

**New Immo Holding announces the launch of a cash tender offer
on its existing notes maturing April 2028 and December 2028
and its intention to issue new notes**

New Immo Holding announces today the launch of a tender offer pursuant to the following order of priority (i) on its €750,000,000 5.875% notes due 17 April 2028 (ISIN: FR001400PIA0) and (ii) on its €650,000,000 4.875% notes due 8 December 2028 (ISIN: FR001400EHH1) (together, the "Existing Notes") issued by ELO and transferred to New Immo Holding by way of issuer substitution from 11 August 2025 to tender such Existing Notes for purchase for cash (the "Tender Offer"). Simultaneously, New Immo Holding announces its intention to issue, subject to market conditions, Euro denominated fixed-rate notes under its EMTN programme to fund its general corporate purposes and, in full or in part, as the case may be, the purchase of the Existing Notes under the Tender Offer (the "New Notes"). The Tender Offer is subject to the terms and conditions set forth in the tender offer memorandum dated September 1, 2026 (the "Tender Offer Memorandum"). In particular, the Tender Offer is capped at a maximum acceptance amount of €400,000,000 in principal amount of Existing Notes, subject to the right of New Immo Holding to increase or decrease such amount in its sole and absolute discretion. It is further conditional upon the successful completion of the issue of the New Notes, prior to the settlement date of the Tender Offer. A mechanism of priority allocation of the New Notes may be applied at the sole and absolute discretion of New Immo Holding for holders tendering or indicating their firm intention to tender Existing Notes. The rationale of the Tender Offer, together with the issuance of the New Notes, is to proactively manage the New Immo Holding's debt profile and to extend its average maturity. The Tender Offer will expire on September 8, 2026, at 4:00 p.m. (Paris time), it being specified that New Immo Holding may extend, withdraw, reopen or terminate the Tender Offer at any time. The final results of the Tender Offer are intended to be announced on September 9, 2026.

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), a real estate company integrated within the AFM ecosystem, brings together two complementary expertises.

Its property company, Ceetrus, owns and develops a portfolio of retail assets, while Nhood, a real estate services company, operates across the entire value chain, serving both AFM-related 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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