croatia, the Czech Republic and Lithuania, as well as on the general economic and demographic conditions and developments in these countries. Factors relating to general economic condition of these countries including inflation levels, GDP growth, investor sentiment, consumer spending and confidence, unemployment rates, availability and cost of credit, liquidity and strength of both debt and equity markets and changes in interest rates all affect the profitability of the Group's business. For example, changes in GDP may impact employment levels, while changes in global interest rates may impact tenants' access to financing. In particular, Romanian, Polish and Hungarian policy-making and regulatory frameworks are often subject to rapid and radical changes, the consequences of which may be difficult to foresee, or which could potentially lead to slower economic growth or general deterioration of economic conditions in those countries.

The current negative economic developments and conditions in Europe have materially affected the prospects for economic output and labour markets and, without measures taken by governments in the jurisdictions where the Group operates to sustain employment, unemployment rates may rise to higher levels. In addition, issues concerning the European Union, including immigration generally may trigger an increase in unemployment rates in the CEE region. Also, declining demographic trends in the CEE countries may trigger an increase in the age dependency ratio in these countries. The deterioration of economic conditions in the countries where the Group operates or globally, resulting in an increase in unemployment or a decline in real income, could adversely affect the financial condition of the Group's tenants and other counterparties and their ability to meet their contractual obligations towards the Group. Furthermore, a global economic downturn could lead to loss of confidence by international investors and hence adversely affect the real estate markets where the Group's investment policy is focused. These developments in turn could have a material adverse impact on the Group's business, results of operations, financial condition and prospects.

The markets in the CEE region are subject to greater risks than more developed markets, including legal, economic, fiscal and political risks that could have a material adverse effect on the Group's business

Investors in emerging and developing markets such as the countries in which the Group has its operations or assets should be aware that these markets are subject to greater legal, economic, fiscal and political risks than mature markets and are subject to rapid and sometimes unpredictable change. In general, investing in the securities of issuers with substantial operations in emerging or developing markets such as the CEE region, involves a higher degree of risk than investing in the securities of issuers with substantial operations in the countries of Western Europe or other similar jurisdictions. Changes in economic and political situations in one emerging or developing market country may have a negative or unrelated consequential impact on the economic and political situation in other emerging or developing market countries.

The Group's operations in the CEE region are exposed to risks which are common to all regions that have recently undergone, or are undergoing political, economic and social change, including currency fluctuations, an evolving regulatory environment, inflation, economic downturns, local market disruptions, labour unrest, changes in disposable income or gross national product, variations in interest rates and taxation policies and other similar factors. Political or economic instability resulting from the occurrence of any of these risks may adversely affect the real estate market in the CEE region.

As a result, the Group's performance could be significantly affected by events in the CEE region which are beyond its control, such as a general downturn in the economy, political instability, changes in regulatory requirements and applicable laws (including in relation to taxation), the condition of financial markets and interest and inflation rate fluctuations. Such events could reduce the Group's rental income and/or the market value of its properties, which could have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

The Group faces business risks stemming from central banks' monetary policy decisions. Any rise in interest rates could have material adverse effects on real estate markets and on the Group

Several central banks, including the European Central Bank and the U.S. Federal Reserve, have in recent periods raised interest rates significantly. Although the path of future monetary policy remains uncertain, reducing or discontinuing reinvestment in certain asset purchase programmes and continuing balance sheet reduction measures may reduce liquidity in corporate bond markets. The increase in interest rates, depending on the size and pace of any further such increase, could potentially lead to a slowdown in general economic activity and, in severe cases, to a recession. Because of the dampening effect that a tighter monetary policy typically has on the

general economy, private households on average are likely to have less disposable income, which may impact the performance of the Group's tenants. In addition, the cost at which the Group is able to raise new financing and refinance its existing liabilities has increased and could increase further. Moreover, asset prices may further decline, which could lead to a reduction in the value of the Group's property portfolio. These interest rate rises, including any future rises or the maintenance of interest rates at elevated levels for a prolonged period could materially adversely affect the Group's business activities, results of operations, net assets, financial condition or cash flow in a variety of ways. See *"Risk Factors – High inflation may affect the Group's business, financial condition and result of operations"*.

Hostilities with neighbouring countries and civil unrest in the CEE region may adversely affect the economies of countries in the CEE region, disrupt the Group's operations and cause its business to suffer

CEE region countries have from time to time experienced instances of hostilities with neighbouring countries (such as the ongoing conflict in Ukraine). Military activity or terrorist attacks in the future could influence the economies of CEE countries by disrupting communications, making travel more difficult and deterring inwards investment. Such political tensions could create a greater perception that investments in companies in the CEE region involve a higher degree of risk. Events of this nature in the future, as well as social and civil unrest within other countries in Europe, could influence the economies of CEE region countries and could have a material adverse effect on the Group's business and results of operation.

Legal regimes in the CEE region differ from those in Western Europe and legal systems and legislation in the CEE region continue to develop, which may create an uncertain environment for investments and for business activity in general

The legal systems of most of the countries in the CEE region have undergone dramatic changes in recent years as a result of EU membership and generally in alignment with countries with more developed legal jurisdictions.

In many cases, the interpretation and procedural safeguards of the new legal and regulatory systems are still being developed, which may result in the promulgation of new laws, changes in existing laws, inconsistent application of existing laws and regulations and uncertainty as to the application and effect of new laws and regulations.

Generally, in civil law jurisdictions such as Romania and other countries where the Group operates, judicial decisions have no precedential effect and therefore courts may not be bound by earlier court decisions taken in the same or similar circumstances, which can result in the inconsistent application of such countries' legislation to resolve the same or similar disputes.

Additionally, in some circumstances, it may not be possible to obtain the legal remedies provided for under relevant laws and regulations in a reasonably timely manner or at all. A lack of legal certainty or the inability to obtain effective legal remedies in a reasonably timely manner may have a material adverse effect on the Group's business, financial condition, prospects and results of operations.

The insolvency laws of The Netherlands may not be as favourable to Noteholders as insolvency laws of jurisdictions with which Noteholders may be familiar and may preclude Noteholders from recovering payments due on the Notes

The Issuer is incorporated in The Netherlands and each of the Issuer and the Guarantor has its centre of main interest, for the purposes of EU insolvency regulations, in The Netherlands. Accordingly, insolvency proceedings with respect to the Issuer and the Guarantor would proceed under, and be governed by, Dutch insolvency laws, subject to certain exceptions provided for in Regulation (EU) 2015/848 of the European Parliament and of the Council of May 20, 2015 on insolvency proceedings (recast). The insolvency laws of The Netherlands may not be as favourable to investors' interests as those of other jurisdictions with which investors may be familiar and may limit the ability of Noteholders to enforce the terms of the Notes.

RISKS RELATED TO THE MARKET GENERALLY

Set out below is a brief description of certain market risks, including liquidity risk, exchange rate risk, interest rate risk and credit risk.

The trading market for debt securities may be volatile and may be adversely impacted by many events

The market for debt securities is influenced by economic and market conditions. There can be no assurance that events in Europe or elsewhere will not cause market volatility or that such volatility will not adversely affect the

price of the Notes or that economic and market conditions will not have any other material adverse effect on the value of Notes held by Noteholders. In addition, the ability of the Dealers to make a market in the Notes may be impacted by changes in regulatory requirements applicable to the marketing, holding and trading of, and issuing quotations with respect to, the Notes.

The secondary market generally

Notes may have no established trading market when issued, and one may never develop. If a market does develop, it may not be liquid. Therefore, investors may not be able to sell their Notes easily or at prices that will provide them with a yield comparable to similar investments that have a developed secondary market. This is particularly the case for Notes that are especially sensitive to interest rate, currency or market risks, are designed for specific investment objectives or strategies or have been structured to meet the investment requirements of limited categories of investors. These types of Notes generally would have a more limited secondary market and more price volatility than conventional debt securities. The liquidity of the Notes may also be impacted by any exercise of a put option by Noteholders or the exercise of a call option of part only of the Notes by the Issuer. Illiquidity may have a severely adverse effect on the market value of Notes.

Exchange rate risks

The Issuer will pay principal and interest on the Notes in the Specified Currency. This presents certain risks relating to currency conversions if an investor's financial activities are denominated principally in a currency or currency unit (the "**Investor's Currency**") other than the Specified Currency. These include the risk that exchange rates may significantly change (including changes due to devaluation of the Specified Currency or revaluation of the Investor's Currency) and the risk that authorities with jurisdiction over the Investor's Currency may impose or modify exchange controls. An appreciation in the value of the Investor's Currency relative to the Specified Currency would decrease (1) the Investor's Currency-equivalent yield on the Notes, (2) the Investor's Currency equivalent value of the principal payable on the Notes and (3) the Investor's Currency equivalent market value of the Notes.

Government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate. As a result, investors may receive less interest or principal than expected, or no interest or principal.

RISKS RELATED TO THE STRUCTURE OF A PARTICULAR ISSUE OF NOTES

A wide range of Notes may be issued under the Programme. A number of these Notes may have features which contain particular risks for potential investors. Set out below is a description of certain such features.

Notes subject to optional redemption by the Issuer

An optional redemption feature is likely to limit the market value of Notes. During any period when the Issuer may elect to redeem Notes, the market value of those Notes generally will not rise substantially above the price at which they can be redeemed. This also may be true prior to any redemption period.

The Issuer may be expected to redeem Notes when its cost of borrowing is lower than the interest rate on the Notes. At those times, an investor generally would not be able to reinvest the redemption proceeds at an effective interest rate as high as the interest rate on the Notes being redeemed and may only be able to do so at a significantly lower rate. Potential investors should consider reinvestment risk in light of other investments available at that time.

With respect to the Clean-Up Call Option by the Issuer (Condition 7(h)), there is no obligation on the Issuer to inform investors if and when the 80 per cent. threshold of the nominal amount of Notes of a particular Series of Notes has been reached or is about to be reached, and the Issuer's right to redeem will exist notwithstanding that immediately prior to the serving of a notice in respect of the exercise of the Clean-Up Call Option, the Notes may have been trading significantly above par, thus potentially resulting in a loss of capital invested.

Fixed/Floating Rate Notes

Fixed/Floating Rate Notes may bear interest at a rate that the Issuer may elect to convert from a fixed rate to a floating rate, or from a floating rate to a fixed rate. The Issuer's ability to convert the interest rate will affect the secondary market and the market value of such Notes since the Issuer may be expected to convert the rate when it is likely to produce a lower overall cost of borrowing. If the Issuer converts from a fixed rate to a floating rate,

the spread on the Fixed/Floating Rate Notes may be less favourable than then prevailing spreads on comparable Floating Rate Notes tied to the same reference rate. In addition, the new floating rate at any time may be lower than the rates on other Notes. If the Issuer converts from a floating rate to a fixed rate, the fixed rate may be lower than then prevailing rates on its Notes.

Notes issued at a substantial discount or premium

The market values of securities issued at a substantial discount or premium to their nominal amount tend to fluctuate more in relation to general changes in interest rates than do prices for conventional interest-bearing securities. Generally, the longer the remaining term of the securities, the greater the price volatility as compared to conventional interest-bearing securities with comparable maturities.

Regulation of benchmarks may lead to future reforms or discontinuation

The Euro Interbank Offered Rate ("**EURIBOR**") and other interest rates or other types of rates and indices which are deemed to be benchmarks have been subject to significant regulatory scrutiny and legislative intervention in recent years. This relates not only to creation and administration of benchmarks, but, also, to the use of a benchmark rate. In the EU, for example, the EU Benchmarks Regulation applies to the provision of, contribution of input data to, and the use of, a benchmark within the EU, subject to certain transitional provisions. Similarly, Regulation (EU) No. 2016/1011 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018, as amended (the "**UK Benchmarks Regulation**") applies to the provision of, contribution of input data to, and the use of, a benchmark within the UK, subject to certain transitional provisions.

Legislation such as the EU Benchmarks Regulation or the UK Benchmarks Regulation, if applicable, could have a material impact on any Notes linked to EURIBOR or another benchmark rate or index for example, if the methodology or other terms of the benchmark are changed in the future in order to comply with the terms of the EU Benchmarks Regulation or UK Benchmarks Regulation or other similar legislation, or if a critical benchmark is discontinued or is determined to be by a regulator to be "no longer representative". Such factors could (amongst other things) have the effect of reducing or increasing the rate or level or may affect the volatility of the published rate or level of the benchmark. They may also have the effect of discouraging market participants from continuing to administer or contribute to certain "benchmarks", trigger changes in the rules or methodologies used in certain "benchmarks", or lead to the discontinuance or unavailability of quotes of certain "benchmarks".

Although EURIBOR has subsequently been reformed in order to comply with the terms of the EU Benchmarks Regulation, it remains uncertain as to how long it will continue in its current form, or whether it will be further reformed or replaced with the Euro Short Term Rate ("**€STR**") or an alternative benchmark.

The elimination of EURIBOR or any other benchmark, or changes in the manner of administration of any benchmark, could require or result in an adjustment to the interest calculation provisions of the Conditions, or result in adverse consequences to holders of any Notes linked to such benchmark (including Floating Rate Notes whose interest rates are linked to EURIBOR or any other such benchmark that is subject to reform). Furthermore, even prior to the implementation of any changes, uncertainty as to the nature of alternative reference rates and as to potential changes to such benchmark may adversely affect such benchmark during the term of the relevant Notes, the return on the relevant Notes and the trading market for securities (including the Notes) based on the same benchmark.

The administrator of SONIA, SOFR or €STR or any related indices may make changes that could change the value of SONIA, SOFR or €STR or any related index, or discontinue SONIA, SOFR or €STR or any related index.

Newer reference rates or any related indices and rates that fall outside the scope of the EU Benchmarks Regulation and UK Benchmarks Regulation may also be subject to changes or discontinuation. For example, the Bank of England, the Federal Reserve, Bank of New York or the European Central Bank (or their successors) as administrators of SONIA (and the SONIA Compounded Index), SOFR (and the SOFR Compounded Index) or €STR, respectively, may make methodological or other changes that could change the value of these risk-free rates and/or indices, including changes related to the method by which such risk-free rate is calculated, eligibility criteria applicable to the transactions used to calculate SONIA, SOFR or €STR or timing related to the publication of SONIA, SOFR or €STR or any related indices, in addition, the administrator may alter, discontinue or suspend calculation or dissemination of SONIA, SOFR or €STR or any related index (in which case a fallback method of determining the interest rate on the Notes will apply). The administrator has no obligation to consider the interests of Noteholders when calculating, adjusting, converting, revising or discontinuing any such risk-free rate.

Interest rate benchmark "fallback" arrangements may lead to adjustments affecting the return of the Notes

If a relevant benchmark, (including any page on which such benchmark may be published (or any other successor service)) becomes unavailable or a Benchmark Event or a Benchmark Transition Event (each as defined in the Conditions), as applicable, occurs, the Conditions of the Notes, provide for certain fallback arrangements. Such fallback arrangements include the possibility that the rate of interest could be set by reference to a successor rate or an alternative rate and that such successor rate or alternative reference rate may be adjusted (if required) in accordance with the recommendation of a relevant governmental body, by reference to a spread that is customarily applied in international debt capital markets transactions or that is recognised or acknowledged as being the industry standard for over-the-counter derivative transactions or in order to reduce or eliminate, to the extent reasonably practicable in the circumstances, any economic prejudice or benefit (as applicable) to investors arising out of the replacement of the relevant benchmark, although the application of such adjustments to the Notes may not achieve this objective.

Any such changes may result in the Notes performing differently (which may include payment of a lower interest rate) than if the original benchmark continued to apply. Moreover, due to the uncertainty concerning the availability of successor rates and alternative reference rates and the involvement of an Independent Adviser (as defined in the Conditions) in certain circumstances, the relevant fallback provisions may not operate as intended at the relevant time. Additionally, in certain circumstances, the ultimate fallback of interest for a particular Interest Period may result in the rate of interest for the last preceding Interest Period being used, which may result in the effective application of a fixed rate for Floating Rate Notes based on the rate which was last observed on the Relevant Screen Page.

Any such consequences could have a material adverse effect on the value of and return on any such Notes.

Investors should consult their own independent advisers and make their own assessment about the potential risks arising from the possible cessation or reform of certain reference rates in making any investment decision with respect to any Notes linked to or referencing a benchmark.

Methodologies for the calculation of risk-free rates (including overnight rates or forward-looking rates) as reference rates for Floating Rate Notes may vary and may evolve

"Risk-free" rates, such as the Sterling Overnight Index Average ("SONIA"), the Secured Overnight Financing Rate ("SOFR") and the €STR - as reference rates for Eurobonds have become more commonly used as benchmark rates for bonds in recent years. Most of the rates are backwards-looking, but the methodologies to calculate the risk-free rates are not uniform. Such different methodologies may result in slightly different interest amounts being determined in respect of otherwise similar securities.

The Issuer may in the future also issue Notes referencing SONIA, the SONIA Compounded Index, SOFR, the SOFR Compounded Index or €STR that differ materially in terms of interest determination when compared with any previous Notes issued by it under this Programme. Such variations could result in reduced liquidity or increased volatility, or might otherwise affect the market price of any Notes that reference a risk-free rate issued under this Programme from time to time.

In addition, investors should consider how any mismatch between applicable conventions for the use of reference rates in the bond, loan and derivatives markets may impact any hedging or other financial arrangements which they may put in place in connection with any acquisition, holding or disposal of Notes referencing such risk-free rates.

Investors should consider these matters when making their investment decision with respect to any Notes which reference SONIA, SOFR, €STR or any related indices.

It is not possible to calculate interest rates in advance for Notes which reference SONIA, SOFR, €STR or any related indices

Interest on Notes which reference a backwards-looking risk-free rate is only capable of being determined immediately prior to the relevant Interest Payment Date. It may therefore be difficult for investors in Notes which reference such risk-free rates reliably to estimate the amount of interest which will be payable on such Notes. Further, in contrast to Notes linked to interbank offered rates, if Notes referencing backwards-looking rates become due and payable as a result of an Event of Default under Condition 12 (*Events of Default*), or are otherwise redeemed early on a date which is not an Interest Payment Date, the final Interest Rate payable in respect of such

Notes shall be determined by reference to a shortened period ending immediately prior to the date on which the Notes become due and payable or are scheduled for redemption.

RISKS RELATED TO GREEN BONDS

Notes issued as Green Bonds with a specific use of proceeds may not meet investor expectations or requirements

The Final Terms relating to a specific Tranche of Notes may provide that it is the Issuer's intention to apply an amount equal to the net proceeds of the issue of such Notes to fund projects that contribute to the environmental objective of climate change mitigation, low carbon society, and the achievement of UN Sustainable Development Goals ("**Eligible Green Projects**") in accordance with the Group's Green Finance Framework. A prospective investor should have regard to the information set out in the relevant Final Terms and determine for itself the relevance of such information for the purpose of an investment in such Notes together with any other investigation it deems necessary.

No assurance is given that such use of proceeds will satisfy any present or future investment criteria or guidelines with which an investor is required, or intends, to comply, in particular with regard to any direct or indirect environmental or sustainability impact of any project or uses, the subject of or related to, the Group's Green Finance Framework (including in relation to the EU Taxonomy Regulation and any related technical screening criteria, the EU Green Bond Regulation in respect of EuGBs, SFDR, and any implementing legislation and guidelines, or any similar legislation in the United Kingdom or any market standards or guidance, including the ICMA Principles) or any requirements of such labels or market standards as they may evolve from time to time or that any adverse environmental and/or other impacts will not occur during the implementation of any projects or uses the subject of, or related to, any Eligible Green Projects.

No assurance can be given that Eligible Green Projects will meet investor expectations or requirements regarding such "green", "sustainable" or similar labels (including but not limited to the EU Taxonomy Regulation and any related technical screening criteria, EuGBs, SFDR, and any implementing legislation and guidelines, or any similar legislation in the United Kingdom or any market standards or guidance, including the ICMA Principles) or any requirements of such labels as they may evolve from time to time. Any Green Bonds issued under this Programme will not be compliant with the EuGBs requirements and are only intended to comply with the requirements and processes in the Group's Green Finance Framework. It is not clear if the establishment under the EuGBs label and the optional disclosure templates for bonds marketed as "environmentally sustainable" could have an impact on investor demand for, and pricing of, green use of proceeds bonds that do not comply with the requirements of the EuGBs label or the optional disclosures templates, such as the Green Bonds issued under this Programme. It could result in reduced liquidity or lower demand or could otherwise affect the market price of any Green Bonds issued under this Programme that do not comply with the requirements of the EU Green Bond Regulation.

While it is the intention of the Issuer to allocate an amount equal to the net proceeds of any Notes issued as Green Bonds for Eligible Green Projects, there is no contractual obligation to do so. There can be no assurance that any such Eligible Green Projects will be available or capable of being implemented in, or substantially in, the manner and timeframe anticipated and, accordingly, that the Issuer will be able to use an amount equal to the net proceeds of the issue of such Green Bond for such Eligible Green Projects as intended. In addition, there can be no assurance that Eligible Green Projects will be completed as expected or achieve the impacts or outcomes (environmental or otherwise) originally expected or anticipated.

The Issuer does not undertake to ensure that there are, at any time, sufficient Eligible Green Projects to allow for allocation of an amount equal to the net proceeds of the issue of such Green Bonds in full.

An amount equal to the net proceeds of the issue of any Green Bonds which, from time to time, is not allocated as funding for Eligible Green Projects is intended by the Issuer to be held pending allocation in its treasury liquidity portfolio, in cash or other short term and liquid instruments.

Each prospective investor should have regard to the factors described in the Group's Green Finance Framework and the relevant information contained in this Base Prospectus and seek advice from their independent financial adviser or other professional adviser regarding its purchase of any Green Bonds before deciding to invest. The Group's Green Finance Framework may be subject to review and change and may be amended, updated, supplemented, replaced and/or withdrawn from time to time and any subsequent version(s) may differ from any description given in this Base Prospectus. The Group's Green Finance Framework does not form part of, nor is incorporated by reference, in this Base Prospectus.

No assurance of suitability or reliability of any Second Party Opinion or any other opinion or certification of any third party relating to any Green Bonds

The Second Party Opinion provides an opinion on certain environmental and related considerations and is a statement of opinion, not a statement of fact. No representation or assurance is given as to the suitability or reliability of the Second Party Opinion or any opinion, review, certification of any third party (including any post-issuance reports prepared by an external reviewer) made available in connection with an issue of Notes issued as Green Bonds. The Second Party Opinion and any other such opinion, review, certification or post-issuance report is not intended to address any credit, market or other aspects of any investment in any Note, including without limitation market price, marketability, investor preference or suitability of any other factors that may affect the value of the Notes. The Second Party Opinion and any other opinion, review, certification or post-issuance report is not a recommendation to buy, sell or hold any such Notes and is current only as of the date it was issued.

The criteria and/or considerations that formed the basis of the Second Party Opinion and any other such opinion, review, certification or post-issuance report may change at any time and the Second Party Opinion may be amended, updated, supplemented, replaced and/or withdrawn at any time. Any withdrawal of the Second Party Opinion or any other opinion, review, certification or post-issuance report may have a material adverse effect on the value of any Green Bonds in respect of which such opinion, review, certification or post-issuance report is given and/or result in adverse consequences for certain investors with portfolio mandates to invest in securities to be used for a particular purpose. As at the date of this Base Prospectus, the providers of such opinions, reviews, certifications and post-issuance reports are not subject to any specific regulatory or other regime or oversight. Prospective investors must determine for themselves the relevance of any such opinion, review, certification, post-issuance report and/or the information contained therein. The Second Party Opinion and any other such opinion, review, certification post-issuance report does not form part of, nor is incorporated by reference in, this Base Prospectus.

No assurance that Green Bonds will be admitted to trading on any dedicated "green" or "sustainable" (or similar) segment of any stock exchange or market, or that any admission obtained will be maintained

In the event that any such Notes are listed or admitted to trading on a dedicated "green", "sustainable" or other equivalently-labelled segment of a stock exchange or securities market, no representation or assurance is given that such listing or admission satisfies any present or future investment criteria or guidelines with which such investor is required, or intends, to comply. Furthermore, it should be noted that the criteria for any such listings or admission to trading may vary from one stock exchange or securities market to another. No representation or assurance is given or made by the Issuer, the Guarantor, any Dealer or the Arranger that any such listing or admission to trading will be obtained in respect of any such Notes or that any such listing or admission to trading will be maintained during the life of the Notes.

If any of the above risks outlined in this risk factor materialise this may have a material adverse effect on the value of such Notes and/or may have consequences for certain investors with portfolio mandates to invest in green assets (which consequences may include the need to sell the Notes as a result of the Notes not falling within the investor's investment criteria or mandate).

No breach of contract or event of default

None of a failure by the Issuer to allocate the proceeds of any Notes issued as Green Bonds or to report on the use of proceeds or Eligible Green Projects as anticipated or a failure of a third party to issue (or to withdraw) an opinion, review, certification or post-issuance report in connection with an issue of Green Bonds or the failure of the Notes issued as Green Bonds to meet investors' expectations or requirements regarding any "green", "sustainable" or similar labels (including but not limited to the EU Taxonomy Regulation and any related technical screening criteria, the EU Green Bond Regulation in respect of EuGBs, SFDR, and any implementing legislation and guidelines, or any similar legislation in the United Kingdom or any market standards or guidance, including the ICMA Principles) will constitute an event of default or breach of contract with respect to any of the Notes issued as Green Bonds.

Green Bonds are not linked to the performance of the Eligible Green Projects, and do not benefit from any arrangements to enhance the performance of the Notes or any contractual rights derived solely from the intended use of proceeds of such Notes

The performance of the Green Bonds is not linked to the performance of the relevant Eligible Green Projects or the performance of the Issuer in respect of any environmental or similar targets. There will be no segregation of assets and liabilities in respect of the Green Bonds and the Eligible Green Projects. Consequently, neither payments of principal and/or interest on the Green Bonds nor any rights of Noteholders shall depend on the performance of the relevant Eligible Green Projects or the performance of the Issuer in respect of any such environmental or similar targets. Holders of any Green Bonds shall have no preferential rights or priority against the assets of any Eligible Green Project nor benefit from any arrangements to enhance the performance of the Notes.

RISKS RELATED TO NOTES GENERALLY

Set out below is a brief description of certain risks relating to the Notes generally.

The Issuer is a holding, financing, licensing and an advisory and support company and its ability to pay interest and/or principal depends upon the ability of its subsidiaries to advance funds

The Issuer is a holding, financing, licensing and an advisory and support company and its ability to pay interest and/or principal depends upon the ability of its subsidiaries to pay dividends, interest and advisory and support fees and advance funds to it.

All real estate assets are owned by and the large majority of revenues are generated by the Issuer's subsidiaries. Because the Issuer conducts its business through the Group's subsidiaries, its ability to pay interest and/or principal under the Notes, and on any other of its borrowings, depends on the earnings and cash flow of the Group's subsidiaries and their ability to pay the Issuer dividends, interest and advisory and support fees and to advance funds to it. The Group's subsidiaries are legally separated from the Issuer and have no obligation to make payments to the Issuer of any surpluses generated from their business. Other contractual and legal restrictions applicable to the Group's subsidiaries could also limit the Issuer's ability to obtain cash from them. Furthermore, the Issuer's right to participate in any distribution of its subsidiaries' assets upon their liquidation, reorganisation or insolvency would generally be subject to prior claims of the subsidiaries' creditors, including lenders and trade creditors, to contractual provisions under its loan agreements limiting its ability to recover claims in favour of its creditors and to obligations that may be preferred by provisions of law that are mandatory and of general application.

Thus, the Notes are structurally subordinated to the claims of all holders of debt securities and other creditors, including trade creditors, of the Issuer's subsidiaries and structurally and/or effectively subordinated to the extent of the value of collateral provided to the Issuer's and the Issuer's subsidiaries' secured creditors. There can be no assurance that the Group and its assets would be protected from any actions by the creditors of any subsidiary, whether under bankruptcy law, by contract or otherwise. In addition, defaults by, or the insolvency of, certain subsidiaries could result in proceedings against the Issuer to enforce the obligation of the Issuer to make payments under parent company financial or performance guarantees in respect of such subsidiaries' obligations or the occurrence of cross defaults on certain borrowings of the Group. This in turn could materially affect the Group's operations.

The Notes will be effectively subordinated to any of the Issuer's or the Guarantor's existing secured and future secured indebtedness

The Notes and the Guarantee are (subject to Condition 4 (*Negative Pledge*)) unsecured obligations of the Issuer and the Guarantor, respectively. The Notes are effectively subordinated to the Issuer's or the Guarantor's existing secured indebtedness and future secured indebtedness. Accordingly, holders of the Issuer's or the Guarantor's secured indebtedness will have claims that are superior to the claims of Noteholders to the extent of the value of the assets securing such other indebtedness. In the event of a bankruptcy, liquidation or dissolution of the Issuer or the Guarantor, the assets that serve as collateral for any secured indebtedness of the Issuer or the Guarantor would be available to satisfy the obligations under the secured indebtedness before any payments are made on the Notes. Other than as set out in Condition 4 (*Negative Pledge*) and Condition 5 (*Financial Covenants*), the Conditions do not prohibit the Issuer or the Guarantor from incurring and securing future indebtedness.

The Notes will constitute unsecured obligations of the Issuer

The Issuer's obligations under the Notes will be unsecured. Accordingly, any claims against the Issuer under the Notes would be unsecured claims. The Issuer's ability to pay such claims will depend upon, among other factors, its liquidity, overall financial strength and its ability and that of the Group's subsidiaries to generate cash flows,

which could be affected by, *inter alia*, the circumstances described in these risk factors. Any such factors could affect the Issuer's ability to make payment of interest and principal under the Notes.

Modification, waivers and substitution

The Terms and Conditions of the Notes contain provisions for calling meetings of Noteholders to consider matters affecting their interests generally and to obtain Written Resolutions (as defined in the Trust Deed) on matters relating to the Notes from Noteholders without calling a meeting. A Written Resolution signed by or on behalf of the holders of not less than three-quarters of the nominal amount of the Notes of the relevant Series who for the time being are entitled to receive notice of a meeting in accordance with the provisions of the Trust Deed and whose Notes are outstanding shall, for all purposes, take effect as an Extraordinary Resolution.

In certain circumstances, where the Notes are held in global form in the clearing systems, the Issuer, the Guarantor and the Trustee (as the case may be) will be entitled to rely upon:

- (a) where the terms of the proposed resolution have been notified through the relevant clearing system(s), approval of a resolution proposed by the Issuer, the Guarantor or the Trustee (as the case may be) given by way of electronic consents communicated through the electronic communications systems of the relevant clearing systems in accordance with their operating rules and procedures by or on behalf of the holders of not less than three-quarters of the nominal amount of the Notes of the relevant Series for the time being outstanding; and
- (b) where electronic consent is not being sought, consent or instructions given in writing directly to the Issuer, the Guarantor and/or the Trustee (as the case may be) by accountholders in the clearing systems with entitlements to such global note or certificate or, where the accountholders hold such entitlement on behalf of another person, on written consent from or written instruction by the person for whom such entitlement is ultimately beneficially held (directly or via one or more intermediaries).

A Written Resolution or an electronic consent as described above may be effected in connection with any matter affecting the interests of Noteholders, including the modification of the Conditions, that would otherwise be required to be passed at a meeting of Noteholders satisfying the special quorum in accordance with the provisions of the Trust Deed, and shall for all purposes take effect as an Extraordinary Resolution passed at a meeting of Noteholders duly convened and held. These provisions permit defined majorities to bind all Noteholders including Noteholders who did not attend and vote at the relevant meeting and Noteholders who voted in a manner contrary to the majority.

The Terms and Conditions of the Notes also provide that the Trustee may, without the consent of Noteholders or Couponholders, agree to (i) any modification of any of the provisions of the Trust Deed that is of a formal, minor or technical nature or is made to correct a manifest error, and (ii) any other modification (except as mentioned in the Trust Deed), and any waiver or authorisation of any breach or proposed breach, of any of the provisions of the Trust Deed that is in the opinion of the Trustee not materially prejudicial to the interests of the Noteholders. Any such modification, authorisation or waiver shall be binding on the Noteholders and the Couponholders and, if the Trustee so requires, such modification shall be notified to the Noteholders as soon as practicable.

The Trust Deed also contains provisions which allow, without the consent of the Noteholders or Couponholders, a legal entity to assume the obligations of the Issuer as principal debtor under the Trust Deed and the Notes, in the circumstances described in Condition 10 of the Notes.

Change of law

The Terms and Conditions of the Notes are based on English law in effect as at the date of issue of the relevant Notes. No assurance can be given as to the impact of any possible judicial decision or change to English law or administrative practice after the date of issue of the relevant Notes, which may have a material adverse effect on the value of the Notes.

Bearer Notes where denominations involve integral multiples

In relation to any issue of Notes in bearer form which have denominations consisting of a minimum Specified Denomination (as defined in the Conditions) plus one or more higher integral multiples of another smaller amount, it is possible that the Notes may be traded in amounts that are not integral multiples of such minimum Specified Denominations. In such a case a Noteholder who, as a result of trading such amounts, holds a principal amount of less than the minimum Specified Denomination in his account with the relevant clearing system at the relevant

time will not receive a definitive Note in respect of such holding (should definitive Notes be printed) and would need to purchase a principal amount of Notes such that it holds an amount equal to one or more Specified Denominations.

If definitive Notes are issued, holders should be aware that definitive Notes which have a denomination that is not an integral multiple of the minimum Specified Denomination may be illiquid and difficult to trade.

Eligibility of the Notes for Eurosystem Monetary Policy

The New Global Note form has been introduced to allow for the possibility of debt instruments to be held in a manner which will allow Eurosystem eligibility. This means that any such Notes are upon issue deposited with one of the international central securities depositories as common safekeeper and does not necessarily mean that such Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem ("**Eurosystem Eligible Collateral**") either upon issue, or at any or all times during their life. Such recognition will depend upon satisfaction of the Eurosystem eligibility criteria and other obligations (including the provision of further information) as specified by the European Central Bank from time to time. The Issuer and Guarantor do not give any representation, warranty, confirmation or guarantee to any investor that such Notes will, either upon issue, or at any or all times during their life, satisfy all or any requirements for Eurosystem eligibility and be recognised as Eurosystem Eligible Collateral. Any potential investor in any such Notes should make their own conclusions and seek their own advice with respect to whether or not any such Notes constitute Eurosystem Eligible Collateral.

ALTERNATIVE PERFORMANCE MEASURES

Certain alternative performance measures (as defined in the ESMA Guidelines on Alternative Performance Measures) ("**Alternative Performance Measures**" or "**APMs**") are included in this Base Prospectus. Such APMs are defined where they are first used in this Base Prospectus. The Group's management uses the APMs to assess the Group's operating performance because it believes that the APMs are important supplemental measures of the Group's performance. In addition, the Group's management believes that the APMs are frequently used by securities analysts, investors and other interested parties in the evaluation of companies that operate in its industry. The APMs are not presentations specifically defined by IFRS[®] and the Group's use of the terms that comprise the APMs may vary from others in its industry due to differences in accounting policies or differences in the calculation methodology of these terms by others in the Group's industry. The APMs have limitations as analytical tools, and should not be considered in isolation, or as substitutes for financial information as reported under IFRS[®]. The APMs should not be considered as alternatives to profit before tax or any other performance measures derived in accordance with IFRS[®] or as alternatives to cash flow from operating activities or as measures of the Group's liquidity. Such measures as presented in this Base Prospectus may not be comparable to similarly titled measures of performance presented by other companies, and they should not be considered as substitutes for the information contained in the Guarantor Audited Consolidated Financial Statements, which are incorporated by reference in this Base Prospectus (see "*Selected Financial Information*").

SUPPLEMENTARY BASE PROSPECTUS

Each of the Issuer and the Guarantor has given an undertaking to the Dealers that if at any time during the duration of the Programme there is a significant new factor, material mistake or material inaccuracy relating to information contained in this Base Prospectus the Issuer shall prepare an amendment or supplement to this Base Prospectus or publish a replacement Base Prospectus for use in connection with any subsequent offering of the Notes and shall supply to each Dealer and the Trustee such number of copies of such supplement hereto as such Dealer and the Trustee may reasonably request.

SELECTED FINANCIAL INFORMATION

The following tables contain selected historical consolidated financial information for the Guarantor as of the dates and the periods indicated.

The Guarantor's consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the years ended 31 December 2025 and 31 December 2024 and its consolidated statement of financial position as at 31 December 2025 and 31 December 2024 have been extracted from the audited consolidated financial statements of the Guarantor as at and for the years ended 31 December 2025 and 31 December 2024 (together, the "**Guarantor Audited Consolidated Financial Statements**"), which have been consistently prepared in accordance with IFRS[®] Accounting Standards as issued by the International Accounting Standards Board (IASB), the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee, Financial Pronouncements as issued by the Financial Reporting Standards Council, the JSE Listings Requirements, IFRS[®] Accounting Standards as adopted by the European Union and with Title 9 of Book 2 of the Dutch Civil Code.

Prospective investors should read the following selected consolidated financial information in conjunction with the rest of the information contained herein including, but not limited to, the information contained in the section titled "*Risk Factors*" as well as the Guarantor Audited Consolidated Financial Statements (including the auditor's reports) set forth and incorporated by reference herein.

The Issuer has prepared its consolidated financial statements for the financial years ended 31 December 2025 and 31 December 2024 in accordance with IFRS[®], as adopted by the European Union and Part 9 of Book 2 of the Dutch Civil Code (the "**Issuer Financial Statements**"). The Issuer Financial Statements, together with the Guarantor Audited Consolidated Financial Statements, have been incorporated by reference in this Base Prospectus.

GUARANTOR'S CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	As at 31 December 2025	As at 31 December 2024
	<i>Unless otherwise stated, all amounts are in €'000</i>	<i>Unless otherwise stated, all amounts are in €'000</i>
ASSETS		
Non-current assets	8,510,712	8,169,170
Investment property	8,232,702	7,926,595
- Investment property in use	7,947,429	7,694,798
- Investment property under development	285,273	231,797
Goodwill	76,804	76,804
Deferred tax assets	69,957	107,395
Property, plant and equipment	91,108	41,624
Other long-term assets	38,726	11,360
Derivative financial assets at fair value through profit or loss	1,415	5,392
Current assets	430,656	572,942
Trade and other receivables	113,533	115,947
Inventory property	-	4,227
Cash and cash equivalents	313,994	448,498
Derivative financial assets at fair value through profit or loss	3,129	4,270
Asset held for sale	9,567	559
Total assets	8,950,935	8,742,671
EQUITY AND LIABILITIES		
TOTAL SHAREHOLDERS' EQUITY	5,006,336	4,908,482
Equity attributable to equity holders	5,006,336	4,908,482
Share capital	7,124	7,124
Share premium	2,941,120	3,255,148
Other reserves	(9,432)	(9,662)
Treasury shares	(10,076)	-
Accumulated profit	2,077,600	1,655,872
Total liabilities	3,944,599	3,834,189
Non-current liabilities	3,443,420	3,589,167
Bank loans	981,417	947,417
Bonds	1,732,272	1,982,857
Deferred tax liabilities	605,065	545,241
Lease liabilities	88,176	83,059
Other long-term liabilities	36,490	30,593
Current liabilities	501,179	245,022
Trade and other payables	179,289	187,084
Income tax payable	17,818	20,954
Bank loans	16,932	15,528
Bonds	284,059	18,566
Lease liabilities	3,081	2,890
Total equity and liabilities	8,950,935	8,742,671
Net Asset Value per share (euro)	7.04	6.89
EPRA Net Reinstatement Value per share (euro) ¹	7.68	7.38
Number of shares for Net Asset Value / EPRA Net Reinstatement Value per share	710,716,798 ²	712,357,309

¹ EPRA Net Reinstatement Value per share (alternative performance measure) is Net Asset Value per share adjusted for the effect of non-monetary balance sheet items, such as deferred tax, goodwill, and interest rate derivatives.

² Excludes 1,640,511 treasury shares as at 31 December 2025. For further details please see Note 17 of the Guarantor's 2025 Consolidated Annual Financial Statements.

GUARANTOR'S CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Year ended 31 December	
	2025	2024
	<i>Unless otherwise stated, all amounts are in €'000</i>	<i>Unless otherwise stated, all amounts are in €'000</i>
Gross rental income	624,348	566,069
Service charge income	288,556	259,563
Property operating expenses	(304,429)	(278,741)
Revenue from energy activity	11,262	9,048
Costs of the energy activity	(1,627)	-
Net rental and related income	618,110	555,939
Administrative expenses	(45,042)	(35,193)
Revenues from sales of inventory property	6,497	18,680
Cost of sales of inventory property	(4,439)	(13,546)
EBIT¹	575,126	525,880
Fair value adjustments of investment property	162,252	195,380
Foreign exchange loss	(445)	(158)
Gain on disposal of assets held for sale	-	25,934
Profit before net finance costs and other items	736,933	747,036
Finance income	6,038	19,907
Finance costs	(103,963)	(100,144)
Bank charges, commissions, and fees	(4,127)	(4,381)
Losses on extinguishment of financial instruments	(4,676)	-
Fair value adjustments of derivatives	(5,273)	(12,818)
Profit before tax	624,932	649,600
Income tax expense	(126,093)	(62,035)
Current tax expense	(28,831)	(30,563)
Deferred tax expense	(97,262)	(31,472)
Profit after tax	498,839	587,565
Total comprehensive income for the year	498,839	587,565
Profit attributable to:		
Equity holders of the parent	498,839	587,565
Total comprehensive income attributable to:		
Equity holders of the parent	498,839	587,565
Basic weighted average number of shares	709,479,053 ²	670,058,874
Diluted weighted average number of shares	711,167,487 ²	671,468,377
Basic earnings per share (euro cents) attributable to equity holders	70.31	87.69
Diluted earnings per share (euro cents) attributable to equity holders	70.14	87.50

¹ EBIT (Earnings Before Interest and Taxes) represents the Group's Operating profit, defined as Net rental and related income plus Revenue from sales of inventory property less Cost of sales of inventory property, less Administrative expenses (Depreciation and Amortisation are included in Administrative expenses).

² Excludes 1,640,511 treasury shares as at 31 December 2025. For further details please see Note 17 of the Guarantor's 2025 Consolidated Annual Financial Statements.

GUARANTOR'S RECONCILIATION OF PROFIT FOR THE YEAR TO DISTRIBUTABLE EARNINGS*

	Year ended 31 December 2025	Year ended 31 December 2024
	<i>Unless otherwise stated, all amounts are in €'000</i>	<i>Unless otherwise stated, all amounts are in €'000</i>
Profit attributable to equity holders of the parent	498,839	587,565
Accounting specific adjustments	(57,938)	(174,472)
Fair value adjustments of investment property	(162,252)	(195,380)
Depreciation and amortisation expense (in relation to intangibles and property, plant and equipment of an administrative nature) ¹	1,584	1,607
Fair value adjustments of derivatives	5,273	12,818
Losses on extinguishment of financial instruments	4,676	-
Amortisation of financial assets	(2,619)	(3,593)
Deferred tax expense	97,262	31,472
Profit from inventory property sale ²	(1,803)	(4,569)
Foreign exchange loss unrealised	224	-
Gain on disposal of assets held for sale	-	(25,934)
Antecedent earnings	(283)	9,107
Distributable earnings	440,901	413,093
Interim distributable earnings	(220,695)	(199,044)
Final distributable earnings	(220,206)	(214,049)
Distributable earnings per share (euro cents)	62.03	60.17
Interim distributable earnings per share (euro cents)	31.05	30.12
Final distributable earnings per share (euro cents)	30.98	30.05
Distribution declared	396,811	371,784
Interim distribution	198,626	179,140
Final distribution	198,185	192,644
Distribution declared per share (euro cents)	55.83	54.16
Interim distribution per share (euro cents)	27.95	27.11
Final distribution per share (euro cents)	27.88	27.05
Earnings not distributed	44,090	41,309
Interim earnings not distributed	22,069	19,904
Final earnings not distributed	22,021	21,405
Earnings not distributed per share (euro cents)	6.20	6.01
Earnings not distributed per share interim (euro cents)	3.10	3.01
Earnings not distributed per share final (euro cents)	3.10	3.00
Number of shares entitled to interim distribution	710,716,798³	660,826,020
Number of shares entitled to final distribution	710,716,798³	712,357,309

Distributable earnings per share (DEPS) is prepared on a basis that is consistent with SA REIT funds from operations (SA REIT FFO) as set out in the SA REIT Association's Best Practice Recommendations Second Edition.

* This table is not part of the primary financial statements of the Guarantor and is an APM as defined under section "Alternative Performance Measures"

¹ In the computation of distributable earnings, the Guarantor eliminated the impact of the amortisation and depreciation related to intangibles and PPE of an administrative nature. The DEPS is impacted by the depreciation expense of the photovoltaic installations in amount of €1,623 thousand in 2025 (2024: €447 thousand), which is a revenue generating activity

² The current tax expense line in SOCI includes €255 thousand in 2025 (2024: €565 thousand) representing the current tax expense on residential business, thus, the profit of residential is computed as revenue less cost of sale less current tax expense, and it is excluded from the computation of distribution earnings.

³ Excludes 1,640,511 treasury shares as at 31 December 2025. For further details please see Note 17 of the Guarantor's 2025 Consolidated Annual Financial Statements.

