



Amsterdam, 5 January 2022

Strong portfolio revaluation in H2 2021; 5.9% EPRA vacancy rate, and Capital Markets Day

NSI announces that its portfolio has seen a positive revaluation of circa €54m in H2 2021, after capex. This represents an uplift in portfolio value of circa 4%, in H2, which will have a positive impact on the EPRA NTA per share for the year-end 2021.

NSI will publish its unaudited preliminary results on 25 January 2022. Taking into account Q4 EPRA EPS, book gains realised on disposals in Q4 2021 and the aforementioned revaluation result, the unaudited year-end 2021 EPRA NTA is expected to come out at circa € 48 per share.

NSI is also pleased to announce that the EPRA vacancy rate of the portfolio at year-end 2021 is down to 5.9%. Pro forma for the sale of our shopping centre in Heerlen, a transaction which is expected to be completed later in January, the year-end portfolio vacancy rate is 5.6%.

Capital Markets Day on 14 April 2022

With the disposal of our last remaining non-core retail and provincial office interests in late 2021 NSI has completed in full the transition from a Dutch regional property income investor to a focussed, total return investor active in the most attractive Dutch markets, with a clear emphasis on long term value creation.

We are keen to showcase to our shareholders and all other interested parties the key elements of our future growth trajectory, the quality and potential of our investment portfolio, details on the near-term and future development potential, and the strength of the platform NSI has created in recent years.

It will also be a valuable opportunity to meet the team on the ground and do a deep dive into the markets in which NSI is active. The intention is to [organise](#) this CMD as an in-person event in Amsterdam. Further details will be communicated in February.