

New Immo Holding successfully placed a 5-year €500 million bond issue

NIH announces the successful placement of a €500 million notes issue with a 5-year maturity, bearing a fixed coupon of 5.5% (the "**New Notes**"). The New Notes will be listed on the Luxembourg Stock Exchange.

This transaction, which follows a 5-year €500 million issue in November 2025, was well received by the market, with a final oversubscription ratio exceeding 4.0x, further demonstrating the group's attractiveness in the bond market.

The net proceeds of the issue will be allocated to general corporate purposes, as well as to the partial refinancing of the (i) €750 million 3.250% notes due July 23, 2027 (ISIN: FR0013524865), and (ii) €750 million 5.875% notes due April 17, 2028 (ISIN: FR001400PIA0), on which the group has launched a concurrent tender offer that is currently underway (the "**Tender Offer**").

This placement reflects NIH's policy of establishing itself as a regular issuer in the bond market, consistent with its long-term real estate strategy.

Disclaimer

This press release does not constitute an invitation to participate in the Tender Offer or the issuance of the New Notes in or from any jurisdiction in or from which, or to or from any person to or from whom, it is unlawful to make such invitation under applicable securities laws.

This press release must be read in conjunction with the Tender Offer Memorandum, specifying in particular the offer restrictions relating to the Tender Offer. This press release and said Tender Offer Memorandum contain important information which should be read carefully before any decision is made with respect to the Tender Offer or the New Notes. If you are in any doubt as to the action you should take, you are recommended to seek your own financial and legal advice, including as to any tax consequences, immediately from your stockbroker, bank manager, legal advisor, tax advisor, accountant or other appropriately authorized independent financial advisor.

The distribution of this press release in certain jurisdictions (in particular the United States, France, the European Economic Area, the United Kingdom and the Republic of

Italy) is restricted by law. Persons into whose possession this press release comes are required to inform themselves about, and to observe, any such restrictions.

United States

Securities may not be offered or sold in the United States absent registration under, or an exemption from the registration requirements of, the U.S. Securities Act of 1933, as amended (the "Securities Act"). The New Notes have not been, and will not be, registered under the Securities Act or the securities laws of any state or other jurisdiction of the United States, and may not be offered, sold or delivered, directly or indirectly, in the United States or to, or for the account or benefit of, any U.S. Person as defined in Regulation S of the Securities Act (each a "U.S. Person").

The Tender Offer is not being made and will not be made directly or indirectly in or into, or by use of the mails of, or by any means or instrumentality (including, without limitation, facsimile transmission, telex, telephone, email and other forms of electronic transmission) of interstate or foreign commerce of, or any facility of a national securities exchange in the United States or to U.S. Persons and the Existing Notes may not be tendered in the Tender Offer by any such use, means, instrumentality or facility from or within the United States, by persons located or resident in the United States or by U.S. Persons. Accordingly, copies of the Tender Offer Memorandum, this press release and any documents or materials related to the Tender Offer are not being, and must not be, directly or indirectly, mailed or otherwise transmitted, distributed or forwarded (including, without limitation, by custodians, nominees or trustees) in or into the United States or to any persons located or resident in the United States. Any purported offer to sell in response to the Tender Offer resulting directly or indirectly from a violation of these restrictions will be invalid, and offers to sell made by a person located or resident in the United States or any agent, fiduciary or other intermediary acting on a non-discretionary basis for a principal giving instructions from within the United States or any U.S. Person will not be accepted.

For the purposes of the above paragraph, "United States" means the United States of America, its territories and possessions (including Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, Wake Island and the Northern Mariana Islands), any state of the United States of America and the District of Columbia.

About New Immo Holding

New Immo Holding (NIH) is a real estate company integrated within the AFM ecosystem, bringing together two complementary areas of expertise.

Its property company, Ceetrus, owns and develops a portfolio of predominantly retail assets, while Nhood, a real estate services company, operates across the entire value chain, serving both internal AFM clients and external clients.

Together, these entities position NIH as a global player in the real estate market, recognized for its expertise in asset management and value creation.

New Immo Holding Investors Relations

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