GUARANTOR'S CONSOLIDATED STATEMENT OF CASH FLOWS*

	Year ended 31 December	
	2025	2024
	<i>Unless otherwise stated, all amounts are in €'000</i>	<i>Unless otherwise stated, all amounts are in €'000</i>
OPERATING ACTIVITIES		
Profit after tax	498,839	587,565
Adjustments	86,848	(56,592)
Fair value adjustments of investment property	(162,252)	(195,380)
Foreign exchange loss	445	158
Gain on disposal of assets held for sale	-	(25,934)
Finance income	(6,038)	(19,907)
Finance costs	103,963	100,144
Bank charges, commissions, and fees	4,127	4,381
Fair value adjustments of derivatives	5,273	12,818
Losses on extinguishment of financial instruments	4,676	-
Deferred tax expense	97,262	31,472
Current tax expense	28,831	30,563
Depreciation expense for property, plant and equipment and amortization of intangibles	3,207	2,053
Share based payment expense	7,354	3,040
Changes in working capital	(13,104)	2,655
(Increase) in trade and other receivables	(19,126)	(38,395)
Increase in trade and other payables	1,795	28,011
Decrease in Inventory property	4,227	13,039
CASH FLOWS FROM OPERATIONS	572,583	533,628
Interest paid on loans and borrowings	(44,957)	(57,190)
Interest paid on lease liabilities	(2,533)	(1,470)
Interest paid on bonds	(44,418)	(44,982)
Income tax paid	(33,698)	(28,796)
Bank charges paid	(4,134)	(4,363)
Interest received	6,011	19,840
Cash received from derivatives settlements	4,695	12,454
NET CASH FLOWS FROM OPERATING ACTIVITIES	453,549	429,121
INVESTING ACTIVITIES		
Expenditure on investment property ¹	(143,659)	(136,873)
Acquisition of investment property	-	(752,022)
Acquisition of property, plant and equipment	-	(6,004)
Settlements of deferred consideration for prior years acquisitions	(1,157)	-
Expenditure on property, plant and equipment ²	(55,877)	(4,331)
Proceeds from disposal of assets held for sale	-	180,939
NET CASH FLOW USED IN INVESTING ACTIVITIES	(200,693)	(718,291)
FINANCING ACTIVITIES		
Proceeds from issue of shares	-	295,175
Payment to acquire shares for LTSIP	(7,148)	(5,154)
Sale of unvested shares under LTSIP	24	89
Repurchase of shares	(10,076)	-
Net movements in bank loans, bonds and other long-term liabilities	21,624	420,689
Proceeds from bank loans	52,496	446,107
Proceeds from bonds	491,806	490,859
Repayment of bank loans	(17,984)	(17,297)
Repayment of bonds	(500,000)	(498,980)
Premium paid on repurchase of bonds	(4,694)	-
Other payments	(645)	(34,656)
Repayments of lease liabilities	(490)	(411)

	Year ended 31 December	
	2025	2024
	<i>Unless otherwise stated, all amounts are in €'000</i>	<i>Unless otherwise stated, all amounts are in €'000</i>
Premium paid on acquisitions of derivatives	(155)	(912)
Repayment of loans from third parties	-	(33,333)
Earnings distribution - Capital repayment and dividend out of accumulated profit ³	(391,139)	(276,994)
NET CASH FLOW / (USED IN)FROM FINANCING ACTIVITIES	(387,360)	399,149
NET (DECREASE) / INCREASE IN CASH AND CASH EQUIVALENTS	(134,504)	109,979
Cash and cash equivalents brought forward	448,498	338,519
CASH AND CASH EQUIVALENTS CARRIED FORWARD	313,994	448,498

* The Guarantor's Consolidated Statement of cash flows also includes the cash flow from operations disclosed in Note 34 of the Guarantor's 2025 Consolidated Annual Financial Statements (as defined below in "Documents Incorporated by Reference").

¹ Includes capital expenditure for the investment property under development and the existing in use properties.

² The 2025 amount includes €5,800 thousand settlement of amount paid for the acquisition made in 2024 of one of the land plots used for the greenfield photovoltaic plant development.

³ The Guarantor offers three possible alternatives for settlement of its distribution: capital repayment (default option), dividend out of accumulated profit and scrip issue, the latter one at the discretion of the Board. For further details on distribution options impacting the reporting year, please refer to Note 17 of the Guarantor's 2025 Consolidated Annual Financial Statements.

DOCUMENTS INCORPORATED BY REFERENCE

The documents set out below shall be deemed to be incorporated in, and to form part of, this Base Prospectus **provided however that** any statement contained in any document incorporated by reference in, and forming part of, this Base Prospectus shall be deemed to be modified or superseded for the purpose of this Base Prospectus to the extent that a statement contained herein modifies or supersedes such statement. Such documents have been filed with the Central Bank of Ireland and physical copies will be made available, free of charge, during usual business hours at the specified offices of the Issuing and Paying Agent.

- (a) the audited consolidated financial statements of the Guarantor as at and for the year ended 31 December 2025, prepared in accordance with IFRS[®] (the “**Guarantor’s 2025 Consolidated Annual Financial Statements**”), together with the auditor’s report which are contained in the following pages of the Guarantor’s 2025 Annual Report and available at https://nepirockcastle.com/wp-content/uploads/2026/03/NEPI_Rockcastle_Annual_Report_2025.pdf

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- (b) the audited consolidated financial statements of the Guarantor as at and for the year ended 31 December 2024, prepared in accordance with IFRS[®] (the “**Guarantor’s 2024 Consolidated Annual Financial Statements**”), together with the auditor’s report which are contained in the following pages of the Guarantor’s 2024 Annual Report and available at https://nepirockcastle.com/wp-content/uploads/2025/03/NEPI_Rockcastle_Annual_Report_2024.pdf

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- (c) the audited consolidated financial statements of the Issuer as at and for the year ended 31 December 2025 which have been prepared in accordance with IFRS[®] as adopted by the European Union and with Part 9 of Book 2 of the Dutch Civil Code (the “**Issuer’s 2025 Consolidated Annual Financial Statements**”) together with the independent auditor’s report in respect thereof which are contained in the following pages of the Issuer’s 2025 Annual Report and available at <https://nepirockcastle.com/pdf/corporate-reports/NEBV-2025-AnnualReport.pdf>

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- (d) the audited consolidated financial statements of the Issuer as at and for the year ended 31 December 2024 which have been prepared in accordance with IFRS[®] as adopted by the European Union and with Part 9 of Book 2 of the Dutch Civil Code (the “**Issuer’s 2024 Consolidated Annual Financial Statements**”) together with the independent auditor’s report in respect thereof which are contained in the following pages of the Issuer’s 2024 Annual Report and available at <https://nepirockcastle.com/pdf/corporate-reports/NEBV-2024-AnnualReport.pdf>

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- (e) The terms and conditions as referred to on pages 52 up to and including 77 of the base prospectus of the Issuer (at that date called NE Property Cooperatief U.A.) relating to the Programme, dated 15 November 2017 and available at <https://nepirockcastle.com/wp-content/uploads/2018/01/emtn-base-prospectus-dec-2017.pdf> (the "**2017 Conditions**").
- (f) The terms and conditions as referred to on pages 44 up to and including 69 of the base prospectus of the Issuer relating to the Programme, dated 11 April 2019 and available at <https://nepirockcastle.com/wp-content/uploads/2019/04/2000173-base-prospectus.pdf> (the "**2019 Conditions**").
- (g) The terms and conditions as referred to on pages 47 up to and including 73 of the base prospectus of the Issuer relating to the Programme, dated 6 July 2020 and available at <https://nepirockcastle.com/wp-content/uploads/2020/07/NEPI-EMTN-Update-2020-Base-Prospectus.pdf> (the "**2020 Conditions**").
- (h) The terms and conditions as referred to on pages 50 up to and including 76 of the base prospectus of the Issuer relating to the Programme, dated 17 September 2021 and available at <https://nepirockcastle.com/wp-content/uploads/2021/09/NEPI-EMTN-Programme-Update-2021-Base-Prospectus-final-version.pdf> (the "**2021 Conditions**").
- (i) The terms and conditions as referred to on pages 48 up to and including 88 of the base prospectus of the Issuer relating to the Programme, dated 6 July 2023 and available at <https://nepirockcastle.com/wp-content/uploads/2023/07/Euro-Medium-Term-Note-Programme-%E2%80%93-Base-Prospectus-2023.pdf> (the "**2023 Conditions**").
- (j) The terms and conditions as referred to on pages 49 up to and including 89 of the base prospectus of the Issuer relating to the Programme, dated 15 May 2024 and available at <https://nepirockcastle.com/wp-content/uploads/2024/05/Euro-Medium-Term-Note-Programme-Base-Prospectus-2024.pdf> (the "**2024 Conditions**").
- (k) The terms and conditions as referred to on pages 49 up to and including 88 of the base prospectus of the Issuer relating to the Programme, dated 16 May 2025 and available at <https://nepirockcastle.com/wp-content/uploads/2025/05/Euro-Medium-Term-Note-Programme-%E2%80%93-Base-Prospectus-2025.pdf> (the "**2025 Conditions**").

Other than in relation to the documents which are deemed to be incorporated by reference in this Base Prospectus, the information on the websites to which this Base Prospectus refers does not form part of this Base Prospectus. The information on the websites to which this Base Prospectus refers has not been approved by the Central Bank of Ireland.

Where only certain parts of a document are incorporated by reference, the non-incorporated parts of the document are either not relevant to investors or are covered elsewhere in this Base Prospectus.

Any documents which are themselves incorporated by reference in the information incorporated by reference in this Base Prospectus will not form part of this Base Prospectus.

TERMS AND CONDITIONS OF THE NOTES

The following is the text of the terms and conditions that, subject to completion in accordance with the provisions of the applicable Final Terms (as defined below) and, in the case of Exempt Notes (as defined below) only, as replaced, modified and/or varied in accordance with the provisions of the applicable Pricing Supplement (as defined below), shall be applicable to the Notes in definitive form (if any) issued in exchange for the Global Note(s), representing each Series. The final terms for this Note are set out in the applicable Final Terms or Pricing Supplement attached to or endorsed on this Note (or on the Certificate relating to this Note in the case of a Registered Note) which completes these terms and conditions (the "Conditions") and, in the case of an Exempt Note only, the applicable Pricing Supplement which may specify other terms and conditions which shall, to the extent so specified or to the extent inconsistent with these Conditions, replace, modify and/or vary these Conditions for the purposes of this Note. All capitalised terms that are not defined in these Conditions will have the meanings given to them in the applicable Final Terms or Pricing Supplement. Those definitions will be endorsed on the definitive Notes or Certificates, as the case may be. References in these Conditions to "Notes" are to, unless the context otherwise requires, the Notes of one Series only, not to all Notes that may be issued under the Programme.

The Notes are constituted by a Trust Deed (as amended or supplemented as at the date of issue of the Notes (the "**Issue Date**"), the "**Trust Deed**") dated 6 July 2023 between NE Property B.V. (the "**Issuer**"), NEPI Rockcastle N.V. (the "**Guarantor**"), and BNY Mellon Corporate Trustee Services Limited (the "**Trustee**", which expression shall include all persons for the time being the trustee or trustees under the Trust Deed) as trustee for the Noteholders (as defined below). These terms and conditions (the "**Conditions**") include summaries of, and are subject to, the detailed provisions of the Trust Deed, which includes the form of the Bearer Notes, Certificates, Coupons and Talons referred to below. An Agency Agreement (as amended or supplemented as at the Issue Date, the "**Agency Agreement**") dated 6 July 2023 has been entered into in relation to the Notes between the Issuer, the Guarantor, the Trustee, The Bank of New York Mellon, London Branch as initial issuing and paying agent and the other agents named in it. The issuing and paying agent, the other paying agents, the registrar, the transfer agents and the calculation agent(s) for the time being (if any) are referred to below respectively as the "**Issuing and Paying Agent**", the "**Paying Agents**" (which expression shall include the Issuing and Paying Agent), the "**Registrar**", the "**Transfer Agents**" (which expression shall include the Registrar) and the "**Calculation Agent(s)**". Copies of the Trust Deed and the Agency Agreement are available for inspection during usual business hours at the principal office of the Trustee (presently at One Canada Square, London E14 5AL, United Kingdom) and at the specified offices of the Paying Agents and the Transfer Agents.

The applicable Pricing Supplement in relation to any Tranche of Notes for which no prospectus is required to be published under Regulation (EU) 2017/1129 ("**Exempt Notes**") may specify terms and conditions other than those set out herein which shall, to the extent so specified or to the extent inconsistent with these Conditions, replace, modify and/or vary these Conditions for the purpose of such Notes. For the avoidance of doubt, the Final Terms in relation to each Tranche of Notes (which are not Exempt Notes) shall not modify or replace these Conditions set out herein.

References herein to the "applicable Final Terms" or "relevant Final Terms" are to Part A of the final terms (the "**Final Terms**") (or, in the case of Exempt Notes, Part A of the pricing supplement (the "**Pricing Supplement**")) attached hereto or endorsed hereon and expressions defined or used in the applicable Final Terms (or, in the case of Exempt Notes, the applicable Pricing Supplement) shall have the same meanings in these Conditions, unless the context otherwise requires or unless otherwise stated.

The Noteholders and the holders of the interest coupons (the "**Coupons**") relating to interest bearing Notes in bearer form and, where applicable in the case of such Notes, talons for further Coupons (the "**Talons**") (the "**Couponholders**") are entitled to the benefit of, are bound by, and are deemed to have notice of, all the provisions of the Trust Deed and are deemed to have notice of those provisions applicable to them of the Agency Agreement.

As used in these Conditions, "**Tranche**" means Notes which are identical in all respects.

1. **Form, Denomination and Title**

The Notes are issued in bearer form ("**Bearer Notes**") or in registered form ("**Registered Notes**") in each case in the Specified Denomination(s) shown hereon.

This Note is a Fixed Rate Note, a Floating Rate Note, a Zero Coupon Note or a combination of any of the foregoing or any other kind of Note, depending upon the Interest and Redemption/Payment Basis shown hereon.

Bearer Notes are serially numbered and are issued with Coupons (and, where appropriate, a Talon) attached, save in the case of Zero Coupon Notes in which case references to interest (other than in relation to interest due after the Maturity Date), Coupons and Talons in these Conditions are not applicable.

Registered Notes are represented by registered certificates ("**Certificates**") and, save as provided in Condition 2(c), each Certificate shall represent the entire holding of Registered Notes by the same holder.

Title to the Bearer Notes and the Coupons and Talons shall pass by delivery. Title to the Registered Notes shall pass by registration in the register that the Issuer shall procure to be kept by the Registrar in accordance with the provisions of the Agency Agreement (the "**Register**"). Except as ordered by a court of competent jurisdiction or as required by law, the holder (as defined below) of any Note, Coupon or Talon shall be deemed to be and may be treated as its absolute owner for all purposes whether or not it is overdue and regardless of any notice of ownership, trust or an interest in it, any writing on it (or on the Certificate representing it) or its theft or loss (or that of the related Certificate) and no person shall be liable for so treating the holder.

In these Conditions, "**Noteholder**" means the bearer of any Bearer Note or the person in whose name a Registered Note is registered (as the case may be), "**holder**" (in relation to a Note, Coupon or Talon) means the bearer of any Bearer Note, Coupon or Talon or the person in whose name a Registered Note is registered (as the case may be) and capitalised terms have the meanings given to them hereon, the absence of any such meaning indicating that such term is not applicable to the Notes.

2. **No Exchange of Notes and Transfers of Registered Notes**

- (a) **No Exchange of Notes:** Registered Notes may not be exchanged for Bearer Notes. Bearer Notes of one Specified Denomination may not be exchanged for Bearer Notes of another Specified Denomination. Bearer Notes may not be exchanged for Registered Notes.
- (b) **Transfer of Registered Notes:** One or more Registered Notes may be transferred upon the surrender (at the specified office of the Registrar or any Transfer Agent) of the Certificate representing such Registered Notes to be transferred, together with the form of transfer endorsed on such Certificate, (or another form of transfer substantially in the same form and containing the same representations and certifications (if any), unless otherwise agreed by the Issuer), duly completed and executed and any other evidence as the Registrar or Transfer Agent may reasonably require. In the case of a transfer of part only of a holding of Registered Notes represented by one Certificate, a new Certificate shall be issued to the transferee in respect of the part transferred and a further new Certificate in respect of the balance of the holding not transferred shall be issued to the transferor **provided, however, that** part of a Registered Note may not be transferred unless the nominal amount of the part transferred, and the nominal amount of the balance not transferred, are Specified Denominations. All transfers of Notes and entries on the Register will be made subject to the detailed regulations concerning transfers of Notes scheduled to the Agency Agreement. The regulations may be changed by the Issuer, with the prior written approval of the Registrar and the Trustee. A copy of the current regulations will be made available by the Registrar to any Noteholder upon request.
- (c) **Exercise of Options or Partial Redemption in Respect of Registered Notes:** In the case of an exercise of the Issuer's or Noteholders' options in respect of, or a partial redemption of, a holding of Registered Notes represented by a single Certificate, a new Certificate shall be issued to the holder to reflect the exercise of such option or in respect of the balance of the holding not redeemed. In the case of a partial exercise of an option resulting in Registered Notes of the same holding having different terms, separate Certificates shall be issued in respect of those Notes of that holding that have the same terms. New Certificates shall only be issued against surrender of the existing Certificates to the Registrar or any Transfer Agent. In the case of a transfer of Registered Notes to a person who is already a holder of Registered Notes, a new Certificate representing the enlarged holding shall only be issued against surrender of the Certificate representing the existing holding.
- (d) **Delivery of New Certificates:** Each new Certificate to be issued pursuant to Conditions 2(b) or (c) shall be available for delivery within three business days of receipt of the form of transfer or Exercise Notice (as defined in Condition 7(f)) and surrender of the Certificate for exchange. Delivery of the new Certificate(s) shall be made at the specified office of the Transfer Agent or of the Registrar (as the case may be) to whom delivery or surrender of such form of transfer, Exercise Notice or Certificate shall have been made or, at the option of the holder making such delivery or surrender as aforesaid and as specified in the relevant form of transfer, Exercise Notice or otherwise in writing, be mailed by uninsured post at the risk of the holder entitled to

the new Certificate to such address as may be so specified, unless such holder requests otherwise and pays in advance to the relevant Transfer Agent the costs of such other method of delivery and/or such insurance as it may specify. In this Condition 2(d), "**business day**" means a day, other than a Saturday or Sunday, on which banks are open for business in the place of the specified office of the relevant Transfer Agent or the Registrar (as the case may be).

- (e) **Transfers Free of Charge:** Transfers of Notes and Certificates on registration, transfer, exercise of an option or partial redemption shall be effected without charge by or on behalf of the Issuer, the Registrar or the Transfer Agents, but upon payment of any tax or other governmental charges that may be imposed in relation to it (or the giving of such indemnity as the Registrar or the relevant Transfer Agent may require).
- (f) **Closed Periods:** No Noteholder may require the transfer of a Registered Note to be registered (i) during the period of 15 days prior to any date on which Notes may be redeemed by the Issuer at its option pursuant to Condition 7(e), (ii) after any such Note has been called for redemption or (iii) during the period of seven days ending on (and including) any Record Date.

3. Status and Guarantee

- (a) **Status of the Notes:** The Notes and the Coupons constitute direct, general and unconditional obligations of the Issuer which will at all times rank *pari passu* among themselves and at least *pari passu* with all other present and future unsecured obligations of the Issuer, save for such obligations which may be preferred by provisions of law that are both mandatory and of general application (and subject to Condition 4).
- (b) **Guarantee of the Notes:** The Guarantor has in the Trust Deed unconditionally and irrevocably guaranteed the due and punctual payment of all sums from time to time payable by the Issuer under the Trust Deed, the Notes and the Coupons. The guarantee (the "**Guarantee of the Notes and the Coupons**") constitutes direct, general and unconditional obligations of the Guarantor which will at all times rank at least *pari passu* with all other present and future unsecured obligations of the Guarantor, save for such obligations as may be preferred by provisions of law that are both mandatory and of general application (and subject to Condition 4).

4. Negative Pledge

So long as any Note or Coupon remains outstanding (as defined in the Trust Deed), none of the Issuer or the Guarantor shall and each of the Issuer and the Guarantor shall procure that none of its Subsidiaries will, create or permit to subsist any Security Interest (other than a Permitted Security Interest) upon the whole or any part of its present or future undertaking, assets or revenues (including uncalled capital) to secure: (a) any Relevant Indebtedness of the Issuer or the Guarantor or a Subsidiary of the Issuer or the Guarantor; (b) or any guarantee (as defined below) given by the Issuer or the Guarantor or a Subsidiary of the Issuer or the Guarantor in respect of Relevant Indebtedness without (i) at the same time or prior thereto securing the Notes and the Coupons and all amounts payable by it under the Guarantee of the Notes and the Coupons equally and rateably therewith to the satisfaction of the Trustee or (ii) providing such other security for the Notes and the Coupons as the Trustee may in its absolute discretion consider to be not materially less beneficial to the interests of the Noteholders or as may be approved by an Extraordinary Resolution (as defined in the Trust Deed) of Noteholders.

In these Conditions:

"**Calculation Amount**" means the amount so specified hereon;

"**Group**" means NEPI Rockcastle N.V. as Guarantor and its Subsidiaries (including the Issuer) taken as a whole;

"**guarantee**" means, in relation to any Relevant Indebtedness of any Person, any obligation of another Person to pay such Relevant Indebtedness including (without limitation):

- (a) any obligation to purchase such Relevant Indebtedness;
- (b) any obligation to lend money, to purchase or subscribe shares or other securities or to purchase assets or services for the express purpose of providing funds for the payment of such Relevant Indebtedness;
- (c) any indemnity against the consequences of a default in the payment of such Relevant Indebtedness; and

- (d) any other agreement to be responsible for such Relevant Indebtedness;

"IAS 34" means the International Accounting Standard 34, Interim Financial Reporting issued by the International Accounting Standards Board, as amended, supplemented, or re-issued from time to time;

"IFRS®" means IFRS® Accounting Standards, as issued by the International Accounting Standards Board and IFRIC Interpretations as issued by the IFRIC interpretations committee (as amended, supplemented or re-issued from time to time);

"Indebtedness" means, with respect to any Person at any date of determination (without duplication) any debt of such Person, including:

- (a) all indebtedness of such Person for borrowed money in whatever form;
- (b) all obligations of such Person evidenced by bonds, debentures, notes or other similar instruments;
- (c) all obligations of such Person in respect of letters of credit or other similar instruments (including reimbursement obligations with respect thereto, except to the extent any such reimbursement obligations relate to trade payables);
- (d) all obligations of such Person to pay the deferred and unpaid purchase price of property, assets or services which purchase price is due more than 90 days after the earlier of the date of placing such property in service or taking delivery and title thereof or the completion of such services excluding:
 - (i) any trade payables or other liability to trade creditors; and
 - (ii) any post-closing payment adjustments in connection with the purchase by the Issuer or the Guarantor or any Subsidiary of the Issuer or the Guarantor of any business to which the seller may become entitled, to the extent such payment is determined by a final closing balance sheet or such payment depends on the performance of such business after the closing and **provided that** (x) the amount of any such payment is not determinable at the time of closing and, (y) to the extent such payment thereafter becomes fixed and determined, the amount is paid within 90 days thereafter;
- (e) all capitalised lease obligations of such Person, to the extent treated as indebtedness in the financial statements of such Person under IFRS®;
- (f) all obligations of the type referred to in paragraphs (a) to (e) of other Persons guaranteed by such Person to the extent such obligation is guaranteed by such Person; and
- (g) any obligations of the type referred to in paragraphs (a) to (f), where a Security Interest has been granted over any asset of such Person (including where the underlying obligation has been assumed by a third party).

For the purpose of determining the euro-equivalent of Indebtedness denominated in a foreign currency, the euro-equivalent principal amount of such Indebtedness pursuant thereto shall be calculated based on the relevant official central bank currency exchange rate in effect on the date of determination thereof.

The amount of Indebtedness of any Person at any date shall be the outstanding balance at such date of all unconditional obligations as described above **provided that** (i) with respect to contingent obligations as described above, the amount of Indebtedness will be the value of the contingency, if any, giving rise to the obligation as reported in that Person's financial statements and (ii) in the case of Indebtedness sold at a discount, the amount of such Indebtedness at any time will be the accreted value thereof at such time;

"Permitted Security Interest" means any Security Interest securing any Relevant Indebtedness of any Subsidiary of the Issuer or the Guarantor (as the case may be) acquired, so long as such Security Interest was outstanding on the date on which the relevant entity became a Subsidiary of the Issuer or the Guarantor (as the case may be), was not created in contemplation of such entity becoming a Subsidiary of the Issuer or the Guarantor (as the case may be), and the principal amount of Relevant Indebtedness so secured was not increased in contemplation of such entity becoming a Subsidiary of the Issuer or the Guarantor (as the case may be) or since such entity became a Subsidiary of the Issuer or the Guarantor (as the case may be);

"Person" means any individual, company, corporation, firm, partnership, joint venture, association, organisation, state or agency of a state or other entity, whether or not having separate legal personality;

"Relevant Indebtedness" means any Indebtedness which is in the form of or represented by any bond, note, debenture, debenture stock, loan stock, certificate or other instrument which is, for the time being, or is ordinarily capable of being, listed, quoted or traded on any stock exchange or in any securities market (including, without limitation, any over-the-counter market);

"Security Interest" means any mortgage, charge, pledge, lien or other security interest including, without limitation, anything analogous to any of the foregoing under the laws of any jurisdiction; and

"Subsidiary" means, in relation to any Person (the **"first Person"**) at any particular time, any other Person (the **"second Person"**):

- (a) whose affairs and policies the first Person controls or has the power to control, whether by ownership of share capital, contract, the power to appoint or remove members of the governing body of the second Person or otherwise; or
- (b) whose financial statements are, in accordance with applicable law and generally accepted accounting principles, consolidated with those of the first Person.

5. **Financial Covenants**

5.1 So long as any Note or Coupon remains outstanding (as defined in the Trust Deed):

- (a) the Guarantor undertakes that in relation to the Group taken as a whole, the Solvency Ratio shall not exceed 0.60;
- (b) the Guarantor undertakes that in relation to the Group taken as a whole, the Consolidated Coverage Ratio will be at least 2:1; and
- (c) the Guarantor undertakes that, as at any Measurement Date, the Group will own Unencumbered Consolidated Total Assets equal to 150 per cent. or more of the aggregate outstanding principal amount of Unsecured Consolidated Total Indebtedness.

The Guarantor shall engage external independent international valuation companies and real estate consultants, having an appropriately recognised professional qualification and recent experience in the respective locations and categories of real estate assets being valued, to value at least 90 per cent. (by market valuation) of the Group's standing investments and land at least once per calendar year.

The Guarantor will promptly notify the Trustee in accordance with the Trust Deed in the event that any of the ratios or levels in this Condition 5.1(a) to (c) are breached at any time.

For so long as any Note or Coupon remains outstanding, the Guarantor will deliver a certificate to the Trustee on each Reporting Date signed by two duly authorised signatories of the Guarantor, certifying that the Guarantor is and has been in compliance with the covenants set out in this Condition 5 at all times during the relevant period. Such certificate may be relied on without liability by the Trustee without further enquiry or evidence and, if relied upon by the Trustee, shall, in the absence of manifest error, be conclusive and binding on all parties.

In these Conditions:

"Adjusted EBITDA" means the consolidated profit/(loss) of the Group before taxes, depreciation, amortisation and impairments, non-controlling interest and share of profit/(loss) of joint ventures, excluding any fair value differences, the net result on sale of financial investments, financial expenses, share-based payment expenses, acquisition fees, net result on acquisitions and disposals and any other exceptional or non-recurring item, as determined by reference to the most recent consolidated statement of comprehensive income of the audited annual or unaudited semi-annual condensed (as the case may be) financial statements of the Group, prepared in accordance with IFRS® and law applicable to the Guarantor or IAS 34, as applicable;

"Consolidated Coverage Ratio" means, in respect of any Measurement Date, (i) the aggregate amount of Adjusted EBITDA for the period of the most recent two consecutive semi-annual periods ending on such Measurement Date divided by (ii) the Consolidated Interest Expense for such two semi-annual periods;

"Consolidated Interest Expense" means, for any period, all charges, interest, commission, fees, discounts, premiums and other finance costs in respect of Indebtedness incurred by the Group as shown in the most recent consolidated statement of comprehensive income of the audited annual or unaudited

semi-annual condensed (as the case may be) financial statements of the Group, prepared in accordance with IFRS® and law applicable to the Guarantor or IAS 34, as applicable;

"Consolidated Total Assets" means the total assets (excluding intangible assets) of the Group as shown in the most recent consolidated statement of financial position of the audited annual or unaudited semi-annual condensed (as the case may be) financial statements of the Group, prepared in accordance with IFRS® and law applicable to the Guarantor or IAS 34, as applicable;

"Consolidated Total Indebtedness" means the total Indebtedness of the Group (excluding deferred tax liabilities) as determined by reference to the most recent consolidated statement of financial position of the audited annual or unaudited semi-annual condensed (as the case maybe) financial statements of the Group, prepared in accordance with IFRS® and law applicable to the Guarantor or IAS 34, as applicable;

"Measurement Date" means each day which is (i) the last day of the Group's financial year in any year (the **"Annual Measurement Date"**) or (ii) the last day of the first half of the Group's financial year in any year (the **"Semi-Annual Measurement Date"**);

"Reporting Date" means a date falling no later than 30 days after (i) the publication of the Group's audited annual consolidated financial statements, prepared in accordance with IFRS®, with respect to an Annual Measurement Date, or (ii) the publication of the Group's unaudited condensed semi-annual consolidated financial statements, prepared in accordance with IAS 34, with respect to a Semi-Annual Measurement Date;

"Solvency Ratio" means, in relation to the Group and in respect of any Measurement Date, the Consolidated Total Indebtedness divided by Consolidated Total Assets;

"Unencumbered Consolidated Total Assets" means such amount of the Consolidated Total Assets not pledged as Security Interest for Indebtedness; and

"Unsecured Consolidated Total Indebtedness" means such amount of Consolidated Total Indebtedness in respect of which the Group or a Subsidiary of the Group has not granted a Security Interest over its property or assets.

5.2 ***Consolidated financial statements***

So long as any Note or Coupon remains outstanding (as defined in the Trust Deed), the Guarantor shall deliver to the Trustee:

- (a) not later than six months after the end of the Guarantor's financial year, copies or the electronic versions of the audited consolidated financial statements of the Group for such financial year, prepared in accordance with IFRS® and law applicable to the Guarantor, consistently applied, and accompanied by the report of the independent auditors thereon;
- (b) not later than 120 days after the end of the semi-annual period, copies or the electronic versions of the unaudited condensed consolidated financial statements of the Group for such semi-annual period, prepared in accordance with IAS 34 consistently applied; and
- (c) in the case of every other item referred to below, not later than 20 days after their initial distribution to any of the persons referred to below, three copies in English of every statement of financial position, statement of income and, to the extent permitted by applicable law, every report or other notice, statement or circular issued, or which legally should be issued, to the members or holders of securities (generally) of the Guarantor or any holding company thereof generally in their capacity as such.

6. **Interest and other Calculations**

(a) ***Interest on Fixed Rate Notes:***

- (i) *Application:* This Condition 6(a) is applicable to the Notes only if the Fixed Rate Note Provisions are specified hereon as being applicable.
- (ii) *Accrual of interest:* Each Fixed Rate Note bears interest on its outstanding nominal amount from the Interest Commencement Date at the rate per annum (expressed as a percentage) equal to the Rate of Interest, such interest being payable in arrear on each Interest Payment Date. The amount of interest payable shall be determined in accordance with Condition 6(f).

(b) ***Interest on Floating Rate Notes:***

- (i) ***Application:*** This Condition 6(b) is applicable to the Notes only if the Floating Rate Note Provisions are specified hereon as being applicable.
- (ii) ***Accrual of interest:*** The Notes bear interest from (and including) the Interest Commencement Date at the Rate of Interest payable in arrear on each Interest Payment Date, subject as provided in Condition 8(a) (*Payments and Talons - Bearer Notes*) and Condition 8(b) (*Payments and Talons - Registered Notes*). Each Note will cease to bear interest from the due date for final redemption unless, upon due presentation, payment of the Final Redemption Amount is improperly withheld or refused, in which case it will continue to bear interest in accordance with this Condition (both before and after judgment) until whichever is the earlier of (i) the day on which all sums due in respect of such Note up to that day are received by or on behalf of the relevant Noteholder and (ii) the day which is seven days after the Issuing and Paying Agent has notified the Noteholders that it has received all sums due in respect of the Notes up to such seventh day (except to the extent that there is any subsequent default in payment).
- (iii) ***Screen Rate Determination:*** If Screen Rate Determination is specified hereon as the manner in which the Rate(s) of Interest is/are to be determined, the Rate of Interest applicable to the Notes for each Interest Period will be (other than in respect of Notes for which SONIA, SOFR and/or €STR or any related index is specified as the Reference Rate hereon) the sum of the Margin and the relevant Reference Rate determined by the Calculation Agent on the following basis:
 - (A) if the Reference Rate is a composite quotation or customarily supplied by one entity, the Calculation Agent will determine the Reference Rate which appears on the Relevant Screen Page as of the Relevant Time on the relevant Interest Determination Date;
 - (B) if Linear Interpolation is specified as applicable in respect of an Interest Period in the applicable Final Terms, the Rate of Interest for such Interest Period shall be calculated by the Calculation Agent by straight-line linear interpolation by reference to two rates which appear on the Relevant Screen Page as of the Relevant Time on the relevant Interest Determination Date, where:
 - (1) one rate shall be determined as if the relevant Interest Period were the period of time for which rates are available next shorter than the length of the relevant Interest Period; and
 - (2) the other rate shall be determined as if the relevant Interest Period were the period of time for which rates are available next longer than the length of the relevant Interest Period;

provided, however, that if no rate is available for a period of time next shorter or, as the case may be, next longer than the length of the relevant Interest Period, then the Calculation Agent shall calculate the Rate of Interest at such time and by reference to such sources as the Issuer, in consultation with an Independent Adviser appointed by the Issuer (with the Issuer and such Independent Adviser to act in good faith and in a commercially reasonable manner), determines appropriate;

 - (C) in any other case, the Calculation Agent will determine the arithmetic mean of the Reference Rates which appear on the Relevant Screen Page as of the Relevant Time on the relevant Interest Determination Date and the Rate of Interest for such Interest Period shall be the sum of the Margin and the rate or (as the case may be) the arithmetic mean so determined; **provided, however, that** if the Calculation Agent is unable to determine an arithmetic mean in accordance with the above provisions in relation to any Interest Period, the Rate of Interest applicable to the Notes during such Interest Period will be the sum of the Margin and the arithmetic mean last determined in relation to the Notes in respect of a preceding Interest Period;
 - (D) if, in the case of (A) above, such rate does not appear on that page or the Relevant Screen Page is unavailable, the Rate of Interest applicable to the Notes

during such Interest Period will be the sum of the Margin and the rate or (as the case may be) the arithmetic mean last determined in relation to the Notes in respect of a preceding Interest Period.

(iv) *ISDA Determination*: If ISDA Determination is specified hereon as the manner in which the Rate(s) of Interest is/are to be determined, the Rate of Interest applicable to the Notes for each Interest Period will be the sum of the Margin and the relevant ISDA Rate where "ISDA Rate" in relation to any Interest Period means a rate equal to the Floating Rate that would be determined by the Calculation Agent under an interest rate swap transaction if the Calculation Agent were acting as Calculation Agent for that interest rate swap transaction under the terms of an agreement incorporating the ISDA Definitions and under which:

(A) if the relevant Final Terms specify either "2006 ISDA Definitions" or "2021 ISDA Definitions" as the applicable ISDA Definitions:

- (1) the Floating Rate Option is as specified hereon;
- (2) the Designated Maturity, if applicable, is a period specified hereon;
- (3) the relevant Reset Date, unless otherwise specified hereon, has the meaning given to it in the ISDA Definitions;
- (4) if Linear Interpolation is specified as applicable in respect of an Interest Period in the applicable Final Terms, the Rate of Interest for such Interest Period shall be calculated by the Calculation Agent by straight-line linear interpolation by reference to two rates based on the relevant Floating Rate Option, where:
 - (1) one rate shall be determined as if the Designated Maturity were the period of time for which rates are available next shorter than the length of the relevant Interest Period; and
 - (2) the other rate shall be determined as if the Designated Maturity were the period of time for which rates are available next longer than the length of the relevant Interest Period,

provided, however, that if there is no rate available for a period of time next shorter than the length of the relevant Interest Period or, as the case may be, next longer than the length of the relevant Interest Period, then the Calculation Agent shall calculate the Rate of Interest at such time and by reference to such sources as the Issuer, in consultation with an Independent Adviser appointed by the Issuer (with the Issuer and such Independent Adviser to act in good faith and in a commercially reasonable manner), determines appropriate;

(5) if the specified Floating Rate Option is an Overnight Floating Rate Option, Compounding is specified to be applicable hereon and:

- (1) if Compounding with Lookback is specified as the Compounding Method hereon then (a) Compounding with Lookback is the Overnight Rate Compounding Method and (b) Lookback is the number of Applicable Business Days specified hereon;
- (2) if Compounding with Observation Period Shift is specified as the Compounding Method hereon then (a) Compounding with Observation Period Shift is the Overnight Rate Compounding Method, (b) Observation Period Shift is the number of Observation Period Shift Business Days specified hereon and (c) Observation Period Shift Additional Business Days, if applicable, are the days specified hereon; or
- (3) if Compounding with Lockout is specified as the Compounding Method hereon then (a) Compounding with Lockout is the Overnight Rate Compounding Method, (b) Lockout is the number of Lockout Period Business Days

specified hereon and (c) Lockout Period Business Days, if applicable, are the days specified hereon;

- (6) if the specified Floating Rate Option is an Overnight Floating Rate Option, Averaging is specified to be applicable hereon and:
- (1) if Averaging with Lookback is specified as the Averaging Method hereon then (a) Averaging with Lookback is the Overnight Rate Averaging Method and (b) Lookback is the number of Applicable Business Days specified hereon;
 - (2) if Averaging with Observation Period Shift is specified as the Averaging Method hereon then (a) Averaging with Observation Period Shift is the Overnight Rate Averaging Method, (b) Observation Period Shift is the number of Observation Period Shift Business Days specified hereon and (c) Observation Period Shift Additional Business Days, if applicable, are the days specified hereon; or
 - (3) if Averaging with Lockout is specified as the Averaging Method hereon then (a) Averaging with Lockout is the Overnight Rate Averaging Method, (b) Lockout is the number of Lockout Period Business Days specified hereon and (c) Lockout Period Business Days, if applicable, are the days specified hereon; and
- (7) if the specified Floating Rate Option is an Index Floating Rate Option and Index Provisions are specified to be applicable hereon, the Compounded Index Method with Observation Period Shift shall be applicable and, (a) Observation Period Shift is the number of Observation Period Shift Business Days specified hereon and (b) Observation Period Shift Additional Business Days, if applicable, are the days specified hereon;
- (8) if the specified Floating Rate Option is EUR-EURIBOR or EUR-EURIBOR Reuters and an Index Cessation Event occurs the Applicable Fallback Rate will be determined as if the Fallback Observation Day in respect of a Reset Date and the relevant Interest Period was five Business Days preceding the related Interest Payment Date;

(B) references in the ISDA Definitions to:

- (1) **"Confirmation"** shall be references to the relevant Final Terms;
- (2) **"Calculation Period"** shall be references to the relevant Interest Period;
- (3) **"Termination Date"** shall be references to the Maturity Date;
- (4) **"Effective Date"** shall be references to the Interest Commencement Date; and

(C) if the Final Terms specify "2021 ISDA Definitions" as being applicable:

- (1) **"Administrator/Benchmark Event"** shall be disapplied; and
- (2) if the Temporary Non-Publication Fallback in respect of any specified Floating Rate Option is specified to be "Temporary Non-Publication Fallback – Alternative Rate" in the Floating Rate Matrix of the 2021 ISDA Definitions the reference to "Calculation Agent Alternative Rate Determination" in the definition of "Temporary Non-Publication Fallback – Alternative Rate" shall be replaced by "Temporary Non-Publication Fallback – Previous Day's Rate".

(D) Unless otherwise defined capitalised terms used in this Condition 6(b)(iv) shall have the meaning ascribed to them in the ISDA Definitions.

(v) *Interest – Floating Rate Notes referencing SONIA (Screen Rate Determination)*

(A) This Condition 6(b)(v) is applicable to the Notes only if the Floating Rate Note Provisions are specified hereon as being applicable, Screen Rate Determination is specified hereon as the manner in which the Rate(s) of Interest is/are to be determined, and the "Reference Rate" is specified hereon as being "SONIA".

(B) Where "SONIA" is specified as the Reference Rate in the Final Terms, the Rate of Interest for each Interest Period will, subject as provided below, be Compounded Daily SONIA plus or minus (as specified hereon) the Margin, all as determined by the Calculation Agent.

(C) For the purposes of this Condition 6(b)(v):

"Compounded Daily SONIA", with respect to an Interest Period, will be calculated by the Calculation Agent on each Interest Determination Date in accordance with the following formula, and the resulting percentage will be rounded, if necessary, to the fourth decimal place, with 0.00005 being rounded upwards:

$$\left[\prod_{i=1}^{d_o} \left(1 + \frac{SONIA_i \times n_i}{D} \right) - 1 \right] \times \frac{D}{d} "d"$$
 means the number of calendar days in:

(i) where "Lag" is specified as the Observation Method hereon, the relevant Interest Period; or

(ii) where "Observation Shift" is specified as the Observation Method hereon, the relevant Observation Period;

"D" is the number specified hereon (or, if no such number is specified, 365);

"d_o" means the number of London Banking Days in:

(i) where "Lag" is specified as the Observation Method hereon, the relevant Interest Period; or

(ii) where "Observation Shift" is specified as the Observation Method hereon, the relevant Observation Period;

"i" means a series of whole numbers from one to d_o, each representing the relevant London Banking Day in chronological order from, and including, the first London Banking Day in:

(i) where "Lag" is specified as the Observation Method hereon, the relevant Interest Period; or

(ii) where "Observation Shift" is specified as the Observation Method hereon, the relevant Observation Period;

to, and including, the last London Banking Day in such period;

"Interest Determination Date" means, in respect of any Interest Period, the date falling "p" London Banking Days prior to the Interest Payment Date for such Interest Period (or the date falling "p" London Banking Days prior to such earlier date, if any, on which the Notes are due and payable);

"London Banking Day" means any day on which commercial banks are open for general business (including dealing in foreign exchange and foreign currency deposits) in London;

"n_i" for any London Banking Day "i" in the relevant Interest Period or Observation Period (as applicable) is the number of calendar days from, and including, such London Banking Day "i" up to, but excluding, the following London Banking Day;

"Observation Period" means, in respect of an Interest Period, the period from, and including, the date falling "p" London Banking Days prior to the first day of such Interest Period (and the first Interest Period shall begin on and include the Interest Commencement Date) and ending on, but excluding, the date which is "p" London Banking Days prior to the Interest Payment Date for such Interest Period (or the date falling "p" London Banking Days prior to such earlier date, if any, on which the Notes become due and payable);

"p" for any Interest Period or Observation Period (as applicable) means the number of London Banking Days specified as the "Lag Period" or the "Observation Shift Period" (as applicable) hereon or if no such period is specified, five London Banking Days;

"SONIA Reference Rate" means, in respect of any London Banking Day, a reference rate equal to the daily Sterling Overnight Index Average ("**SONIA**") rate for such London Banking Day as provided by the administrator of SONIA to authorised distributors and as then published on the Relevant Screen Page (or if the Relevant Screen Page is unavailable, as otherwise is published by such authorised distributors) on the London Banking Day immediately following such London Banking Day; and

"SONIA_i" means the SONIA Reference Rate for:

- (i) where "Lag" is specified as the Observation Method hereon, the London Banking Day falling "p" London Banking Days prior to the relevant London Banking Day "i"; or
- (ii) where "Observation Shift" is specified as the Observation Method hereon, the relevant London Banking Day "i".

(D) If, in respect of any London Banking Day in the relevant Interest Period or Observation Period (as applicable), the Calculation Agent determines that the SONIA Reference Rate is not available on the Relevant Screen Page and has not otherwise been published by the relevant authorised distributors, such SONIA Reference Rate shall, subject to Condition 6(b)(xiv) (*Benchmark Replacement (Independent Adviser)*), be:

- (1) the sum of (a) the Bank of England's Bank Rate (the "**Bank Rate**") prevailing at close of business on the relevant London Banking Day; and (b) the mean of the spread of the SONIA Reference Rate to the Bank Rate over the previous five London Banking Days on which a SONIA Reference Rate has been published, excluding the highest spread (or, if there is more than one highest spread, one only of those highest spreads) and lowest spread (or, if there is more than one lowest spread, one only of those lowest spreads) to the Bank Rate; or
- (2) if the Bank Rate is not published by the Bank of England at close of business on the relevant London Banking Day, (a) the SONIA Reference Rate published on the Relevant Screen Page (or otherwise published by the relevant authorised distributors) for the first preceding London Banking Day on which the SONIA Reference Rate was published on the Relevant Screen Page (or otherwise published by the relevant authorised distributors) or (b) if this is more recent, the latest determined rate under (1).

(E) Subject to Condition 6(b)(xiv) (*Benchmark Replacement (Independent Adviser)*), if the Rate of Interest cannot be determined in accordance with the foregoing provisions of this Condition 6(b)(v), the Rate of Interest shall be (A) that determined as at the last preceding Interest Determination Date (though substituting, where a different Margin is to be applied to the relevant Interest Period from that which applied to the last preceding Interest Period, the Margin relating to the relevant Interest Period, in place of the Margin relating to that last preceding Interest Period) or (B) if there is no such preceding Interest Determination Date, the initial Rate of Interest which would have been applicable to the Notes for the first Interest Period had the Notes been in issue

for a period equal in duration to the scheduled first Interest Period but ending on (and excluding) the Interest Commencement Date (but applying the Margin applicable to the first Interest Period).

(vi) *Interest – Floating Rate Notes referencing SOFR (Screen Rate Determination)*

- (A) This Condition 6(b)(vi) is applicable to the Notes only if the Floating Rate Note Provisions are specified hereon as being applicable, Screen Rate Determination is specified hereon as the manner in which the Rate(s) of Interest is/are to be determined, and the "Reference Rate" is specified hereon as being "SOFR".
- (B) Where "SOFR" is specified as the Reference Rate in the Final Terms, the Rate of Interest for each Interest Period will, subject as provided below, be the Benchmark plus or minus (as specified hereon) the Margin, all as determined by the Calculation Agent on each Interest Determination Date.
- (C) For the purposes of this Condition 6(b)(vi):

"Benchmark" means Compounded SOFR, which is a compounded average of daily SOFR, as determined for each Interest Period in accordance with the specific formula and other provisions set out in this Condition 6(b)(vi).

Daily SOFR rates will not be published in respect of any day that is not a U.S. Government Securities Business Day, such as a Saturday, Sunday or holiday. For this reason, in determining Compounded SOFR in accordance with the specific formula and other provisions set forth herein, the daily SOFR rate for any U.S. Government Securities Business Day that immediately precedes one or more days that are not U.S. Government Securities Business Days will be multiplied by the number of calendar days from and including such U.S. Government Securities Business Day to, but excluding, the following U.S. Government Securities Business Day.

If the Issuer determines that a Benchmark Transition Event and its related Benchmark Replacement Date have occurred in respect of Compounded SOFR (or the daily SOFR used in the calculation hereof) prior to the relevant SOFR Determination Time, then the provisions under Condition 6(b)(vi)(D) below will apply.

