



PRESS RELEASE

Nieuwe Steen Investments launches a fixed price offering of new shares

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HOORN, 2 June 2009, 08.00 am CET – Nieuwe Steen Investments NV (“NSI”) launches a fixed price offering of new shares.

Nieuwe Steen Investments NV (“NSI”) launches a fixed price offering (the “Offering”) of 1,788,708 shares, representing 5.00% of NSI’s currently issued ordinary share capital at an offer price of €11.00 per share. The Offering will be executed in the form of a private placement with qualified investors in the Netherlands and elsewhere. NSI will, in case of sufficient demand, increase the offer to a maximum of 3,577,410 shares, or 9.99% of NSI’s currently issued ordinary share capital. Books are expected to close at 17.30hrs CET, subject to acceleration.

The proceeds of the Offering will not only further strengthen NSI’s financial structure but also enable it to seize opportunities for acquisitions.

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Rabobank Hoorn

nr. 16.14.17.272

K.v.k. te Hoorn

nr. 36.040.044

NSI has already received pre-commitments from its largest shareholder Habas and other shareholders for at least 632,067 shares, representing a minimum of 35% of the initial Offering.

Application for admission of the newly issued shares to trading on Euronext Amsterdam will be made. It is currently expected that settlement of the Offering will take place three working days after allocation.

No prospectus has been or will be published in connection with the Offering or the admission to trading as the number of shares to be included in the Offering will be less than 10% of NSI’s outstanding shares. When issued, the new ordinary shares will rank *pari passu* in all respects with NSI’s existing ordinary shares.

ING is acting as the Sole Global Coordinator and Sole Bookrunner and Rabo Securities is acting as Co-Manager. The results of the placement will be announced upon completion of the fixed price offering.

The Management Board

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Nieuwe Steen Investments N.V. is a (closed-end) property investment company with variable capital which invests in high-quality property with a high initial yield. NSI invests primarily in offices and retail, in The Netherlands in Switzerland. The aim of NSI is to finance the portfolio with a maximum of 50% outside capital. NSI strives to conclude long-term loans at variable interest rates, and hedges its longer-term interest-rate risk using derivative instruments. At 1 June 2009, its total market capitalisation was approximately €0.4 billion.

This communication constitutes "regulated information" within the meaning of article 1:1 of the Financial Markets Supervision Act (Wet op het financieel toezicht).

This communication does not constitute an offer to sell or the solicitation of an offer to buy any securities. There shall not be any sale of securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. This communication is not an offer of securities for sale into the United States. The Company's shares have not been and will not be registered under the US Securities Act of 1933, as amended (the "Securities Act") and will not be offered or sold in the United States unless exemption from registration under the Securities Act is available. No public offering of securities of the Company is being made in the United States.

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