"Compounded SOFR" with respect to any Interest Period, means the rate of return of a daily compound interest investment computed in accordance with the following formula (and the resulting percentage will be rounded, if necessary, to the nearest one hundred-thousandth of a percentage point, with 0.000005 being rounded upwards to 0.00001):

$$\left[\prod_{i=1}^{d_o} \left(1 + \frac{SOFR_i \times n_i}{D} \right) - 1 \right] \times \frac{D}{d}$$

"d" is the number of calendar days in:

- (i) where "Lag" is specified as the Observation Method hereon, the relevant Interest Period; or
- (ii) where "Observation Shift" is specified as the Observation Method hereon, the relevant Observation Period;

"D" is the number specified hereon (or, if no such number is specified, 360);

"d_o" is the number of U.S. Government Securities Business Days in:

- (i) where "Lag" is specified as the Observation Method hereon, the relevant Interest Period; or
- (ii) where "Observation Shift" is specified as the Observation Method hereon, the relevant Observation Period;

"i" is a series of whole numbers from one to d_o , each representing the relevant U.S. Government Securities Business Day in chronological order from, and including, the first U.S. Government Securities Business Day in:

- (i) where "Lag" is specified as the Observation Method hereon, the relevant Interest Period; or
- (ii) where "Observation Shift" is specified as the Observation Method hereon, the relevant Observation Period;

"Interest Determination Date" means, in respect of any Interest Period, the date falling "p" U.S. Government Securities Business Days prior to the Interest Payment Date for such Interest Period (or the date falling "p" U.S. Government Securities Business Days prior to such earlier date, if any, on which the Notes are due and payable);

"n_i" for any U.S. Government Securities Business Day "i" in the relevant Interest Period or Observation Period (as applicable), is the number of calendar days from, and including, such U.S. Government Securities Business Day "i" to, but excluding, the following U.S. Government Securities Business Day ("i+1");

"Observation Period" in respect of an Interest Period means the period from, and including, the date falling "p" U.S. Government Securities Business Days preceding the first day in such Interest Period (and the first Interest Period shall begin on and include the Interest Commencement Date) to, but excluding, the date falling "p" U.S. Government Securities Business Days preceding the Interest Payment Date for such Interest Period (or the date falling "p" U.S. Government Securities Business Days prior to such earlier date, if any, on which the Notes become due and payable);

"p" for any Interest Period or Observation Period (as applicable) means the number of U.S. Government Securities Business Days specified as the "Lag Period" or the "Observation Shift Period" (as applicable) hereon or if no such period is specified, five U.S. Government Securities Business Days;

"SOFR" with respect to any U.S. Government Securities Business Day, means:

- (i) the Secured Overnight Financing Rate published for such U.S. Government Securities Business Day as such rate appears on the SOFR Administrator's Website at 3:00 p.m. (New York time) on the immediately following U.S. Government Securities Business Day (the **"SOFR Determination Time"**); or
- (ii) subject to Condition 6(b)(vi)(D) below, if the rate specified in (i) above does not so appear, the Secured Overnight Financing Rate as published in respect of the first preceding U.S. Government Securities Business Day for which the Secured Overnight Financing Rate was published on the SOFR Administrator's Website;

"SOFR Administrator" means the Federal Reserve Bank of New York (or a successor administrator of the Secured Overnight Financing Rate);

"SOFR Administrator's Website" means the website of the Federal Reserve Bank of New York, or any successor source;

"SOFR_i" means the SOFR for:

- (i) where "Lag" is specified as the Observation Method in the applicable Final Terms, the U.S. Government Securities Business Day falling "p" U.S. Government Securities Business Days prior to the relevant U.S. Government Securities Business Day "i"; or
- (ii) where "Observation Shift" is specified as the Observation Method hereon, the relevant U.S. Government Securities Business Day "i"; and

"U.S. Government Securities Business Day" means any day except for a Saturday, a Sunday or a day on which the Securities Industry and Financial Markets Association recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in U.S. government securities.

- (D) If an Independent Adviser (as defined below) determines on or prior to the relevant Reference Time that a Benchmark Transition Event and its related Benchmark Replacement Date have occurred with respect to the then-current Benchmark, the Benchmark Replacement will replace the then-current Benchmark for all purposes relating to the Notes in respect of all determinations on such date and for all determinations on all subsequent dates. In connection with the implementation of a Benchmark Replacement, the Issuer will have the right to make Benchmark Replacement Conforming Changes recommended by an Independent Adviser from time to time, without any requirement for the consent or approval of the Trustee or Noteholders.

Any determination, decision or election that may be made by the Independent Adviser pursuant to this section, including any determination with respect to a tenor, rate or adjustment or of the occurrence or non-occurrence of an event, circumstance or date and any decision to take or refrain from taking any action or any selection:

- (i) will be conclusive and binding absent manifest error; and
- (ii) notwithstanding anything to the contrary in the documentation relating to the Notes, shall become effective without consent from the holders of the Notes or any other party.

"Benchmark" means, initially, Compounded SOFR, as such term is defined above; provided that if the Independent Adviser determines on or prior to the Reference Time that a Benchmark Transition Event and its related Benchmark Replacement Date have occurred with respect to Compounded SOFR (or the published daily SOFR used in the calculation thereof) or the then-current Benchmark, then "Benchmark" shall mean the applicable Benchmark Replacement;

"Benchmark Replacement" means the first alternative set forth in the order below that can be determined by the Independent Adviser as of the Benchmark Replacement Date:

- (i) the sum of: (A) the alternate rate of interest that has been selected or recommended by the Relevant Governmental Body as the replacement for the then-current Benchmark and (B) the Benchmark Replacement Adjustment;
- (ii) the sum of: (A) the ISDA Fallback Rate and (B) the Benchmark Replacement Adjustment; or
- (iii) the sum of: (A) the alternate rate of interest that has been selected by the Independent Adviser as the replacement for the then-current Benchmark giving due consideration to any industry-accepted rate of interest as a replacement for the then-current Benchmark for U.S. dollar-denominated floating rate notes at such time and (B) the Benchmark Replacement Adjustment;

"Benchmark Replacement Adjustment" means the first alternative set forth in the order below that can be determined by the Independent Adviser as of the Benchmark Replacement Date:

- (i) the spread adjustment, or method for calculating or determining such spread adjustment, (which may be a positive or negative value or zero) that has been selected or recommended by the Relevant Governmental Body for the applicable Unadjusted Benchmark Replacement;

- (ii) if the applicable Unadjusted Benchmark Replacement is equivalent to the ISDA Fallback Rate, the ISDA Fallback Adjustment; or
- (iii) the spread adjustment (which may be a positive or negative value or zero) that has been selected by the Independent Adviser giving due consideration to any industry-accepted spread adjustment, or method for calculating or determining such spread adjustment, for the replacement of the then-current Benchmark with the applicable Unadjusted Benchmark Replacement for U.S. dollar-denominated floating rate notes at such time;

"Benchmark Replacement Conforming Changes" means, with respect to any Benchmark Replacement, any technical, administrative or operational changes (including changes to the timing and frequency of determining rates and making payments of interest, rounding of amounts or tenors, and other administrative matters) that the Independent Adviser decides may be appropriate to reflect the adoption of such Benchmark Replacement in a manner substantially consistent with market practice (or, if the Independent Adviser decides that adoption of any portion of such market practice is not administratively feasible or if the Independent Adviser determines that no market practice for use of the Benchmark Replacement exists, in such other manner as the Independent Adviser determines is reasonably necessary);

"Benchmark Replacement Date" means the earliest to occur of the following events with respect to the then-current Benchmark (including the daily published component used in the calculation thereof):

- (i) in the case of clause (i) or (ii) of the definition of "Benchmark Transition Event", the later of (a) the date of the public statement or publication of information referenced therein and (b) the date on which the administrator of the Benchmark permanently or indefinitely ceases to provide the Benchmark (or such component); or
- (ii) in the case of clause (iii) of the definition of "Benchmark Transition Event", the date of the public statement or publication of information referenced therein.

For the avoidance of doubt, if the event that gives rise to the Benchmark Replacement Date occurs on the same day as, but earlier than, the Reference Time in respect of any determination, the Benchmark Replacement Date will be deemed to have occurred prior to the Reference Time for such determination;

"Benchmark Transition Event" means the occurrence of one or more of the following events with respect to the then-current Benchmark (including the daily published component used in the calculation thereof):

- (i) a public statement or publication of information by or on behalf of the administrator of the Benchmark (or such component) announcing that such administrator has ceased or will cease to provide the Benchmark (or such component), permanently or indefinitely, provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide the Benchmark (or such component); or
- (ii) a public statement or publication of information by the regulatory supervisor for the administrator of the Benchmark (or such component), the central bank for the currency of the Benchmark (or such component), an insolvency official with jurisdiction over the administrator for the Benchmark (or such component), a resolution authority with jurisdiction over the administrator for the Benchmark (or such component) or a court or an entity with similar insolvency or resolution authority over the administrator for the Benchmark, which states that the administrator of the Benchmark (or such component) has ceased or will cease to provide the Benchmark (or such component) permanently or indefinitely, provided that, at the time of such statement

or publication, there is no successor administrator that will continue to provide the Benchmark (or such component); or

- (iii) a public statement or publication of information by the regulatory supervisor for the administrator of the Benchmark announcing that the Benchmark is no longer representative;

"ISDA Fallback Adjustment" means the spread adjustment (which may be a positive or negative value or zero) that would apply for derivatives transactions referencing the 2006 ISDA Definitions to be determined upon the occurrence of an index cessation event with respect to the Benchmark;

"ISDA Fallback Rate" means the rate that would apply for derivatives transactions referencing the 2006 ISDA Definitions to be effective upon the occurrence of an index cessation date with respect to the Benchmark for the applicable tenor excluding the applicable ISDA Fallback Adjustment;

"Reference Time" with respect to any determination of the Benchmark means (i) if the Benchmark is Compounded SOFR, the SOFR Determination Time, and (ii) if the Benchmark is not Compounded SOFR, the time determined by the Independent Adviser after giving effect to the Benchmark Replacement Conforming Changes;

"Relevant Governmental Body" means the Federal Reserve Board and/or the Federal Reserve Bank of New York, or a committee officially endorsed or convened by the Federal Reserve Board and/or the Federal Reserve Bank of New York or any successor thereto; and

"Unadjusted Benchmark Replacement" means the Benchmark Replacement excluding the Benchmark Replacement Adjustment.

- (E) Any Benchmark Replacement, Benchmark Replacement Adjustment and the specific terms of any Benchmark Replacement Conforming Changes determined under Condition 6(b)(vi) above will be notified promptly by the Issuer to the Trustee, the Calculation Agent, the Paying Agents and, in accordance with Condition 17 (*Notices*), the Noteholders. Such notice shall be irrevocable and shall specify the effective date on which such changes take effect.

No later than notifying the Trustee of the same, the Issuer shall deliver to the Trustee a certificate signed by two authorised signatories of the Issuer:

- (1) confirming (x) that a Benchmark Transition Event has occurred, (y) the relevant Benchmark Replacement and, (z) where applicable, any Benchmark Replacement Adjustment and/or the specific terms of any relevant Benchmark Replacement Conforming Changes, in each case as determined in accordance with the provisions of this Condition 6(b)(vi); and
 - (2) certifying that the relevant Benchmark Replacement Conforming Changes are necessary to ensure the proper operation of such Benchmark Replacement and/or Benchmark Replacement Adjustment.
- (F) If the Rate of Interest cannot be determined in accordance with the foregoing provisions of this Condition 6(b)(vi), the Rate of Interest shall be (A) that determined as at the last preceding Interest Determination Date (though substituting, where a different Margin is to be applied to the relevant Interest Period from that which applied to the last preceding Interest Period, the Margin relating to the relevant Interest Period, in place of the Margin relating to that last preceding Interest Period) or (B) if there is no such preceding Interest Determination Date, the initial Rate of Interest which would have been applicable to the Notes for the first Interest Period had the Notes been in issue for a period equal in duration to the scheduled first Interest Period but ending on (and excluding) the Interest Commencement Date (but applying the Margin applicable to the first Interest Period).

(vii) *Interest – Floating Rate Notes referencing €STR (Screen Rate Determination)*

- (A) This Condition 6(b)(vii) is applicable to the Notes only if the Floating Rate Note Provisions are specified hereon as being applicable, Screen Rate Determination is specified hereon as the manner in which the Rate(s) of Interest is/are to be determined, and the "Reference Rate" is specified hereon as being "€STR".
- (B) Where "€STR" is specified as the Reference Rate in the Final Terms, the Rate of Interest for each Interest Period will, subject as provided below, be Compounded Daily €STR plus or minus (as specified hereon) the Margin, all as determined by the Calculation Agent on each Interest Determination Date.
- (C) For the purposes of this Condition 6(b)(vii):

"**Compounded Daily €STR**" means, with respect to any Interest Period, the rate of return of a daily compound interest investment (with the daily euro short-term rate as reference rate for the calculation of interest) as calculated by the Calculation Agent as at the relevant Interest Determination Date in accordance with the following formula (and the resulting percentage will be rounded if necessary to the nearest fifth decimal place, with 0.000005 being rounded upwards):

$$\left[\prod_{i=1}^{d_o} \left(1 + \frac{\text{€STR}_i \times n_i}{D} \right) - 1 \right] \times \frac{D}{d}$$

where:

"**d**" means the number of calendar days in:

- (i) where "Lag" is specified as the Observation Method hereon, the relevant Interest Period; or
- (ii) where "Observation Shift" is specified as the Observation Method hereon, the relevant Observation Period;

"**D**" means the number specified as such hereon (or, if no such number is specified, 360);

"**d_o**" means the number of TARGET Settlement Days in:

- (i) where "Lag" is specified as the Observation Method hereon, the relevant Interest Period; or
- (ii) where "Observation Shift" is specified as the Observation Method hereon, the relevant Observation Period;

the "**€STR reference rate**", in respect of any TARGET Settlement Day, is a reference rate equal to the daily euro short-term rate ("€STR") for such TARGET Settlement Day as provided by the €STR Administrator on the €STR Administrator's Website (or, if no longer published on its website, as otherwise published by it or provided by it to authorised distributors and as then published on the Relevant Screen Page or, if the Relevant Screen Page is unavailable, as otherwise published by such authorised distributors) on the TARGET Settlement Day immediately following such TARGET Settlement Day (in each case, at the time specified by, or determined in accordance with, the applicable methodology, policies or guidelines, of the €STR Administrator);

"**€STR Administrator**" means the European Central Bank (or any successor administrator of €STR);

"**€STR Administrator's Website**" means as the website of the European Central Bank or any successor source;

"**€STR_i**" means the €STR reference rate for:

(i) where "Lag" is specified as the Observation Method hereon, the TARGET Settlement Day falling "p" TARGET Settlement Days prior to the relevant TARGET Settlement Day "i"; or

(ii) where "Observation Shift" is specified as the Observation Method hereon, the relevant TARGET Settlement Day "i".

"i" is a series of whole numbers from one to "d₀", each representing the relevant TARGET Settlement Day in chronological order from, and including, the first TARGET Settlement Day in:

(i) where "Lag" is specified as the Observation Method hereon, the relevant Interest Period; or

(ii) where "Observation Shift" is specified as the Observation Method hereon, the relevant Observation Period;

"Interest Determination Date" means, in respect of any Interest Period, the date falling "p" TARGET Settlement Days prior to the Interest Payment Date for such Interest Period (or the date falling "p" TARGET Settlement Days prior to such earlier date, if any, on which the Notes are due and payable);

"n_i" for any TARGET Settlement Day "i" in the relevant Interest Period or Observation Period (as applicable), means the number of calendar days from (and including) such TARGET Settlement Day "i" up to (but excluding) the following TARGET Settlement Day;

"Observation Period" means, in respect of any Interest Period, the period from (and including) the date falling "p" TARGET Settlement Days prior to the first day of the relevant Interest Period (and the first Interest Period shall begin on and include the Interest Commencement Date) to (but excluding) the date falling "p" TARGET Settlement Days prior to (A) (in the case of an Interest Period) the Interest Payment Date for such Interest Period or (B) such earlier date, if any, on which the Notes become due and payable;

"p" for any latest Interest Period or Observation Period (as applicable), means the number of TARGET Settlement Days specified as the "Lag Period" or the "Observation Shift Period" (as applicable) hereon or, if no such period is specified, five TARGET Settlement Days;

"T2" means the real time gross settlement system operated by the Eurosystem, or any successor system; and

"TARGET Settlement Day" means any day on which T2 is open for the settlement of payments in euro.

- (D) Subject to Condition 6(b)(xiv) (*Benchmark Replacement (Independent Adviser)*), if, where any Rate of Interest is to be calculated pursuant to Condition 6(b)(vii)(B) above, in respect of any TARGET Settlement Day in respect of which an applicable €STR reference rate is required to be determined, such €STR reference rate is not made available on the Relevant Screen Page and has not otherwise been published by the relevant authorised distributors, then the €STR reference rate in respect of such TARGET Settlement Day shall be the €STR reference rate for the first preceding TARGET Settlement Day in respect of which €STR reference rate was published by the €STR Administrator on the €STR Administrator's Website, as determined by the Calculation Agent.
- (E) Subject to Condition 6(b)(xiv) (*Benchmark Replacement (Independent Adviser)*), if the Rate of Interest cannot be determined in accordance with the foregoing provisions of Condition 6(b)(vii)(B), the Rate of Interest shall be (A) that determined as at the last preceding Interest Determination Date (though substituting, where a different Margin is to be applied to the relevant Interest Period from that which applied to the last preceding Interest Period, the Margin relating to the relevant Interest Period, in place of the Margin relating to that last preceding Interest Period) or (B) if there is no such preceding Interest

Determination Date, the initial Rate of Interest which would have been applicable to the Notes for the first Interest Period had the Notes been in issue for a period equal in duration to the scheduled first Interest Period but ending on (and excluding) the Interest Commencement Date (but applying the Margin applicable to the first Interest Period).

(viii) *Interest – SONIA Compounded Index and SOFR Compounded Index (Screen Rate Determination)*

This Condition 6(b)(viii) is applicable to the Notes only if the Floating Rate Note Provisions are specified hereon as being applicable, Screen Rate Determination is specified hereon as the manner in which the Rate(s) of Interest is/are to be determined, and "Index Determination" is specified hereon as being applicable.

Where "Index Determination" is specified hereon as being applicable, the Rate of Interest for each Interest Period will be the compounded daily reference rate for the relevant Interest Period, calculated in accordance with the following formula:

$$\left(\frac{\text{Compounded Index End}}{\text{Compounded Index Start}} - 1 \right) \times \frac{\text{Numerator}}{d}$$

and rounded to the Relevant Decimal Place, plus or minus the Margin (if any), all as determined and calculated by the Calculation Agent, where:

"Compounded Index" means either the SONIA Compounded Index or the SOFR Compounded Index, as specified hereon;

"Compounded Index End" means the relevant Compounded Index value on the End date;

"Compounded Index Start" means the relevant Compounded Index value on the Start date;

"d" is the number of calendar days from (and including) the day on which the relevant Compounded Index Start is determined to (but excluding) the day on which the relevant Compounded Index End is determined;

"End" means the day falling the Relevant Number of Index Days prior to the Interest Payment Date for such Interest Period, or such other date on which the relevant payment of interest falls due (but which by its definition or the operation of the relevant provisions is excluded from such Interest Period);

"Index Days" means, in the case of the SONIA Compounded Index, London Banking Days (as defined in Condition 6(b)(v)), and, in the case of the SOFR Compounded Index, U.S. Government Securities Business Days (as defined in Condition 6(b)(vi));

"Numerator" means, in the case of the SONIA Compounded Index, 365 and, in the case of the SOFR Compounded Index, 360;

"Relevant Decimal Place" shall, unless otherwise specified in the Final Terms, be the fifth decimal place, rounded up or down, if necessary (with 0.000005 being rounded upwards);

"Relevant Number" is as specified in the applicable Final Terms, but, unless otherwise specified shall be five;

"SONIA Compounded Index" means the Compounded Daily SONIA rate as published at 10:00 (London time) by the Bank of England (or a successor administrator of SONIA) on the Bank of England's Interactive Statistical Database, or any successor source;

"SOFR Compounded Index" means the Compounded SOFR rate as published at 15:00 (New York time) by Federal Reserve Bank of New York (or a successor administrator of SOFR) on the website of the Federal Reserve Bank of New York, or any successor source; and

"**Start**" means the day falling the Relevant Number of Index Days prior to the first day of the relevant Interest Period.

If, with respect to any Interest Period, the relevant rate is not published for the relevant Compounded Index either on the relevant Start or End date, then the Calculation Agent shall calculate the rate of interest for that Interest Period as if Index Determination was not specified in the applicable Final Terms and as if Compounded Daily SONIA or Compounded Daily SOFR (as defined in Condition 6(b)(v) or Condition 6(b)(vi), as applicable) had been specified instead in the Final Terms, and in each case "Observation Shift" had been specified as the Observation Method hereon, and where the Observation Shift Period for the purposes of the references to that term in Condition 6(b)(v) or Condition 6(b)(vi) (as applicable) shall be deemed to be the same as the Relevant Number specified in the Final Terms and where, in the case of Compounded Daily SONIA, the Relevant Screen Page will be determined by the Issuer. For the avoidance of doubt, if (i) (in the case of SONIA Compounded Index) a Benchmark Event has occurred in respect of SONIA, the provisions of Condition 6(b)(xiv) (*Benchmark Replacement (Independent Adviser)*) shall apply, and (ii) (in the case of SOFR Compounded Index) a Benchmark Transition Event and its related Benchmark Replacement Date has occurred in respect of SOFR, the provisions of Condition 6(b)(vi) shall apply.

- (ix) *Maximum or Minimum Rate of Interest:* If any Maximum Rate of Interest or Minimum Rate of Interest is specified hereon, then the Rate of Interest shall in no event be greater than the maximum or be less than the minimum so specified.
- (x) *Calculation of Interest Amount:* The Calculation Agent will, as soon as practicable after the time at which the Rate of Interest is to be determined in relation to each Interest Period, calculate the Interest Amount payable in respect of each Note for such Interest Period. The Interest Amount will be calculated by applying the Rate of Interest for such Interest Period to the Calculation Amount, multiplying the product by the relevant Day Count Fraction, rounding the resulting figure to the nearest sub-unit of the Specified Currency (half a sub-unit being rounded upwards) and multiplying such rounded figure by a fraction equal to the Specified Denomination of the relevant Note divided by the Calculation Amount. For this purpose a "**sub-unit**" means, in the case of any currency other than euro, the lowest amount of such currency that is available as legal tender in the country of such currency and, in the case of euro, means one cent.
- (xi) *Publication:* The Calculation Agent will cause each Rate of Interest and Interest Amount determined by it, together with the relevant Interest Payment Date, and any other amount(s) required to be determined by it together with any relevant payment date(s) to be notified to the Paying Agents and each competent authority, stock exchange and/or quotation system (if any) by which the Notes have then been admitted to listing, trading and/or quotation as soon as practicable after such determination. Notice thereof shall also promptly be given to the Noteholders. The Calculation Agent will be entitled to recalculate any Interest Amount (on the basis of the foregoing provisions) without notice in the event of an extension or shortening of the relevant Interest Period. If the Calculation Amount is less than the minimum Specified Denomination the Calculation Agent shall not be obliged to publish each Interest Amount but instead may publish only the Calculation Amount and the Interest Amount in respect of a Note having the minimum Specified Denomination.
- (xii) *Notifications etc:* All notifications, opinions, determinations, certificates, calculations, quotations and decisions given, expressed, made or obtained for the purposes of this Condition by the Calculation Agent will (in the absence of manifest error) be binding on the Issuer, the Guarantor, the Paying Agents, the Noteholders and the Couponholders and (subject as aforesaid) no liability to any such Person will attach to the Calculation Agent in connection with the exercise or non-exercise by it of its powers, duties and discretions for such purposes.
- (xiii) *Determination of Rate of Interest following acceleration:* If (i) the Notes become due and payable in accordance with Condition 12 (*Events of Default*) and (ii) the Rate of Interest for the Interest Period during which the Notes become due and payable is to be determined by reference to any of Conditions 6(b)(v) (*Interest – Floating Rate Notes referencing SONIA (Screen Rate Determination)*), 6(b)(vi) (*Interest – Floating Rate Notes referencing SOFR (Screen Rate Determination)*), 6(b)(vii) (*Interest – Floating*

Rate Notes referencing €STR (Screen Rate Determination)) and 6(b)(viii) (Interest – SONIA Compounded Index and SOFR Compounded Index (Screen Rate Determination)), then the final Interest Determination Date shall be the date on which the Notes become so due and payable, and such Rate of Interest shall continue to apply to the Notes for so long as interest continues to accrue thereon as provided in the Trust Deed.

(xiv) *Benchmark Replacement (Independent Adviser)*

Other than in the case of a U.S. dollar-denominated floating rate Note for which the Reference Rate is specified hereon as being "SOFR" or where "SOFR Compounded Index" is specified in the Final Terms as the Index Determination, if a Benchmark Event occurs in relation to the Reference Rate when the Rate of Interest (or any component part thereof) for any Interest Period remains to be determined by reference to such Reference Rate, then the Issuer shall use its reasonable endeavours to appoint an Independent Adviser, as soon as reasonably practicable, to determine a Successor Rate, failing which an Alternative Rate (in accordance with Condition 6(b)(xiv)(A)) and, in either case, an Adjustment Spread, if any (in accordance with Condition 6(b)(xiv)(B)) and any Benchmark Amendments (in accordance with Condition 6(b)(xiv)(C)).

In the absence of bad faith or fraud, the Independent Adviser shall have no liability whatsoever to the Issuer, the Trustee, Paying Agents or the Noteholders for any determination made by it pursuant to this Condition 6(b)(xiv)) and the Trustee will not be liable for any loss, liability, cost, charge or expense which may arise as a result thereof.

(A) If the Independent Adviser determines in its discretion that:

- (1) there is a Successor Rate, then such Successor Rate shall (subject to adjustment as provided in Condition 6(b)(xiv)(A)) subsequently be used in place of the Reference Rate to determine the Rate of Interest (or the relevant component part(s) thereof) for the relevant Interest Period and all following Interest Periods, subject to the subsequent operation of this Condition 6(b)(xiv) in the event of a further Benchmark Event affecting the Successor Rate; or
- (2) there is no Successor Rate but that there is an Alternative Rate, then such Alternative Rate shall (subject to adjustment as provided in Condition 6(b)(xiv)(A)) subsequently be used in place of the Reference Rate to determine the Rate of Interest (or the relevant component part(s) thereof) for the relevant Interest Period and all following Interest Periods, subject to the subsequent operation of this Condition 6(b)(xiv) in the event of a further Benchmark Event affecting the Alternative Rate.

(B) If the Independent Adviser determines in its discretion (A) that an Adjustment Spread is required to be applied to the Successor Rate or the Alternative Rate (as the case may be) and (B) the quantum of, or a formula or methodology for determining, such Adjustment Spread, then such Adjustment Spread shall apply to the Successor Rate or the Alternative Rate (as the case may be).

(C) If any relevant Successor Rate, Alternative Rate or Adjustment Spread is determined in accordance with this Condition 6(b)(xiv) and the Independent Adviser determines in its discretion (i) that amendments to these Conditions are necessary to ensure the proper operation of such Successor Rate, Alternative Rate and/or Adjustment Spread (such amendments, together with any consequential amendments to the Trust Deed and Agency Agreement as referred to below, the "**Benchmark Amendments**") and (ii) the terms of the Benchmark Amendments, then the Issuer shall, following consultation with the Calculation Agent (or the person specified hereon as the party responsible for calculating the Rate of Interest and the Interest Amount(s)), subject to giving notice thereof in accordance with Condition 6(b)(xiv)(D), without any requirement for the consent or approval of relevant Noteholders, vary these Conditions to give effect to such Benchmark Amendments with effect from the date specified in such notice (and for the avoidance of doubt, the Trustee shall,

at the direction and expense of the Issuer, consent to and effect such consequential amendments to the Trust Deed and Agency Agreement as may be required in order to give effect to this Condition 6(b)(xiv)).

- (D) If (A) the Issuer is unable to appoint an Independent Adviser or (B) the Independent Adviser appointed by it fails to determine a Successor Rate or, failing which, an Alternative Rate in accordance with this Condition 6(b)(xiv) prior to the relevant Interest Determination Date, the Reference Rate applicable to the relevant Interest Period shall be the Reference Rate applicable as at the last preceding Interest Determination Date. If there has not been a first Interest Payment Date, the Reference Rate shall be the Reference Rate that would have been applicable to the Notes for the first Interest Period had the Notes been in issue for a period equal in duration to the scheduled first Interest Period but ending on (and excluding) the Interest Commencement Date. For the avoidance of doubt, any adjustment pursuant to this Condition 6(b)(xiv)(D) shall apply to the relevant Interest Period only. Any subsequent Interest Period may be subject to the subsequent operation of this Condition 6(b)(xiv) (*Benchmark Replacement (Independent Adviser)*).
- (E) Any Successor Rate, Alternative Rate, Adjustment Spread and the specific terms of any Benchmark Amendments determined under this Condition 6(b)(xiv) will be notified promptly by the Issuer to the Trustee, the Calculation Agent, the Paying Agents and, in accordance with Condition 17 (*Notices*), the Noteholders. Such notice shall be irrevocable and shall specify the effective date of the Benchmark Amendments, if any.
- (F) No later than notifying the Trustee of the same, the Issuer shall deliver to the Trustee a certificate signed by two authorised signatories of the Issuer:
 - (1) confirming (x) that a Benchmark Event has occurred, (y) the relevant Successor Rate, or, as the case may be, the relevant Alternative Rate and, (z) where applicable, any relevant Adjustment Spread and/or the specific terms of any relevant Benchmark Amendments, in each case as determined in accordance with the provisions of this Condition 6(b)(xiv); and
 - (2) certifying that (1) the relevant Benchmark Amendments are necessary to ensure the proper operation of such relevant Successor Rate, Alternative Rate and/or Adjustment Spread and (2) the intent of the drafting of such changes is solely to implement the relevant Benchmark Amendments.

The Trustee and the Paying Agents shall be entitled to rely on such certificate (without further enquiry and without liability to any person) as sufficient evidence thereof.

- (G) The Successor Rate or Alternative Rate and the Adjustment Spread (if any) and the Benchmark Amendments (if any) specified in such certificate will (in the absence of manifest error or bad faith in the determination of such Successor Rate or Alternative Rate and such Adjustment Spread (if any) and such Benchmark Amendments (if any)) be binding on the Issuer, the Trustee and Principal Paying Agent, the Calculation Agent, the other Paying Agents and the Noteholders.
- (H) As used in this Condition 6(b)(xiv):

"Adjustment Spread" means either a spread (which may be positive or negative), or the formula or methodology for calculating a spread, in either case, which the Independent Adviser determines is required to be applied to the relevant Successor Rate or the relevant Alternative Rate (as the case may be) and is the spread, formula or methodology which:

- (1) in the case of a Successor Rate, is formally recommended, or formally provided as an option for parties to adopt, in relation to the replacement

of the Reference Rate with the Successor Rate by any Relevant Nominating Body; or

- (2) (if no such recommendation has been made, or in the case of an Alternative Rate), the Independent Adviser, determines is customarily applied to the relevant Successor Rate or Alternative Rate (as the case may be) in international debt capital markets transactions to produce an industry-accepted replacement rate for the Reference Rate; or
- (3) (if no such determination has been made) the Independent Adviser determines is recognised or acknowledged as being the industry standard for over-the-counter derivative transactions which reference the Reference Rate, where such rate has been replaced by the Successor Rate or the Alternative Rate (as the case may be); or
- (4) (if the Independent Adviser determines that no such industry standard is recognised or acknowledged) the Independent Adviser determines to be appropriate to reduce or eliminate, to the extent reasonably practicable in the circumstances, any economic prejudice or benefit (as the case may be) to Noteholders as a result of the replacement of the Reference Rate with the Successor Rate or the Alternative Rate (as the case may be);

"Alternative Rate" means an alternative benchmark or screen rate which the Independent Adviser determines in accordance with this Condition 6(b)(xiv) is customary in market usage in the international debt capital markets for the purposes of determining floating rates of interest (or the relevant component part thereof) for a commensurate period and in the Specified Currency;

"Benchmark Amendments" has the meaning given to it in Condition 6(b)(xiv)(C);

"Benchmark Event" means:

- (A) the relevant Reference Rate has ceased to be published on the Relevant Screen Page as a result of such benchmark ceasing to be calculated or administered; or
- (B) a public statement by the administrator of the relevant Reference Rate that (in circumstances where no successor administrator has been or will be appointed that will continue publication of such Reference Rate) it has ceased publishing such Reference Rate permanently or indefinitely or that it will cease to do so by a specified future date (the **"Specified Future Date"**); or
- (C) a public statement by the supervisor of the administrator of the relevant Reference Rate that such Reference Rate has been or will, by a specified future date (the **"Specified Future Date"**), be permanently or indefinitely discontinued; or
- (D) a public statement by the supervisor of the administrator of the relevant Reference Rate that means that such Reference Rate will, by a specified future date (the **"Specified Future Date"**), be prohibited from being used or that its use will be subject to restrictions or adverse consequences, either generally or in respect of the Notes; or
- (E) a public statement by the supervisor of the administrator of the relevant Reference Rate (as applicable) that, in the view of such supervisor, (i) such Reference Rate is or will, by a specified future date (the **"Specified Future Date"**), be no longer representative of an underlying market or (ii) the methodology to calculate such Reference Rate has materially changed; or
- (F) it has or will, by a specified date within the following six months, become unlawful for the Calculation Agent to calculate any payments

due to be made to any Noteholder using the relevant Reference Rate (as applicable) (including, without limitation, under the Benchmarks Regulation (EU) 2016/1011, if applicable).

Notwithstanding the sub-paragraphs above, where the relevant Benchmark Event is a public statement within sub-paragraphs (B), (C), (D), or (E) above and the Specified Future Date in the public statement is more than six months after the date of that public statement, the Benchmark Event shall not be deemed to occur until the date falling six months prior to such Specified Future Date.

"Independent Adviser" means an independent financial institution of international repute or other independent financial adviser experienced in the international capital markets, in each case appointed by the Issuer at its own expense;

"Relevant Nominating Body" means, in respect of a benchmark or screen rate (as applicable):

- (A) the European Commission, the central bank for the currency to which the benchmark or screen rate (as applicable) relates, or any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable); or
- (B) any working group or committee sponsored by, chaired or co-chaired by or constituted at the request of (a) the central bank for the currency to which the benchmark or screen rate (as applicable) relates, (b) any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable), (c) a group of the aforementioned central banks or other supervisory authorities or (d) the Financial Stability Board or any part thereof; and

"Successor Rate" means a successor to or replacement of the Reference Rate which is formally recommended by any Relevant Nominating Body.

- (c) **Zero Coupon Notes:** Where a Note the Interest Basis of which is specified to be Zero Coupon is repayable prior to the Maturity Date and is not paid when due, the amount due and payable prior to the Maturity Date shall be the Early Redemption Amount of such Note. As from the Maturity Date, the Rate of Interest for any overdue principal of such a Note shall be a rate per annum (expressed as a percentage) equal to the Amortisation Yield (as described in Condition 7(b)(i)).

(d) **Adjustment of Rate of Interest:**

- (i) If Step Up Rating Adjustment is specified as being applicable in the applicable Final Terms and, prior to an Interest Payment Date, a Rate of Interest Step Up Trigger occurs, then each Note shall bear interest on its outstanding principal amount at the rate per annum equal to the Rate of Interest plus the Step Up Rate specified in the applicable Final Terms, as further described in paragraph (iii) below. Following any Rate of Interest Step Up Trigger or a Rating Agency Rate of Interest Step Up Trigger as described in paragraph (ii) below, if any rating that is given by any Rating Agency for the Notes is at or above Investment Grade (a **"Rate of Interest Step Down Trigger"**) then each Note shall bear interest on its outstanding principal amount at the rate per annum (expressed as a percentage) equal to the Rate of Interest only and in accordance with Condition 6(b)(ii) (*Accrual of Interest*), as further described in paragraph (iii) below.
- (ii) The Issuer shall procure that the Notes shall at all times be assigned a rating by at least one Rating Agency from the Issue Date of the Notes and for so long as any Notes are outstanding. If, prior to an Interest Payment Date, the Issuer fails so to procure (a **"Rating Agency Rate of Interest Step Up Trigger"**), then each Note shall bear interest on its outstanding principal amount at the rate per annum equal to the Rate of Interest plus the Step Up Rate.
- (iii) Any adjustment to the rate of interest under the Notes under this Condition 6(d) shall take effect and accrue in accordance with Condition 6(b)(ii) (*Accrual of interest*) from the Interest Payment Date immediately following the Rate of Interest Step Up Trigger,

the Rate of Interest Step Down Trigger or the Rating Agency Rate of Interest Step Up Trigger, as the case may be, and shall be applied from such Interest Payment Date. The Issuer will notify Noteholders and the Trustee upon any change in the rate of interest under the Notes upon a Rate of Interest Step Up Trigger, a Rate of Interest Step Down Trigger or a Rating Agency Rate of Interest Step Up Trigger in accordance with Condition 17 (*Notices*) and the Trust Deed respectively and as required by any applicable rules of any stock exchange on which the Notes are then listed as soon as reasonably practicable after such change becomes effective.

- (iv) If the rating designations employed by any Rating Agency are changed from those which are described in this Condition 6(d), the Issuer shall determine the rating designations of the relevant Rating Agency that are most nearly equivalent to the prior rating designations of the relevant Rating Agency and, accordingly, the resulting Rate of Interest Step Up Trigger, the Rate of Interest Step Down Trigger and the Rate of Interest which would apply to the Notes. The Issuer will notify the Noteholders and the Trustee upon any such change of rating designations of such change.
- (v) There shall be no limit on the number of times that the rate of interest under the Notes may be adjusted during the term of the Notes.

"Investment Grade" shall mean "BBB-" in the case of Fitch Ratings Ltd. ("**Fitch**") and "BBB-" in the case of S&P Global Ratings Europe Limited ("**S&P**") and the most nearly equivalent of BBB- in the case of any other internationally recognised rating agency.

"Rate of Interest Step Up Trigger" means the first public announcement by any one Rating Agency that the rating given by such Rating Agency for the Notes is below Investment Grade.

"Rating Agency" shall mean Fitch, S&P or any of their respective successors or any other internationally recognised rating agency substituted for any of them by the Issuer from time to time.

"Step Up Rate" means the rate per annum specified in the applicable Final Terms.

- (e) **Definitions:** In these Conditions, unless the context otherwise requires, the following defined terms shall have the meanings set out below:

"2006 ISDA Definitions" means, in relation to a Series of Notes, the 2006 ISDA Definitions (as supplemented, amended and updated as at the date of issue of the first Tranche of the Notes of such Series) as published by ISDA (copies of which may be obtained from ISDA at www.isda.org);

"2021 ISDA Definitions" means, in relation to a Series of Notes, the latest version of the 2021 ISDA Interest Rate Derivatives Definitions (including each Matrix (and any successor Matrix thereto), as defined in such 2021 ISDA Interest Rate Derivatives Definitions) as at the date of issue of the first Tranche of Notes of such Series, as published by ISDA on its website (www.isda.org);

"Business Day" means:

- (i) in the case of a currency other than euro, a day (other than a Saturday or Sunday) on which commercial banks and foreign exchange markets settle payments in the principal financial centre for such currency and/or
- (ii) in the case of euro, a day on which T2 is open for the settlement of payments in euro (a "**T2 Business Day**") and/or
- (iii) in the case of a currency and/or one or more Business Centres a day (other than a Saturday or a Sunday) on which commercial banks and foreign exchange markets settle payments in such currency in the Business Centre(s) or, if no currency is indicated, generally in each of the Business Centres.

"Day Count Fraction" means, in respect of the calculation of an amount of interest on any Note for any period of time (from and including the first day of such period to but excluding the last) (whether or not constituting an Interest Period, the **"Calculation Period"**):

- (i) if **"Actual/Actual"** or **"Actual/Actual - ISDA"** is specified hereon, the actual number of days in the Calculation Period divided by 365 (or, if any portion of that Calculation Period falls in a leap year, the sum of (A) the actual number of days in that portion of the Calculation Period falling in a leap year divided by 366 and (B) the actual number of days in that portion of the Calculation Period falling in a non-leap year divided by 365)
- (ii) if **"Actual/365 (Fixed)"** is specified hereon, the actual number of days in the Calculation Period divided by 365
- (iii) if **"Actual/365 (Sterling)"** is specified hereon, the actual number of days in the Calculation Period divided by 365 or, in the case of an Interest Payment Date falling in a leap year, 366
- (iv) if **"Actual/360"** is specified hereon, the actual number of days in the Calculation Period divided by 360
- (v) if **"30/360"**, **"360/360"** or **"Bond Basis"** is specified hereon, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

"Y₁" is the year, expressed as a number, in which the first day of the Calculation Period falls;

"Y₂" is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

"M₁" is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

"M₂" is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

"D₁" is the first calendar day, expressed as a number, of the Calculation Period, unless such number would be 31, in which case D₁ will be 30; and

"D₂" is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless such number would be 31 and D₁ is greater than 29, in which case D₂ will be 30

- (vi) if **"30E/360"** or **"Eurobond Basis"** is specified hereon, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

"Y₁" is the year, expressed as a number, in which the first day of the Calculation Period falls;

"Y₂" is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

"M₁" is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

"**M₂**" is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

"**D₁**" is the first calendar day, expressed as a number, of the Calculation Period, unless such number would be 31, in which case D₁ will be 30; and

"**D₂**" is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless such number would be 31, in which case D₂ will be 30

- (vii) if "**30E/360 (ISDA)**" is specified hereon, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

"**Y₁**" is the year, expressed as a number, in which the first day of the Calculation Period falls;

"**Y₂**" is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

"**M₁**" is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

"**M₂**" is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

"**D₁**" is the first calendar day, expressed as a number, of the Calculation Period, unless (i) that day is the last day of February or (ii) such number would be 31, in which case D₁ will be 30; and

"**D₂**" is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless (i) that day is the last day of February but not the Maturity Date or (ii) such number would be 31, in which case D₂ will be 30

- (viii) if "**Actual/Actual-ICMA**" is specified hereon,
- (a) if the Calculation Period is equal to or shorter than the Determination Period during which it falls, the number of days in the Calculation Period divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Periods normally ending in any year; and
 - (b) if the Calculation Period is longer than one Determination Period, the sum of:
 - (x) the number of days in such Calculation Period falling in the Determination Period in which it begins divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Periods normally ending in any year; and
 - (y) the number of days in such Calculation Period falling in the next Determination Period divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Periods normally ending in any year,

where:

"**Determination Period**" means the period from and including a Determination Date in any year to but excluding the next Determination Date and

"**Determination Date**" means the date(s) specified as such hereon or, if none is so specified, the Interest Payment Date(s)

"Interest Amount" means:

- (i) in respect of an Interest Period, the amount of interest payable per Calculation Amount for that Interest Period and which, in the case of Fixed Rate Notes, and unless otherwise specified hereon, shall mean the Fixed Coupon Amount or Broken Amount specified hereon as being payable on the Interest Payment Date ending the Interest Period; and
- (ii) in respect of any other period, the amount of interest payable per Calculation Amount for that period.

"Interest Commencement Date" means the Issue Date or such other date as may be specified hereon.

"Interest Determination Date" means, with respect to a Rate of Interest and Interest Period, the date specified as such hereon or, if none is so specified, (i) the first day of such Interest Period if the Specified Currency is Sterling or (ii) the day falling two Business Days in London for the Specified Currency prior to the first day of such Interest Period if the Specified Currency is neither Sterling nor euro or (iii) the day falling two T2 Business Days prior to the first day of such Interest Period if the Specified Currency is euro.

"Interest Period" means the period beginning on and including the Interest Commencement Date and ending on but excluding the first Interest Payment Date and each successive period beginning on and including an Interest Payment Date and ending on but excluding the next succeeding Interest Payment Date unless otherwise specified hereon.

"ISDA Definitions" has the meaning given hereon.

"Rate of Interest" means the rate of interest payable from time to time in respect of this Note and that is either specified or calculated in accordance with the provisions hereon.

"Reference Rate" means the rate specified as such hereon.

"Relevant Screen Page" means such page, section, caption, column or other part of a particular information service as may be specified hereon (or any successor or replacement page, section, caption, column or other part of a particular information service).

"Specified Currency" means the currency specified as such hereon or, if none is specified, the currency in which the Notes are denominated.

- (f) **Calculation Agent:** The Issuer shall procure that there shall at all times be one or more Calculation Agents if provision is made for them hereon and for so long as any Note is outstanding (as defined in the Trust Deed). Where more than one Calculation Agent is appointed in respect of the Notes, references in these Conditions to the Calculation Agent shall be construed as each Calculation Agent performing its respective duties under the Conditions. If the Calculation Agent is unable or unwilling to act as such or if the Calculation Agent fails duly to establish the Rate of Interest for an Interest Period or to calculate any Interest Amount, Final Redemption Amount, Early Redemption Amount or Optional Redemption Amount, as the case may be, or to comply with any other requirement, the Issuer shall appoint a leading bank or financial institution engaged in the interbank market (or, if appropriate, money, swap or over-the-counter index options market) that is most closely connected with the calculation or determination to be made by the Calculation Agent (acting through its principal London office or any other office actively involved in such market) to act as such in its place. The Calculation Agent may not resign its duties without a successor having been appointed as aforesaid.

7. **Redemption, Purchase and Options**

- (a) **Final Redemption:** Unless previously redeemed, purchased and cancelled as provided below, each Note shall be finally redeemed on the Maturity Date specified hereon at its Final Redemption Amount (which, unless otherwise provided hereon, is its nominal amount).
- (b) **Early Redemption:**
 - (i) **Zero Coupon Notes:**
 - (A) The Early Redemption Amount payable in respect of any Zero Coupon Note upon redemption of such Note pursuant to Condition 7(c), Condition 7(e) or

Condition 7(f) or upon it becoming due and payable as provided in Condition 12 shall be the Amortised Face Amount (calculated as provided below) of such Note unless otherwise specified hereon.

- (B) Subject to the provisions of sub-paragraph (C) below, the Amortised Face Amount of any such Note shall be the scheduled Final Redemption Amount of such Note on the Maturity Date discounted at a rate per annum (expressed as a percentage) equal to the Amortisation Yield (which, if none is shown hereon, shall be such rate as would produce an Amortised Face Amount equal to the issue price of the Notes if they were discounted back to their issue price on the Issue Date) compounded annually.
- (C) If the Early Redemption Amount payable in respect of any such Note upon its redemption pursuant to Condition 7(c), Condition 7(e) or Condition 7(f) or upon it becoming due and payable as provided in Condition 12 is not paid when due, the Early Redemption Amount due and payable in respect of such Note shall be the Amortised Face Amount of such Note as defined in sub-paragraph (B) above, except that such sub-paragraph shall have effect as though the date on which the Note becomes due and payable were the Relevant Date. The calculation of the Amortised Face Amount in accordance with this sub-paragraph shall continue to be made (both before and after judgment) until the Relevant Date, unless the Relevant Date falls on or after the Maturity Date, in which case the amount due and payable shall be the scheduled Final Redemption Amount of such Note on the Maturity Date together with any interest that may accrue in accordance with Condition 6(b)(ii).

Where such calculation is to be made for a period of less than one year, it shall be made on the basis of the Day Count Fraction shown hereon.

- (ii) *Other Notes:* The Early Redemption Amount payable in respect of any Note (other than Notes described in (i) above), upon redemption of such Note pursuant to Condition 7(c), Condition 7(e) or Condition 7(f) or upon it becoming due and payable as provided in Condition 12, shall be the Final Redemption Amount unless otherwise specified hereon.
- (c) ***Redemption for Taxation Reasons:*** The Notes may be redeemed at the option of the Issuer in whole, but not in part, on any Interest Payment Date (if this Note is a Floating Rate Note) or at any time (if this Note is not a Floating Rate Note), on giving not less than 15 nor more than 30 days' notice to the Noteholders (which notice shall be irrevocable) at their Early Redemption Amount (as described in Condition 7(b) above) (together with interest accrued to the date fixed for redemption), if immediately before giving such notice, the Issuer or the Guarantor satisfies the Trustee that:
 - (i) as a result of any change in, or amendment to, the laws or regulations of a Tax Jurisdiction, or any change in the application or official interpretation of such laws or regulations (including a holding by a court of competent jurisdiction), either:
 - (A) the Issuer has or will become obliged to pay additional amounts as provided or referred to in Condition 9 (which change or amendment becomes effective on or after the date on which agreement is reached to issue the first Tranche of the Notes); or
 - (B) the Guarantor would be unable for reasons outside its control to procure payment by the Issuer and in making payment itself would be required to pay such additional amounts (which change or amendment becomes effective on or after the date on which agreement is reached to issue the first Tranche of the Notes); and
 - (ii) such obligation cannot be avoided by the Issuer or, as the case may be, the Guarantor taking reasonable measures available to it;

provided that no such notice of redemption shall be given earlier than 90 days prior to the earliest date on which the Issuer (or the Guarantor, as the case may be) would be obliged to pay such additional amounts were a payment in respect of the Notes (or the Guarantee, as the case may be) then due.

Prior to the publication of any notice of redemption pursuant to this Condition 7(c), the Issuer shall deliver to the Trustee:

- (A) a certificate signed by two authorised signatories of the Issuer or, as the case may be, the Guarantor stating that the Issuer is entitled to effect such redemption and setting forth a statement of facts showing that the conditions precedent to the right of the Issuer so to redeem have occurred; and
- (B) an opinion in form and substance satisfactory to the Trustee of independent legal advisers of recognised standing to the effect that the Issuer or, as the case may be, the Guarantor has or will become obliged to pay such additional amounts as a result of such change or amendment.

The Trustee shall be entitled to accept and without liability rely on such certificate and opinion as sufficient evidence of the satisfaction of the circumstances set out in (i) and (ii) above, in which event they shall be conclusive and binding on the Noteholders.

Upon the expiry of any such notice as is referred to in this Condition 7(c), the Issuer shall be bound to redeem the Notes in accordance with this Condition 7(c).

- (d) **Make-whole call:** If Make-Whole Call is specified hereon, the Notes will be redeemable, as a whole or in part, at the option of the Issuer, on at least 15 days', but not more than 30 days', prior notice (or such other notice period as may be specified hereon) to Noteholders given in accordance with Condition 17, at a redemption price equal to the greater of:
 - (i) 100 per cent. of the nominal amount of the Notes to be redeemed; and
 - (ii) the Make-Whole Optional Redemption Price,

plus, in each case, accrued and unpaid interest on the Notes to, but excluding, the redemption date.

Notwithstanding the foregoing, (i) amounts of interest on the Notes that are due and payable on Interest Payment Dates falling on or prior to the redemption date will be payable on such Interest Payment Date(s) to the Noteholders and (ii) if a Par Redemption Date is specified hereon and the Optional Redemption Date occurs on or after the Par Redemption Date, the Make-Whole Optional Redemption Price will be equal to 100 per cent. of the principal amount of the Notes.

"Determination Agent" means an investment bank or financial institution of international standing selected by the Issuer;

"Make-Whole Optional Redemption Price" means the price, expressed as a percentage (rounded to three decimal places, 0.0005 being rounded upwards), at which the yield (as calculated by the Determination Agent) on the Notes to be redeemed, if they were to be purchased at such price on the third dealing day prior to the date fixed for redemption, would be equal to the yield on such dealing day of the Reference Bond, plus any applicable Make-Whole Margin specified hereon, on the basis of the average of four quotations of the average midmarket annual yield to maturity of the Reference Bond prevailing at the Make-Whole Time specified hereon on such dealing day as determined by the Determination Agent.

"Reference Bond" means, in relation to any Make-Whole Optional Redemption Price calculation, the Reference Bond specified hereon, or if such bond is no longer in issue, such other government bond as the Determination Agent may, with the advice of three brokers of, and/or market makers in, government bonds selected by the Determination Agent, determine to be appropriate for determining the Make-Whole Optional Redemption Price (taking into account any Par Redemption Date specified hereon (if any)).

In the case of a partial redemption of Notes, Notes to be redeemed will be selected, in such place and in such manner as may be appropriate, subject to compliance with any applicable laws and stock exchange or other relevant authority requirements, not more than 30 days before the date fixed for redemption. Notice of any such selection will be given not less than 15 days before the date fixed for redemption. Each notice will specify the date fixed for redemption and the aggregate principal amount of the Notes to be redeemed and (in the case of a partial redemption) the certificate numbers of the Bearer Notes, or in the case of Registered Notes shall specify the nominal amount of Registered Notes drawn and the holder(s) of such Registered Notes, and the aggregate principal amount of the Notes which will be outstanding after the partial redemption.

- (e) **Redemption at the Option of the Issuer:** If Call Option is specified hereon, the Issuer may, on giving not less than 15 nor more than 30 days' irrevocable notice to the Noteholders (or such other notice period as may be specified hereon) redeem all or, if so provided, some of the Notes on any Optional Redemption Date. Any such redemption of Notes shall be at their Optional Redemption Amount specified hereon (which may be the Early Redemption Amount (as described in Condition 7(b) above)), together with interest accrued to the date fixed for redemption. Any such redemption must relate to Notes of a nominal amount at least equal to the Minimum Redemption Amount to be redeemed specified hereon and no greater than the Maximum Redemption Amount to be redeemed specified hereon.

All Notes in respect of which any such notice is given shall be redeemed on the date specified in such notice in accordance with this Condition.

In the case of a partial redemption the notice to Noteholders shall also contain the certificate numbers of the Bearer Notes, or in the case of Registered Notes shall specify the nominal amount of Registered Notes drawn and the holder(s) of such Registered Notes, to be redeemed, which shall have been drawn in such place and in such manner as the Issuer deems appropriate, subject to compliance with any applicable laws and stock exchange or other relevant authority requirements.

- (f) **Redemption at the Option of Noteholders:** If Put Option is specified hereon, the Issuer shall, at the option of the holder of any such Note, upon the holder of such Note giving not less than 30 nor more than 60 days' notice to the Issuer (or such other notice period as may be specified hereon) redeem such Note on the Optional Redemption Date(s) at its Optional Redemption Amount specified hereon (which may be the Early Redemption Amount (as described in Condition 7(b) above)), together with interest accrued to the date fixed for redemption.

To exercise such option the holder must deposit (in the case of Bearer Notes) such Note (together with all unmatured Coupons and unexchanged Talons) with any Paying Agent or (in the case of Registered Notes) the Certificate representing such Note(s) with the Registrar or any Transfer Agent at its specified office, together with a duly completed option exercise notice ("**Exercise Notice**") in the form obtainable from any Paying Agent, the Registrar or any Transfer Agent (as applicable) within the notice period. No Note or Certificate so deposited and option exercised may be withdrawn (except as provided in the Agency Agreement) without the prior consent of the Issuer.

- (g) **Redemption at the Option of Noteholders upon a Change of Control:** If Change of Control is specified hereon if at any time while any Note remains outstanding, there occurs:

(A) a Change of Control (as defined below), and, within the Change of Control Period, a Rating Event in respect of that Change of Control occurs (such Change of Control and Rating Event not having been cured prior to the expiry of the Change of Control Period), or

(B) a Change of Control (as defined below), and, on the occurrence of the Change of Control, the Issuer or Guarantor is not rated by any Rating Agency on or before the last day of the Change of Control Period,

(each, a "**Change of Control Put Event**"), each Noteholder will have the option (the "**Change of Control Put Option**") (unless prior to the giving of the Change of Control Put Notice (as defined below), the Issuer gives notice to redeem the Notes under Condition 7(c), 7(d) or 7(e) above) to require the Issuer to redeem or, at the Issuer's option, purchase (or procure the purchase of) that Note on the Change of Control Put Date at the Change of Control Optional Redemption Price specified hereon together with interest accrued to (but excluding) the Change of Control Put Date.

A "**Change of Control**" will be deemed to occur if in the case of the Guarantor, any person or any persons acting in concert shall acquire a controlling interest in (A) more than 50 per cent. of the issued or allotted ordinary stated capital of the Guarantor or (B) shares in the stated capital of the Guarantor carrying more than 50 per cent., of the voting rights normally exercisable at a general meeting of the Guarantor or, in the case of the Issuer, the Guarantor ceases to hold directly or indirectly a 75 per cent. interest in the Issuer.

A "**Rating Event**" shall be deemed to have occurred in respect of a Change of Control if (within the Change of Control Period) (A) the rating previously assigned to the Notes or to the Issuer or to the Guarantor by any Rating Agency solicited by (or with the consent of) the Issuer or the

Guarantor is (x) withdrawn or (y) changed from an investment grade rating of (*Baa3/BBB-/BBB- or equivalent or better*) to a non-investment grade rating of *Ba1/BB+/BB+ or equivalent or worse* or (z) (if the rating previously assigned to the Notes or to the Issuer or to the Guarantor by any Rating Agency solicited by (or with the consent of) the Issuer or the Guarantor was below an investment grade rating (as described above)), lowered by at least one full rating notch (*for illustration, Ba1/BB+/BB+ to Ba2/BB/BB being one notch*); and (B) such rating is not within the Change of Control Period subsequently upgraded (in the case of a downgrade) or reinstated (in the case of a withdrawal) either to an investment grade credit rating (in the case of (x) and (y)) or to its earlier credit rating or better (in the case of (z)) by such Rating Agency *provided that* the Rating Agency making the reduction in rating announces or publicly confirms or, having been so requested by the Issuer or the Guarantor, informs the Issuer or the Guarantor in writing that the lowering of the rating or the failure to assign an investment grade rating was the result, in whole or in part, of the applicable Change of Control (whether or not the applicable Change of Control shall have occurred at the time of the Rating Event).

If the rating designations employed by Moody's, S&P or Fitch are changed from those which are described in paragraph (i) of the definition of "Rating Event" above, or if a rating is procured from a substitute Rating Agency, the Issuer shall determine the rating designations of Moody's, S&P or Fitch or such substitute Rating Agency (as appropriate) as are most equivalent to the prior rating designations of Moody's, S&P or Fitch and this Condition 7(g) shall be construed accordingly.

"Change of Control Period" means the period beginning on the date (the **"Relevant Announcement Date"**) that is the earlier of (A) the first public announcement by or on behalf of the Issuer or the Guarantor or any bidder or any designated advisor, of the relevant Change of Control; and (B) the date of the earliest Potential Change of Control Announcement, and ending 90 days after the Relevant Announcement Date (such 90th day, the **"Initial Longstop Date"**); provided that, unless any other Rating Agency has on or prior to the Initial Longstop Date effected a Rating Event in respect of its rating of the Issuer or the Guarantor if a Rating Agency publicly announces, at any time during the period commencing on the date which is 60 days prior to the Initial Longstop Date and ending on the Initial Longstop Date, that it has placed its rating of the Issuer or Guarantor under consideration for rating review either entirely or partially as a result of the relevant public announcement of the Change of Control or Potential Change of Control Announcement, the Change of Control Period shall be extended to the date which falls 60 days after the date of such public announcement by such Rating Agency.

"Potential Change of Control Announcement" means any public announcement or statement by or on behalf of the Issuer or the Guarantor, any actual or potential bidder or any designated adviser acting on behalf of any actual or potential bidder relating to any specific and near-term potential Change of Control (where "near-term" shall mean that such potential Change of Control is reasonably likely to occur, or is publicly stated by the Issuer, the Guarantor, any such actual or potential bidder or any such designated adviser to be intended to occur, within 180 days of the date of such announcement of statement).

"Moody's" means Moody's Deutschland GmbH.

For the purposes of this Condition 7(g), **"Rating Agency"** shall mean Moody's, Fitch, S&P or any of their respective successors or any other internationally recognised rating agency substituted for any of them by the Issuer or Guarantor from time to time.

Promptly upon but in any case no later than five Business Days after the Issuer or, as the case may be, the Guarantor becoming aware that a Change of Control Put Event has occurred the Issuer or, as the case may be, the Guarantor shall give notice (a **"Change of Control Put Notice"**) to the Noteholders in accordance with Condition 17 specifying the nature of the Change of Control Put Event and the procedure for exercising the Change of Control Put Option.

To exercise the Change of Control Put Option, the holder of a Bearer Note must deliver such Note to the specified office of any Paying Agent at any time during normal business hours of such Paying Agent falling within the period (the **"Change of Control Put Period"**) of 30 days after a Change of Control Put Notice is given, accompanied by a duly signed and completed notice of exercise in the form (for the time being current and which may, if this Note is held through Euroclear Bank SA/NV (**"Euroclear"**) or Clearstream Banking S.A. (**"Clearstream, Luxembourg"**), be in any form acceptable to Euroclear and Clearstream, Luxembourg delivered in a manner acceptable to Euroclear and Clearstream, Luxembourg) obtainable from the specified office of any Paying Agent (a **"Change of Control Put Exercise Notice"**). The Note should be

delivered together with all Coupons appertaining thereto which mature after the date which is seven days after the expiration of the Change of Control Put Period (the "**Change of Control Put Date**"), failing which the Paying Agent will require payment from or on behalf of the Noteholder of an amount equal to the face value of any missing such Coupon. Any amount so paid will be reimbursed to the Noteholder against presentation and surrender of the relevant missing Coupon (or any replacement therefor issued pursuant to Condition 15) at any time after such payment, but before the expiry of the period of five years from the date on which such Coupon would have become due, but not thereafter. The Paying Agent to which such Note and Change of Control Put Exercise Notice are delivered will issue to the Noteholder concerned a non-transferable receipt in respect of the Note so delivered. Payment in respect of any Note so delivered will be made, if the holder duly specified a bank account in the Change of Control Put Exercise Notice to which payment is to be made, on the Change of Control Put Date by transfer to that bank account and, in every other case, on or after the Change of Control Put Date against presentation and surrender or (as the case may be) endorsement of such receipt at the specified office of any Paying Agent. A Change of Control Put Exercise Notice, once given, shall be irrevocable.

To exercise the Change of Control Put Option, the holder of a Registered Note must deposit the Certificate evidencing such Note(s) with the Registrar or any Transfer Agent at its specified office, together with a duly signed and completed Change of Control Put Exercise Notice obtainable from the Registrar or any Transfer Agent within the Change of Control Put Period. No Certificate so deposited and option so exercised may be withdrawn without the prior consent of the Issuer. Payment in respect of any Certificate so deposited will be made, if the holder duly specified a bank account in the Change of Control Put Exercise Notice to which payment is to be made, on the Change of Control Put Date by transfer to that bank account and, in every other case, by cheque drawn on a Bank (as defined in Condition 8(a)) and mailed to the holder (or to the first named of joint holders) of such Note at its address appearing in the Register.

The Issuer shall redeem or purchase (or procure the purchase of) the relevant Notes on the Change of Control Put Date unless previously redeemed (or purchased) and cancelled.

For the avoidance of doubt, the Issuer shall have no responsibility for any cost or loss of whatever kind which the Noteholder may incur as a result of or in connection with such Noteholder's exercise or purported exercise of, or otherwise in connection with, any Change of Control Put Option (whether as a result of any purchase or redemption arising therefrom or otherwise).

The Trustee shall be entitled to assume that no Change of Control Put Event has occurred until it has received from the Issuer or Guarantor written notice of the same, and shall incur no liability to any person for so doing.

- (h) **Clean-Up Call Option:** If Clean-Up Call Option is specified hereon and 80 per cent. or more in nominal amount of the Notes originally issued (which shall for this purpose include any further Notes issued pursuant to Condition 16) have been redeemed or purchased and cancelled, the Issuer may, on giving not less than 15 nor more than 30 days' notice to the Noteholders to the Noteholders in accordance with Condition 17, redeem or, at the Issuer's option, purchase (or procure the purchase of) on any Interest Payment Date (if this Note is a Floating Rate Note) or at any time (if this Note is not a Floating Rate Note), all but not some only of the Notes then outstanding at the Clean-Up Redemption Amount specified hereon together with interest accrued (if any) to (but excluding) the date fixed for redemption. The notice referred to in the preceding sentence shall be irrevocable and shall specify the date fixed for redemption.
- (i) **Purchases:** Each of the Issuer, the Guarantor and their respective Subsidiaries may at any time purchase Notes (**provided that** all unmatured Coupons and unexchanged Talons relating thereto are attached thereto or surrendered therewith) in the open market or otherwise at any price.
- (j) **Cancellation:** All Notes redeemed or purchased by or on behalf of the Issuer, the Guarantor or any of their Subsidiaries may be surrendered for cancellation, in the case of Bearer Notes, by surrendering each such Note together with all unmatured Coupons and all unexchanged Talons to the Issuing and Paying Agent and, in the case of Registered Notes, by surrendering the Certificate representing such Notes to the Registrar and, in each case, if so surrendered, shall, together with all Notes redeemed by the Issuer, be cancelled forthwith (together with all unmatured Coupons and unexchanged Talons attached thereto or surrendered therewith). Any Notes so surrendered for cancellation may not be reissued or resold and the obligations of the Issuer and the Guarantor in respect of any such Notes shall be discharged.

8. Payments and Talons

- (a) **Bearer Notes:** Payments of principal and interest in respect of Bearer Notes shall, subject as mentioned below, be made against presentation and surrender of the relevant Notes (in the case of all payments of principal and, in the case of interest, as specified in Condition 8(f)(v)) or Coupons (in the case of interest, save as specified in Condition 8(f)(ii)), as the case may be, at the specified office of any Paying Agent outside the United States by transfer to an account denominated in such currency with a Bank. "**Bank**" means a bank in the principal financial centre for such currency or, in the case of euro, in a city in which banks have access to T2.
- (b) **Registered Notes:**
- (i) Payments of principal in respect of Registered Notes shall be made against presentation and surrender of the relevant Certificates at the specified office of any of the Transfer Agents or of the Registrar and in the manner provided in paragraph (ii) below.
 - (ii) Interest on Registered Notes shall be paid to the person shown on the Register at the close of business on the fifteenth day before the due date for payment thereof (the "**Record Date**"). Payments of interest on each Registered Note shall be made in the relevant currency by cheque drawn on a Bank and mailed to the holder (or to the first named of joint holders) of such Note at its address appearing in the Register. Upon application by the holder to the specified office of the Registrar or any Transfer Agent before the Record Date, such payment of interest may be made by transfer to an account in the relevant currency maintained by the payee with a Bank.
- (c) **Payments in the United States:** Notwithstanding the foregoing, if any Bearer Notes are denominated in U.S. dollars, payments in respect thereof may be made at the specified office of any Paying Agent in New York City in the same manner as aforesaid if (i) the Issuer shall have appointed Paying Agents with specified offices outside the United States with the reasonable expectation that such Paying Agents would be able to make payment of the amounts on the Notes in the manner provided above when due, (ii) payment in full of such amounts at all such offices is illegal or effectively precluded by exchange controls or other similar restrictions on payment or receipt of such amounts and (iii) such payment is then permitted by United States law, without involving, in the opinion of the Issuer, any adverse tax consequence to the Issuer.
- (d) **Payments subject to Laws:** All payments are subject in all cases to any applicable fiscal or other laws, regulations and directives in the place of payment, but without prejudice to the provisions of Condition 9. No commission or expenses shall be charged to the Noteholders or Couponholders in respect of such payments.
- (e) **Appointment of Agents:** The Issuing and Paying Agent, the Paying Agents, the Registrar, the Transfer Agents and the Calculation Agent initially appointed by the Issuer and the Guarantor and their respective specified offices are listed below. The Issuing and Paying Agent, the Paying Agents, the Registrar, the Transfer Agents and the Calculation Agent act solely as agents of the Issuer and the Guarantor and do not assume any obligation or relationship of agency or trust for or with any Noteholder or Couponholder. The Issuer and the Guarantor reserve the right at any time with the approval of the Trustee to vary or terminate the appointment of the Issuing and Paying Agent, any other Paying Agent, the Registrar, any Transfer Agent or the Calculation Agent(s) and to appoint additional or other Paying Agents or Transfer Agents, **provided that** the Issuer shall at all times maintain (i) an Issuing and Paying Agent, (ii) a Registrar in relation to Registered Notes, (iii) a Transfer Agent in relation to Registered Notes, (iv) one or more Calculation Agent(s) where the Conditions so require, (v) Paying Agents having specified offices in at least two major European cities and (vi) such other agents as may be required by any other stock exchange on which the Notes may be listed in each case, as approved by the Trustee.

In addition, the Issuer and the Guarantor shall forthwith appoint a Paying Agent in New York City in respect of any Bearer Notes denominated in U.S. dollars in the circumstances described in paragraph (c) above.

Notice of any such change or any change of any specified office shall promptly be given to the Noteholders.

(f) ***Unmatured Coupons and unexchanged Talons:***

- (i) Upon the due date for redemption of Bearer Notes which comprise Fixed Rate Notes, such Notes should be surrendered for payment together with all unmaturing Coupons (if any) relating thereto, failing which an amount equal to the face value of each missing unmaturing Coupon (or, in the case of payment not being made in full, that proportion of the amount of such missing unmaturing Coupon that the sum of principal so paid bears to the total principal due) shall be deducted from the Final Redemption Amount, Early Redemption Amount, Optional Redemption Amount, Make-Whole Optional Redemption Price, Change of Control Optional Redemption Price or Clean-Up Redemption Amount as the case may be, due for payment. Any amount so deducted shall be paid in the manner mentioned above against surrender of such missing Coupon within a period of 10 years from the Relevant Date for the payment of such principal (whether or not such Coupon has become void pursuant to Condition 11).
 - (ii) Upon the due date for redemption of any Bearer Note comprising a Floating Rate Note, unmaturing Coupons relating to such Note (whether or not attached) shall become void and no payment shall be made in respect of them.
 - (iii) Upon the due date for redemption of any Bearer Note, any unexchanged Talon relating to such Note (whether or not attached) shall become void and no Coupon shall be delivered in respect of such Talon.
 - (iv) Where any Bearer Note that provides that the relative unmaturing Coupons are to become void upon the due date for redemption of those Notes is presented for redemption without all unmaturing Coupons, and where any Bearer Note is presented for redemption without any unexchanged Talon relating to it, redemption shall be made only against the provision of such indemnity as the Issuer may require.
 - (v) If the due date for redemption of any Note is not a due date for payment of interest, interest accrued from the preceding due date for payment of interest or the Interest Commencement Date, as the case may be, shall only be payable against presentation (and surrender if appropriate) of the relevant Bearer Note or Certificate representing it, as the case may be. Interest accrued on a Note that only bears interest after its Maturity Date shall be payable on redemption of such Note against presentation of the relevant Note or Certificate representing it, as the case may be.
- (g) ***Talons:*** On or after the Interest Payment Date for the final Coupon forming part of a Coupon sheet issued in respect of any Bearer Note, the Talon forming part of such Coupon sheet may be surrendered at the specified office of the Issuing and Paying Agent in exchange for a further Coupon sheet (and if necessary another Talon for a further Coupon sheet) (but excluding any Coupons that may have become void pursuant to Condition 11).
- (h) ***Non-Business Days:*** If any date for payment in respect of any Note or Coupon is not a business day, the holder shall not be entitled to payment until the next following business day nor to any interest or other sum in respect of such postponed payment. In this paragraph, "**business day**" means a day (other than a Saturday or a Sunday) on which banks and foreign exchange markets are open for business in the relevant place of presentation, in such jurisdictions as shall be specified as "**Financial Centres**" hereon and:
- (i) (in the case of a payment in a currency other than euro) where payment is to be made by transfer to an account maintained with a bank in the relevant currency, on which foreign exchange transactions may be carried on in the relevant currency in the principal financial centre of the country of such currency or
 - (ii) (in the case of a payment in euro) which is a T2 Business Day.

9. **Taxation**

All payments of principal and interest by or on behalf of the Issuer or the Guarantor in respect of the Notes and the Coupons shall be made free and clear of, and without withholding or deduction for, any taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or on behalf of any Tax Jurisdiction unless such withholding or deduction is required by law. In that event, the Issuer or, as the case may be, the Guarantor shall pay such additional amounts as shall result in receipt by the Noteholders and Couponholders of such amounts as would have

been received by them had no such withholding or deduction been required, except that no such additional amounts shall be payable with respect to any Note or Coupon presented (or in respect of which the Certificate representing it is presented) for payment:

- (a) by or on behalf of a holder which is liable to such taxes, duties, assessments or governmental charges in respect of such Note or Coupon by reason of having some connection with the Tax Jurisdiction, by which such taxes, duties, assessments or charges have been imposed, levied, collected, withheld or assessed other than the mere holding of the Note or Coupon;
- (b) where such withholding or deduction is required pursuant to the application of the Dutch Withholding Tax Act 2021 (*Wet bronbelasting 2021*); or
- (c) more than 30 days after the Relevant Date except to the extent that the holder of such Note or Coupon would have been entitled to such additional amounts on presenting such Note or Coupon for payment on the last day of such period of 30 days assuming that day to have been a business day as (defined in Condition 8(h)).

Notwithstanding any other provision in these Conditions, the Issuer shall be permitted to withhold or deduct any amounts required by the rules of U.S. Internal Revenue Code Sections 1471 through 1474 (or any amended or successor provisions), pursuant to any inter-governmental agreement, or implementing legislation adopted by another jurisdiction in connection with these provisions, or pursuant to any agreement with the U.S. Internal Revenue Service ("**FATCA withholding**"). The Issuer will have no obligation to pay additional amounts or otherwise indemnify any Noteholder or Couponholder for any FATCA withholding deducted or withheld by the Issuer, a Paying Agent or any other party as a result of any person (other than an agent of the Issuer) not being entitled to receive payments free of FATCA withholding.

As used in these Conditions:

"**principal**" shall be deemed to include any premium payable in respect of the Notes Final Redemption Amount, Early Redemption Amount, Optional Redemption Amount, Make-Whole Optional Redemption Price, Change of Control Optional Redemption Price, Clean Up Redemption Amount, Amortised Face Amount and all other amounts in the nature of principal payable pursuant to Condition 7 or any amendment or supplement to it; "**interest**" shall be deemed to include all Interest Amounts and all other amounts payable pursuant to Condition 6 or any amendment or supplement to it; and "**principal**" and/or "**interest**" shall be deemed to include any additional amounts that may be payable under this Condition or any undertaking given in addition to or in substitution for it under the Trust Deed;

"**Relevant Date**" in respect of any Note or Coupon means the date on which payment in respect of it first becomes due or (if any amount of the money payable is improperly withheld or refused) the date on which payment in full of the amount outstanding is made or (if earlier) the date seven days after that on which notice is duly given to the Noteholders that, upon further presentation of the Note (or relative Certificate) or Coupon being made in accordance with the Conditions, such payment will be made, **provided that** payment is in fact made upon such presentation; and

"**Tax Jurisdiction**" means The Netherlands (in the case of payments by the Issuer or the Guarantor) (or any political subdivision or any authority thereof or therein having power to tax) or any other jurisdiction (or any political subdivision or any authority thereof or therein having power to tax) to which payments made by the Issuer or, as the case may be, the Guarantor of principal and interest on the Notes become generally subject.

10. **Reorganisation and Substitution**

The Trust Deed contains provisions under which a legal entity:

- (a) formed by any consolidation or merger of the Issuer with or into any other corporation or corporations (whether or not affiliated with the Issuer), or successive consolidations or mergers into which the Issuer or its successor or successors shall have been merged or consolidated; or
- (b) to which the Issuer has sold, conveyed or leased all or substantially all of the property of the Issuer (whether or not affiliated with the Issuer),

(any such legal entity, a "**Substituted Obligor**") may, without the consent of the Noteholders or Couponholders assume the obligations of the Issuer as principal debtor under the Trust Deed and the Notes **provided that**:

- (i) the Substituted Obligor takes direct or indirect ownership of at least 80 per cent. of Consolidated Total Assets and that the Substituted Obligor is a legal entity incorporated in a Member State of the European Economic Area or the United Kingdom;
- (ii) that (except where the Substituted Obligor is the Guarantor) the Guarantor unconditionally and irrevocably guarantees all amounts payable under these Conditions to the satisfaction of the Trustee; and
- (iii) certain conditions specified in the Trust Deed are fulfilled.

No Noteholder or Couponholder shall, in connection with any substitution, be entitled to claim any indemnification or payment in respect of any tax consequence thereof for such Noteholder or (as the case may be) Couponholder except to the extent provided for in Condition 9 (or any undertaking given in addition to or substitution for it pursuant to the provisions of the Trust Deed).

11. **Prescription**

Claims against the Issuer and/or the Guarantor for payment in respect of the Notes and Coupons (which, for this purpose, shall not include Talons) shall be prescribed and become void unless made within 10 years (in the case of principal) or five years (in the case of interest) from the appropriate Relevant Date in respect of them.

12. **Events of Default**

If any of the following events occurs and is continuing then the Trustee at its discretion may and, if so requested in writing by holders of at least one quarter of the aggregate principal amount of the outstanding Notes or if so directed by an Extraordinary Resolution, shall (subject, in each case of the happening of any of the events mentioned in paragraphs (b) (*Breach of other obligations*) below and, in relation only to a Material Subsidiary, paragraphs (c) (*Cross-default/Cross-acceleration of Issuer, Guarantor or Material Subsidiary*), (d) (*Enforcement Proceedings*), (e) (*Security Enforced*), (f) (*Insolvency*), (g) (*Winding-up*) or (l) (*Analogous Events*) to the Trustee having certified in writing that the happening of such event is in its opinion materially prejudicial to the interests of the Noteholders and, in all cases, to the Trustee having been indemnified and/or provided with security and/or prefunded to its satisfaction) give written notice to the Issuer declaring the Notes to be immediately due and payable, whereupon they shall become immediately due and payable at their Early Redemption Amount together (if applicable) with accrued interest without further action or formality:

- (a) **Non-payment**: the Issuer or, as the case may be, the Guarantor, fails to pay any amount of principal in respect of the Notes within seven days of the due date for payment thereof or fails to pay any amount of interest in respect of the Notes within 14 days of the due date for payment thereof; or
- (b) **Breach of other obligations**: the Issuer or the Guarantor defaults in the performance or observance of any of its other obligations under or in respect of the Notes or the Trust Deed and such default (i) is, in the opinion of the Trustee, incapable of remedy or (ii) is a default which is, in the opinion of the Trustee, capable of remedy and remains unremedied for 30 days after the Trustee has given written notice thereof to the Issuer and the Guarantor; or
- (c) **Cross-default/Cross-acceleration of Issuer, Guarantor or Material Subsidiary**: a default under any Indebtedness of the Issuer, the Guarantor or any Material Subsidiary, if that default (i) is caused by a failure to make any payment in respect of such Indebtedness and any originally applicable grace period has expired or (ii) results in the acceleration of such Indebtedness prior to its stated maturity; **provided that** the amount of Indebtedness referred to in sub-paragraph (i) and/or sub-paragraph (ii) above individually or in the aggregate exceeds EUR 80,000,000 (or its equivalent in any other currency or currencies); or
- (d) **Enforcement Proceedings**: a distress, attachment, execution or other legal process, the award or decision in respect of which, in each case, is final and not subject to further appeal, is levied, enforced or sued out on or against any part of the property, assets or revenues of the Issuer, the Guarantor or their respective Material Subsidiaries in an amount which exceeds 15 per cent. of the Consolidated Total Assets and is not discharged or stayed within 90 days; or

- (e) **Security Enforced:** any mortgage, charge, pledge, lien or other encumbrance, present or future, created or assumed by the Issuer, the Guarantor or any of their respective Material Subsidiaries in respect of an amount which exceeds 15 per cent. of the Consolidated Total Assets becomes enforceable and any step is taken to enforce it (including the taking of possession or the appointment of a receiver, administrative receiver, administrator manager or other similar person); or
- (f) **Insolvency:** (i) the Issuer, the Guarantor or any of their respective Material Subsidiaries is insolvent or (ii) any of the Issuer, the Guarantor or any of their respective Material Subsidiaries is unable to pay its debts, stops, suspends or threatens to stop or suspend payment of all or a substantial part of (or of a particular type of) its debts, proposes or makes a general assignment or an arrangement or composition with or for the benefit of the relevant creditors in respect of any of such debts or a moratorium is agreed or declared or comes into effect in respect of or affecting all or any part of (or of a particular type of) the debts of the Issuer, the Guarantor or any of their respective Material Subsidiaries except for the purposes of and pursuant to a reconstruction, amalgamation, reorganisation, merger or consolidation (x) pursuant to Condition 10, (y) on terms approved by an Extraordinary Resolution (as defined in the Trust Deed) of the Noteholders or (z) in the case of a Material Subsidiary, whereby the undertaking and assets of the Material Subsidiary are transferred to or otherwise vested in the Issuer, the Guarantor or another Material Subsidiary (or a Subsidiary of the Issuer or a Subsidiary of the Guarantor which, upon such transfer or vesting, will become a Material Subsidiary); or
- (g) **Winding-up:** (A) an administrator, liquidator, receiver or any other similar officer is appointed through an irrevocable resolution for the opening of insolvency proceedings; (B) an irrevocable resolution is passed for the winding-up or dissolution or administration of the Issuer, the Guarantor or any of their respective Material Subsidiaries; or (C) the Issuer, the Guarantor or any of their respective Material Subsidiaries shall apply or petition for a winding-up or administration order in respect of itself, in each of the cases (A), (B) or (C) above except for the purposes of and followed by a reconstruction, amalgamation, reorganisation, merger or consolidation (i) pursuant to Condition 10, (ii) on terms approved by an Extraordinary Resolution (as defined in the Trust Deed) of the Noteholders or (iii) in the case of a Material Subsidiary, whereby the undertaking and assets of the Material Subsidiary are transferred to or otherwise vested in the Issuer, the Guarantor or another Material Subsidiary (or a Subsidiary of the Issuer or a Subsidiary of the Guarantor which, upon such transfer or vesting, will become a Material Subsidiary); or
- (h) **Guarantee not in force:** the Guarantee of the Notes and the Coupons is not (or is claimed by the Guarantor not to be) in full force and effect; or
- (i) **Nationalisation:** the assets of the Group in an amount which exceeds 15 per cent. of the Consolidated Total Assets of the Group are expropriated, seized or nationalised by any person and such expropriation, seizure or nationalisation is not discharged or stayed within 90 days; or
- (j) **Authorisation and Consents:** any action, condition or thing (including the obtaining or effecting of any necessary consent, approval, authorisation, exemption, filing, licence, order, recording or registration) at any time required to be taken, fulfilled or done in order to make the Notes, the Trust Deed and the Agency Agreement admissible in evidence in the courts of the jurisdictions of incorporation of the Issuer or (as the case may be) the Guarantor is not taken, fulfilled or done; or
- (k) **Illegality:** it is unlawful for the Issuer or the Guarantor to perform or comply with any one or more of its obligations under any of the Notes, the Trust Deed or the Agency Agreement; or
- (l) **Analogous Events:** any event occurs that under the laws of any relevant jurisdiction has an analogous effect to any of the events referred to in any of the foregoing paragraphs.

For the purposes of this Condition 12:

"**Gross Revenues**" is calculated as the sum of: contractual rental income, expense recoveries and other operating income; and

"**Material Subsidiary**" means any Subsidiary of the Guarantor whose total assets (excluding intangible assets) or Gross Revenues ((i) each as determined by reference to the relevant Subsidiary's most recent audited annual, or unaudited semi-annual (as the case may be) financial statements prepared in accordance with IFRS® or IAS 34, as applicable, and (ii) excluding any intra-Group Indebtedness and

related receivables eliminated in the consolidated financial statements of the Guarantor) exceed 7.5 per cent., of the Consolidated Total Assets or Gross Revenues of the Group, as the case may be (each as determined by reference to the Guarantor's most recent audited annual, or unaudited semi-annual (as the case may be) consolidated financial statements). The Guarantor will deliver on each Reporting Date a certificate addressed to the Trustee and signed by two authorised signatories confirming, in their opinion, which Subsidiaries of the Guarantor are Material Subsidiaries of the Guarantor as at each Measurement Date and such certificate may be relied on without liability by the Trustee without further enquiry or evidence and, if relied upon by the Trustee, shall, in the absence of manifest error, be conclusive and binding on all parties.

13. **Meetings of Noteholders, Modification and Waiver**

- (a) **Meetings of Noteholders:** The Trust Deed contains provisions for convening meetings of Noteholders to consider any matter affecting their interests, including the sanctioning by Extraordinary Resolution (as defined in the Trust Deed) of a modification of any of these Conditions or any provisions of the Trust Deed. Such a meeting may be convened by the Trustee (subject to its being indemnified and/or prefunded and/or secured to its satisfaction) upon request by Noteholders holding not less than one-tenth of the nominal amount of the Notes for the time being outstanding. The quorum for any meeting convened to consider an Extraordinary Resolution shall be one or more persons holding or representing more than half of the nominal amount of the Notes for the time being outstanding, or at any adjourned meeting one or more persons being or representing Noteholders whatever the nominal amount of the Notes held or represented, unless the business of such meeting includes consideration of proposals, *inter alia*, (i) to amend the dates of maturity or redemption of the Notes or any date for payment of interest or Interest Amounts on the Notes, (ii) to reduce or cancel the nominal amount of, or any premium payable on redemption of, the Notes, (iii) to reduce the rate or rates of interest in respect of the Notes or to vary the method or basis of calculating the rate or rates or amount of interest or the basis for calculating any Interest Amount in respect of the Notes, (iv) if a Minimum and/or a Maximum Rate of Interest or Redemption Amount is shown hereon, to reduce any such Minimum and/or Maximum, (v) to vary any method of, or basis for, calculating the Final Redemption Amount, the Early Redemption Amount, the Optional Redemption Amount, the Make-Whole Optional Redemption Price, the Change of Control Optional Redemption Price or the Clean-Up Redemption Amount including the method of calculating the Amortised Face Amount, (vi) to vary the currency or currencies of payment or denomination of the Notes, (vii) to modify the provisions concerning the quorum required at any meeting of Noteholders or the majority required to pass the Extraordinary Resolution, or (viii) to modify or cancel the Guarantee, in which case the necessary quorum shall be one or more persons holding or representing not less than three-quarters, or at any adjourned meeting not less than one-quarter of the nominal amount of the Notes for the time being outstanding. Any Extraordinary Resolution duly passed shall be binding on Noteholders (whether or not they were present at the meeting at which such resolution was passed) and on all Couponholders.

Any such meeting of the Noteholders may be convened at a physical location, or such other method (which may include, without limitation, a conference call or video conference) as the Trustee may determine in accordance with the provisions of the Trust Deed.

The Trust Deed provides that a resolution in writing signed by or on behalf of the holders of not less than three-quarters of the nominal amount of the Notes outstanding shall for all purposes be as valid and effective as an Extraordinary Resolution passed at a meeting of Noteholders duly convened and held. Such a resolution in writing may be contained in one document or several documents in the same form, each signed by or on behalf of one or more Noteholders.

- (b) **Modification of the Trust Deed:** The Trustee may agree, without the consent of the Noteholders or Couponholders, to (i) any modification of any of the provisions of the Trust Deed that is of a formal, minor or technical nature or is made to correct a manifest error, and (ii) any other modification (except as mentioned in the Trust Deed), and any waiver or authorisation of any breach or proposed breach, of any of the provisions of the Trust Deed that is in the opinion of the Trustee not materially prejudicial to the interests of the Noteholders. Any such modification, authorisation or waiver shall be binding on the Noteholders and the Couponholders and, if the Trustee so requires, such modification shall be notified to the Noteholders as soon as practicable.
- (c) **Entitlement of the Trustee:** In connection with the exercise of its functions (including but not limited to those referred to in this Condition) the Trustee shall have regard to the interests of the Noteholders as a class and shall not have regard to the consequences of such exercise for individual Noteholders or Couponholders and the Trustee shall not be entitled to require, nor

shall any Noteholder or Couponholder be entitled to claim, from the Issuer or the Guarantor any indemnification or payment in respect of any tax consequence of any such exercise upon individual Noteholders or Couponholders.

14. **Enforcement**

At any time after the Notes become due and payable, the Trustee may, at its discretion and without further notice, take such actions, steps and/or proceedings against the Issuer and/or the Guarantor as it may think fit to enforce the terms of the Trust Deed, the Notes and the Coupons, but it need not take any such actions, steps and/or proceedings unless (a) it shall have been so directed by an Extraordinary Resolution or so requested in writing by Noteholders holding at least one-quarter of the nominal amount of the Notes outstanding, and (b) it shall have been indemnified and/or provided with security and/or prefunded to its satisfaction. No Noteholder or Couponholder may proceed directly against the Issuer or the Guarantor unless the Trustee, having become bound so to proceed, fails to do so within a reasonable time and such failure is continuing.

The Trustee may refrain from taking any action in any jurisdiction if the taking of such action in that jurisdiction would, in its opinion based upon legal advice in the relevant jurisdiction, be contrary to any law of that jurisdiction applicable to it. Furthermore, the Trustee may also refrain from taking such action if it would otherwise render it liable to any person in that jurisdiction or if, in its opinion based upon such legal advice, it would not have the power to do the relevant thing in that jurisdiction by virtue of any applicable law in that jurisdiction or if it is determined by any court or other competent authority in that jurisdiction that it does not have such power.

15. **Replacement of Notes, Certificates, Coupons and Talons**

If a Note, Certificate, Coupon or Talon is lost, stolen, mutilated, defaced or destroyed, it may be replaced, subject to applicable laws, regulations and stock exchange or other relevant authority regulations, at the specified office of the Issuing and Paying Agent (in the case of Bearer Notes, Coupons or Talons) and of the Registrar (in the case of Certificates) or such other Paying Agent or Transfer Agent, as the case may be, as may from time to time be designated by the Issuer for the purpose and notice of whose designation is given to Noteholders, in each case on payment by the claimant of the fees and costs incurred in connection therewith and on such terms as to evidence, security and indemnity (which may provide, *inter alia*, that if the allegedly lost, stolen or destroyed Note, Certificate, Coupon or Talon is subsequently presented for payment or, as the case may be, for exchange for further Coupons, there shall be paid to the Issuer on demand the amount payable by the Issuer in respect of such Notes, Certificates, Coupons or further Coupons) and otherwise as the Issuer may require. Mutilated or defaced Notes, Certificates, Coupons or Talons must be surrendered before replacements will be issued.

16. **Further Issues**

The Issuer may from time to time without the consent of the Noteholders or Couponholders create and issue further securities having the same terms and conditions as the Notes in all respects (or in all respects except for the first payment of interest on them) and so that such further issue shall be consolidated and form a single series with an outstanding Series (for the avoidance of doubt, references in these Conditions to the "Issue Date" shall be to the first Issue Date of the relevant Series of Notes). References in these Conditions to the Notes include (unless the context requires otherwise) any other securities issued pursuant to this Condition and forming a single series with the Notes.

17. **Notices**

Notices required to be given to the holders of Registered Notes pursuant to the Conditions shall be mailed to them at their respective addresses in the Register and deemed to have been given on the fourth weekday (being a day other than a Saturday or a Sunday) after the date of mailing. Notices required to be given to the holders of Bearer Notes pursuant to the Conditions shall be valid if published in a daily newspaper of general circulation in London (which is expected to be the *Financial Times*). So long as the Notes are listed and/or admitted to trading, notices required to be given to the holders of the Notes pursuant to the Conditions shall also be published (if such publication is required) in a manner which complies with the rules and regulations of any stock exchange or other relevant authority on which the Notes are listed and/or admitted to trading. If in the opinion of the Trustee any such publication is not practicable, notice required to be given pursuant to the Conditions shall be validly given if published in another leading daily English language newspaper with general circulation in Europe. Any such notice shall be deemed to have been given on the date of such publication or, if published more than once or on different dates, on the first date on which publication is made, as provided above.

Couponholders shall be deemed for all purposes to have notice of the contents of any notice given to the holders of Bearer Notes in accordance with this Condition.

18. **Contracts (Rights of Third Parties) Act 1999**

No person shall have any right to enforce any term or condition of the Notes under the Contracts (Rights of Third Parties) Act 1999.

19. **Governing Law and Jurisdiction**

- (a) **Governing Law:** The Trust Deed, the Notes, the Coupons and the Talons and any non-contractual obligations arising out of or in connection with them are governed by, and shall be construed in accordance with, English law.
- (b) **Jurisdiction:** The Courts of England are to have jurisdiction to settle any disputes that may arise out of or in connection with any Notes, Coupons or Talons or the Guarantee and accordingly any legal action or proceedings arising out of or in connection with any Notes, Coupons or Talons or the Guarantee ("**Proceedings**") may be brought in such courts. Each of the Issuer and the Guarantor has in the Trust Deed irrevocably submitted to the jurisdiction of such courts.
- (c) **Service of Process:** Each of the Issuer and the Guarantor has in the Trust Deed irrevocably appointed an agent in England to receive, for it and on its behalf, service of process in any Proceedings in England.

SUMMARY OF PROVISIONS RELATING TO THE NOTES WHILE IN GLOBAL FORM

1. INITIAL ISSUE OF NOTES

If the Global Notes or the Global Certificates are stated in the applicable Final Terms to be issued in NGN form or to be held under the NSS (as the case may be), the Global Notes or the Global Certificates will be delivered on or prior to the original issue date of the Tranche to a Common Safekeeper. Depositing the Global Notes or the Global Certificates with the Common Safekeeper does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue, or at any or all times during their life. Such recognition will depend upon satisfaction of the Eurosystem eligibility criteria.

Global notes which are issued in CGN form and Global Certificates which are not held under the NSS may be delivered on or prior to the original issue date of the Tranche to a Common Depositary.

If the Global Note is a CGN, upon the initial deposit of a Global Note with a common depositary for Euroclear and Clearstream, Luxembourg (the "**Common Depositary**") or registration of Registered Notes in the name of any nominee for Euroclear and Clearstream, Luxembourg and delivery of the relative Global Certificate to the Common Depositary, Euroclear or Clearstream, Luxembourg will credit each subscriber with a nominal amount of Notes equal to the nominal amount thereof for which it has subscribed and paid. If the Global Note is a NGN, the nominal amount of the Notes shall be the aggregate amount from time to time entered in the records of Euroclear or Clearstream, Luxembourg. The records of such clearing system shall be conclusive evidence of the nominal amount of Notes represented by the Global Note and a statement issued by such clearing system at any time shall be conclusive evidence of the records of the relevant clearing system at that time.

Notes that are initially deposited with the Common Depositary may also be credited to the accounts of subscribers with (if indicated in the relevant Final Terms) other clearing systems through direct or indirect accounts with Euroclear and Clearstream, Luxembourg held by such other clearing systems. Conversely, Notes that are initially deposited with any other clearing system may similarly be credited to the accounts of subscribers with Euroclear, Clearstream, Luxembourg or other clearing systems.

2. RELATIONSHIP OF ACCOUNTHOLDERS WITH CLEARING SYSTEMS

Each of the persons shown in the records of Euroclear, Clearstream, Luxembourg or any other permitted clearing system ("**Alternative Clearing System**") as the holder of a Note represented by a Global Note or a Global Certificate must look solely to Euroclear, Clearstream, Luxembourg or any such Alternative Clearing System (as the case may be) for his share of each payment made by the Issuer to the bearer of such Global Note or the holder of the underlying Registered Notes, as the case may be, and in relation to all other rights arising under the Global Notes or Global Certificates, subject to and in accordance with the respective rules and procedures of Euroclear, Clearstream, Luxembourg, or such Alternative Clearing System (as the case may be). Such persons shall have no claim directly against the Issuer in respect of payments due on the Notes for so long as the Notes are represented by such Global Note or Global Certificate and such obligations of the Issuer will be discharged by payment to the bearer of such Global Note or the holder of the underlying Registered Notes, as the case may be, in respect of each amount so paid.

3. EXCHANGE

3.1 Temporary Global Notes

Each temporary Global Note will be exchangeable, free of charge to the holder, on or after its Exchange Date:

- (i) if the relevant Final Terms indicates that such Global Note is issued in compliance with TEFRA C or in a transaction to which TEFRA is not applicable (as to which, see "*Overview of the Programme – Selling Restrictions*"), in whole, but not in part, for the Definitive Notes defined and described below; and
- (ii) otherwise, in whole or in part upon certification as to non-U.S. beneficial ownership in the form set out in the Agency Agreement for interests in a permanent Global Note or, if so provided in the relevant Final Terms, for Definitive Notes.

3.2 Permanent Global Notes

Each permanent Global Note will be exchangeable, free of charge to the holder, on or after its Exchange Date in whole but not in part for Definitive Notes if the permanent Global Note is held on behalf of Euroclear or Clearstream, Luxembourg or an Alternative Clearing System and any such clearing system is closed for business for a continuous period of 14 days (other than by reason of holidays, statutory or otherwise) or announces an intention permanently to cease business or in fact does so.

In the event that a Global Note is exchanged for Definitive Notes, such Definitive Notes shall be issued in Specified Denomination(s) only. A Noteholder who holds a principal amount of less than the minimum Specified Denomination will not receive a definitive Note in respect of such holding and would need to purchase a principal amount of Notes such that it holds an amount equal to one or more Specified Denominations.

3.3 Permanent Global Certificates

If the Final Terms state that the Notes are to be represented by a permanent Global Certificate on issue, the following will apply in respect of transfers of Notes held in Euroclear or Clearstream, Luxembourg or an Alternative Clearing System. These provisions will not prevent the trading of interests in the Notes within a clearing system whilst they are held on behalf of such clearing system, but will limit the circumstances in which the Notes may be withdrawn from the relevant clearing system.

Transfers of the holding of Notes represented by any Global Certificate pursuant to Condition 2(b) may only be made in part:

- (i) if the relevant clearing system is closed for business for a continuous period of 14 days (other than by reason of holidays, statutory or otherwise) or announces an intention permanently to cease business or does in fact do so; or
- (ii) with the consent of the Issuer,

provided that, in the case of the first transfer of part of a holding pursuant to paragraph 3.3(i) or 3.3(ii) above, the Registered Holder has given the Registrar not less than 30 days' notice at its specified office of the Registered Holder's intention to effect such transfer.

3.4 Delivery of Notes

If the Global Note is a CGN, on or after any due date for exchange, the holder of a Global Note may surrender such Global Note or, in the case of a partial exchange, present it for endorsement to or to the order of the Issuing and Paying Agent. In exchange for any Global Note, or the part thereof to be exchanged, the Issuer will (i) in the case of a temporary Global Note exchangeable for a permanent Global Note, deliver, or procure the delivery of, a permanent Global Note in an aggregate principal amount equal to that of the whole or that part of a temporary Global Note that is being exchanged or, in the case of a subsequent exchange, endorse, or procure the endorsement of, a permanent Global Note to reflect such exchange or (ii) in the case of a Global Note exchangeable for Definitive Notes, deliver, or procure the delivery of, an equal aggregate principal amount of duly executed and authenticated Definitive Notes or if the Global Note is a NGN, the Issuer will procure that details of such exchange be entered *pro rata* in the records of the relevant clearing system. In this Base Prospectus, "**Definitive Notes**" means, in relation to any Global Note, the definitive Bearer Notes for which such Global Note may be exchanged (if appropriate, having attached to them all Coupons in respect of interest that have not already been paid on the Global Note and a Talon). Definitive Notes will be security printed in accordance with any applicable legal and stock exchange requirements in or substantially in the form set out in the Schedules to the Trust Deed. On exchange in full of each permanent Global Note, the Issuer will, if the holder so requests, procure that it is cancelled and returned to the holder together with the relevant Definitive Notes.

3.5 Exchange Date

"**Exchange Date**" means, in relation to a temporary Global Note, the day falling after the expiry of 40 days after its issue date and, in relation to a permanent Global Note, a day falling not less than 60 days, or in the case of failure to pay principal in respect of any Notes when due 30 days, after that on which the notice requiring exchange is given and on which banks are open for business in the city in which the specified office of the Issuing and Paying Agent is located and in the city in which the relevant clearing system is located.

4. AMENDMENT TO CONDITIONS

The temporary Global Notes, permanent Global Notes and Global Certificates contain provisions that apply to the Notes that they represent, some of which modify the effect of the terms and conditions of the Notes set out in this Base Prospectus.

4.1 Payments

No payment falling due after the Exchange Date will be made on any Global Note unless exchange for an interest in a permanent Global Note or for Definitive Notes is improperly withheld or refused. Payments on any temporary Global Note issued in compliance with TEFRA D before the Exchange Date will only be made against presentation of certification as to non-U.S. beneficial ownership in the form set out in the Agency Agreement. All payments in respect of Notes represented by a Global Note in CGN form will be made against presentation for endorsement and, if no further payment falls to be made in respect of the Notes, surrender of that Global Note to or to the order of the Issuing and Paying Agent or such other Paying Agent as shall have been notified to the Noteholders for such purpose. If the Global Note is a CGN, a record of each payment so made will be endorsed on each Global Note, which endorsement will be *prima facie* evidence that such payment has been made in respect of the Notes. If the Global Note is a NGN or if the Global Certificate is held under the NSS, the Issuer shall procure that details of each such payment shall be entered *pro rata* in the records of the relevant clearing system and in the case of payments of principal, the nominal amount of the Notes recorded in the records of the relevant clearing system and represented by the Global Note or the Global Certificate will be reduced accordingly. Payments under a NGN will be made to its holder. Each payment so made will discharge the Issuer's obligations in respect thereof. Any failure to make the entries in the records of the relevant clearing system shall not affect such discharge. For the purpose of any payments made in respect of a Global Note, the relevant place of presentation shall be disregarded in the definition of "business day" set out in Condition 8(h) (*Non-Business Days*).

All payments in respect of Notes represented by a Global Certificate will be made to, or to the order of, the person whose name is entered on the Register at the close of business on the record date which shall be on the Clearing System Business Day immediately prior to the date for payment, where Clearing System Business Day means Monday to Friday inclusive except 25 December and 1 January.

The calculation of any interest amount in respect of any Note which is represented by a Global Note or Global Certificate will be calculated on the aggregate outstanding principal amount of the Notes represented by such Global Note or Global Certificate, as the case may be, and not by reference to the Calculation Amount.

4.2 Prescription

Claims against the Issuer in respect of Notes that are represented by a permanent Global Note or a Global Certificate will become void unless it is presented for payment within a period of 10 years (in the case of principal) and five years (in the case of interest) from the appropriate Relevant Date (as defined in Condition 9).

4.3 Meetings

For the purposes of any quorum requirements at a meeting of Noteholders and, at any such meeting, the holder of a permanent Global Note shall be treated as having one vote in respect of each integral currency unit of the Specified Currency of the Notes. All holders of Registered Notes are entitled to one vote in respect of each integral currency unit of the Specified Currency of the Notes comprising such Noteholder's holding, whether or not represented by a Global Certificate.

4.4 Cancellation

Cancellation of any Note represented by a permanent Global Note that is required by the Conditions to be cancelled (other than upon its redemption) will be effected by reduction in the nominal amount of the relevant permanent Global Note.

4.5 Purchase

Notes represented by a permanent Global Note may only be purchased by the Issuer, the Guarantor or any of their respective subsidiaries if they are purchased together with the rights to receive all future payments of interest thereon.

4.6 Issuer's Option

Any option of the Issuer provided for in the Conditions of any Notes while such Notes are represented by a Global Note or a Global Certificate shall be exercised by the Issuer giving notice to the Noteholders within the time limits set out in and containing the information required by the Conditions, (except that any notice while any Notes are represented by a Global Note or a Global Certificate shall not be required to contain the serial numbers of Notes drawn in the case of a partial exercise of an option and accordingly no drawing of Notes shall be required). In the event that any option of the Issuer is exercised in respect of some but not all of the Notes of any Series, the rights of accountholders with a clearing system in respect of the Notes will be governed by the standard procedures of Euroclear and/or Clearstream, Luxembourg (to be reflected in the records of Euroclear and Clearstream, Luxembourg as either a pool factor or a reduction in nominal amount, at their discretion) or any other Alternative Clearing System (as the case may be).

4.7 Noteholders' Options

Any option of the Noteholders provided for in the Conditions of any Notes while such Notes are represented by a permanent Global Note may be exercised by the holder of the permanent Global Note by giving notice to the Issuing and Paying Agent within the time limits relating to the deposit of Notes with a Paying Agent set out in the Conditions substantially in the form of the notice available from any Paying Agent, except that the notice shall not be required to contain the serial numbers of the Notes in respect of which the option has been exercised, and stating the nominal amount of Notes in respect of which the option is exercised and at the same time, where the permanent Global Note is a CGN, presenting the permanent Global Note to the Issuing and Paying Agent, or to a Paying Agent acting on behalf of the Issuing and Paying Agent, for notation. Where the Global Note is a NGN or where the Global Certificate is held under the NSS, the Issuer shall procure that details of such exercise shall be entered *pro rata* in the records of the relevant clearing system and the nominal amount of the Notes recorded in those records will be reduced accordingly.

4.8 NGN nominal amount

Where the Global Note is a NGN, the Issuer shall procure that any exchange, payment, cancellation, exercise of any option or any right under the Notes, as the case may be, in addition to the circumstances set out above shall be entered in the records of the relevant clearing systems and upon any such entry being made, in respect of payments of principal, the nominal amount of the Notes represented by such Global Note shall be adjusted accordingly.

4.9 Trustee's Powers

In considering the interests of Noteholders while any Global Note is held on behalf of, or Registered Notes are registered in the name of any nominee for, a clearing system, the Trustee may have regard to any information provided to it by such clearing system or its operator as to the identity (either individually or by category) of its accountholders with entitlements to such Global Note or Registered Notes and may consider such interests as if such accountholders were the holders of the Notes represented by such Global Note or Global Certificate.

4.10 Exercise of Put Option

In order to exercise the option contained in Condition 7(g) (*Redemption at the option of Noteholders upon a Change of Control*) the (i) holder of a Bearer Note must, within the period specified in the Conditions for the deposit of the relevant Note and put notice, give written notice of such exercise to any Paying Agent in the current and acceptable form and (ii) holder of the Registered Note must, within the period specified in the Conditions for the deposit of the relevant Certificate evidencing such Note(s) and put notice, give written notice of such exercise to the Registrar or any Transfer Agent. Any such notices will be irrevocable and may not be withdrawn.

4.11 Notices

So long as any Notes are represented by a Global Note or Global Certificate and such Global Note or Global Certificate is held on behalf of a clearing system, notices to the holders of Notes of that Series may be given by delivery of the relevant notice to that clearing system for communication by it to entitled accountholders in substitution for publication as required by the Conditions or by delivery of the relevant notice to the holder of the Global Note or Global Certificate.

5. ELECTRONIC CONSENT AND WRITTEN RESOLUTION

While any Global Note is held on behalf of, or any Global Certificate is registered in the name of any nominee for, a clearing system, then:

- (a) approval of a resolution proposed by the Issuer or the Trustee (as the case may be) given by way of electronic consents communicated through the electronic communications systems of the relevant clearing system(s) in accordance with their operating rules and procedures by or on behalf of the holders of not less than three-quarters of the nominal amount of the Notes outstanding (an "**Electronic Consent**" as defined in the Trust Deed) shall, for all purposes (including matters that would otherwise require an Extraordinary Resolution to be passed at a meeting for which the Special Quorum was satisfied), take effect as an Extraordinary Resolution passed at a meeting of Noteholders duly convened and held, and shall be binding on all Noteholders and holders of Coupons and Talons whether or not they participated in such Electronic Consent; and
- (b) where Electronic Consent is not being sought, for the purpose of determining whether a Written Resolution (as defined in the Trust Deed) has been validly passed, the Issuer and the Trustee shall be entitled to rely on consent or instructions given in writing directly to the Issuer and/or the Trustee, as the case may be, by (a) accountholders in the clearing system with entitlements to such Global Note or Global Certificate and/or, where (b) the accountholders hold any such entitlement on behalf of another person, on written consent from or written instruction by the person identified by that accountholder as the person for whom such entitlement is held. For the purpose of establishing the entitlement to give any such consent or instruction, the Issuer and the Trustee shall be entitled to rely on any certificate or other document issued by, in the case of (a) above, Euroclear, Clearstream, Luxembourg or any other relevant alternative clearing system (the "**relevant clearing system**") and, in the case of (b) above, the relevant clearing system and the accountholder identified by the relevant clearing system for the purposes of (b) above. Any resolution passed in such manner shall be binding on all Noteholders and Couponholders, even if the relevant consent or instruction proves to be defective. Any such certificate or other document may comprise any form of statement or print out of electronic records provided by the relevant clearing system (including Euroclear's EUCLID or EasyWay or Clearstream, Luxembourg's Xact Web Portal system) in accordance with its usual procedures and in which the accountholder of a particular principal or nominal amount of the Notes is clearly identified together with the amount of such holding. Neither the Issuer nor the Trustee shall be liable to any person by reason of having accepted as valid or not having rejected any certificate or other document to such effect purporting to be issued by any such person and subsequently found to be forged or not authentic.

USE OF PROCEEDS

The net proceeds of the issue of each Series of Notes will be used:

- (a) for the general corporate purposes of the Group, including but not limited to, property acquisitions and developments, refinancing and working capital management; or
- (b) in respect of any Notes which are issued as Green Bonds, an amount equal to the net proceeds is intended to be used to finance or refinance, in whole or in part, Eligible Green Projects.

If, in respect of any particular issue, there is a particular identified use of proceeds, this will be stated in the applicable Final Terms or Pricing Supplement (as the case may be).

The Group's green financing framework dated June 2023 (the "**Green Finance Framework**") is available on the Group's website at: <https://nepirockcastle.com/wp-content/uploads/2023/06/Green-Financing-Framework-June-2023.pdf>.

The Green Finance Framework may be updated from time to time to reflect current market practices. Any amendments to the Green Finance Framework will be available on the Issuer's website. When establishing the terms in the current Green Finance Framework the Issuer has sought to comply with the Green Bond Principles (updated as of June 2021, including the updated Appendix I of June 2022) published by the International Capital Market Association (the "**Green Bond Principles**") and the Green Loan Principles (updated as of 2023) published by the Loan Market Association (the "**Green Loan Principles**").

The Issuer has established a dedicated internal Green Finance Committee (the "**Committee**") to oversee the governance of its Green Finance Framework. The Committee will meet annually, or more frequently, if necessary, to review proposed allocations and ensure that these align with the Green Finance Framework. The Committee is responsible for, amongst others, the evaluation and selection of Eligible Green Projects within the Group portfolio, the validation and approval of the resulting portfolio, and managing any future updates of the Framework and ensuring that a Second Party Opinion (as defined below) is provided following each programme update.

The Issuer has engaged ISS Corporate Solutions, Inc. ("**ISS-Corporate**") to act as an external verifier of the Green Finance Framework and the Eligible Green Projects, and to confirm alignment with the ICMA Green Bond Principles, and the LMA Green Loan Principles. The opinion provided by ISS-Corporate dated 21 June 2023 (the "**Second Party Opinion**") is available on the Group's website at: <https://nepirockcastle.com/wp-content/uploads/2023/06/Second-Party-Opinion-provided-by-ISS-June-2023.pdf>. The Second Party Opinion provides an opinion on certain environmental and related considerations and is not intended to address any credit, market or other aspects of an investment in any Green Bonds, including without limitation market price, marketability, investor preference or suitability of any security. The Second Party Opinion is a statement of opinion, not a statement of fact.

The Issuer will publish a green bond allocation and an impact report covering information at green portfolio level, which will be available on the Group's website within 12 months of issuance and then updated annually until full allocation. Additional information on the performance of specific assets may be available in the Issuer's annual report in the Sustainability Performance section.

The Group's Green Finance Framework and the Second Party Opinion and any other documentation relevant to Notes issued as Green Bonds are subject to review and change and may be amended, updated, supplemented, replaced or withdrawn from time to time.

For the avoidance of doubt, none of the Group's Green Finance Framework, the Second Party Opinion or any other certification, report or opinion relating to the Group's Green Finance Framework or Notes issued as Green Bonds are, or shall be deemed to be, incorporated in and/or form part of this Base Prospectus.

Prospective investors in any Green Bonds should also refer to the risk factors above headed "*Risk Factors - Risks Related to Green Bonds*".

INTRODUCTION TO THE GUARANTOR AND THE GROUP

The Guarantor is a commercial property investor. The Group owns and operates a property portfolio consisting of retail assets in Romania, Poland, Hungary, Slovakia, Bulgaria, Croatia, the Czech Republic and Lithuania, office buildings in Bulgaria and Slovakia and opportunistic "for sale" residential projects in Romania. The operations in Serbia have been divested following the sale of Promenada Novi Sad shopping centre in October 2024. The portfolio generates earnings from long-term, triple-net leases (i.e. in addition to rent, tenants pay property taxes, insurance, property management, utilities and other common area costs).

The Guarantor's business strategy entails:

- investing in retail assets in Central and Eastern Europe that are assessed to occupy, or with the potential to occupy, a dominant position within the catchment area, via a combination of acquisitions and developments;
- active management of its portfolio, focusing on asset growth and constant improvement of the retail assets;
- active re-positioning of its portfolio by disposing of non-core and lower growth assets when opportune;
- opportunistic developments of residential projects on excess land plots adjacent to retail properties;
- benefitting from advantageous funding costs due to continued increase in scale;
- following a conservative financial policy, based on low gearing and strong liquidity; and
- using synergies resulting from the ESG strategy and the energy production from photovoltaic installations.

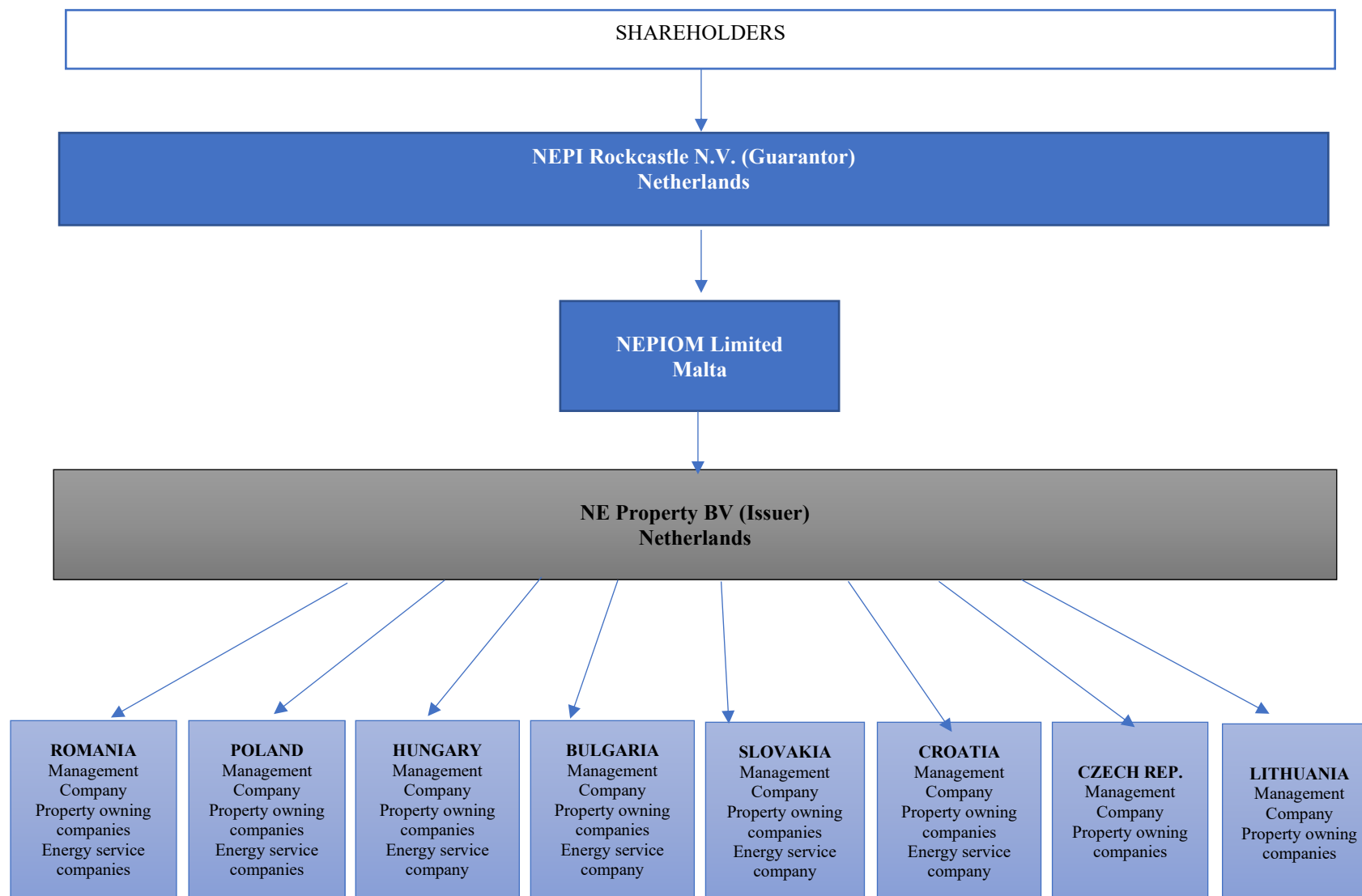
The Group is internally managed by a team of professionals combining investment, development, asset management, leasing and financial expertise. The property management function of the Group is primarily undertaken internally (see "*Description of the Group's operational activities*" – "*Property Management*").

Executive management is overseen by the Board of Directors, including nine non-executive directors (see "*Directors of the Guarantor and Group Executive Management*").

The Guarantor's shares are listed on the Main Board of the JSE (share code NRP) and on Euronext Amsterdam (share code NRP), with a secondary listing on A2X in South Africa. The shares are transferable among the Johannesburg and Amsterdam registers. As at the date of this Base Prospectus, the issued share capital of the Guarantor comprises 712,357,309 ordinary shares of EUR 0.01 each (while the authorised share capital of the Guarantor comprises 2,600,000,000 ordinary shares of EUR 0.01 each) (see "*Major Shareholders*").

The Group companies comprise real estate holding companies, energy companies and management companies in Romania, Poland, Hungary, Slovakia, Bulgaria, Croatia, the Czech Republic and Lithuania and intermediate holding companies established in other jurisdictions. The Guarantor and the Issuer are holding companies and service providing entities and do not own properties directly.

The Group's summarised holding structure is presented below.



DESCRIPTION OF THE GUARANTOR

The Guarantor is a Dutch public company with limited liability (*naamloze vennootschap*) operating under the laws of The Netherlands and registered with the Trade Register of the Chamber of Commerce in The Netherlands under number 87488329.

The Guarantor was incorporated in the Isle of Man on 1 December 2016 and, as of 6 September 2022, it was re-domiciled from the Isle of Man to The Netherlands, via an initial migration to Luxembourg. The Guarantor's statutory seat (*statutaire zetel*) is in Amsterdam and its registered office address is Strawinskylaan 563, WTC Zuidas Tower Ten, 5th floor, 1077 XX Amsterdam, The Netherlands, and its telephone number is +31 20 237 4770. The articles of association (*statuten*) of the Guarantor were adopted on 6 September 2022 and most recently amended and restated on 15 April 2026 and are available at <https://nepirockcastle.com/investors/shareholding-details/>.

The Guarantor is the holding company of the Group and its main functions include the determination of the Group strategy, the review and adoption of business plans within the context of the Group strategy, the overall coordination of the activities of the Group companies, the allocation of resources amongst Group companies and accounting for and monitoring the Group's activities.

The Guarantor has in the Trust Deed irrevocably and unconditionally guaranteed the due and punctual payment of all sums from time to time payable by the Issuer under the Trust Deed, the Notes and the Coupons.

DESCRIPTION OF THE ISSUER

The Issuer is a Dutch private company with limited liability (*besloten vennootschap met beperkte aansprakelijkheid*) incorporated and operating under the laws of The Netherlands and registered with the Trade Register of the Chamber of Commerce in The Netherlands under number 34285470. The Issuer was incorporated on 22 October 2007 as a cooperative with exclusion of liability (*coöperatie met uitgesloten aansprakelijkheid*).

The Issuer's statutory seat (*statutaire zetel*) is in Amsterdam and its registered office address is Strawinskylaan 563, WTC Zuidas Tower Ten, 5th floor, 1077 XX Amsterdam, The Netherlands, and its telephone number is +31 20 237 4770. The articles of association (*statuten*) of the Issuer were adopted on 22 October 2007 and most recently amended and restated on 9 May 2022. The Issuer was incorporated for an indefinite duration.

The Issuer is a holding company that performs the treasury, financing, strategic asset management, advisory and group support activities for its subsidiaries. The Issuer is indirectly wholly owned by the Guarantor as set out in the Group's summarised holding structure presented in the section "*Introduction to the Guarantor and the Group*". The Issuer is the direct or indirect parent of all property-owning companies of the Group.

The Issuer is managed in accordance with its articles of association (*statuten*) and with the provisions of Dutch law.

Board of Directors

The Issuer's Board of Directors (the "**Board**") consists of the following three managing directors (the "**Directors**"):

<u>Name</u>	<u>Function</u>	<u>Position held since</u>
Eugeniu Barbă	Director	9 September 2014
Alex Florescu	Director	1 October 2018
Adela Tapurin	Director	1 October 2022

The Directors have their business addresses at the Issuer's registered office at Strawinskylaan 563, WTC Zuidas Tower Ten, 5th floor, 1077 XX, Amsterdam, The Netherlands. The Issuer currently has eight full-time employees in The Netherlands (two of whom are Directors).

Potential Conflicts of Interests

There are no potential conflicts of interest between the duties of the Directors towards the Issuer and their private interests or other duties.

DESCRIPTION OF THE GROUP'S OPERATIONAL ACTIVITIES

Business model

NEPI Rockcastle N.V. (the "**Guarantor**") is an internally managed commercial property investor and developer that owns and manages retail assets in eight high-growth CEE markets: Romania, Poland, Hungary, Slovakia, Bulgaria, Croatia, the Czech Republic and Lithuania and A-grade offices in Bulgaria and Slovakia. The Group has a strategy of consolidating and expanding its position in existing markets. Moreover, the Group is also exploring selective opportunities in Western European markets, where it considers that its operational platform and capital discipline can be deployed at risk-adjusted returns consistent with those generated by its existing portfolio.

The Group is managed with a focus on sustainable cash flow and aims to maintain its financial position by lowering its overall cost of finance and improving its balance sheet efficiency through a combination of corporate Eurobond issues and unsecured revolving and term bank facilities. The Group's liquidity is closely monitored in conjunction with profitability targets and acquisition plans. Most cash is held in euro and can be accessed immediately.

History

NEPI Rockcastle N.V. was formed in July 2017 through the merger of New Europe Property Investments ("**NEPI**") and Rockcastle Global Real Estate Company Limited ("**Rockcastle**"), each of them having been incorporated in 2007 and 2012, respectively. The group which resulted from the merger became a premier listed retail real estate group in the CEE.

- 2007 – NEPI is established and listed on the AIM market of the London Stock Exchange. First acquisition of a four-property portfolio located in Romania, in Bucharest, Iasi, Bacau and Brasov by NEPI.
- 2008 – Acquisition of a regional office portfolio in Romania and 50 per cent. interest in a German portfolio by NEPI.
- 2009 – Acquisition of the first large retail property in Romania – Braila Mall by NEPI, and NEPI's listing on the Alternative Exchange ("**AltX**") of the Johannesburg Stock Exchange ("**JSE**").
- 2010 – Transfer of NEPI from the AltX to the Main Board of JSE. Acquisition of NEPI's second large retail property in Romania (Retail Park Pitesti) and the top office property in Bucharest, Romania (Floreasca Business Park) by NEPI.
- 2011-2012 – Completion of two-phases extension of Braila Mall. Extension of Retail Park Pitesti. Development of Ploiesti Shopping City in partnership with Carrefour and NEPI's first regional strip centre in Brasov. Acquisition of City Business Centre office property in Timisoara, Romania.
- 2013 – Finalisation of four Romanian retail and office acquisitions by NEPI. Purchase of 70 per cent. interest in Mega Mall project. First Slovakian acquisition (Aupark Zilina). Development of Shopping City Galati and four regional strip centres.
- 2014 – Consolidation of the position in Romania, through the acquisition and development of additional retail properties, such as Buzau Shopping City, Promenada Mall Bucharest, Vulcan Value Centre and Shopping City Targu Jiu. Completion of Phase I of NEPI's first office building development in Romania – The Office, Cluj-Napoca (a joint venture arrangement, with NEPI holding 50 per cent. interest). First Serbian acquisition (Kragujevac Shopping Centre). Consolidation of the position in Slovakia, through the acquisition of Aupark Kosice Mall and Aupark Kosice Tower. Disposal of NEPI's 50 per cent. interest in the German portfolio.
- 2015 – Completion of Mega Mall in Bucharest, Romania. Acquisition of Iris Titan Shopping Centre. Opening of the first phase of Shopping City Timisoara. Finalisation of the second phase of The Office, Cluj-Napoca.
- 2016 – Finalisation of the Shopping City Timisoara greenfield project, through the opening of its second phase. Acquisition of the remaining 30 per cent. of Mega Mall interest. First Croatian and Czech Republic acquisitions – Arena Centar in Zagreb and Forum Usti nad Labem. Further consolidation of the position in

Romania and Slovakia, through the acquisitions of Shopping City Sibiu, Korzo Shopping Centrum and Aupark Shopping Center Piešťany respectively and extensions of City Park, Severin Shopping Centre and Braila Mall.

- 2017 – Merger of NEPI with Rockcastle (a significant real estate company operating in Poland and Czech Republic), creating the premier listed retail real estate group in CEE. Listing of the newly merged company on two stock exchanges, JSE and Euronext Amsterdam ("Euronext"). Market entry into Bulgaria and Hungary, with the acquisition of prime assets in Sofia and Budapest, taking NEPI Rockcastle N.V.'s presence to a total of eight CEE markets. Finalisation of The Office, Cluj-Napoca development project, through the opening of its third phase.
- 2018 – Acquisition of three dominant properties in Poland, Slovakia and Hungary. First Lithuanian acquisition (Ozas Shopping and Entertainment Centre). Opening of the Group's first greenfield development in Serbia, Promenada Novi Sad, the largest mall in the country. Further consolidation in Poland and Romania, through greenfield and brownfield developments.
- 2019 – Completion of a number of extensions to Romanian and Polish properties and finalisation of the Romanian greenfield development, Promenada Sibiu. Disposal of its 50 per cent. interest in The Office, Cluj-Napoca.
- 2020 – Achievement of two important strategic transactions: disposal of the Romanian office portfolio and its remaining listed securities holding. Implementation of Green Finance Framework. Successfully opened a new shopping centre in Targu Mures, Romania.
- 2021 – Disposal of two Serbian retail properties, Kragujevac Plaza and Krusevac Shopping Park, in line with the Group strategy to focus on core dominant properties in countries with investment grade credit rating.
- 2022 – The Group acquired two shopping centres in Poland, Forum Gdansk Shopping Center and Copernicus Shopping Centre, in line with its strategy to increase the concentration of its portfolio in countries with investment grade credit rating and focus on core dominant properties. The Group completed the acquisition of its joint venture partner's 50 per cent. stake in Ploiesti Shopping City in September 2022, becoming the sole asset owner.
- 2023 – Successfully opened a new shopping centre in Craiova, Romania - the largest retail asset opened in CEE in 2023 (the new development comprises a shopping centre of 53,700m² GLA and a retail park of 10,000m² GLA).
- 2024 – Acquisition of two retail properties in Poland, Magnolia Park in Wroclaw and Silesia City Center in Katowice, and exit from Serbia through the disposal of Promenada Novi Sad.
- 2025 – Completion of first greenfield photovoltaic (PV) project in Chisineu-Cris, Romania (54 MW), with commercial operations to commence in 2026.

Asset management

The asset management function of the Group is undertaken internally by its executive management (see "*Directors of the Guarantor and Group Executive Management*" and "*Description of the Issuer*"), who implement the Group's investment and growth strategy together with appropriately skilled and experienced staff that are familiar with the Group's portfolio of properties. The asset management role of the executive management is primarily: to seek new investment opportunities for the Group; to consider ways of optimising performance of existing assets; and, where necessary, to work towards the disposal of assets which no longer contribute to the Group's income growth strategy.

The presence of the Group in eight countries increased the opportunity for cross-selling, wide-scale marketing and active asset management across a larger base of retailers and service providers. The Group's integrated platform is led by a multi-national group of senior asset managers with extensive commercial real estate experience.

Property management

Property management is an important strategic component for the Group. Leasing and marketing are coordinated internally for all properties, while the actual property management function was fully internalised during 2024. The property management function is undertaken by an in-country management team with a proven real estate track record in the relevant region and a strong understanding of the property portfolio, benefitting from long-term relationships with tenants. The internalisation of property management functions and teams, along with the alignment of practices and processes across the Group's portfolio have had a positive impact on team dynamics and have resulted in significant operational efficiencies throughout the Group.

Investment strategy and the acquisition process

The Group is focused on expanding and consolidating its portfolio of retail assets in Romania, Poland, Hungary, Slovakia, Bulgaria, Croatia, the Czech Republic and Lithuania, through acquisition or development of retail assets that meet its investment criteria. Moreover, the Group is also exploring selective acquisition opportunities in Western European markets, where it considers that its operational platform and capital discipline can be deployed at risk-adjusted returns consistent with those generated by its existing portfolio. Geographically diverse management skills allow the Group to pursue property opportunities more efficiently, benefitting from a competitive advantage in the acquisition, development and management of properties.

Acquisitions of properties are initiated by the Group's acquisition team, which identifies, reviews and analyses investment opportunities by leveraging on the Group's wide contact network in the retail and real estate industries. The due diligence process commences if an opportunity meets the Group's investment criteria and Investment Committee (as defined in "*Directors of the Guarantor and Group Executive Management*") approval is obtained. Assuming a favourable due diligence outcome (such due diligence may be outsourced to qualified third party providers) and that the commercial terms are agreed, the Investment Committee recommends the acquisition to the Board for approval. Once Board approval has been obtained, the acquisition is executed primarily by the acquisition team in collaboration with the asset management team which takes over the management of the asset post acquisition based on the underlying assumptions relied upon during the commercial part of the due diligence.

To meet the Group's investment criteria, a retail asset must occupy or have the potential to occupy a dominant retail location within the relevant catchment area or region and, in the opinion of the Management, such dominant position is sustainable in the long term. In assessing this, the Group considers a number of factors and their interplay, including catchment, macroeconomic specifics of the relevant region or city, size, tenant mix (product and service offering), potential for extension, growth potential, design, technical specifications, location, access and visibility. For example, adequate size is critical by enabling the most comprehensive tenant mix in the region, whereas the potential for future extension reduces the threat of significant future competition. The optimal tenant mix usually comprises a large proportion of food and fashion anchor tenants with a substantial leisure offering.

Development process

The Group invests in developments which it expects to significantly contribute to growth in distributable earnings per share. Development, redevelopment and expansion opportunities are identified in regions with commercial potential and low levels of retail stock. Careful consideration is given to achieving a dominant competitive location within the relevant region. The Group commits to development costs in a phased manner to limit risk. Land is acquired after a due diligence process, the completion of feasibility studies and assessing retailers' interest. Construction costs are committed to on a gradual basis (after obtaining the required permits and meeting the agreed pre-leasing targets) and are limited to the availability of internal sources of financing.

The Group currently has a pipeline of planned retail development/extensions and refurbishment in Romania, Poland, Hungary and Bulgaria. The Group's experience in the above-mentioned retail markets and its strong relationship with anchor tenants across the CEE ensures that interest in a particular project can be assessed at a very early phase, before land is acquired, thus minimising development risk. All existing developments and extensions previously undertaken by the Guarantor were finalised within budget, on time and were substantially leased on opening.

The Group's in-house expertise and the development team's ability to supervise and undertake project management responsibilities with respect to the initiation of a project, vetting and appointment of contractors and monitoring the progress of a project, ensures greater control over such developments. The Group enters into construction agreements with contractors who have proven financial and professional capabilities in addition to a track record of completing projects of a similar scope on time and within budget.

The development cash-flows are closely monitored on an ongoing basis to ensure that finance is available in a timely manner for all developments. The Group will continue to commit to limited low-risk development, redevelopment and extension opportunities in a non-speculative phased manner in markets where it has established an operating presence and where there are opportunities that meet the Group's investment criteria.

Development projects, either ongoing or recently finalised, include the extension of Promenada Bucharest (Romania), the redevelopment of Bonarka City Center (Poland), the extension of Pogoria Shopping Center (Poland) which was successfully opened in February 2026 and the refurbishment of Arena Mall (Hungary). Projects under permitting include the development of a large shopping centre in Plovdiv (Bulgaria), a retail park in Galati (Romania), extension in Karolinka Shopping Center (Poland) and two residential projects in Brasov and Craiova (Romania).

The second phase of the renewable energy programme is progressing with 22 on-site plants outside Romania at different stages of installation. The third phase, involving greenfield photovoltaic plants in Romania, is advancing well: the Chisineu-Cris plant (54 MW) is expected to commence commercial operations soon, and the Aricestii Rahtivani plant (60 MW) is expected to start commercial operations by the end of 2026. An additional €47 million was approved in 2025 for Battery Energy Storage Systems (100 MW).

The total investment value of projects under construction, or permitting as at 31 December 2025 was over €840 million (including extensions and redevelopments of existing assets together with the green energy investments), of which €326 million had been invested by 31 December 2025.

The Group will continue to invest in developments contributing to growth and improving long-term portfolio prospects, and will constantly monitor, and revise, the development pipeline in line with current objectives and constraints. The Group estimates that it will invest approximately €338 million in development and capital expenditure related to its ongoing projects in 2026 and will consider new development opportunities depending on how market circumstances evolve. The development strategy going forward will target diversification through a focus on mixed-use and residential projects, the latter on land owned by the Group and adjacent to its shopping centres.

Description of the portfolio

As at 31 December 2025, the Group owned and operated 59 income-producing properties with 2.4 million m² of GLA. The Group had four developments under construction, photovoltaic projects under construction across six countries, three developments under permitting and pre-leasing commitments, two residential projects under permitting and land held for future extensions and developments.

As at 31 December 2025, the entire property portfolio was independently valued by external appraisers, who are members of the Royal Institute of Chartered Surveyors (and with respect to valuers of properties in Romania, of the National Association of Authorised Valuers in Romania). The valuation of the property portfolio as at 31 December 2025 was performed as follows:

- Romania – Colliers Valuation and Advisory S.R.L – 169A Calea Floreasca Street, AFI Park Floreasca, Building A, 2nd Floor, 1st District, Bucharest, Romania;
- Poland – Jones Lang LaSalle Sp. z o., plac Europejski 1, 00-844 Warsaw, Poland;
- Hungary – Cushman & Wakefield Nemzetközi Ingatlan Tanácsadó Kft., H – 1052 Budapest, Deák Ferenc utca 5, Budapest, Hungary;
- Slovakia – Cushman & Wakefield Property Services Slovakia, s.r.o – Pribinova 10, 811 09 Bratislava, Slovakia;
- Bulgaria – Colliers International EOOD – Sofia 1784, Mladost district, 115K Tsarigradsko shose Blvd., European Trade Centre, Build. B, floor 7, Bulgaria;
- Croatia – CBS International d.o.o. (part of Cushman and Wakefield Group) – Radnička cesta 80, Zagreb, Croatia;
- The Czech Republic – Cushman & Wakefield, s.r.o – Quadrio Offices, Purkyňova 2121/3, Praha 1, Prague, Prague 110 00, Czech Republic; and
- Lithuania – Jones Lang LaSalle Sp. z o., plac Europejski 1, 00-844 Warsaw, Poland.

The value of the investment property portfolio of the Group as at 31 December 2025 was EUR 8,242,269 thousand after having recorded a fair valuation gain in 2025 of EUR 162,252 thousand. This value includes (i) investment

properties in use at fair value, together with right-of-use assets (recognised in accordance with IFRS[®] 16), (ii) investment properties under and held for development and (iii) investment properties held for sale.

Approximately 99 per cent. of the Group's property portfolio (by market value) consists of retail properties. As at 31 December 2025, the Group's property portfolio in use was geographically spread as follows (by market value): 35 per cent. was located in Romania, 35 per cent. in Poland, 8 per cent. in Bulgaria, 7 per cent. in Hungary, 7 per cent. in Slovakia, 4 per cent. in Croatia, 2 per cent. in the Czech Republic and 2 per cent. in Lithuania. All of the property portfolio in use at such date was located in EU investment-grade countries.

SCHEDULE OF INCOME-PRODUCING PROPERTIES AS AT 31 DECEMBER 2025

Country	Buildings/ Assets	Gross Lettable Area	Valuation/ Cost to date	Passing Rent [^]	EPRA Occupancy ^{^^}
		m ²	€m	€m	
INCOME PRODUCING PROPERTIES AND HELD FOR SALE	61	2,385,700	7 866	575	98.8 per cent.
RETAIL	57	2,320,400	7 787	569	99.0 per cent.
Romania	28	939,300	2 740	203	99.4 per cent.
Poland	16	783,000	2 732	195	99.3 per cent.
Bulgaria	2	137,400	577	45	99.9 per cent.
Hungary	2	123,300	538	36	96.3 per cent.
Slovakia	5	117,300	535	37	96.3 per cent.
Croatia	1	75,300	301	24	98.6 per cent.
Czech Republic	2	74,200	195	13	98.2 per cent.
Lithuania	1	70,600	169	16	100 per cent.
OFFICE	2	41,300	69	5	84.6 per cent.
Bulgaria	1	28,500	48	3	81.5 per cent.
Slovakia	1	12,800	21	2	92.3 per cent.
HELD FOR SALE PROPERTIES	2	24,000	10	1	76.5 per cent.
Romania	2	24,000	10	1	76.5 per cent.

[^] Annualised passing rent was computed based on the contractual rents effective as at 31 December 2025.

^{^^} Occupancy ratio = 1 - EPRA Vacancy ratio.

Source: Company data from the Annual Report of the Guarantor – pages 396-397, audited

SCHEDULE OF DEVELOPMENTS AND LAND HELD FOR DEVELOPMENT AS AT 31 DECEMBER 2025

	Country	Type	Category	GLA* m ²	Valuation/ Cost to date
					€m
Retail Developments under construction				69,400	185
Promenada Bucharest	Romania	Mixed-use	Extension	55,400	178
Bonarka City Center [^]	Poland	Mall	Refurbishment	4,700	-
Pogoria Shopping Centre* [^]	Poland	Mall	Extension	4,800	7
Arena Mall [^]	Hungary	Mall	Refurbishment	-	-
Photovoltaic Projects under construction					
Photovoltaic projects***	all countries	Green energy	Development	n/a	35
Developments under permitting and pre-leasing (excluding residential projects)				129,100	64
Promenada Plovdiv	Bulgaria	Mall	Development	60,500	39
Galati Retail Park [^]	Romania	Mixed-use	Development	59,800	25
Karolinka Shopping Centre	Poland	Mall	Extension	8,800	-
Battery Energy Storage Systems	Romania	Green energy	Development	n/a	-
Land held for future developments and extensions					33

	Country	Type	Category	GSA** m ²	Valuation/ Cost to date^^^
Developments under permitting				33,000	3
- Residential projects					
Craiova Residential	Romania	Residential	Development	11,800	1
Brasov Residential	Romania	Residential	Development	21,200	2

[^] Refurbishment costs are allocated on the existing properties, The properties (including the refurbishment costs) are subject to fair valuation at half year and year-end

* Amounts included in this table are estimates and may vary according to permitting, pre-leasing and final configuration of the completed development projects.

** GSA - Gross sellable area

*** Cost to date is presented in Property, plant and equipment, as Photovoltaic panels under construction

*^ Opened in February 2026

^^ Including residential project with 21,500m² GSA

^^^ Cost of land for residential projects is included in Investment property under development. As the permitting is obtained, the cost of land is transferred to Inventory property

Source: Company data

Leasing and tenant profile

The Group's European Public Real Estate Association ("EPRA") occupancy rate was 98.8 per cent. as at 31 December 2025 (98.3 per cent. as at 31 December 2024).

The collection rate for 2025 was over 99.5 per cent. for the reported revenues. The Group employs a range of strategies to improve the attractiveness of each retail asset and increase footfall, trading densities and occupancy. The retail offering is constantly monitored and adjusted to consumer needs in each specific location with an emphasis on the fashion, leisure and food segments. The Group maintains strong relationships with anchor tenants and has significant insight in relation to their trading performances and expansion plans. The leasing team determines sustainable retail rents as a function of trading densities; the tenants' expected sales are accurately estimated based on consultations, market studies and the Group's retail portfolio database.

During 2025, the Group signed 500 new leases (for 113,000m², representing 4.7 per cent of total GLA). International tenants accounted for 63 per cent. of newly signed leases. Another 951 leases were renewed during the year. More GLA was leased in 2025 than covered by lease agreements expiring in the year, which led to a decrease in vacancy by 0.5 per cent.

The Group aims to maintain the attractiveness of retail space for existing and potential tenants through high standards of maintenance and services. The negotiations for lease extensions and re-lettings start in advance of contract expiry. The Group targets multinational tenants with strong track records. The creditworthiness of potential tenants is reviewed, and parent company guarantees are obtained from those multinationals whose local subsidiaries are perceived to be insufficiently established.

The top ten retail tenants accounted for 25.7 per cent. of the annualised passing rent of the Group as at 31 December 2025 and include multinational retail anchor tenants such as LPP Fashion, INDITEX, Carrefour, CCC, Auchan, H&M, New Yorker, Peek & Cloppenburg, Cinema City and Altex. Out of the Group's total rentable area, 68 per cent. is occupied by large international or national tenants, with assets and/or turnovers higher than EUR 200 million (type A tenants).

Lease terms

The investment strategy is biased towards long-term leases in euro with strong corporate covenants. As at 31 December 2025, the weighted average unexpired lease term ("WAULT") up to contractual maturity was 4.5 years (3.6 years up to the first break option).

The main lease terms include a minimum term of ten years for hypermarkets, DIYs and cinemas. Different lease duration terms are provided in the lease agreements entered into by the Group with other tenants (between 3 to 7 years). The Group maintains a weighted average lease term of over four years for the purpose of a higher adaptability to the market to accommodate new retail concepts and a low risk profile (as the lease renewal profile for a particular property is 'flattened' over time, as opposed to having the majority of tenants expiring in a particular year). All leases are negotiated in Euro and the large majority are triple-net leases (i.e. in addition to rent, tenants pay property taxes, insurance, property management, utilities and other common area costs). The majority of retail

leases include turnover related clauses whereby the tenant pays the higher of the turnover or the base rent. Rent and marketing charges are adjusted annually in line with EU inflation and cash or parent company guarantees are received from tenants. Limited incentives (fit-out contributions and rent free periods) are provided to retail anchor tenants and large office tenants.

Lease expiry schedule as at 31 December 2025

	Percentage of Group's total rental income*
Year	
2026.....	8.5%
2027.....	15.4%
2028.....	14.1%
2029.....	14.6%
2030.....	15.5%
2031.....	11.7%
2032.....	2.9%
2033.....	2.1%
2034.....	3.2%
>=2035	12%
TOTAL.....	100%

*Percentages computed based on contractual lease maturity date

Typically, the Group has lease agreements with longer durations of up to 30 years with some of its anchor tenants. Given these longer lease periods, the relevant lease agreements are typically subject to break clauses which usually come into effect after a specific period from the commencement of the lease period under such lease agreements (usually ten years for hypermarkets, DIYs and cinemas, and three to five years for other tenants). The above lease expiry schedule does not take into consideration such break options that may be contained in the respective lease terms.

Operational and financial indicators

Operational and financial performance indicators	Year ended 31 December 2025	Year ended 31 December 2024	Year ended 31 December 2023
Total net rental and Related Income ("Net Operating Income" or "NOI") in EUR thousand.....	€618,110	€555,939	€491,209
Collection rate ¹	99.5%	99%	99%
EPRA occupancy ratio.....	98.8%	98.3%	97.8%
Loan-to-value (LTV) ²	32.8%	32.1%	32.2%
Unencumbered assets (% of investment property)	84%	85%	84%
Cost of debt ³	3.2%	2.7%	2.5%
Average remaining debt maturity ⁴	4.1 years	3.0 years	3.6 years
Long-term interest rate hedge coverage	84%	86%	100%
EPRA net initial yield ⁵	6.98%	6.98%	6.94%
EPRA 'topped up' net initial yield ⁶	7.00%	7.00%	6.97%

¹ Operational performance indicator computed as cash collected relative to the gross rental income and service charge income as recognised in the financial statements.

² Interest bearing debt less lease liabilities associated to rights of use assets (IFRS® 16) less cash, divided by investment property (including investment property held for sale and property, plant and equipment related to photovoltaic installations) less right of use assets (IFRS® 16).

³ Mathematical measure of the finance expense divided by the periodical average outstanding debt. This is a blended rate which includes the cost of maintaining the Group's total committed debt facilities. If considering the Group outstanding debt for the period, the average cost of debt was 3.75 per cent (2024: 3.55 per cent).

⁴ Average time a loan takes to fully mature weighted by the amount of principal left to be paid on the loan.

⁵ Annualised rental income based on passing cash rents, less non-recoverable property operating expenses, divided by the market value of the property/portfolio.

⁶ EPRA net initial yield adjusted to reflect rent after the expiry of lease incentives such as rent-free periods and rental discounts.

Source: Company data

Finance

The Group favours private placements over rights issues for equity financing and, historically, all placements via book building have been significantly oversubscribed. The Group monitors the market and, if opportunities are identified, it may raise further equity from time to time.

The Group maintains a conservative business and financial risk approach in terms of its capital structure, liquidity and investment policies. The Group uses derivative instruments conservatively and maintains a track record of covenant compliance as well as compliance with the requirements of each stock exchange on which the Guarantor is listed.

The Group has a strong liquidity profile, with EUR 313,994 thousand in cash and cash equivalents, and EUR 740,000 thousand in undrawn unsecured revolving facilities, as of 31 December 2025.

The Group's loan-to-value ("LTV") was 32.8 per cent. as of 31 December 2025, comfortably within the Group's debt covenants and within the Group's long term strategic threshold of 35 per cent. The strategic threshold can be opportunistically increased to maximum 40 per cent. in the short-term with a plan of reducing it below 35 per cent. within 12-18 months.

The table below provides a description of the outstanding principal amount of the loans and borrowings of the Group's subsidiaries by country as of 31 December 2025:

Interest bearing borrowings as at 31 December 2025 (all amounts in EUR'000)

Country	Type	Outstanding amount	Available for drawdown	2026	2027	2028	>2029
The Netherlands	Unsecured fixed coupon bonds	2,000,000	-	249,997	250,003	-	1,500,000
The Netherlands	Revolving facilities	-	740,000	-	-	-	-
The Netherlands	Unsecured loan	518,476	-	-	-	73,521	444,955
Poland	Secured loans	72,804	-	745	745	745	70,569
Slovakia	Secured loans	93,737	-	5,800	5,800	5,800	76,337
Romania	Secured loans	284,951	-	12,433	13,207	170,208	89,103
Czech Republic	Secured loans	38,800	-	600	600	600	37,000
Total		3,008,768	740,000	269,575	270,355	250,874	2,217,964

Source: Company data

The weighted average effective interest rate on outstanding debt during 2025 was 3.75 per cent. (2024: 3.55 per cent). Including the commitment fees incurred on the undrawn revolving credit facility, the all-in cost of maintaining the Group's total committed debt facilities was 3.2 per cent. on a blended basis (2024: 3 per cent.).

As of 31 December 2025, unsecured debt represented 87 per cent. of NEPI Rockcastle N.V.'s outstanding debt. The un-hedged balance represents 16 per cent. of the total outstanding debt and corresponds mainly to the IFC loan balance.

As at 31 December 2025, the ratios calculated for all unsecured loans and bonds showed ample headroom compared to the covenants thresholds (for more information on how the ratios set out below are defined see "Terms and Conditions of the Notes - Financial Covenants"):

- Solvency Ratio: 0.38 (compared to 0.38 as at 31 December 2024) (compared to covenant threshold of maximum 0.60)
- Consolidated Coverage Ratio: 5.04 (compared to 5.01 as at 31 December 2024) (compared to covenant threshold of minimum 2); and
- Unencumbered Consolidated Total Assets / Unsecured Consolidated Total Indebtedness: 266 per cent. (compared to 261 per cent. as at 31 December 2024) (compared to covenant threshold of minimum 150 per cent.).

In 2025, NEPI Rockcastle N.V. extended the contractual maturities related to unsecured committed revolving credit facilities as follows:

- ING Bank's facility was extended to a maturity of three years, with two additional one-year extension options, currently expiring in July 2028, with the maximum principal available maintained at €100 million;
- the facility from a three-bank syndicate (BRD-Groupe Société Générale, Garanti Bank and Unicredit Bank) was extended to a maturity of three years, with two additional one-year extension options, currently expiring in July 2028, with the maximum principal available increased from €170 million to €190 million;
- a four-bank syndicate facility led by Deutsche Bank AG as arranger was extended for one year, until January 2029, with the maximum principal available increased to €250 million from €200 million, with JP Morgan joining the syndicate; and
- the revolving credit facility from a two-bank syndicate led by Raiffeisen Bank International was extended for one year, until January 2029, with the maximum principal available maintained at €200 million.

Consequently, as at 31 December 2025, the revolving credit facilities' capacity amounts to €740 million (31 December 2024: €670 million) and is fully undrawn.

In September 2025, the Group issued a €500 million green unsecured Eurobond, having an eight-year tenor and maturing in September 2033. The bond carries a 3.875 per cent. coupon, with an issue price of 99.353 per cent. Proceeds were used to proactively manage the upcoming maturities in October 2026 and July 2027, with €250 million of each tranche refinanced. The allocation of the proceeds will be aligned to the Group's Green Finance Framework.

The Group increased one of its existing secured loans in Romania by €32 million in December 2025, to strengthen its liquidity position further. The maturity of the loan remains unchanged.

The Group signed a new green unsecured facility with Raiffeisen Bank S.A. in December 2025, dedicated to refinancing the photovoltaic solar plants being developed in Romania. The facility has a 10-year tenor and a total commitment of €45 million. The first tranche of €21 million was disbursed in December 2025, while the second tranche is expected to be drawn in 2026.

Subsequent to the year-end, the Group signed a €225 million green term facility agreement with a five-year maturity, arranged with a consortium of three banks - ING, SMBC, and Intesa. The committed facility was drawn down on 31 March 2026. The funding was secured on competitive terms, referenced to Euribor rates. The facility has strengthened the Group's liquidity position and is in line with the Group's Green Finance Framework.

In addition, one of the secured green portfolio loan facilities in Romania was successfully renegotiated, resulting in a €74 million top-up. Furthermore, a secured loan in the amount of €52 million of a Slovakian subsidiary was fully repaid subsequent to the reporting date.

Sustainability and Environmental Matters

NEPI Rockcastle N.V. has continued to advance its sustainability strategy, structured around four core pillars, aligning with international climate-related disclosure recommendations and standards. The strategy is closely integrated with the Group's green financing and sustainability-linked frameworks, reinforcing its commitment to sustainable development. In 2024, the Group achieved validation from the Science Based Targets initiative (SBTi) for its decarbonisation targets, marking a significant milestone in its journey towards net-zero emissions.

The Group's ESG commitment is underpinned by four foundational pillars:

- Pillar one: Investing in healthy and sustainable buildings extensively covers environmental topics, with a special focus on climate change;
- Pillar two: Fostering trust with stakeholders, focuses on social topics pertaining to the Group's sites, operations, value chain (tenants, customers, suppliers), and the wider community;
- Pillar three: Pursuing energy leadership, expected to significantly expand the Group's green energy generating capacity, and increase the coverage of electricity consumption needs of its tenants, enhancing the revenues from green energy production; and

- Pillar four: Cultivating an attractive, professional and ethical work environment, outlines the governance, human rights and workforce management approach.

The Group continues its commitment to maintaining a BREEAM-certified standing portfolio, to increasing the use of electricity from renewable sources, based on on-site production and sourcing, as well as to further improve energy efficiency.

The BREEAM methodology is covering aspects such as climate change, energy and water use, health and well-being, pollution, transportation, materials, waste management, ecology and biodiversity, management processes. As of December 2025, 100 per cent. of the eligible portfolio (excluding strip centres and industrial) is BREEAM certified with 95 per cent. rated “Very Good” or above (by GLA). The BREEAM New Construction Certification was initiated for the shopping centres in the development pipeline.

The onsite renewable photovoltaic installations continued to be a valuable initiative on the NEPI Rockcastle N.V.'s pathway to reach net zero. The first phase of the Group's green energy journey was launched in 2022 and completed in 2024. The Group invested €34 million to install photovoltaic panels in 27 locations in Romania and one in Lithuania, with a total capacity of 38 MW. The current installed capacity covered 6 per cent. of the Group's electricity needs for 2025, avoiding a corresponding increase in carbon emissions of 5 per cent. The second phase of the renewable energy programme is progressing with 22 on-site plants outside Romania at different stages of installation. The third phase, encompassing greenfield photovoltaic plants in Romania, is advancing well: the Chisineu-Cris plant (54 MW) is expected to commence commercial operations soon, and the Aricestii Rahtivani plant (60 MW), is planned to start commercial operations by the end of 2026.

In parallel to building solar production capacity, the Group continued the sourcing of electricity from renewable sources, as certified based on the mechanism of Guarantees of Origin, defined by the Directive 2009/28/EC of the European Parliament and of the Council of 23 April 2009 on the promotion of the use of energy from renewable sources. See also *"Risk Factors— The Group is exposed to operational and regulatory risks relating to its photovoltaic solar panels."*

NEPI Rockcastle N.V. participates in external benchmarks and initiatives via recognised, leading rating agencies and international organisations, to showcase its commitment to transparent and consistent reporting, comparison to peers, enhancing the credibility of its sustainability strategy and performance.

Risk Management

The Group developed a comprehensive framework for the management of risks, to increase overall awareness of risk management principles and to enable the management functions to better identify, assess and control risks within their areas, thus aiming to align and integrate risk management with strategy and business objectives setting.

The responsibility for managing risks is shared between management and the Board of Directors assisted by the Risk and Compliance Committee. The Risk and Compliance Committee set up to support the Board in exercising its oversight role over enterprise risk and compliance management processes, as well as to ensure that the Group has implemented an effective approach for risk management that will enhance its ability to achieve its strategy and business objectives. In addition, a Risk and Compliance Officer, reporting to the Risk and Compliance Committee, is mandated by the Board of Directors with overseeing compliance and enterprise risk management as a second line of accountability.

Management seeks to embed risk management practices into the day-to-day operations and to ensure that these practices are applied consistently, seeking to build a risk aware culture and efficiently manage risks. Furthermore, management is empowered to decide whether to proceed with mitigation strategies and implement contingency actions, within the risk appetite approved by the Board, especially those that have an associated cost or resource requirement, while the Board of Directors directly and through the Risk and Compliance Committee exercises overall oversight.

The Group has zero-tolerance towards risks related to: fraud, corruption, ethics, money laundering, terrorism financing, damage to its reputation materially affecting its ability to attract funding and personnel or its relations with business partners, non-compliance with financial reporting standards, any practices presenting a risk of market abuse as defined by the rules and regulations of the markets where the Groups' shares are trading, material non-compliance with data privacy regulations, lack of safety during construction and further on, in operations,

which could result in accidents or injuries, involvement in political issues, non-compliance with material competition law requirements.

Unexpected evolution in the political, economic, financial, currency, regulatory, geopolitical, social or health environments in the jurisdictions in which the Group operates may have an impact on Group's valuation of assets, financial results, distribution policy, extension initiatives and/or investment/divestment activities. Key strategic directions decided by the Group are considered for periodic assessment, ensuring identified risks are aligned to evolving business objectives, while seeking adequately and efficiently to address potential negative impact on the Group's activities or correctly weighing the potential opportunities for the Group.

Every risk is mapped to one or more of the Group's strategic goals and this mapping is revisited annually, in order to ensure applicability, relevancy, as well as to detect correlations between risks. The Group prioritised the following risk triggers during the risk assessment and management process in 2025:

- overall economic context (gas/oil crisis, utilities cost increase, inflation ratio escalation, increased prices of goods and services, unemployment ratio, changes in consumers' preferences regarding essential goods or services versus luxury or pleasure);
- disruption to global supply chains impacting resilience, business continuity and overall prices evolution;
- potential utilities unavailability which may result in business interruption;
- escalation of overall geo-political tensions.

Cash flow management is performed on a daily basis and forecasts for the next year are updated several times a year. Capital is sourced from a diversity of sources, debt maturities are spread over time, while committed but undrawn facilities are always kept available. Active capital markets engagement and banks relationship management by the Group CFO and CEO seek to ensure that new sources of capital are available to the Group. Furthermore, to mitigate stock market volatility risk, the Group performs an ongoing assessment of exposures and assessment of liquidity under the supervision of the Risk and Compliance Committee.

Insurance

The Group maintains insurance protection in all countries where it has properties and where it is currently developing and operating its business. The Group carries various types of insurance coverage in amounts it believes are reasonable for the business, including property all-risk insurance against material damage to its assets caused by, among other risks, fire, explosions, earthquakes, natural phenomena, theft, malicious damages and consequent business interruption coverage. Also, comprehensive third-party liability insurance is in place for all properties. In addition, for construction projects, the Group purchases construction all-risk insurance to complement the insurance policies taken out by the contractors hired by the Group. Tenants are required to take out their own insurance for their property located in the buildings as well as for potential damages caused by them to the Group's or other tenants' property.

The Group believes that its insurance coverage is adequate and in accordance with customary industry practice in the markets in which it operates. Management regularly reviews the adequacy of the insurance coverage.

Subsidiaries comprising the Group

A list of subsidiaries comprising the Group as at 31 December 2025, including the Guarantor's percentage ownership (direct or indirect) in each such subsidiary is shown below:

No.	Subsidiary	Incorporation/date became subsidiary	Country of incorporation	Principal activity	Effective interest
1.	ACE3 Sp.z o.o.	Jun 2013/Jul 2017	Poland	Property-owning	100%
2.	Arena Center Zagreb d.o.o.	2006/Nov 2016	Croatia	Property-owning	100%
3.	AUPARK Kosice SC, s.r.o.	Nov 2008/Dec 2014	Slovakia	Services	100%
4.	AUPARK Kosice, spol. s.r.o.	Jan 2004/Dec 2014	Slovakia	Property-owning	100%
5.	AUPARK Piestany SC, s.r.o.	Nov 2008/Aug 2016	Slovakia	Services	100%
6.	AUPARK Piestany, spol. s.r.o.	Apr 2004/Aug 2016	Slovakia	Property-owning	100%
7.	AUPARK Tower Kosice, s.r.o.	Nov 2008/Dec 2014	Slovakia	Property-owning	100%
8.	AUPARK Žilina SC a.s.	Oct 2008/Aug 2013	Slovakia	Services	100%
9.	AUPARK Žilina spol. s.r.o.	Dec 2003/Aug 2013	Slovakia	Property-owning	100%
10.	Aurora Mall Buzau SRL	Oct-12	Romania	Property-owning	100%

11.	Białystok Property Sp.z o.o.	Apr 2017/Jul 2017	Poland	Property-owning	100%
12.	Bonarka City Center Sp.z o.o.	May 2014/Jul 2017	Poland	Property-owning	100%
13.	Braila Promenada Mall SRL	Sep-09	Romania	Property-owning	100%
14.	Brasov Shopping City SRL	Jun-11	Romania	Property-owning	100%
15.	Bulfeld EOOD	Apr 2007/Dec 2017	Bulgaria	Property-owning	100%
16.	CEE Property Bulgaria EOOD	Jul 2008/Aug 2017	Bulgaria	Property-owning	100%
17.	CHP1 Sp. Z o.o.	Oct 2020/May 2021	Poland	Services	100%
18.	City Park Constanta SRL	Feb 2005/Nov 2013	Romania	Property-owning	100%
19.	Constanta Shopping City SRL	Mar-13	Romania	Property-owning	100%
20.	Copernicus Property Sp. z o.o.	Dec 2017/Dec 2022	Poland	Property-owning	100%
21.	Deva Shopping City SRL	Jul 2005/Aug 2013	Romania	Property-owning	100%
22.	Elco Energy Sp. z o.o.	Mar 2012/Dec 2024	Poland	Services	100%
23.	Elco ICT Sp. z o.o.	Apr 2005/Dec 2024	Poland	Services	100%
24.	Energit sp.z.o.o.	Dec 2007/Jul 2017	Poland	Services	100%
25.	E-Power Supply d.o.o. Beograd	Jul-17	Serbia	Services	100%
26.	E-power supply EOOD	Nov-17	Bulgaria	Services	100%
27.	E-power supply Kft	Jun 2024	Hungary	Services	100%
28.	E-power supply management d.o.o.	Sep-17	Croatia	Services	100%
29.	E-Power Supply s.r.o.	Nov-15	Slovakia	Services	100%
30.	Expo Real Estate Project SRL	May-19	Romania	Services	100%
31.	Festival Shopping Center SRL	Jun 2008/Feb 2018	Romania	Property-owning	100%
32.	Floreasca Center SRL	Apr 2011/Nov 2014	Romania	Holding	100%
33.	Forum Gdańsk Property Sp. Z o.o.	May 2012/Dec 2022	Poland	Property-owning	100%
34.	FORUM Usti s.r.o.	Jan 2005/Feb 2016	Czech Republic	Property-owning	100%
35.	Galati Shopping City SRL	Jun-12	Romania	Property-owning	100%
36.	General Building Management SRL	Aug 2004/Jan 2008	Romania	Property-owning	100%
37.	General Investment SRL	Mar 2003/Jan 2008	Romania	Property-owning	100%
38.	Gontar Sp.z o.o.	Mar 2013/Jul 2017	Poland	Property-owning	100%
39.	HANSA Immobilien EOOD	Oct 2008/Aug 2017	Bulgaria	Property-owning	100%
40.	Iris Titan Shopping Center SRL	Apr 2005/Jul 2015	Romania	Property-owning	100%
41.	Karolinka Property Sp.z o.o.	Jul 2014/Jul 2017	Poland	Property-owning	100%
42.	Liberec Property s.r.o.	Jan 2007/Jul 2017	Czech Republic	Property-owning	100%
43.	Magnolia Property Sp. z o.o.	Dec 2010/Oct 2024	Poland	Property-owning	100%
44.	Mammut Management Kft	Aug 2017/Sep 2018	Hungary	Services	100%
45.	Mammut Real Estate Kft	Feb-19	Hungary	Property-owning	100%
46.	Mammut Zrt	Aug 2011/Sep 2018	Hungary	Property-owning	100%
47.	Marapi Sp.z o.o.	Apr 2017/Jul 2017	Poland	Property-owning	100%
48.	Mega Mall Bucuresti SRL	Feb 2007/Aug 2013	Romania	Property-owning	100%
49.	Milvus sp.zo.o	Aug 2008/May 2018	Poland	Property-owning	100%
50.	Mlynny a.s.	Mar 2006/Aug 2018	Slovakia	Property-owning	100%
51.	Monarda Sp.z o.o.	Jul 2015/Jul 2017	Poland	Property-owning	100%
52.	Muntenia Beton Max SRL	May 2021/Dec 2024	Romania	Services	100%
53.	NE Property B.V.	Oct-07	Netherlands	Holding	100%
54.	NEPI Bucharest One SRL	Sep-07	Romania	Property-owning	100%
55.	NEPI Bucharest Two SRL	Dec-07	Romania	Property-owning	100%
56.	NEPI Croatia Management d.o.o.	Jan-17	Croatia	Services	100%
57.	NEPI Czech Management s.r.o.	Sep-16	Czech Republic	Services	100%
58.	Nepi Four Real Estate Solutions SRL	Mar-13	Romania	Holding	100%
59.	NEPI Investment Management SRL	Jun-10	Romania	Services	100%
60.	NEPI Project Four EOOD	Nov-17	Bulgaria	Property-owning	100%
61.	NEPI Project One EOOD	Mar-17	Bulgaria	Property-owning	100%
62.	NEPI Project Three EOOD	Nov-17	Bulgaria	Services	100%
63.	NEPI Project Two EOOD	May-17	Bulgaria	Holding	100%
64.	NEPI Real Estate Development d.o.o.	Nov-14	Serbia	Services	100%
65.	NEPI Rockcastle Green Energy B.V.	Sep 2024	Netherlands	Services	100%
66.	NEPI Rockcastle Hungary Kft.	Oct-17	Hungary	Services	100%
67.	NEPI Rockcastle Lithuania UAB	Oct-18	Lithuania	Services	100%
68.	Nepi Seventeen Land Development SRL	Jul-14	Romania	Services	100%
69.	NEPI Six Development SRL	May-12	Romania	Services	100%

70.	Nepi Sixteen Real Estate Investment SRL	Jul-14	Romania	Holding	100%
71.	Nepi Slovak Centres One a.s.	Jul-14	Slovakia	Services	100%
72.	NEPI Slovakia Management s.r.o.	Jun 2013/Aug 2013	Slovakia	Services	100%
73.	NEPI Ten Development Solutions SRL	Jun-12	Romania	Property-owning	100%
74.	Nepi Twenty Real Estate Development SRL	Jul-18	Romania	Services	100%
75.	Nepi Twenty-One Investment Estate SRL	Jul-18	Romania	Services	100%
76.	Nepi Twenty-Three Investment Solutions SRL	May-19	Romania	Property-owning	100%
77.	NEPIOM Limited	Sep 2012 (Isle of Man)/ 30 June 2021 (Malta)	Malta	Holding	100%
78.	New Energy Management SRL	Jan-14	Romania	Services	100%
79.	NRE Sibiu Shopping City SRL	Jan 2007/Mar 2016	Romania	Property-owning	100%
80.	Olsztyn Property Sp.z o.o.	Feb 2011/Jul 2017	Poland	Property-owning	100%
81.	Piotrków Property Sp.z o.o.	Feb 2011/Jul 2017	Poland	Property-owning	100%
82.	Platan Property Sp.z o.o.	Jul 2015/Jul 2017	Poland	Property-owning	100%
83.	Ploiesti Shopping City SRL	Dec 2010/Feb 2012/	Romania	Property-owning	100%
84.	Pogoria Property sp.z.o.o.	Jun 2014/Jul 2017	Poland	Property-owning	100%
85.	Promenada Mall Bucuresti SRL	Oct 2005/Oct 2014	Romania	Property-owning	100%
86.	Ramnicu Valcea Shopping City SRL	Aug-14	Romania	Property-owning	100%
87.	Real Estate Asset Management SRL	Jul-14	Romania	Services	100%
88.	Retail Park Pitesti SRL	Jan-10	Romania	Property-owning	100%
89.	Rockcastle Poland Sp.z o.o.	Jul 2015/Jul 2017	Poland	Services	100%
90.	Satu Mare Shopping City SRL	Jan-14	Romania	Property-owning	100%
91.	SCP s.r.o.	Apr 2006/Jul 2016	Slovakia	Property-owning	100%
92.	Severin Shopping Center SRL	Oct-12	Romania	Property-owning	100%
93.	Shopping City Piatra Neamt SRL	Jan-14	Romania	Property-owning	100%
94.	Sibiu Shopping City 2 SRL	Aug 2008/Mar 2016	Romania	Property-owning	100%
95.	Silesia Property Sp. z o.o.	Oct 2012/Dec 2024	Poland	Property-owning	100%
96.	Shopping City Timisoara SRL	Jun-12	Romania	Property-owning	100%
97.	ShoppingSpot sp. z o.o.	Apr 2022/Oct 2022	Poland	Services	100%
98.	Sofia Commercial Centre EOOD	Dec-13	Bulgaria	Services	100%
99.	Solpower Energy SRL	Sep 2020/Nov 2024	Romania	Services	100%
100.	Stichting NEPI Rockcastle Incentive Plan Foundation	Nov-22	Netherlands	Services	100%
101.	Symmetry Arena Kft	Aug-17	Hungary	Property-owning	100%
102.	Targu Jiu Development SRL	Oct-12	Romania	Property-owning	100%
103.	Targu Mures Shopping City SRL	Feb-16	Romania	Property-owning	100%
104.	Tumnam Kft	Dec 2016/Sep 2018	Hungary	Property-owning	100%
105.	Uždaroji akcinė bendrovė Ozantis	Oct 2003/May 2018	Lithuania	Property-owning	100%
106.	Vulcan Residential Park SRL	Feb-16	Romania	Property-owning	100%
107.	Vulcan Value Centre SRL	Apr 2012/Sep 2013	Romania	Property-owning	100%
108.	Zielona Góra Property Sp.z o.o.	Dec 2011/Jul 2017	Poland	Property-owning	100%

DIRECTORS OF THE GUARANTOR AND GROUP EXECUTIVE MANAGEMENT

Corporate governance

The Guarantor's Board of Directors (the "**Board**") governs the Group based on sound principles of ethical leadership, business, social and environmental sustainability, equitable stakeholder engagement. Through its governance process, the Board monitors compliance with the King IV Report on Corporate Governance in South Africa (King IV), Dutch Corporate Governance code, Johannesburg Stock Exchange (JSE) Listings Requirements, Euronext Amsterdam Rule Books, A2X guidelines and the Dutch Civil Code (*Burgerlijk Wetboek*). The Guarantor has a balanced Board structure, with eight independent non-executive directors, one non-independent non-executive director, and three executive directors. Without abdicating accountability, the Board delegates certain functions to certain committees, i.e. investment committee ("**Investment Committee**"), audit committee, risk and compliance committee, remuneration committee, nomination committee, sustainability committee. The Board provides oversight and acts as a final decision-making body in certain areas.

The Guarantor applies best practices in terms of corporate governance, ethics, corporate citizenship, compliance and risk management and it practices transparent communication with shareholders and debt holders. The Group's strategic plan is developed in detail, under the oversight of its Board.

The Group maintains a conservative business and financial risk approach in terms of its capital structure, liquidity and investment policies. The Group uses derivative instruments conservatively and maintains a track record of covenant compliance as well as compliance with the requirements of each stock exchange on which the Guarantor is listed.

Board of Directors

The Board comprises eleven directors of whom two are executive and nine are non-executive (one of them being qualified as non-independent) ("**Directors**"). At the date of this Base Prospectus, at the upcoming AGM (as defined below) Mr. Marius Barbu*** is expected to be appointed by the shareholders as a third Executive Director and changes to the non-executive board members have also been announced, as Mr. André van der Veer will be stepping down and Ms. Zelda Roscherr^ is expected to be appointed Independent Non-Executive Director. Following the AGM, assuming the shareholders will be voting in favour of the new appointments, the Board will comprise twelve Directors of whom three will be executive and nine will be non-executive (one of them being qualified as non-independent).

At the date of this Base Prospectus, the Board consists of the following Directors:

Name	Function	Position held since
Marek Pawel Noetzel*	Chief Executive Officer	1 April 2026
Eliza Predoiu**	Chief Financial Officer	1 February 2022
Antoine Dijkstra	Independent Non-Executive Director	15 May 2017
André van der Veer	Independent Non-Executive Director	15 May 2017
George Aase	Independent Non-Executive Director/Chairman	28 August 2018/18 August 2021
Andreas Kligen	Independent Non-Executive Director	17 April 2019
Ana Maria Mihăescu	Independent Non-Executive Director	18 August 2021
Jonathan Lurie	Independent Non-Executive Director	18 August 2021
Steven Brown	Non-Independent Non-Executive Director	28 April 2020
Andries de Lange^^	Independent Non-Executive Director	27 May 2020
Jeanine Holscher	Independent Non-Executive Director	14 May 2024

* Mr. Noetzel was appointed as an Executive Director on 15 May 2017, Chief Operating Officer on 1 June 2022 and Chief Executive Officer on 1 April 2026

** Ms. Predoiu was appointed interim Chief Financial Officer on 1 February 2022 and confirmed as permanent CFO on 1 June 2022

*** Mr. Marius Barbu was nominated as Executive Director, pursuant to the Guarantor's Convening Notice dated 1 April 2026 in respect of its Annual General Meeting scheduled for 13 May 2026. Mr. Barbu is the Chief Operating Officer as of 1 April 2026 (and will become Executive Director and Board member pending the appointment by shareholders).

^ Ms. Roscherr was nominated as Independent Non-Executive director, pursuant to the Guarantor's Convening Notice dated 1 April 2026 in respect of its Annual General Meeting scheduled for 13 May 2026.

^^ Mr. De Lange was initially appointed as non-Independent non-Executive Director and then re-appointed by the shareholders as an Independent Non-Executive Director upon Company migration to The Netherlands in 2022.

A clear division of responsibilities at Board level is in place to ensure a balance of power and authority, including between the roles of Chairman, Lead Independent Director and Chief Executive Officer, roles which are clearly defined and segregated. This was designed to ensure that, either at Board or management level, no individual can

hold single and unlimited control over significant decision making processes. The Board delegates to management the authority and responsibility for day-to-day affairs and operations while reviewing management's performance.

The following are short profiles of the current members of the Board:

Executive Directors

Marek Pawel Noetzel (Chief Executive Officer) has been active on the Polish retail real estate market since 2002, gaining his professional experience at Cushman & Wakefield. As Head of the Retail department, he was responsible for commercialisation, development, asset management, investment and financial consultancy services, working for multiple international and national clients. Mr Noetzel joined Rockcastle in 2016 and played an important role in establishing the office in Poland and expanding operations abroad. He was appointed as an Executive Director of the Guarantor on 15 May 2017 and Chief Operating Officer on 1 June 2022. In this latter role, Mr Noetzel was responsible for the asset management of the Group's properties in Poland, Hungary, Slovakia, Czech Republic and Lithuania. He was appointed as Chief Executive Officer effective from 1 April 2026.

Eliza Predoiu (Chief Financial Officer) has diverse finance and real estate expertise, including eleven years in the Group. She has proven expertise in multi-million funding projects, complex business transactions and integration processes of mergers, systems and controls. Prior to joining NEPI, she was Deputy Manager at PricewaterhouseCoopers, where she spent six years handling local and cross-border audit assignments and advisory projects in the Romanian and Cypriot offices. Mrs Predoiu joined the Group in 2014 and was promoted as Deputy Chief Financial Officer in 2018. She was appointed as Interim Chief Financial Officer on 1 February 2022 and from 1 June 2022 she was confirmed in her role on a permanent basis.

Non-Executive Directors

Antoine Dijkstra started his career at Credit Agricole in Rotterdam, Paris and Frankfurt. Mr. Dijkstra has extensive experience in banking and investment management, with a focus on public sector related entities and financial institutions. He held various board and managing roles within AIG, NIBC (The Netherlands), Harcourt Investment Management (Zurich), JPMorgan/Bear Stearns (UK) and Gulf International Bank (Bahrain). Currently he is senior advisor to several companies, member of the board of trustees of SMU University and member of the executive committee of Cox School of business in Texas, USA. Mr. Dijkstra was appointed as independent non-Executive Director of NEPI in 2016 and independent non-Executive Director of the Guarantor on 15 May 2017. Mr Dijkstra was re-appointed by the shareholders as an Independent non-Executive Director upon the Guarantor's migration to The Netherlands in 2022.

André van der Veer joined Merchant Bank, after completing a Masters degree in Banking and Economics during 1991, and later Rand Merchant Bank where he founded the agricultural commodities and derivatives trading group in 1995. He headed the trading, derivatives structuring and proprietary trading teams and in 2003 joined the RMB Equity Global Markets team. He became Head of RMB Equity Proprietary Trading desk in 2009, with a mandate to invest in debt and equity instruments globally. Mr. van der Veer founded Foxhole Capital during 2012 as a family office specialising in global real estate securities in listed and private equity markets. He was a non-Executive Director of Rockcastle from 2014 to 2017, and also the Chair of Rockcastle's Investment Committee. Mr. van der Veer was appointed as independent non-Executive Director of the Guarantor on 15 May 2017. Mr van der Veer was re-appointed by the shareholders as an Independent non-Executive Director upon the Guarantor's migration to The Netherlands in 2022.

George Aase is an experienced CFO and non-executive in publicly traded real estate firms, technology companies and Fortune 100 U.S. multinational industrial firms. He is a highly strategic and business-oriented senior finance executive with extensive experience in leadership roles. Mr Aase's core specialties include corporate finance, capital markets, IPO transactions, debt financing, international financial operations, international finance and controlling, and investor relations, with over 12 years' experience in the real estate sector. He led the process of three major initial public offerings in London, Zurich and Frankfurt. Mr. Aase also possesses extensive financing and debt restructuring experience and has managed various portfolios connected with major acquisitions and underwriting. Mr Aase was appointed as Independent non-Executive Director on 28 August 2018 and as Chairman of the Board effective 18 August 2021. Mr Aase was re-appointed by the shareholders as an Independent non-Executive Director upon the Guarantor's migration to The Netherlands in 2022.

Andreas Klingen has more than 30 years of experience in the financial services sector, most of which in Banking in Central Eastern Europe and CIS. He held various senior positions within Investment Banking at Lazard,

Frankfurt and JPMorgan, London. Thereafter, he became Head of Group Development of Erste Group, Vienna and Deputy CEO of Erste Bank, Kiev. He has been working as an independent adviser since 2013. Since 2005 Mr. Klingen served as a Supervisory Board member or a non-Executive Director in 14 institutions in 11 different countries in Central Eastern Europe and the Commonwealth of Independent States (CIS). He was appointed as an Independent non-Executive Director of the Guarantor on 17 April 2019 and as Lead Independent Director effective 28 September 2020. Mr Klingen was re-appointed by the shareholders as an Independent non-Executive Director upon the Guarantor's migration to The Netherlands in 2022.

Ana Maria Mihăescu has 30 years of banking and finance experience. Ms Mihăescu worked for the IFC for 20 years, most recently as IFC's Regional Manager for Central and Eastern Europe. She also represented the IFC on the boards of investee companies, banks, leasing companies and private equity funds. Ms. Mihăescu was the first Country Manager for IFC in Romania. She is an alumna of the Bucharest Academy of Economic Studies and received a certificate for the International Directors Program from INSEAD. She was appointed as an independent non-Executive Director of the Guarantor on 18 August 2021. Ms Mihăescu was re-appointed by the shareholders as an independent non-Executive Director upon the Guarantor's migration to The Netherlands in 2022.

Jonathan Lurie has 25 years of investment and management experience in the European shopping centre industry. Mr Lurie is the Managing Partner of Realty Corporation Ltd, a real estate and PropTech investment and advisory firm, and a senior advisor to McKinsey & Co, where he provides strategic advice on real estate transactions, financing, capital allocation, management, and operations, to leading institutional investors and developers globally. Mr Lurie previously held various senior executive positions at Blackstone and was Executive Director and Head of Real Estate Investment Management – Europe for Goldman Sachs. Mr Lurie has held management and supervisory board positions in several large-scale European property companies such as OfficeFirst AG (IVG), Multi Corporation, Anticipa, Logicor, Blackstone Property Management, GSW AG, Songbird Estates plc (owner of Canary Wharf Group plc) and TLG Immobilien. Mr Lurie serves as an independent member of the Standards and Regulations Board of the Royal Institution of Chartered Surveyors (RICS). Mr Lurie graduated as an Economics Major with Highest Honors from Princeton University and has an MBA from the Wharton School, University of Pennsylvania. He is a member of the International Council of Shopping Centers (ICSC). Mr Lurie was appointed as an Independent non-Executive Director effective 18 August 2021. Mr Lurie was re-appointed by the shareholders as an Independent non-Executive Director upon the Guarantor's migration to The Netherlands in 2022.

Steven Brown has a strong background within the property industry, commencing as a listed property analyst in 2008 for Corovest. Following this, he joined Standard Bank's Global Markets division in the equity derivatives finance team and thereafter joined the South African real estate division focusing on structured lending and equity transactions. Since 2013, Mr Brown has been involved with a number of listed real estate companies focusing on deal origination and structuring. Mr Brown currently acts as Chief Executive Officer and Managing Director of Fortress Real Estate Investments Limited, a company that he joined in December 2015, following the acquisition by Fortress Real Estate Investments Limited of Capital Property Fund. He was appointed as non-independent non-Executive Director of the Guarantor on 28 April 2020. Mr Brown was re-appointed by the shareholders as a non-independent non-Executive Director upon the Guarantor's migration to The Netherlands in 2022.

Andries de Lange - after qualifying as a chartered accountant, Mr Andries de Lange joined the Industrial Development Corporation of South Africa Limited and then Nedbank Limited where he gained experience in debt finance, debt and equity restructurings and private equity. He joined Resilient REIT Limited, a South African based property focused company which listed on the JSE in 2004, holding several positions, including Financial Director between 2006 and 2011, and thereafter Chief Operating Officer from 2011 until 2020. In May 2020, he was appointed as a non-independent non-Executive Director of the Guarantor. Following the Guarantor's migration to The Netherlands in 2022, Mr. de Lange was re-appointed by the shareholders as an independent non-Executive Director.

Jeanine Holscher possesses over 25 years of leadership experience spanning retail, travel, services industries, and international strategy consulting. Ms. Holscher brings a wealth of leadership experience, having served in various high-profile roles within the retail and service sectors. Notably, Ms. Holscher has held the positions of CEO at Blokker (Dutch household chain with over 400 stores), where she orchestrated a significant turnaround strategy, and COO of Mirage Retail Group (holding company for Blokker, BCC, Intertoys and Miniso retail chains in The Netherlands), managing a portfolio that generated turnover in excess of EUR 1 billion. Ms. Holscher career is marked by a series of strategic leadership roles that have contributed to her deep understanding of the retail industry and its operational, financial, and digital transformation challenges. In addition to her executive roles, Ms. Holscher has demonstrated her commitment to corporate governance through her involvement on supervisory boards, where she has provided invaluable oversight and strategic direction. Ms Holscher is an alumnus of the

Nyenrode Business Universiteit in The Netherlands, and her extensive experience is complemented by a solid educational foundation in business and leadership. Ms Jeanine Holscher was appointed as an Independent non-Executive Director of the Guarantor effective from 14 May 2024.

Subsequent events — Annual General Meeting scheduled for 13 May 2026

Pursuant to the Guarantor's Convening Notice dated 1 April 2026, shareholders will be asked at the Annual General Meeting scheduled for 13 May 2026 (the "AGM") to approve the appointment of Mr Marius Barbu as an Executive Director and Ms Zelda Roscherr as an Independent Non-Executive Director of the Guarantor. Both candidates were nominated by the Board. At the same meeting, Mr Andre van der Veer will retire from the Board. Subject to shareholder approval of the two proposed appointments, the Board will comprise twelve directors following the AGM, of whom three will be Executive Directors and nine will be Non-Executive Directors. The biographical information set out below is included in respect of each nominee on the same basis as the incumbent directors; the appointments remain subject to shareholder approval and, until approved, neither nominee is a member of the Board.

Nominated Executive Director

Marius Barbu (Chief Operating Officer, nominated Executive Director) has over 25 years of experience in asset management, real estate and retail. Prior to joining the Group, Mr Barbu held positions at Argo Capital Management, Mivan Development and Unilever South Central Europe, where he built expertise in real estate asset management, leasing, retail marketing and branding. Mr Barbu joined the Group in 2012 and was appointed as Group Asset Management Director in June 2022, leading strategic operational priorities, business transformation, marketing and property management. Over the course of more than fourteen years with the Group, his oversight has progressively expanded from the country level in Romania to the Group's eight geographies across Central and Eastern Europe. He was appointed as Chief Operating Officer with effect from 1 April 2026 and, pursuant to the Convening Notice referred to above, has been nominated for appointment as an Executive Director and member of the Board at the AGM.

Nominated Non-Executive Director

Zelda Roscherr (nominated Independent Non-Executive Director) has more than 30 years of financial services experience, spanning executive, advisory and board roles. She currently serves as an Independent Non-Executive Director of FirstRand Limited in South Africa, where she chairs the Risk and Capital Management Committee and is a member of the Audit and Compliance Committee and other governance structures. Her executive background includes senior leadership in global markets and treasury, together with considerable experience in governance, strategic oversight and risk management in complex, regulated environments. Ms Roscherr holds an MSc in Global Finance from Bayes Business School (United Kingdom) and degrees in mathematics, econometrics and statistics from the University of Johannesburg, and holds the ESG Competent Director certificate and the Qualified Risk Director designation. Pursuant to the Convening Notice referred to above, Ms Roscherr has been nominated for appointment as an Independent Non-Executive Director of the Guarantor at the AGM.

The business addresses of the Directors and Nominated Directors are as follows:

Name	Address
Marek Pawel Noetzel.....	1st Floor Cosmopolitan Building, 4 Twarda Street, 00-105, Warsaw, Poland
Eliza Predoiu	AFI Park Floreasca, Building A, 5 th Floor, 169A Calea Floreasca, Bucharest 1, 014459, Romania
Marius Barbu (nominated).....	AFI Park Floreasca, Building A, 5 th Floor, 169A Calea Floreasca, Bucharest 1, 014459, Romania
Antoine Dijkstra	Wilenstrasse 4, 8832 Wollerau, Switzerland
Andre van der Veer (retiring)	2A Woodview Road, Westcliff, South Africa
George Aase	Chlosterbergstrasse 49, 8248 Uhewiesen, Switzerland
Andreas Klingens.....	Marburger Straße 5, 10789 Berlin, Germany
Ana Maria Mihăescu	AFI Park Floreasca, Building A, 5th Floor, 169A Calea Floreasca, Bucharest 1, 014459, Romania
Jonathan Lurie	One Heddon St, London W1B 4BD, United Kingdom
Steven Brown	Block C, Cullinan Place, 35 Cullinan Close, Morningside, Sandton, 2196, South Africa
Andries de Lange.....	8 Oxford Street, Midstream Estate, 1692, South Africa
Jeanine Holscher.....	Kleiweg 34 1396HX Baambrugge, Netherlands
Zelda Roscherr (nominated).....	8 Winelands Estate, Simondium Road, Paarl, Western Cape, South Africa, 7646

Potential Conflicts of Interests

There are no potential conflicts of interest between the duties owed by the Directors to the Guarantor and their private interests or other duties.

MAJOR SHAREHOLDERS

The Guarantor's share capital authorised for issue is 2,600,000,000 ordinary shares. The shares are governed by the laws of The Netherlands.

The following table sets forth the ownership of the Guarantor's shares as at 30 March 2026: a total number of 712,357,309 ordinary shares were in issue, of which 292,615,438 ordinary shares (41.08 per cent. of the issued ordinary shares) are held by the four largest shareholders, and of which 2,491,670 ordinary shares (0.35 per cent. of the issued ordinary shares) are held by the Directors and including 4,886,603 treasury shares.

Major shareholders	Ordinary shares owned 30 March 2026 (number of shares)	Share of total number of ordinary shares in issue (percentage)
Fortress Real Estate Investments Limited.....	102,184,175	14.34
Public Investment Corporation.....	100,519,705	14.11
State Street Bank and Trust Company (Custodian)	45,375,988	6.37
JP Morgan (Custodian)	44,535,570	6.25
	2,491,670	
Directors		0.35
Treasury Shares	4,886,603	0.69
More than 10,000 public shareholders.....	412,363,598	57.89
Total	712,357,309	100.0

Established in 1911, the Public Investment Corporation SOC Limited ("**PIC**") is one of the largest asset managers in Africa. According to its annual report for 2025, PIC manages assets of over ZAR 3.049 trillion (equivalent to EUR 154 billion) as of 31 March 2025. PIC's ultimate holding company is the National Government of the Republic of South Africa, with the Minister of Finance as shareholder representative. (Source: *Public Investment Corporation SOC Limited Integrated Annual Report 2025*).

Fortress Real Estate Investments Limited is a property fund established in 2009 and listed on the JSE that invests directly and indirectly in property, with earnings derived from rentals and distributions from its portfolio of listed property securities. The direct property portfolio is split between logistics and retail centres.

All the Guarantor's shareholders hold equal voting rights for each held share.

The Guarantor is not directly or indirectly owned or controlled by a corporation. The Guarantor is not aware of any arrangement that may result in a change of control.

TAXATION

The following summaries do not purport to be a comprehensive description of all tax considerations that could be relevant for Noteholders. These summaries are intended as general information only and each prospective Noteholders should consult a professional tax adviser with respect to the tax consequences of an investment in the Notes. These summaries are based on tax legislation and published case law in force as of the date of this document. They do not take into account any developments or amendments thereof after that date, whether or not such developments or amendments have retroactive effect.

Taxation in The Netherlands

The following summary of certain Dutch taxation matters is based on the laws and practice in force as of the date of this Base Prospectus and is subject to any changes in law and the interpretation and application thereof, which changes could have retroactive effect. The following summary does not purport to be a comprehensive description of all the tax considerations that may be relevant to a decision to acquire, hold or dispose of Notes, and does not purport to deal with the tax consequences applicable to all categories of investors, some of which may be subject to special rules.

For the purpose of the paragraph "Taxes on Income and Capital Gains" below, the term "entity" means a corporation as well as any other person that is taxable as a corporation for Dutch corporate tax purposes.

For the purpose of the paragraph "Taxes on Income and Capital Gains" below, it is assumed that a holder of Notes, being an individual or a non-resident entity, neither has nor will have a substantial interest (*aanmerkelijk belang*), or – in the case of the holder being an entity – a deemed substantial interest, in the Issuer and/or the Guarantor, and that a connected person (*verbonden persoon*) to the holder neither has nor will have a substantial interest in the Issuer and/or the Guarantor.

Generally speaking, an individual has a substantial interest in a company if (a) the individual, either alone or together with the individual's partner, directly or indirectly has or is deemed to have, or (b) certain relatives of the individual or the individual's partner directly or indirectly have or are deemed to have, (i) the ownership of, a right to acquire the ownership of, or certain rights over, shares representing 5 per cent. or more of either the total issued and outstanding capital of the company or the issued and outstanding capital of any class of shares of the company, or (ii) the ownership of, or certain rights over, profit participating certificates (*winstbewijzen*) that relate to 5 per cent. or more of either the annual profit or the liquidation proceeds of the company.

Generally speaking, a non-resident entity has a substantial interest in a company if the entity, directly or indirectly has (i) the ownership of, a right to acquire the ownership of, or certain rights over, shares representing 5 per cent. or more of either the total issued and outstanding capital of the company or the issued and outstanding capital of any class of shares of the company, or (ii) the ownership of, or certain rights over, profit participating certificates (*winstbewijzen*) that relate to 5 per cent. or more of either the annual profit or the liquidation proceeds of the company. Generally, a non-resident entity has a deemed substantial interest in a company if the entity has disposed of or is deemed to have disposed of all or part of a substantial interest on a non-recognition basis.

Where this summary refers to a holder of Notes, an individual holding Notes or an entity holding Notes, such reference is restricted to an individual or entity holding legal title to as well as an economic interest in such Notes or otherwise being regarded as owning Notes for Dutch tax purposes. It is noted that for purposes of Dutch income, corporate, gift and inheritance tax, assets legally owned by a third party such as a trustee, foundation or similar entity, may be treated as assets owned by the (deemed) settlor, grantor or similar originator or the beneficiaries in proportion to their interest in such arrangement.

Where the summary refers to "The Netherlands" or "Dutch" it refers only to the European part of the Kingdom of the Netherlands.

Where this summary refers to Notes, such reference includes Coupons.

Investors should consult their professional advisers on the tax consequences of their acquiring, holding and disposing of Notes.

Withholding Tax

All payments of principal and interest by the Issuer under the Notes and all guarantee payments by the Guarantor under the Guarantee of the Notes can be made without withholding or deduction of any taxes of whatever nature

imposed, levied, withheld or assessed by The Netherlands or any political subdivision or taxing authority thereof or therein, save that Dutch withholding tax may apply on certain (deemed) payments of interest made to an affiliated (*gelieerde*) entity of the Issuer and/or the Guarantor if such entity (i) is considered to be resident (*gevestigd*) in a jurisdiction that is listed in the annually updated Dutch Regulation on low-taxing states and non-cooperative jurisdictions for tax purposes (*Regeling laagbelastende staten en niet-coöperatieve rechtsgebieden voor belastingdoeleinden*), or (ii) has a permanent establishment located in such jurisdiction to which the interest is attributable, or (iii) is entitled to the interest payable for the main purpose or one of the main purposes to avoid taxation for another person, or (iv) is not considered to be the recipient of the interest in its jurisdiction of residence because such jurisdiction treats another (lower tier) entity as the recipient of the interest (a hybrid mismatch), or (v) is not treated as resident anywhere (also a hybrid mismatch), or (vi) is a reverse hybrid whereby the jurisdiction of residence of a participant that has a qualifying interest (*kwalificerend belang*) in the reverse hybrid treats the reverse hybrid as tax transparent and that participant would have been taxable based on one (or more) of the items in (i)-(v) above had the interest been due to the participant directly, all within the meaning of the Withholding Tax Act 2021 (*Wet bronbelasting 2021*).

Taxes on Income and Capital Gains

Resident entities

An entity holding Notes which is or is deemed to be resident in The Netherlands for Dutch corporate tax purposes and which is not tax exempt, will generally be subject to Dutch corporate tax in respect of income or a capital gain derived from the Notes at the prevailing statutory rates (up to 25.8 per cent. in 2026).

Resident individuals

An individual holding Notes who is or is deemed to be resident in The Netherlands for Dutch income tax purposes will generally be subject to Dutch income tax in respect of income or a capital gain derived from the Notes at the prevailing statutory rates (up to 49.5 per cent. in 2026) if:

- (a) the income or capital gain is attributable to an enterprise from which the holder derives profits (other than as a shareholder); or
- (b) the income or capital gain qualifies as income from miscellaneous activities (*belastbaar resultaat uit overige werkzaamheden*) as defined in the Income Tax Act 2001 (*Wet inkomstenbelasting 2001*), including, without limitation, activities that exceed normal, active asset management (*normaal, actief vermogensbeheer*).

If neither condition (a) nor (b) applies, the individual will in principle be subject to Dutch income tax based on an aggregate deemed return for savings, debts and investments, regardless of any actual income or capital gain derived from the Notes. Separate deemed return percentages for savings, debts and investments apply as at the beginning of the relevant calendar year. The applicable percentages should be updated annually based on historic market yields. For 2026, the deemed return percentage for the category investments (including the Notes) is 6 per cent.

However, if the individual demonstrates that the aggregate actual return for savings, debts and investments – calculated in accordance with the Counterevidence Act (*Wet tegenbewijsregeling box 3*) – is lower than the applicable aggregate deemed return, the taxable basis should be that lower amount.

The individual's taxable income from savings and investments (including the Notes) will be taxed at the prevailing statutory rate (36 per cent. in 2026).

Non-residents

A holder of Notes which is not and is not deemed to be resident in The Netherlands for the relevant tax purposes will not be subject to Dutch taxation on income or a capital gain derived from the Notes, unless:

- (a) the income or capital gain is attributable to an enterprise or part thereof which is either effectively managed in The Netherlands or carried on through a permanent establishment (*vaste inrichting*) or a permanent representative (*vaste vertegenwoordiger*) taxable in The Netherlands and the holder derives profits from such enterprise (other than by way of the holding of securities); or

- (b) the holder is an individual and the income or capital gain qualifies as income from miscellaneous activities (*belastbaar resultaat uit overige werkzaamheden*) in The Netherlands as defined in the Income Tax Act 2001 (*Wet inkomstenbelasting 2001*), including, without limitation, activities that exceed normal, active asset management (*normaal, actief vermogensbeheer*).

Gift Tax and Inheritance Tax

Dutch gift or inheritance tax will not be levied on the occasion of the transfer of Notes by way of gift by, or on the death of, a holder of Notes, unless:

- (a) the holder is or is deemed to be resident in The Netherlands for the purpose of the relevant provisions; or
- (b) the transfer is construed as an inheritance or gift made by, or on behalf of, a person who, at the time of the gift or death, is or is deemed to be resident in The Netherlands for the purpose of the relevant provisions.

Value Added Tax

There is no Dutch value added tax payable by a holder of Notes in respect of payments in consideration for the acquisition of the Notes, payments of principal and interest under the Notes, or payments in consideration for a disposal of the Notes.

Registration Tax and Stamp Duty

There is no Dutch registration tax, stamp duty or other similar tax or duty payable in The Netherlands by a holder of Notes in respect of, or in connection with, the execution, delivery and/or enforcement by legal proceedings (including any foreign judgment in the courts of The Netherlands) of the Notes or the performance of the Issuer's obligations under the Notes.

Residence

A holder of Notes will not be and will not be deemed to be resident in The Netherlands for Dutch tax purposes and, subject to the exceptions set out above, will not otherwise become subject to Dutch taxation by reason only of the acquiring, holding or disposing of Notes or the execution, performance, delivery and/or enforcement of Notes.

FATCA

Pursuant to certain provisions of the U.S. Internal Revenue Code of 1986, commonly known as FATCA, a "foreign financial institution" may be required to withhold on certain payments it makes ("**foreign passthru payments**") to persons that fail to meet certain certification, reporting, or related requirements. The Issuer is a foreign financial institution for these purposes. A number of jurisdictions (including The Netherlands) have entered into, or have agreed in substance to, intergovernmental agreements with the United States to implement FATCA ("**IGAs**"), which modify the way in which FATCA applies in their jurisdictions. Under the provisions of IGAs as currently in effect, a foreign financial institution in an IGA jurisdiction would generally not be required to withhold under FATCA or an IGA from payments that it makes. Certain aspects of the application of the FATCA provisions and IGAs to instruments such as the Notes, including whether withholding would ever be required pursuant to FATCA or an IGA with respect to payments on instruments such as the Notes, are uncertain and may be subject to change. Even if withholding would be required pursuant to FATCA or an IGA with respect to payments on instruments such as the Notes, such withholding would not apply prior to the date that is two years after the date on which final regulations defining "foreign passthru payments" are published in the U.S. Federal Register. Holders should consult their own tax advisors regarding how these rules may apply to their investment in the Notes. In the event any withholding would be required pursuant to FATCA or an IGA with respect to payments on the Notes, neither the Issuer nor the Guarantor will be required to pay additional amounts as a result of the withholding.

SUBSCRIPTION AND SALE

Summary of Dealer Agreement

Subject to the terms and on the conditions contained in an amended and restated dealer agreement dated on or around the date of this Base Prospectus (the "**Dealer Agreement**") between the Issuer, the Guarantor, the Permanent Dealers and the Arranger, the Notes will be offered on a continuous basis by the Issuer to the Permanent Dealers. However, the Issuer has reserved the right to sell Notes directly on its own behalf to Dealers that are not Permanent Dealers. The Notes may be resold at prevailing market prices, or at prices related thereto, at the time of such resale, as determined by the relevant Dealer. The Notes may also be sold by the Issuer through the Dealers, acting as agents of the Issuer. The Dealer Agreement also provides for Notes to be issued in syndicated Tranches that are jointly and severally underwritten by two or more Dealers.

The Issuer will pay each relevant Dealer a commission as agreed between them in respect of Notes subscribed by it. The Issuer has agreed to reimburse the Arranger for expenses incurred in connection with the update of the Programme and the Dealers for certain of their activities in connection with the Programme. The commissions in respect of an issue of Notes on a syndicated basis will be stated in the relevant Final Terms.

The Issuer has agreed to indemnify the Dealers against certain liabilities in connection with the offer and sale of the Notes. The Dealer Agreement entitles the Dealers to terminate any agreement that they make to subscribe Notes in certain circumstances prior to payment for such Notes being made to the Issuer.

The Dealers are entitled in certain circumstances to be released and discharged from their obligations under the Dealer Agreement prior to the closing of an issue of Notes, including in the event that certain conditions precedent are not delivered or met to their satisfaction on the date of issue of such Notes. In this situation, the issuance of the Notes may not be completed. Investors will have no rights against the Issuer, the Guarantor, the Dealers or the Arranger in respect of any expense incurred or loss suffered in these circumstances.

Selling Restrictions

United States

The Notes and the Guarantee have not been and will not be registered under the Securities Act and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons except in certain transactions exempt from the registration requirements of the Securities Act. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

Bearer Notes are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. tax regulations. Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986 and regulations thereunder.

Each Dealer has agreed, and each further Dealer appointed under the Programme will be required to represent and to agree, that, except as permitted by the Dealer Agreement, it has not and will not offer, sell or, in the case of Bearer Notes, deliver the Notes and the Guarantee (i) as part of their distribution at any time or (ii) otherwise until 40 days after completion of the distribution of any identifiable tranche of which such Notes are a part, within the United States or to, or for the account or benefit of, U.S. persons except in accordance with Rule 903 of Regulation S. An offer, sale or delivery of Notes or the Guarantee within the United States by any dealer (whether or not participating in the offering) prior to 40 days after the commencement of the offering of any identifiable tranche of Notes and the Guarantee may violate the registration requirements of the Securities Act.

Each Dealer has severally represented and agreed, and each further Dealer appointed under the Programme will be required to agree, with the Issuer and the Guarantor that neither it, its affiliates nor any persons acting on its or their behalf have engaged or will engage in any directed selling efforts with respect to the Notes in the United States, and that they have complied and will comply with the offering restrictions requirement of Regulation S. Each Dealer severally has agreed, and each further Dealer appointed under the Programme will be required to agree, with the Issuer and the Guarantor that, at or prior to confirmation of sale of Notes, it will have sent to each distributor, dealer or person receiving a selling concession, fee or other remuneration that purchases Notes from it during the distribution compliance period a confirmation or notice to substantially the following effect:

"The Notes and Guarantee covered hereby have not been registered under the United States Securities Act of 1933, as amended (the "Securities Act"), and may not be offered or sold within the United States

or to, or for the account or benefit of, U.S. persons (i) as part of their distribution at any time or (ii) otherwise until 40 days after the later of (A) the commencement of the offering of such Tranche of Notes as determined by the relevant Dealer and (B) the closing date of the sale of such Tranche of Notes, except in either case in accordance with Regulation S under the Securities Act. Terms used above have the meaning given to them by Regulation S."

An issuance of Exempt Notes may also be subject to such additional United States selling restrictions as the Issuer and the relevant Dealer may agree as a term of the issuance and purchase of such Notes, which additional selling restrictions shall be set out in the applicable Pricing Supplement.

Prohibition of Sales to EEA Retail Investors

Unless the Final Terms or Pricing Supplement (as the case may be) in respect of any Notes specifies the "Prohibition of Sales to EEA Retail Investors" as "Not Applicable", each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes which are the subject of the offering contemplated by this Base Prospectus as completed by the Final Terms or Pricing Supplement (as the case may be) in relation thereto to any retail investor in the EEA. For the purposes of this provision:

- (a) the expression "**retail investor**" means a person who is one (or more) of the following:
 - (i) a retail client as defined in point (11) of Article 4(1) of EU MiFID II; or
 - (ii) a customer within the meaning of EU Insurance Distribution Directive, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II; or
 - (iii) not a qualified investor as defined in the Prospectus Regulation; and
- (b) the expression an "**offer**" includes the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes.

If the applicable Final Terms (or Pricing Supplement, in the case of Exempt Notes) specifies "Prohibition of Sales to EEA Retail Investors" as "Not Applicable", in relation to each Member State of the EEA (each, a "**Relevant State**"), the Dealers have represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not made and will not make an offer of Notes which are the subject of the offering contemplated by this Base Prospectus as completed by the Final Terms (or, in the case of Exempt Notes, Pricing Supplement) in relation thereto to the public in that Relevant State except that it may make an offer of such Notes to the public in that Relevant State at any time:

- (a) to any legal entity which is a qualified investor as defined in the Prospectus Regulation;
- (b) to fewer than 150 natural or legal persons (other than qualified investors as defined in the Prospectus Regulation), subject to obtaining the prior consent of the relevant Dealer or Dealers nominated by the Issuer for any such offer; or
- (c) in any other circumstances falling within Article 1(4) of the Prospectus Regulation,

provided that no such offer of Notes referred to in (a) to (c) above shall require the Issuer or any Dealer to publish a prospectus pursuant to Article 3 of the Prospectus Regulation or supplement a prospectus pursuant to Article 23 of the Prospectus Regulation.

For the purposes of this provision, the expression an "**offer of Notes to the public**" in relation to any Notes in any Relevant State means the communication in any form and by any means of sufficient information on the terms of

the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes and the expression "**Prospectus Regulation**" means Regulation (EU) 2017/1129.

Prohibition of Sales to UK Retail Investors

Unless the Final Terms or Pricing Supplement (as the case may be) in respect of any Notes specifies the "Prohibition of Sales to UK Retail Investors" as "Not Applicable", each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold, distributed or otherwise made available and will not offer, sell, distribute or otherwise make available any Notes which are the subject of this Base Prospectus as completed by the Final Terms or Pricing Supplement (as the case may be) in relation thereto to any retail investor in the United Kingdom. For the purposes of this provision:

- (a) the expression "**retail investor**" means a person who is either one (or both) of the following:
 - (i) not a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or
 - (ii) not a qualified investor, as defined in paragraph 15 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024.
- (b) the expression an "**offer**" includes the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to buy or subscribe for the Notes.

If the Final Terms in respect of any Notes specifies "Prohibition of Sales to UK Retail Investors" as "Not Applicable", each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not made and will not make an offer of Notes which are the subject of this Base Prospectus as completed by the Final Terms in relation thereto to the public in the United Kingdom except that it may make an offer:

- (a) at any time to any legal entity which is a qualified investor as defined in paragraph 15 of Schedule 1 to the POATRs;
- (b) at any time to fewer than 150 persons (other than qualified investors as defined in paragraph 15 of Schedule 1 to the POATRs) in the United Kingdom subject to obtaining the prior consent of the relevant Dealer or Dealers nominated by the Issuer for any such offer;
- (c) at any time if the denomination per Note being offered amounts to at least GBP 50,000 (or equivalent); or
- (d) at any time in any other circumstances falling within Part 1 of Schedule 1 to the POATRs.

For the purposes of this provision, the expression "**an offer of Notes to the public**" in relation to any Notes means the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to buy or subscribe for the Notes and the expression "**POATRs**" means the Public Offers and Admissions to Trading Regulations 2024.

United Kingdom

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that:

- (a) **No deposit-taking:** in relation to any Notes having a maturity of less than one year:
 - (i) it is a person whose ordinary activities involve it in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of its business; and
 - (ii) it has not offered or sold and will not offer or sell any Notes other than to persons:
 - (A) whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of their businesses; or

- (B) who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses,

where the issue of the Notes would otherwise constitute a contravention of Section 19 of the FSMA by the Issuer;

- (b) **Financial promotion:** it has only communicated or caused to be communicated and will only communicate or cause to be communicated any invitation or inducement to engage in investment activity (within the meaning of section 21 of the FSMA) received by it in connection with the issue or sale of any Notes in circumstances in which section 21(1) of the FSMA does not apply to the Issuer or the Guarantor; and
- (c) **General compliance:** it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Notes in, from or otherwise involving the United Kingdom.

Japan

The Notes have not been and will not be registered under the Financial Instruments and Exchange Act of Japan (Act No. 25 of 1948, as amended, the "**FIEA**") and, accordingly, each Dealer has represented and agreed that it has not, directly or indirectly, offered or sold and will not, directly or indirectly, offer or sell any Notes in Japan or to, or for the benefit of, any resident of Japan or to others for re-offering or re-sale, directly or indirectly, in Japan or to, or for the benefit of, any resident of Japan, except pursuant to an exemption from the registration requirements of, and otherwise in compliance with, the FIEA and other relevant laws and regulations of Japan. For the purposes of this paragraph, "**resident of Japan**" means any person resident in Japan, including any corporation or other entity organised under the laws of Japan.

The Netherlands

Zero Coupon Notes in definitive bearer form and other Notes in definitive bearer form on which interest does not become due and payable during their term but only at maturity (savings certificates or *spaarbewijzen* as defined in The Netherlands Savings Certificates Act (*Wet inzake spaarbewijzen*, the "**SCA**")) may only be transferred and accepted, directly or indirectly, within, from or into The Netherlands through the mediation of either the Issuer or a member of Euronext Amsterdam N.V. with due observance of the provisions of the SCA and its implementing regulations (which include registration requirements). No such mediation is required, however, in respect of (i) the initial issue of such Notes to the first holders thereof, (ii) the transfer and acceptance by individuals who do not act in the conduct of a profession or business and (iii) the issue and trading of such Notes if they are physically issued outside The Netherlands and are not immediately thereafter distributed in The Netherlands.

As used herein "**Zero Coupon Notes**" are Notes that are in bearer form and that constitute a claim for a fixed sum against the Issuer and on which interest does not become due during their tenor or on which no interest is due whatsoever.

Republic of Italy

The offering of the Notes has not been registered with the *Commissione Nazionale per le Società e la Borsa* ("**CONSOB**") pursuant to Italian securities legislation and, accordingly, no Notes may be offered, sold or delivered, nor may copies of this Base Prospectus or of any other document relating to any Notes be distributed in Italy, except, in accordance with any Italian securities, tax and other applicable laws and regulations.

Each Dealer has represented and agreed and each further Dealer appointed under the Programme will be required to represent and agree that it has not offered, sold or delivered, and will not offer, sell or deliver any Notes or distribute any copy of this or any other document relating to the Notes in Italy except:

- a) to qualified investors (*investitori qualificati*), pursuant to Article 2 of the EU Prospectus Regulation; or
- b) in other circumstances which are exempted from the rules on public offerings pursuant to Article 1 of the EU Prospectus Regulation, Article 100 of Legislative Decree no. 58 of 24 February 1998 (the "**Financial Services Act**") and/or Article 34-ter of CONSOB Regulation 11971/99, all as amended from time to time.

In any event, any offer, sale or delivery of the Notes or distribution of copies of this Base Prospectus or any other document relating to the Notes in Italy under paragraphs (a) or (b) above must be:

- (i) made by an investment firm, bank or financial intermediary permitted to conduct such activities in the Republic of Italy in accordance with Legislative Decree No. 58 of 24 February 1998, CONSOB Regulation No. 20307 of 15 February 2018 and Legislative Decree No. 385 of 1 September 1993 (in each case as amended from time to time) and any other applicable laws and regulations;
- (ii) in compliance with Article 129 of Legislative Decree No. 385 of 1 September 1993, as amended, pursuant to which the Bank of Italy may request information on the issue or the offer of securities in the Republic of Italy and the relevant implementing guidelines of the Bank of Italy issued on 25 August 2015 (as amended on 10 August 2016 and 2 November 2020); and
- (iii) in compliance with any other applicable laws and regulations or requirement imposed by CONSOB or any other Italian authority.

General

These selling restrictions may be modified by the agreement of the Issuer, the Guarantor and the Dealers following a change in a relevant law, regulation or directive. Any such modification will be set out in the Final Terms issued in respect of the issue of Notes to which it relates or in a supplement to this Base Prospectus.

No representation is made that any action has been taken in any jurisdiction that would permit a public offering of any of the Notes, or possession or distribution of the Base Prospectus or any other offering material or any Final Terms, in any country or jurisdiction where action for that purpose is required.

Each Dealer has agreed that it shall, to the best of its knowledge in all material respects, comply with all relevant laws, regulations and directives in each jurisdiction in which it purchases, offers, sells or delivers Notes or has in its possession or distributes the Base Prospectus, any other offering material or any Final Terms, in all cases at its own expense.

FORM OF FINAL TERMS

The form of Final Terms that will be issued in respect of each Tranche, subject only to the deletion of non-applicable provisions, is set out below:

Final Terms dated [●]

NE PROPERTY B.V.

Guaranteed by

NEPI Rockcastle N.V.

Issue of [Aggregate Principal Amount of Tranche] [Title of Notes]
under the EUR [4,000,000,000] Guaranteed Euro Medium Term Note Programme

PART A – CONTRACTUAL TERMS

[PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("EEA"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, "**EU MiFID II**"); or (ii) a customer within the meaning of Directive (EU) 2016/97 (the "**EU Insurance Distribution Directive**"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (the "**EU PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the EU PRIIPs Regulation.]

[PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Notes are not intended to be offered, sold, distributed or otherwise made available to and should not be offered, sold, distributed or otherwise made available to any retail investor in the United Kingdom ("**UK**"). For these purposes, a retail investor means a person who is either one (or both) of the following: (i) not a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018; or (ii) not a qualified investor, as defined in paragraph 15 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024. Consequently no disclosure document required by the FCA Product Disclosure Sourcebook ("**DISC**") for offering, selling or distributing the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering, selling or distributing the Notes or otherwise making them available to any retail investor in the UK may be unlawful under DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.]

[EU MiFID II PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in [Directive 2014/65/EU (as amended, "EU MiFID II")][EU MiFID II]; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. [*Consider any negative target market.*] Any person subsequently offering, selling or recommending the Notes (a "**distributor**") should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to EU MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

[UK MIFIR PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook ("**COBS**"), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**UK MiFIR**"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. [*Consider any negative target market.*] Any [person subsequently offering, selling or recommending the Notes (a "**distributor**")]/[distributor] should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the "**UK MiFIR Product Governance**

Rules") is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.].

[Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Base Prospectus dated 29 April 2026 [and the supplement(s) to it dated [●]] which [together] constitute[s] a base prospectus (the "**Base Prospectus**") for the purposes of Regulation (EU) 2017/1129 (the "**EU Prospectus Regulation**"). This document constitutes the Final Terms of the Notes described herein for the purposes of the EU Prospectus Regulation and must be read in conjunction with the Base Prospectus in order to obtain all the relevant information. Full information on the Issuer, the Guarantor and the offer of the Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus. The Base Prospectus has been published on the website of the Group (<https://nepirockcastle.com/>) and the website of Euronext Dublin (<https://live.euronext.com>).]

[The following alternative language applies if the first tranche of an issue which is being increased was issued under a base prospectus with an earlier date]

[Terms used herein shall be deemed to be defined as such for the purposes of the conditions set forth in the Base Prospectus dated [15 November 2017]/[11 April 2019]/[6 July 2020]/[17 September 2021]/[6 July 2023]/[15 May 2024]/[16 May 2025] which are incorporated by reference into the base prospectus dated 29 April 2026 (the "**Conditions**"). This document constitutes the Final Terms of the Notes described herein for the purposes of Regulation (EU) 2017/1129 (the "**EU Prospectus Regulation**") and must be read in conjunction with the Base Prospectus dated 29 April 2026 [and the supplement[s] to it dated [●] [and [●]] which [together] constitute[s] a base prospectus for the purposes of the EU Prospectus Regulation (the "**Base Prospectus**") in order to obtain all the relevant information, save in respect of the Conditions which are extracted from the Base Prospectus dated [15 November 2017]/[11 April 2019]/[6 July 2020]/[17 September 2021]/[6 July 2023]/[15 May 2024]/[16 May 2025]. The Base Prospectus has been published on the website of the Group (<https://nepirockcastle.com/>) and the website of Euronext Dublin (<https://live.euronext.com>).]

(Include whichever of the following apply or specify as "Not Applicable" (N/A). Note that the numbering should remain as set out below, even if "Not Applicable" is indicated for individual paragraphs (in which case the sub-paragraphs of the paragraphs which are not applicable can be deleted). Italics denote guidance for completing the Final Terms.)

- | | | | |
|----|-------|--|--|
| 1. | (i) | Issuer: | NE Property B.V. |
| | (ii) | Guarantor: | NEPI Rockcastle N.V. |
| 2. | (i) | Series Number: | [●] |
| | (ii) | Tranche Number: | [●] |
| | (iii) | Date on which the Notes become fungible: | [Not Applicable/The Notes shall be consolidated, form a single series and be interchangeable for trading purposes with the <i>[insert description of the Series]</i> on <i>[insert date/the Issue Date/exchange of the Temporary Global Note for interests in the Permanent Global Note, as referred to in paragraph [24] below [which is expected to occur on or about [insert date]]]</i> .] |
| 3. | | Specified Currency or Currencies: | [●] |
| 4. | | Aggregate Principal Amount: | [●] |
| | (i) | Series: | [●] |
| | (ii) | Tranche: | [●] |

5. Issue Price: [●] per cent. of the Aggregate Principal Amount [plus accrued interest from *[insert date]* (if applicable)]
6. (i) Specified Denominations: [●]
- (ii) Calculation Amount: [●]
7. (i) Issue Date: [●]
- (ii) Interest Commencement Date *[Specify/Issue Date/Not Applicable]*
8. Maturity Date: *[Specify date or (for Floating Rate Notes) Interest Payment Date falling in or nearest to the relevant month and year]*
9. Interest Basis: [[●] per cent. Fixed Rate]
- [●][●] [EURIBOR/ SONIA/ SONIA Compounded Index/SOFR/SOFR Compounded Index/€STR]+/- [[●] per cent. Floating Rate]
- [Zero Coupon]
- (See paragraph [14/15/16] below)
10. Redemption/Payment Basis: Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at [100] per cent. of their nominal amount.
11. Change of Interest Basis: *[Specify the date when any fixed to floating rate change occurs or refer to paragraphs 14 and 15 below and identify there/Not Applicable]*
12. Put/Call Options: [Make-whole call]
- [Call Option]
- [Put Option]
- [Change of Control]
- [Clean-Up Call Option]
- [(See paragraph [17/18/19/20/21] below)]
13. [Date [Board] approval for issuance of Notes and Guarantee obtained:] [●] [and [●], respectively]
- (N.B Only relevant where Board (or similar) authorisation is required for the particular tranche of Notes or related Guarantee)*

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14. **Fixed Rate Note Provisions** [Applicable/Not Applicable]
- (If not applicable, delete the remaining sub-paragraphs of this paragraph)*

- (i) Rate[(s)] of Interest: [●] per cent. per annum payable in arrear on each Interest Payment Date
- (ii) Interest Payment Date(s): [●] in each year
- (iii) Fixed Coupon Amount[(s)]: [●] per Calculation Amount
- (iv) Fixed Coupon Amount for a short or long Interest Period ("Broken Amount(s)") [●] per Calculation Amount, payable on the Interest Payment Date falling [in/on] [●]
- (v) Day Count Fraction:
 - [Actual/Actual]
 - [Actual/365 (Fixed)]
 - [Actual/365 (Sterling)]
 - [Actual/360]
 - [30/360] [360/360] [Bond Basis]
 - [30E/360] [Eurobond Basis]
 - [30E/360 (ISDA)]
 - [Actual/Actual-ISDA]
 - [Actual/Actual-ICMA]
- (vi) [Determination Dates:] [[●] in each year (*insert regular interest payment dates, ignoring issue date or maturity date in the case of a long or short first or last coupon. N.B. only relevant where Day Count Fraction is Actual/Actual (ICMA))*]
- (vii) [Step Up Rating Adjustment:] [Applicable/Not Applicable]

(*If not applicable, delete the following subparagraph*)
- (viii) [Step Up Rate:] [[●] per annum]
- 15. **Floating Rate Note Provisions** [Applicable/Not Applicable]

(*If not applicable, delete the remaining subparagraphs of this paragraph*)

 - (i) Interest Period(s): [[●] [, subject to adjustment in accordance with the Business Day Convention set out in (iii) below, not subject to any adjustment[, as the Business Day Convention in (iii) below is specified to be Not Applicable]]]
 - (ii) Specified Interest Payment Dates: [●]
 - (iii) Business Day Convention: [Floating Rate Convention/Following Business Day Convention/ Modified Following Business Day Convention/ Preceding Business Day Convention]
 - (iv) Business Centre(s): [Not Applicable/[●]]

- (v) Manner in which the Rate(s) of Interest is/are to be determined: [Screen Rate Determination/ISDA Determination]
- (vi) Party responsible for calculating the Rate(s) of Interest and/or Interest Amount(s): [Principal Paying Agent]/ [an institution other than the Principal Paying Agent] shall be the Calculation Agent
- (vii) Screen Rate Determination: [Applicable/Not Applicable] *(If not applicable delete the remaining sub-paragraphs of this paragraph)*
- Reference Rate: [•][•]
[EURIBOR/SONIA/SOFR/€STR/SONIA Compounded Index (see Index Determination below) /SOFR Compounded Index (see Index Determination below)]
 - Observation Method: [Lag / Observation Shift]
 - Lag Period: [5 / [•] TARGET Settlement Days/U.S. Government Securities Business Days/London Banking Days/Not Applicable]
 - Observation Shift Period: [5 / [•] TARGET Settlement Days/U.S. Government Securities Business Days/London Banking Days /Not Applicable]
(NB: A minimum of 5 should be specified for the Lag Period or Observation Shift Period, unless otherwise agreed with the Calculation Agent)
 - D: [360/365/[•]] / [Not Applicable]
 - Index Determination [Applicable/Not Applicable]
 - SONIA Compounded Index [Applicable/Not Applicable]
 - SOFR Compounded Index [Applicable/Not Applicable]
 - Relevant Decimal Place [•] [5] *(unless otherwise specified in the Final Terms, it should be the fifth decimal place)*
 - Relevant Number of Index Days [•] [5] *(unless otherwise specified in the Final Terms, the Relevant Number shall be 5)*
 - Interest Determination Date(s): [The first Business Day in the relevant Interest Period]/ *(select where Interest Determination Date has the meaning specified in Condition 6(b)(v), 6(b)(vi) or 6(b)(vii))* [•] [London Banking Days/U.S. Government Securities Business Days/TARGET Settlement Days] prior to each Interest Payment Date
 - Relevant Screen Page: [•]
 - Relevant Time: [•]
- (viii) ISDA Determination: [Applicable/Not Applicable] *(If not applicable delete the remaining sub-paragraphs of this paragraph)*
- ISDA Definitions: [2006 ISDA Definitions / 2021 ISDA Definitions]

- Floating Rate Option: [•]
(The Floating Rate Option should be selected from one of: CHF-SARON / EUR-EURIBOR-Reuters (if 2006 ISDA Definitions apply) EUR-EURIBOR (if 2021 ISDA Definitions apply) / EUR-EuroSTR / EUR-EuroSTR Compounded Index / GBP SONIA / GBP SONIA Compounded Index / HKD-HONIA / JPY-TONA / USD-SOFR / USD-SOFR Compounded Index (each as defined in the ISDA Definitions). These are the options envisaged by the terms and conditions)
- Designated Maturity: [•]
(Designated Maturity will not be relevant where the Floating Rate Option is a risk free rate)
- Reset Date: [•]/[as specified in the ISDA Definitions]/[the first day of the relevant Interest Period, subject to adjustment in accordance with the Business Day Convention set out in [(v)] above and as specified in the ISDA Definitions]
- Compounding: [Applicable/Not Applicable] *(If not applicable delete the remaining sub-paragraphs of this paragraph)*
- Compounding Method: [Compounding with Lookback
 - Lookback: [•] Applicable Business Days
 [Compounding with Observation Period Shift
 - Observation Period Shift: [•] Observation Period Shift Business Days
 - Observation Period Shift Additional Business Days: [[•] / Not Applicable]]
 [Compounding with Lockout
 - Lockout: [•] Lockout Period Business Days
 - Lockout Period Business Days: [[•]/Applicable Business Days]]
- Averaging [Applicable/Not Applicable] *(If not applicable delete the remaining sub-paragraphs of this paragraph)*
- Averaging Method: [Averaging with Lookback
 - Lookback: [•] Applicable Business Days
 [Averaging with Observation Period Shift
 - Observation Period Shift: [•] Observation Period Shift Business Days
 - Observation Period Shift Additional Business Days: [[•]/Not Applicable]]
 [Averaging with Lockout

		• Lockout: [•] Lockout Period Business Days • Lockout Period Business Days: [[•]/Applicable Business Days]
	• Index Provisions:	[Applicable/Not Applicable] <i>(If not applicable delete the remaining sub-paragraphs of this paragraph)</i>
-	Index Method:	Compounded Index Method with Observation Period Shift • Observation Period Shift: [•] Observation Period Shift Business Days • Observation Period Shift Additional Business Days: [[•] / Not Applicable]
(ix)	Linear interpolation	Not Applicable/Applicable – the Rate of Interest for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation <i>(specify for each short or long interest period)</i>
(x)	Margin(s):	[+/-][•] per cent. per annum
(xi)	Minimum Rate of Interest:	[The Minimum Rate of Interest shall not be less than zero] [The Minimum Rate of Interest shall not be less than [•] per cent. per annum] [Not applicable]
(xii)	Maximum Rate of Interest:	[[•] per cent. per annum] [Not applicable]
(xiii)	Day Count Fraction:	[Actual/Actual] [Actual/Actual – ISDA] [Actual/365 (Fixed)] / [Actual/365 (Sterling)] / [Actual/360] / [30/360] [360/360] [Bond Basis] / [30E/360] [Eurobond Basis] / [30E/360 (ISDA)] / [Actual/Actual-ICMA]
(xiv)	[Determination Dates:]	[[•] in each year <i>(insert regular interest payment dates, ignoring issue date or maturity date in the case of a long or short first or last coupon. N.B. only relevant where Day Count Fraction is Actual/Actual (ICMA))</i>]
16.	Zero Coupon Note Provisions	[Applicable/Not Applicable] <i>(If not applicable, delete the remaining sub-paragraphs of this paragraph)</i>
(i)	Amortisation Yield:	[•] per cent. per annum
(ii)	[Day Count Fraction in relation to Early Redemption Amounts:	[Actual/Actual] [Actual/Actual – ISDA] / [Actual/365 (Fixed)] / [Actual/365 (Sterling)] / [Actual/360] / [30/360] [360/360] [Bond Basis] / [30E/360] [Eurobond Basis] / [30E/360 (ISDA)] / [Actual/Actual-ICMA]

PROVISIONS RELATING TO REDEMPTION

17. **Call Option** [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (i) Optional Redemption Date(s): [•]
 - (ii) Optional Redemption Amount(s) of each Note: [•] per Calculation Amount
 - (iii) If redeemable in part:
 - (a) Minimum Redemption Amount: [•] per Calculation Amount
 - (b) Maximum Redemption Amount: [•] per Calculation Amount
 - (iv) Notice period: [•] days
18. **Put Option** [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (i) Optional Redemption Date(s): [•]
 - (ii) Optional Redemption Amount(s) of each Note: [•] per Calculation Amount
 - (iii) Notice period: [•] days
19. **Change of Control** [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (i) Change of Control Optional Redemption Price: [•] per Calculation Amount
 - (ii) Change of Control Put Period: [•]
 - (iii) Change of Control Put Date: [•]
20. **Make-Whole Call** [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (i) Notice Period: [•] days
 - (ii) Reference Bond: [•]
 - (iii) Make-Whole Margin: [•]
 - (iv) Make-Whole Time: [•]
 - (v) Par Redemption Date: [•]

21. **Clean-Up Call Option** [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- Clean-Up Redemption Amount: [●] per Calculation Amount
22. **Final Redemption Amount of each Note** [●][Par] per Calculation Amount
23. **Early Redemption Amount**
- Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons or on event of default or other early redemption: [●]/[Par] per Calculation Amount
- GENERAL PROVISIONS APPLICABLE TO THE NOTES**
24. Form of Notes: Bearer Notes:
- [Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes in the limited circumstances specified in the Permanent Global Note]
- [Temporary Global Note exchangeable for Definitive Notes on [●] days' notice]
- [Permanent Global Note exchangeable for Definitive Notes in the limited circumstances specified in the Permanent Global Note]
- Registered Notes:
- [Global Certificate (US\$/€[●] nominal amount) registered in the name of a nominee for [a common depositary for Euroclear and Clearstream, Luxembourg/a common safekeeper for Euroclear and Clearstream, Luxembourg]]
25. New Global Note: [Yes] [No]
26. Financial Centre(s): [Not Applicable/give details. *Note that this paragraph relates to the date of payment, and not the end dates of interest periods for the purposes of calculating the amount of interest, to which sub-paragraph 15(vi) relates*]
27. Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature): [No/Yes. As the Notes have more than 27 coupon payments, talons may be required if, on exchange into definitive form, more than 27 coupon payments are still to be made.]

THIRD PARTY INFORMATION

[(*Relevant third party information*) has been extracted from (*specify source*). Each of the Issuer and the Guarantor confirms that such information has been accurately reproduced and that, so far as it is aware, and is able to ascertain from information published by (*specify source*), no facts have been omitted which would render the reproduced information inaccurate or misleading.]

Signed on behalf of NE Property B.V.:

By:
Duly authorised

Signed on behalf of NEPI Rockcastle N.V.:

By:
Duly authorised

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- (i) Admission to trading: [Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the [regulated market of Euronext Dublin and listed on the official list of Euronext Dublin [and the Bucharest Stock Exchange] with effect from [•].] [Application is expected to be made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the [regulated market of Euronext Dublin and listed on the official list of Euronext Dublin] [and the Bucharest Stock Exchange] with effect from [•].]

(Where documenting a fungible issue need to indicate that original Notes are already admitted to trading.)

- (ii) Estimate of total expenses related to admission to trading: [•]

2. RATINGS

- (i) Ratings: [The Notes to be issued [have been/are expected to be] rated]/[The following ratings reflect ratings assigned to Notes of this type issued under the Programme generally]:

[S&P: [•]]

[[Fitch: [•]]

[[Other]: [•]]

[Need to include a brief explanation of the meaning of the ratings if this has previously been published by the rating provider.]

(The above disclosure should reflect the rating allocated to Notes of the type being issued under the Programme generally or, where the issue has been specifically rated, that rating.)

Option 1 - CRA established in the EEA and registered under the EU CRA Regulation and details of whether rating is endorsed by a credit rating agency established and registered in the UK or certified under the UK CRA Regulation

[Insert legal name of particular credit rating agency entity providing rating] is established in the EEA and registered under Regulation (EC) No 1060/2009, as amended (the "**EU CRA Regulation**"). *[[Insert legal name of particular credit rating agency entity providing rating]* appears on the latest update of the list of registered credit rating agencies (as of *[insert date of most recent list]*) on the European Securities and Markets Authority website <http://www.esma.europa.eu>. [The rating *[Insert legal name of particular credit rating agency entity providing rating]* has given to the Notes is endorsed by *[insert legal name of credit rating agency]*, which is established in the UK and registered under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA**

Regulation").] /[[*Insert legal name of particular credit rating agency entity providing rating*] has been certified under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**").]/ [[*Insert legal name of particular credit rating agency entity providing rating*] has not been certified under Regulation (EC) No 1060/2009, as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**") and the rating it has given to the Notes is not endorsed by a credit rating agency established in the UK and registered under the CRA Regulation.]

Option 2 - CRA established in the EEA, not registered under the CRA Regulation but has applied for registration and details of whether rating is endorsed by a credit rating agency established and registered in the UK or certified under the CRA Regulation

[*Insert legal name of particular credit rating agency entity providing rating*] is established in the EEA and has applied for registration under Regulation (EC) No 1060/2009, as amended (the "**CRA Regulation**"), although notification of the corresponding registration decision has not yet been provided by the [relevant competent authority] / [European Securities and Markets Authority]. [[*Insert legal name of particular credit rating agency entity providing rating*] appears on the latest update of the list of registered credit rating agencies (as of [*insert date of most recent list*]) on the European Securities and Markets Authority website <http://www.esma.europa.eu>]. [The rating [*Insert legal name of particular credit rating agency entity providing rating*] has given to the Notes is endorsed by [*insert legal name of credit rating agency*], which is established in the UK and registered under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**CRA Regulation (UK)**").] /[[*Insert legal name of particular credit rating agency entity providing rating*] has been certified under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**CRA Regulation (UK)**").] / [[*Insert legal name of particular credit rating agency entity providing rating*] has not been certified under Regulation (EC) No 1060/2009, as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**CRA Regulation (UK)**") and the rating it has given to the Notes is not endorsed by a credit rating agency established in the UK and registered under the CRA Regulation (UK).]

Option 3 - CRA established in the EEA, not registered under the EU CRA Regulation and not applied for registration and details of whether rating is endorsed by a credit rating agency established and registered in the UK or certified under the UK CRA Regulation

[*Insert legal name of particular credit rating agency entity providing rating*] is established in the EEA and is neither registered nor has it applied for registration under

Regulation (EC) No 1060/2009, as amended (the "**EU CRA Regulation**"). *[[Insert legal name of particular credit rating agency entity providing rating]* appears on the latest update of the list of registered credit rating agencies (as of *[insert date of most recent list]*) on the European Securities and Markets Authority website <http://www.esma.europa.eu>. [The rating *[Insert legal name of particular credit rating agency entity providing rating]* has given to the Notes is endorsed by *[insert legal name of credit rating agency]*, which is established in the UK and registered under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation (UK)**").] /*[[Insert legal name of particular credit rating agency entity providing rating]* has been certified under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**").] /*[[Insert legal name of particular credit rating agency entity providing rating]* has not been certified under Regulation (EC) No 1060/2009, as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**") and the rating it has given to the Notes is not endorsed by a credit rating agency established in the UK and registered under the UK CRA Regulation.]

Option 4 - CRA established in the UK and registered under the UK CRA Regulation and details of whether rating is endorsed by a credit rating agency established and registered in the EEA or certified under the EU CRA Regulation

[Insert legal name of particular credit rating agency entity providing rating] is established in the UK and registered under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**"). *[[Insert legal name of particular credit rating agency entity providing rating]* appears on the latest update of the list of registered credit rating agencies (as of *[insert date of most recent list]*) on [FCA]. [The rating *[Insert legal name of particular credit rating agency entity providing rating]* has given to the Notes to be issued under the Programme is endorsed by *[insert legal name of credit rating agency]*, which is established in the EEA and registered under Regulation (EC) No 1060/2009, as amended (the "**EU CRA Regulation**").] *[[Insert legal name of particular credit rating agency entity providing rating]* has been certified under Regulation (EC) No 1060/2009, as amended (the "**EU CRA Regulation**").] *[[Insert legal name of particular credit rating agency entity providing rating]* has not been certified under Regulation (EC) No 1060/2009, as amended (the "**UK CRA Regulation**") and the rating it has given to the Notes is not endorsed by a credit rating agency established in the EEA and registered under the EU CRA Regulation.]

Option 5 - CRA not established in the EEA or the UK but relevant rating is endorsed by a CRA which is established

and registered under the CRA Regulation (EU) AND/OR under the CRA Regulation (UK)

[Insert legal name of particular credit rating agency entity providing rating] is not established in the EEA or the UK but the rating it has given to the Notes to be issued under the Programme is endorsed by *[[insert legal name of credit rating agency]*, which is established in the EEA and registered under Regulation (EC) No 1060/2009, as amended (the "EU CRA Regulation")*][and][[insert legal name of credit rating agency]*, which is established in the UK and registered under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "UK CRA Regulation")].

Option 6 - CRA not established in the EEA or the UK and relevant rating is not endorsed under the CRA Regulation (EU) or the CRA Regulation (UK) but CRA is certified under the CRA Regulation (EU) AND/OR under the CRA Regulation (UK)

[Insert legal name of particular credit rating agency entity providing rating] is not established in the EEA or the UK but is certified under [Regulation (EC) No 1060/2009, as amended (the "EU CRA Regulation")]*][and][Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "UK CRA Regulation")]*.

Option 7 - CRA neither established in the EEA or the UK nor certified under the EU CRA Regulation or the UK CRA Regulation and relevant rating is not endorsed under the EU CRA Regulation or the UK CRA Regulation

[Insert legal name of particular credit rating agency entity providing rating] is not established in the EEA or the UK and is not certified under Regulation (EC) No 1060/2009, as amended (the "EU CRA Regulation") or Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "UK CRA Regulation") and the rating it has given to the Notes is not endorsed by a credit rating agency established in either the EEA and registered under the EU CRA Regulation or in the UK and registered under the UK CRA Regulation.

3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER

(Need to include a description of any interest, including a conflict of interest, that is material to the issue/offer, detailing the persons involved and the nature of the interest. May be satisfied by the inclusion of the statement below:)

[Save for any fees payable to the [Managers/Dealers], so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The [Managers/Dealers] and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer [and the Guarantor] and [its/their] affiliates in the ordinary course of business. *(Amend as appropriate if there are other interests)*]

[(When adding any other description, consideration should be given as to whether such matters described constitute "significant new factors" and consequently trigger the need for a supplement to the Base Prospectus under Article 23 of the EU Prospectus Regulation.)]

4. **[Fixed Rate Notes only – YIELD]**

(i) Indication of yield: [•]

The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.]

5. **OPERATIONAL INFORMATION**

(i) ISIN: [•]

(ii) Common Code: [•]

(iii) Any clearing system(s) other than Euroclear Bank SA/NV and Clearstream Banking, S.A. and the relevant identification number(s): [Not Applicable/give name(s) and number(s)]

(iv) Delivery: Delivery [against/free of] payment

(v) Names and addresses of additional Paying Agent(s) (if any): [•]

(vi) [Intended to be held in a manner which would allow Eurosystem eligibility: [Yes. Note that the designation "yes" simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper [(and registered in the name of a nominee of one of the ICSDs acting as common safekeeper)] [include this text for registered notes held under the NSS structure] and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]/

[No. Whilst the designation is specified as "no" at the date of these Final Terms, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them, the Notes may then be deposited with one of the ICSDs as common safekeeper [(and registered in the name of a nominee of one of the ICSDs acting as common safekeeper) [include this text for registered notes]. Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]]

[Not Applicable]

(vii) Relevant Benchmark[s]: [[specify benchmark] is provided by [administrator legal name]][repeat as necessary]. As at the date hereof, [[administrator legal name][appears]/[does not appear]][repeat as necessary] in the register of

administrators and benchmarks (the "EU BMR Register") established and maintained by the European Securities and Markets Authority pursuant to Article 36 (*Register of administrators and benchmarks*) of Regulation (EU) 2016/1011 (as amended, the "EU Benchmarks Regulation"))[and as at [●], no public notice has been included in the EU BMR Register with respect to [*insert significant benchmark*]]

[As far as the Issuer is aware, as at the date hereof, [*insert name of administrator*], as administrator of [*specify benchmark*] does not fall within the scope of the EU Benchmarks Regulation by virtue of Article 2 of that regulation.] OR [the transitional provisions in the EU Benchmarks Regulation apply, such that [*insert name of administrator*] is not currently required to be included in the EU BMR Register as authorised, registered or, if located outside the European Union, recognised, endorsed or benefitting from equivalence, provided that [*insert name of administrator*] has submitted an application for authorisation, registration, recognition or endorsement (as applicable) and unless and until such application has failed or been refused.]/ [Not Applicable]

6. DISTRIBUTION

(i) Method of distribution: [Syndicated/Non-syndicated]

(ii) Prohibition of Sales to EEA Retail Investors: [Applicable/Not Applicable]

(If the Notes clearly do not constitute "packaged" products, or the Notes do constitute "packaged" products and a key information document will be prepared in the EEA, "Not Applicable" should be specified. If the Notes may constitute "packaged" products and no key information document will be prepared, "Applicable" should be specified.)

(iii) Prohibition of Sales to UK Retail Investors: [Applicable/Not Applicable]

(If the Notes clearly do not constitute "packaged" products or the Notes do constitute "packaged" products and a key information document will be prepared, "Not Applicable" should be specified. If the Notes may constitute "packaged" products and no key information document will be prepared, "Applicable" should be specified.)

(iv) If syndicated:

(v) (A) Names of Managers: [Not Applicable/give names]

(vi) (B) Stabilisation Manager(s) (if any): [Not Applicable/give names]

(vii) If non-syndicated, name of Dealer: [Not Applicable/give name]

(viii) US Selling Restrictions: [Reg. S Compliance Category [1/2/3]; TEFRA C/ TEFRA D/ TEFRA not applicable]

7. **REASONS FOR THE OFFER AND
ESTIMATED NET AMOUNT OF
PROCEEDS**

Reasons for the offer:

[•]/[General corporate purposes]/[Green Bonds: an amount equal to the net proceeds of the issue of the Notes will be allocated to finance Eligible Green Projects (*[set out any further required information here]*)]. See "*Use of Proceeds*" in the Base Prospectus and the Group's Green Finance Framework].

Estimated net proceeds:

[•]

FORM OF PRICING SUPPLEMENT

The form of Pricing Supplement that will be issued in respect of each Tranche, subject only to the deletion of non-applicable provisions, is set out below:

NO PROSPECTUS IS REQUIRED IN ACCORDANCE WITH REGULATION (EU) 2017/1129 FOR THE ISSUE OF THE NOTES DESCRIBED BELOW.

Pricing Supplement dated [●]

NE PROPERTY B.V.

Guaranteed by

NEPI Rockcastle N.V.

Issue of [Aggregate Principal Amount of Tranche] [Title of Notes]
under the EUR [4,000,000,000] Guaranteed Euro Medium Term Note Programme

PART A – CONTRACTUAL TERMS

[PROHIBITION OF SALES TO EEA RETAIL INVESTORS] – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("EEA"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, "EU MiFID II"); or (ii) a customer within the meaning of Directive (EU) 2016/97 (the "EU Insurance Distribution Directive"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (the "EU PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the EU PRIIPs Regulation.]

[PROHIBITION OF SALES TO UK RETAIL INVESTORS] – The Notes are not intended to be offered, sold, distributed or otherwise made available to and should not be offered, sold, distributed or otherwise made available to any retail investor in the United Kingdom ("UK"). For these purposes, a retail investor means a person who is either one (or both) of the following: (i) not a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018; or (ii) not a qualified investor, as defined in paragraph 15 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024. Consequently no disclosure document required by the FCA Product Disclosure Sourcebook ("DISC") for offering, selling or distributing the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering, selling or distributing the Notes or otherwise making them available to any retail investor in the UK may be unlawful under DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.]

[EU MiFID II PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET] – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in [Directive 2014/65/EU (as amended, "EU MiFID II")][EU MiFID II]; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. [*Consider any negative target market.*] Any person subsequently offering, selling or recommending the Notes (a "distributor") should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to EU MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

[UK MIFIR PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET] – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook ("COBS"), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 ("UK MiFIR"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. [*Consider any negative target market.*] Any [person subsequently offering, selling or recommending the Notes (a "distributor")]/[distributor] should take into

consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the "**UK MiFIR Product Governance Rules**") is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

Any person making or intending to make an offer of the Notes may only do so in circumstances in which no obligation arises for the Issuer or any Dealer to publish a prospectus pursuant to Article 3 of the EU Prospectus Regulation or supplement a prospectus pursuant to Article 23 of the EU Prospectus Regulation, in each case, in relation to such offer.

[Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Base Prospectus dated 29 April 2026 [and the supplement(s) to it dated [●]] [together] (the "**Base Prospectus**"). This document constitutes the Pricing Supplement of the Notes described herein and must be read in conjunction with the Base Prospectus. Full information on the Issuer, the Guarantor and the offer of the Notes is only available on the basis of the combination of this Pricing Supplement and the Base Prospectus. The Base Prospectus has been published on the website of the Group (<https://nepirockcastle.com/>).]

[The following alternative language applies if the first tranche of an issue which is being increased was issued under a base prospectus with an earlier date]

[Terms used herein shall be deemed to be defined as such for the purposes of the conditions set forth in the Base Prospectus dated [15 November 2017]/[11 April 2019]/[6 July 2020]/[17 September 2021]/[6 July 2023]/[15 May 2024]/[16 May 2025] which are incorporated by reference into the Base Prospectus dated 29 April 2026 (the "**Conditions**"). This document constitutes the Pricing Supplement of the Notes described herein and must be read in conjunction with the Base Prospectus dated 29 April 2026 [and the supplement[s] to it dated [●] [and [●]] which [together] constitute[s] a base prospectus for the purposes of the EU Prospectus Regulation (the "**Base Prospectus**"), save in respect of the Conditions which are extracted from the Base Prospectus dated [15 November 2017]/[11 April 2019]/[6 July 2020]/[17 September 2021]/[6 July 2023]/[15 May 2024]/[16 May 2025]. The Base Prospectus has been published on the website of the Group (<https://nepirockcastle.com/>) and the website of Euronext Dublin (<https://live.euronext.com/>).]

(Include whichever of the following apply or specify as "Not Applicable" (N/A). Note that the numbering should remain as set out below, even if "Not Applicable" is indicated for individual paragraphs (in which case the subparagraphs of the paragraphs which are not applicable can be deleted). Italics denote guidance for completing the Pricing Supplement.)

- | | | | |
|----|-------|--|--|
| 1. | (i) | Issuer: | NE Property B.V. |
| | (ii) | Guarantor: | NEPI Rockcastle N.V. |
| 2. | (i) | Series Number: | [●] |
| | (ii) | Tranche Number: | [●] |
| | (iii) | Date on which the Notes become fungible: | [Not Applicable/The Notes shall be consolidated, form a single series and be interchangeable for trading purposes with the <i>[insert description of the Series]</i> on <i>[insert date/the Issue Date/exchange of the Temporary Global Note for interests in the Permanent Global Note, as referred to in paragraph [24] below [which is expected to occur on or about [insert date]]]</i> .] |
| 3. | | Specified Currency or Currencies: | [●] |
| 4. | | Aggregate Principal Amount: | [●] |
| | (i) | Series: | [●] |
| | (ii) | Tranche: | [●] |

5. Issue Price: [•] per cent. of the Aggregate Principal Amount [plus accrued interest from [insert date] (if applicable)]
6. (i) Specified Denominations: [•]
(ii) Calculation Amount: [•]
7. (i) Issue Date: [•]
(ii) Interest Commencement Date [Specify/Issue Date/Not Applicable]
8. Maturity Date: [Specify date or (for Floating Rate Notes) Interest Payment Date falling in or nearest to the relevant month and year]
9. Interest Basis: [[•] per cent. Fixed Rate]
[•][•] [EURIBOR/ SONIA/ SONIA Compounded Index/SOFR/SOFR Compounded Index/€STR]/+/-
[[•] per cent. Floating Rate]
[Zero Coupon]
(See paragraph [14/15/16] below)
10. Redemption/Payment Basis: Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at [100] per cent. of their nominal amount.
11. Change of Interest Basis: [Specify the date when any fixed to floating rate change occurs or refer to paragraphs 14 and 15 below and identify there/Not Applicable]
12. Put/Call Options: [Make-whole call]
[Call Option]
[Put Option]
[Change of Control]
[Clean-Up Call Option]
[(See paragraph [17/18/19/20/21] below)]
13. [Date [Board] approval for issuance of Notes and Guarantee obtained:] [•] [and [•], respectively]
(N.B Only relevant where Board (or similar) authorisation is required for the particular tranche of Notes or related Guarantee)

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14. **Fixed Rate Note Provisions** [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (i) Rate[(s)] of Interest: [•] per cent. per annum payable in arrear on each Interest Payment Date

- (ii) Interest Payment Date(s): [•] in each year
- (iii) Fixed Coupon Amount[(s)]: [•] per Calculation Amount
- (iv) Fixed Coupon Amount for a short or long Interest Period ("Broken Amount(s)") [•] per Calculation Amount, payable on the Interest Payment Date falling [in/on] [•]
- (v) Day Count Fraction:
 - [Actual/Actual]
 - [Actual/365 (Fixed)]
 - [Actual/365 (Sterling)]
 - [Actual/360]
 - [30/360] [360/360] [Bond Basis]
 - [30E/360] [Eurobond Basis]
 - [30E/360 (ISDA)]
 - [Actual/Actual-ISDA]
 - [Actual/Actual-ICMA]
- (vi) [Determination Dates:] [[•] in each year (*insert regular interest payment dates, ignoring issue date or maturity date in the case of a long or short first or last coupon. N.B. only relevant where Day Count Fraction is Actual/Actual (ICMA))*]
- (vii) [Step Up Rating Adjustment:] [Applicable/Not Applicable]

(If not applicable, delete the following subparagraph)
- (viii) [Step Up Rate:] [[•] per annum]
- 15. **Floating Rate Note Provisions** [Applicable/Not Applicable]

(If not applicable, delete the remaining subparagraphs of this paragraph)

 - (i) Interest Period(s): [[•] [, subject to adjustment in accordance with the Business Day Convention set out in (iii) below, not subject to any adjustment[, as the Business Day Convention in (iii) below is specified to be Not Applicable]]]
 - (ii) Specified Interest Payment Dates: [•]
 - (iii) Business Day Convention: [Floating Rate Convention/Following Business Day Convention/ Modified Following Business Day Convention/ Preceding Business Day Convention]
 - (iv) Business Centre(s): [Not Applicable/[•]]
 - (v) Manner in which the Rate(s) of Interest is/are to be determined: [Screen Rate Determination/ISDA Determination]

- (vi) Party responsible for calculating the Rate(s) of Interest and/or Interest Amount(s): [Principal Paying Agent]/ [an institution other than the Principal Paying Agent] shall be the Calculation Agent
- (vii) Screen Rate Determination: [Applicable/Not Applicable] (If not applicable delete the remaining sub-paragraphs of this paragraph)
- Reference Rate: [•][•]
[EURIBOR/SONIA/SOFR/€STR/SONIA Compounded Index (see Index Determination below) /SOFR Compounded Index (see Index Determination below)]
 - Observation Method: [Lag / Observation Shift]
 - Lag Period: [5 / [•] TARGET Settlement Days/U.S. Government Securities Business Days/London Banking Days/Not Applicable]
 - Observation Shift Period: [5 / [•] TARGET Settlement Days/U.S. Government Securities Business Days/London Banking Days /Not Applicable]
(NB: A minimum of 5 should be specified for the Lag Period or Observation Shift Period, unless otherwise agreed with the Calculation Agent)
 - D: [360/365/[•]] / [Not Applicable]
 - Index Determination [Applicable/Not Applicable]
 - SONIA Compounded Index [Applicable/Not Applicable]
 - SOFR Compounded Index [Applicable/Not Applicable]
 - Relevant Decimal Place [•] [5] (unless otherwise specified in the Final Terms, it should be the fifth decimal place)
 - Relevant Number of Index Days [•] [5] (unless otherwise specified in the Final Terms, the Relevant Number shall be 5)
 - Interest Determination Date(s): [The first Business Day in the relevant Interest Period]/ (select where Interest Determination Date has the meaning specified in Condition 6(b)(v), 6(b)(vi) or 6(b)(vii)) [•] [London Banking Days/U.S. Government Securities Business Days/TARGET Settlement Days] prior to each Interest Payment Date]
 - Relevant Screen Page: [•]
 - Relevant Time: [•]
- (viii) ISDA Determination: [Applicable/Not Applicable] (If not applicable delete the remaining sub-paragraphs of this paragraph)

•	ISDA Definitions:	[2006 ISDA Definitions / 2021 ISDA Definitions]
•	Floating Rate Option:	[•] <i>(The Floating Rate Option should be selected from one of: CHF-SARON / EUR-EURIBOR-Reuters (if 2006 ISDA Definitions apply) EUR-EURIBOR (if 2021 ISDA Definitions apply) / EUR-EuroSTR / EUR-EuroSTR Compounded Index / GBP SONIA / GBP SONIA Compounded Index / HKD-HONIA / JPY-TONA / USD-SOFR / USD-SOFR Compounded Index (each as defined in the ISDA Definitions). These are the options envisaged by the terms and conditions)</i>
•	Designated Maturity:	[•] <i>(Designated Maturity will not be relevant where the Floating Rate Option is a risk free rate)</i>
•	Reset Date:	[•]/[as specified in the ISDA Definitions]/[the first day of the relevant Interest Period, subject to adjustment in accordance with the Business Day Convention set out in [(v)] above and as specified in the ISDA Definitions]
•	Compounding:	[Applicable/Not Applicable] <i>(If not applicable delete the remaining sub-paragraphs of this paragraph)</i>
•	Compounding Method:	[Compounding with Lookback • Lookback: [•] Applicable Business Days [Compounding with Observation Period Shift • Observation Period Shift: [•] Observation Period Shift Business Days • Observation Period Shift Additional Business Days: [[•] / Not Applicable]] [Compounding with Lockout • Lockout: [•] Lockout Period Business Days • Lockout Period Business Days: [[•]/Applicable Business Days]]
Averaging		[Applicable/Not Applicable] <i>(If not applicable delete the remaining sub-paragraphs of this paragraph)</i>
-	Averaging Method:	[Averaging with Lookback • Lookback: [•] Applicable Business Days [Averaging with Observation Period Shift

		• Observation Period Shift: [●] Observation Period Shift Business Days • Observation Period Shift Additional Business Days: [[●]/Not Applicable]]
		[Averaging with Lockout
		• Lockout: [●] Lockout Period Business Days • Lockout Period Business Days: [[●]/Applicable Business Days]]
	Index Provisions:	[Applicable/Not Applicable] <i>(If not applicable delete the remaining sub-paragraphs of this paragraph)</i>
-	Index Method:	Compounded Index Method with Observation Period Shift
		• Observation Period Shift: [●] Observation Period Shift Business Days • Observation Period Shift Additional Business Days: [[●] / Not Applicable]]
(ix)	Linear interpolation	Not Applicable/Applicable – the Rate of Interest for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation (<i>specify for each short or long interest period</i>)
(x)	Margin(s):	[+/-][●] per cent. per annum
(xi)	Minimum Rate of Interest:	[The Minimum Rate of Interest shall not be less than zero] [The Minimum Rate of Interest shall not be less than [●] per cent. per annum] [Not applicable]
(xii)	Maximum Rate of Interest:	[[●] per cent. per annum] [Not applicable]
(xiii)	Day Count Fraction:	[Actual/Actual] [Actual/Actual – ISDA] [Actual/365 (Fixed)] / [Actual/365 (Sterling)] / [Actual/360] / [30/360] [360/360] [Bond Basis] / [30E/360] [Eurobond Basis] / [30E/360 (ISDA)] / [Actual/Actual-ICMA]
(xiv)	[Determination Dates:]	[[●] in each year (<i>insert regular interest payment dates, ignoring issue date or maturity date in the case of a long or short first or last coupon. N.B. only relevant where Day Count Fraction is Actual/Actual (ICMA))</i>)]
16.	Zero Coupon Note Provisions	[Applicable/Not Applicable] <i>(If not applicable, delete the remaining sub-paragraphs of this paragraph)</i>

- (i) Amortisation Yield: [•] per cent. per annum
- (ii) [Day Count Fraction in relation to Early Redemption Amounts: $\frac{[\text{Actual/Actual}] [\text{Actual/Actual} - \text{ISDA}]}{[\text{Actual/365 (Fixed)}] / [\text{Actual/365 (Sterling)}] / [\text{Actual/360}] / [30/360] [360/360] [\text{Bond Basis}] / [30\text{E}/360] [\text{Eurobond Basis}] / [30\text{E}/360 (\text{ISDA})] / [\text{Actual/Actual-ICMA}]}$

PROVISIONS RELATING TO REDEMPTION

17. **Call Option** [Applicable / Not Applicable]
- (If not applicable, delete the remaining sub-paragraphs of this paragraph)*
- (i) Optional Redemption Date(s): [•]
 - (ii) Optional Redemption Amount(s) of each Note: [•] per Calculation Amount
 - (iii) If redeemable in part:
 - (a) Minimum Redemption Amount: [•] per Calculation Amount
 - (b) Maximum Redemption Amount: [•] per Calculation Amount
 - (iv) Notice period: [•] days
18. **Put Option** [Applicable / Not Applicable]
- (If not applicable, delete the remaining sub-paragraphs of this paragraph)*
- (i) Optional Redemption Date(s): [•]
 - (ii) Optional Redemption Amount(s) of each Note: [•] per Calculation Amount
 - (iii) Notice period: [•] days
19. **Change of Control** [Applicable / Not Applicable]
- (If not applicable, delete the remaining sub-paragraphs of this paragraph)*
- (i) Change of Control Optional Redemption Price: [•] per Calculation Amount
 - (ii) Change of Control Put Period: [•]
 - (iii) Change of Control Put Date: [•]
20. **Make-Whole Call** [Applicable / Not Applicable]
- (If not applicable, delete the remaining sub-paragraphs of this paragraph)*
- (i) Notice Period: [•] days
 - (ii) Reference Bond: [•]
 - (iii) Make-Whole Margin: [•]

- (iv) Make-Whole Time: [•]
- (v) Par Redemption Date: [•]
21. **Clean-Up Call Option** [Applicable / Not Applicable]
- (If not applicable, delete the remaining subparagraphs of this paragraph)*
- Clean-Up Redemption Amount: [•] per Calculation Amount
22. **Final Redemption Amount of each Note** [•][Par] per Calculation Amount
23. **Early Redemption Amount**
- Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons or on event of default or other early redemption: [•]/[Par] per Calculation Amount

GENERAL PROVISIONS APPLICABLE TO THE NOTES

24. Form of Notes: **Bearer Notes:**
- [Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes in the limited circumstances specified in the Permanent Global Note]
- [Temporary Global Note exchangeable for Definitive Notes on [•] days' notice]
- [Permanent Global Note exchangeable for Definitive Notes in the limited circumstances specified in the Permanent Global Note]
- Registered Notes:**
- [Global Certificate (US\$/€[•] nominal amount) registered in the name of a nominee for [a common depository for Euroclear and Clearstream, Luxembourg/a common safekeeper for Euroclear and Clearstream, Luxembourg]]
25. New Global Note: [Yes] [No]
26. Financial Centre(s): [Not Applicable/give details. Note that this paragraph relates to the date of payment, and not the end dates of interest periods for the purposes of calculating the amount of interest, to which subparagraph 15(vi) relates]
27. Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature): [No/Yes. As the Notes have more than 27 coupon payments, talons may be required if, on exchange into definitive form, more than 27 coupon payments are still to be made.]

THIRD PARTY INFORMATION

[(*Relevant third party information*) has been extracted from (*specify source*). Each of the Issuer and the Guarantor confirms that such information has been accurately reproduced and that, so far as it is aware, and is able to ascertain from information published by (*specify source*), no facts have been omitted which would render the reproduced information inaccurate or misleading.]

Signed on behalf of NE Property B.V.:

By:
Duly authorised

Signed on behalf of NEPI Rockcastle N.V.:

By:
Duly authorised

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- (i) Admission to trading: [•] / [Not Applicable.]

(Where documenting a fungible issue need to indicate that original Notes are already admitted to trading.)

- (ii) Estimate of total expenses related to admission to trading: [•]

2. RATINGS

- (i) Ratings: [The Notes to be issued [have been/are expected to be] rated]/[The following ratings reflect ratings assigned to Notes of this type issued under the Programme generally]:

[S&P: [•]]

[[Fitch: [•]]

[[Other]: [•]]

[Need to include a brief explanation of the meaning of the ratings if this has previously been published by the rating provider.]

(The above disclosure should reflect the rating allocated to Notes of the type being issued under the Programme generally or, where the issue has been specifically rated, that rating.)

Option 1 - CRA established in the EEA and registered under the EU CRA Regulation and details of whether rating is endorsed by a credit rating agency established and registered in the UK or certified under the UK CRA Regulation

[Insert legal name of particular credit rating agency entity providing rating] is established in the EEA and registered under Regulation (EC) No 1060/2009, as amended (the "**EU CRA Regulation**"). *[[Insert legal name of particular credit rating agency entity providing rating]* appears on the latest update of the list of registered credit rating agencies (as of *[insert date of most recent list]*) on the European Securities and Markets Authority website <http://www.esma.europa.eu>. [The rating *[Insert legal name of particular credit rating agency entity providing rating]* has given to the Notes is endorsed by *[insert legal name of credit rating agency]*, which is established in the UK and registered under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**").] */[[Insert legal name of particular credit rating agency entity providing rating]* has been certified under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**").] */[[Insert legal*

name of particular credit rating agency entity providing rating] has not been certified under Regulation (EC) No 1060/2009, as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**") and the rating it has given to the Notes is not endorsed by a credit rating agency established in the UK and registered under the CRA Regulation (UK).]

Option 2 - CRA established in the EEA, not registered under the CRA Regulation but has applied for registration and details of whether rating is endorsed by a credit rating agency established and registered in the UK or certified under the CRA Regulation (UK)

[Insert legal name of particular credit rating agency entity providing rating] is established in the EEA and has applied for registration under Regulation (EC) No 1060/2009, as amended (the "**CRA Regulation**"), although notification of the corresponding registration decision has not yet been provided by the [relevant competent authority] / [European Securities and Markets Authority]. *[[Insert legal name of particular credit rating agency entity providing rating]* appears on the latest update of the list of registered credit rating agencies (as of *[insert date of most recent list]*) on the European Securities and Markets Authority website <http://www.esma.europa.eu>. [The rating *[Insert legal name of particular credit rating agency entity providing rating]* has given to the Notes is endorsed by *[insert legal name of credit rating agency]*, which is established in the UK and registered under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**CRA Regulation (UK)**").] / *[[Insert legal name of particular credit rating agency entity providing rating]* has been certified under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**CRA Regulation (UK)**").] / *[[Insert legal name of particular credit rating agency entity providing rating]* has not been certified under Regulation (EC) No 1060/2009, as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**CRA Regulation (UK)**") and the rating it has given to the Notes is not endorsed by a credit rating agency established in the UK and registered under the CRA Regulation (UK).]

Option 3 - CRA established in the EEA, not registered under the EU CRA Regulation and not applied for registration and details of whether rating is endorsed by a credit rating agency established and registered in the UK or certified under the UK CRA Regulation

[Insert legal name of particular credit rating agency entity providing rating] is established in the EEA and is neither registered nor has it applied for registration under Regulation (EC) No 1060/2009, as amended (the "**EU CRA Regulation**"). *[[Insert legal name of particular credit rating agency entity providing rating]* appears on

the latest update of the list of registered credit rating agencies (as of *[insert date of most recent list]*) on the European Securities and Markets Authority website <http://www.esma.europa.eu>. [The rating *[Insert legal name of particular credit rating agency entity providing rating]* has given to the Notes is endorsed by *[insert legal name of credit rating agency]*, which is established in the UK and registered under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation (UK)**").] / *[Insert legal name of particular credit rating agency entity providing rating]* has been certified under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**").] / *[Insert legal name of particular credit rating agency entity providing rating]* has not been certified under Regulation (EC) No 1060/2009, as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**") and the rating it has given to the Notes is not endorsed by a credit rating agency established in the UK and registered under the UK CRA Regulation.]

Option 4 - CRA established in the UK and registered under the UK CRA Regulation and details of whether rating is endorsed by a credit rating agency established and registered in the EEA or certified under the EU CRA Regulation

[Insert legal name of particular credit rating agency entity providing rating] is established in the UK and registered under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK CRA Regulation**"). *[Insert legal name of particular credit rating agency entity providing rating]* appears on the latest update of the list of registered credit rating agencies (as of *[insert date of most recent list]*) on [FCA]. [The rating *[Insert legal name of particular credit rating agency entity providing rating]* has given to the Notes to be issued under the Programme is endorsed by *[insert legal name of credit rating agency]*, which is established in the EEA and registered under Regulation (EC) No 1060/2009, as amended (the "**EU CRA Regulation**").] *[Insert legal name of particular credit rating agency entity providing rating]* has been certified under Regulation (EC) No 1060/2009, as amended (the "**EU CRA Regulation**").] *[Insert legal name of particular credit rating agency entity providing rating]* has not been certified under Regulation (EC) No 1060/2009, as amended (the "**UK CRA Regulation**") and the rating it has given to the Notes is not endorsed by a credit rating agency established in the EEA and registered under the EU CRA Regulation.]

Option 5 - CRA not established in the EEA or the UK but relevant rating is endorsed by a CRA which is

established and registered under the CRA Regulation (EU) AND/OR under the CRA Regulation (UK)

[Insert legal name of particular credit rating agency entity providing rating] is not established in the EEA or the UK but the rating it has given to the Notes to be issued under the Programme is endorsed by [[insert legal name of credit rating agency], which is established in the EEA and registered under Regulation (EC) No 1060/2009, as amended (the "EU CRA Regulation")][and][[insert legal name of credit rating agency], which is established in the UK and registered under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "UK CRA Regulation")].

Option 6 - CRA not established in the EEA or the UK and relevant rating is not endorsed under the CRA Regulation (EU) or the CRA Regulation (UK) but CRA is certified under the CRA Regulation (EU) AND/OR under the CRA Regulation (UK)

[Insert legal name of particular credit rating agency entity providing rating] is not established in the EEA or the UK but is certified under [Regulation (EC) No 1060/2009, as amended (the "EU CRA Regulation")][and][Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "UK CRA Regulation")].

Option 7 - CRA neither established in the EEA or the UK nor certified under the EU CRA Regulation or the UK CRA Regulation and relevant rating is not endorsed under the EU CRA Regulation or the UK CRA Regulation

[Insert legal name of particular credit rating agency entity providing rating] is not established in the EEA or the UK and is not certified under Regulation (EC) No 1060/2009, as amended (the "EU CRA Regulation") or Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "UK CRA Regulation") and the rating it has given to the Notes is not endorsed by a credit rating agency established in either the EEA and registered under the EU CRA Regulation or in the UK and registered under the UK CRA Regulation.

3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER

(Need to include a description of any interest, including a conflict of interest, that is material to the issue/offer, detailing the persons involved and the nature of the interest. May be satisfied by the inclusion of the statement below:)

[Save for any fees payable to the [Managers/Dealers], so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The [Managers/Dealers] and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking

transactions with, and may perform other services for, the Issuer [and the Guarantor] and [its/their] affiliates in the ordinary course of business. (*Amend as appropriate if there are other interests*)

4. **[Fixed Rate Notes only – YIELD]**

(i) Indication of yield: [•]

The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.]

5. **OPERATIONAL INFORMATION**

(i) ISIN: [•]

(ii) Common Code: [•]

(iii) Any clearing system(s) other than Euroclear Bank SA/NV and Clearstream Banking, S.A. and the relevant identification number(s): [Not Applicable/give name(s) and number(s)]

(iv) Delivery: Delivery [against/free of] payment

(v) Names and addresses of additional Paying Agent(s) (if any): [•]

(vi) [Intended to be held in a manner which would allow Eurosystem eligibility: [Yes. Note that the designation "yes" simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper [(and registered in the name of a nominee of one of the ICSDs acting as common safekeeper)] *[include this text for registered notes held under the NSS structure]* and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]/

[No. Whilst the designation is specified as "no" at the date of this Pricing Supplement, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper [(and registered in the name of a nominee of one of the ICSDs acting as common safekeeper)] *[include this text for registered notes]*. Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]]

[Not Applicable]

(vii) Relevant Benchmark[s]: [[specify benchmark] is provided by [administrator legal name]][repeat as necessary]. As at the date hereof, [[administrator legal name][appears]/[does not appear]][repeat as necessary] in the register of

administrators and benchmarks (the "**EU BMR Register**") established and maintained by the European Securities and Markets Authority pursuant to Article 36 (*Register of administrators and benchmarks*) of Regulation (EU) 2016/1011 (as amended, the "**EU Benchmarks Regulation**")][and as at [●], no public notice has been included in the EU BMR Register with respect to [*insert significant benchmark*]]

[As far as the Issuer is aware, as at the date hereof, [*insert name of administrator*], as administrator of [*specify benchmark*] does not fall within the scope of the EU Benchmarks Regulation by virtue of Article 2 of that regulation.] OR [the transitional provisions in the EU Benchmarks Regulation apply, such that [*insert name of administrator*] is not currently required to be included in the EU BMR Register as authorised, registered or, if located outside the European Union, recognised, endorsed or benefitting from equivalence, provided that [*insert name of administrator*] has submitted an application for authorisation, registration, recognition or endorsement (as applicable) and unless and until such application has failed or been refused.]/ [Not Applicable]

6. DISTRIBUTION

(i) Method of distribution: [Syndicated/Non-syndicated]

(ii) Prohibition of Sales to EEA Retail Investors: [Applicable/Not Applicable]

(If the Notes clearly do not constitute "packaged" products, or the Notes do constitute "packaged" products and a key information document will be prepared in the EEA, "Not Applicable" should be specified. If the Notes may constitute "packaged" products and no key information document will be prepared, "Applicable" should be specified.)

(iii) Prohibition of Sales to UK Retail Investors: [Applicable/Not Applicable]

(If the Notes clearly do not constitute "packaged" products or the Notes do constitute "packaged" products and a key information document will be prepared, "Not Applicable" should be specified. If the Notes may constitute "packaged" products and no key information document will be prepared, "Applicable" should be specified.)

(iv) If syndicated:

(v) (A) Names of Managers: [Not Applicable/give names]

(vi) (B) Stabilisation Manager(s) (if any): [Not Applicable/give names]

(vii) If non-syndicated, name of Dealer: [Not Applicable/give name]

(viii) US Selling Restrictions: [Reg. S Compliance Category [1/2/3]; TEFRA C/ TEFRA D/ TEFRA not applicable]

(ix) Additional selling [Not Applicable/*give details*]
restrictions:

7. REASONS FOR THE OFFER

Reasons for the offer:

[•]/[General corporate purposes]/[Green Bonds: an amount equal to the net proceeds of the issue of the Notes will be allocated to finance Eligible Green Projects (*[set out any further required information here]*)]. See "*Use of Proceeds*" in the Base Prospectus and the Group's Green Finance Framework.

GENERAL INFORMATION

1. This Base Prospectus has been approved by the Central Bank of Ireland as a base prospectus. Application will also be made to Euronext Dublin for Notes issued under the Programme to be admitted to the Official List and to trading on the Regulated Market. However, Notes may be issued under the Programme which will not be listed on Euronext Dublin or any other stock exchange (including the Bucharest Stock Exchange) or which will be listed on such stock exchange as the Issuer, the Guarantor and the relevant Dealer(s) agree.
2. Each of the Issuer and the Guarantor has obtained all necessary consents, approvals and authorisations in The Netherlands in connection with the update of the Programme and the Guarantee. The update of the Programme was authorised by a written resolution of the management board of the Issuer passed on 21 April 2026 and the giving of the Guarantee was authorised by a written resolution of the management board of the Guarantor passed on 28 April 2026.
3. There has been no significant change in the financial position or financial performance of the Issuer and its subsidiaries taken as a whole or of the Group since 31 December 2025.
4. There has been no material adverse change in the prospects of the Issuer or of the Guarantor since 31 December 2025.
5. Neither the Issuer, the Guarantor nor any other member of the Group is involved in any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Issuer or Guarantor are aware) during the 12 months preceding the date of this Base Prospectus which may have or has had in the recent past significant effects on the financial position or profitability of the Issuer, the Guarantor or the Group.
6. Each Bearer Note having a maturity of more than one year, Coupon and Talon will bear the following legend: *"Any United States person who holds this obligation will be subject to limitations under the United States income tax laws, including the limitations provided in Sections 165(j) and 1287(a) of the Internal Revenue Code."*
7. Notes have been accepted for clearance through the Euroclear and Clearstream, Luxembourg systems (which are the entities in charge of keeping the records). The Common Code, the International Securities Identification Number (ISIN) and (where applicable) the identification number for any other relevant clearing system for each Series of Notes will be set out in the relevant Final Terms.

The address of Euroclear is 1 Boulevard du Roi Albert II, B-1210 Brussels, Belgium and the address of Clearstream, Luxembourg is 42 Avenue JF Kennedy, L-1855 Luxembourg. The address of any alternative clearing system will be specified in the applicable Final Terms.
8. The Legal Entity Identifier (LEI) code of the Issuer is 7245006AG9J70KOIJH36. The Legal Entity Identifier (LEI) code of the Guarantor is 549300FMWM53K9ULYT15.
9. There are no material contracts entered into other than in the ordinary course of the Issuer's or Guarantor's business, which could result in any Group company being under an obligation or entitlement that is material to the Issuer's or Guarantor's ability to meet its obligations to noteholders in respect of the Notes being issued.
10. The issue price and the amount of the relevant Notes will be determined, before filing of the relevant Final Terms of each Tranche, based on the prevailing market conditions. The Issuer does not intend to provide any post-issuance information in relation to any issues of Notes.
11. For so long as Notes may be issued pursuant to this Base Prospectus, physical copies of the following documents will be available, during usual business hours on any weekday (Saturdays, Sundays and public holidays excepted), for inspection at the registered offices of each of the Issuer and the Guarantor in Amsterdam, The Netherlands, and, in the case of the documents under (i), (ii), (iii), (iv), (v) and (vi), at (<https://nepirockcastle.com/>):
 - (i) the Trust Deed (which includes the form of the Global Notes, the Global Certificates, the definitive Bearer Notes, the Certificates, the Coupons and the Talons);

- (ii) the Agency Agreement;
- (iii) the Articles of Association of the Issuer and the Guarantor;
- (iv) each Final Terms (save that Final Terms relating to an Exempt Note will only be available for inspection by a holder of such Note and such holder must produce evidence satisfactory to the Issuer and the Issuing and Paying Agent as to its holding of Exempt Notes and identity);
- (v) a copy of this Base Prospectus together with any Supplement to this Base Prospectus or further Prospectus; and
- (vi) the Guarantor Audited Consolidated Financial Statements and the Issuer Financial Statements.

For the avoidance of doubt, other than in relation to the documents which are deemed to be incorporated by reference (see "*Documents Incorporated by Reference*"), the information on the websites to which this Base Prospectus refers does not form part of this Base Prospectus. The information on the websites to which this Base Prospectus refers has not been scrutinised or approved by the Central Bank.

12. This Base Prospectus and the Final Terms for Notes that are listed on the Official List and admitted to trading on the Regulated Market will be published on the website of Euronext Dublin (<https://live.euronext.com>). Copies of the Trust Deed (including the Guarantee) will be also available for inspection, at the specified offices of each of the Paying Agents during normal business hours, so long as any of the Notes is outstanding.
13. The Issuer's 2024 Consolidated Annual Financial Statements and the Issuer's 2025 Consolidated Annual Financial Statements have been audited by EY Accountants B.V., The Netherlands ("**EY NL**"), independent auditors, as stated in their reports, which are, together with the Issuer's 2024 Consolidated Annual Financial Statements and the Issuer's 2025 Consolidated Annual Financial Statements, incorporated by reference in this Base Prospectus. The auditor signing the auditor's report on behalf of EY NL is a member of the Royal Netherlands Institute of Chartered Accountants (*Koninklijke Nederlandse Beroepsorganisatie van Accountants*).
14. The Guarantor's 2024 Consolidated Annual Financial Statements and the Guarantor's 2025 Consolidated Annual Financial Statements have been audited by Ernst & Young Inc., South Africa ("**EY SA**"), independent auditor, as stated in their reports, which are, together with the Guarantor's 2024 Consolidated Annual Financial Statements and the Guarantor's 2025 Consolidated Annual Financial Statements, incorporated by reference in this Base Prospectus. The auditor signing the auditor's report on behalf of EY SA is a member of the Independent Regulatory Board of Auditors.
15. Arthur Cox Listing Services Limited is acting solely in its capacity as listing agent for the Issuer in relation to the Notes and is not itself seeking admission of the Notes to the Official List of Euronext Dublin or to trading on the Regulated Market.
16. The language of this Base Prospectus is English. Certain legislative references and technical terms have been cited in their original language in order that the correct technical meaning may be ascribed to them under applicable law.
17. Some or all of the Dealers and their affiliates are or may be in the future borrowers from or creditors of the Issuer, the Guarantor and/or their affiliates. Proceeds from issues under the Programme may be used to repay financial liabilities to Dealers. In addition, certain Dealers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform services for the Issuer, the Guarantor and/or their respective affiliates in the ordinary course of business and/or for companies involved directly or indirectly in the sector in which the Issuer, the Guarantor and/or their respective affiliates operate, and for which such Dealers have received or may receive customary fees, commissions, reimbursement of expenses and indemnification. Certain of the Dealers may also have positions, deals or make markets in the Notes issued under the Programme, related derivatives and reference obligations, including (but not limited to) entering into hedging strategies on behalf of the Issuer, the Guarantor and their respective affiliates, investor clients, or as principal in order to manage their exposure, their general market risk, or other trading activities. They have received, or may in the future receive, customary fees and commissions for these transactions. Moreover, in the ordinary course of their business activities, the Dealers and their affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial

instruments (including bank loans) for their own account and for the accounts of their customers. Such investments and securities activities may involve securities and/or instruments of the Issuer, the Guarantor and/or their respective affiliates. The Dealers and/or their affiliates may receive allocations of the Notes (subject to customary closing conditions), which could affect future trading of the Notes. Certain of the Dealers or their affiliates that have a lending relationship with the Issuer or the Guarantor routinely hedge their credit exposure to the Issuer or the Guarantor consistent with their customary risk management policies. Typically, such Dealers and their affiliates would hedge such exposure by entering into transactions which consist of either the purchase of credit default swaps or the creation of short positions in securities, including potentially the Notes issued under the Programme. Any such short positions could adversely affect future trading prices of Notes issued under the Programme. The Dealers and their affiliates may also make investment recommendations and/or publish or express independent research views in respect of such securities or financial instruments and may hold, or recommend to clients that they acquire, long and/or short positions in such securities and instruments. Interests of persons involved in a specific issue of Notes under the Programme will be set out in the relevant Final Terms.

18. For the avoidance of doubt, the Issuer and the Guarantor shall have no obligation to supplement this Base Prospectus after the end of its 12-month validity period.

Registered Office of the Issuer

NE Property B.V.
Strawinskylaan 563
WTC Zuidas Tower Ten, 5th floor
1077 XX Amsterdam
The Netherlands

Registered Office of the Guarantor

NEPI Rockcastle N.V.
Strawinskylaan 563
WTC Zuidas Tower Ten, 5th floor
1077 XX Amsterdam
The Netherlands

Arranger

Citigroup Global Markets Europe AG
Börsenplatz 9
60313 Frankfurt am Main
Germany

Dealers

Citigroup Global Markets Europe AG
Börsenplatz 9
60313 Frankfurt am Main
Germany

Deutsche Bank Aktiengesellschaft
Taunusanlage 12
60325 Frankfurt am Main
Germany

Erste Group Bank AG
Am Belvedere 1
1100 Vienna
Austria

HSBC Continental Europe
38, avenue Kléber
75116 Paris
France

ING Bank N.V.
Bijlmerdreef 109
1102 BW Amsterdam
The Netherlands

J.P. Morgan SE
Taunustor 1 (TaunusTurm)
60310 Frankfurt am Main
Germany

Raiffeisen Bank International AG
Am Stadtpark 9
1030 Vienna
Austria

SMBC Bank EU AG
Neue Mainzer Straße 52-58
60311 Frankfurt am Main
Germany

Société Générale
29 boulevard Haussmann
75009 Paris
France

UniCredit Bank GmbH
Arabellastraße 12
81925 Munich
Germany

Trustee

BNY Mellon Corporate Trustee Services Limited
160 Queen Victoria Street
London EC4V 4LA
United Kingdom

Issuing and Paying Agent and Paying Agent

The Bank of New York Mellon, London Branch
160 Queen Victoria Street
London EC4V 4LA
United Kingdom

Registrar and Transfer Agent
The Bank of New York Mellon, SA/NV
Luxembourg Branch
2-4 Rue Eugène Ruppert
L-2453 Luxembourg
Grand Duchy of Luxembourg

Listing Agent
Arthur Cox Listing Services Limited
Ten Earlsfort Terrace
Dublin 2
Ireland

Auditors

To the Issuer
EY Accountants B.V.
Euclideslaan 1
3584 BL Utrecht
The Netherlands

To the Guarantor
Ernst & Young Inc.
102 Rivonia Road
Sandton, 2196
South Africa
(Private Bag X14, Sandton, 2146, South Africa)

Legal Advisers

To the Issuer and the Guarantor

To the Issuer and to the Guarantor as to English law:

Clifford Chance LLP
10 Upper Bank Street
London E14 5JJ
United Kingdom

To the Issuer and to the Guarantor as to Dutch law:

Clifford Chance LLP
Droogbak 1A
1013 GE Amsterdam
The Netherlands

To the Dealers

To the Dealers and the Trustee as to English law:

Linklaters LLP
20 Ropemaker Street
London EC2Y 9AR
United Kingdom

To the Dealers as to Dutch law:

Linklaters LLP
Zuidplein 180
1077 XV Amsterdam
The Netherlands