



PRESS RELEASE

VASTNED RETAIL STRENGTHENS ITS POSITION IN MADRID WITH NEW ACQUISITION

Dutch-based pan-European property investment company VastNed Retail expands its position in Madrid by acquiring a shopping centre extension for a total of € 56.6 million at a 5.9% net initial yield.

VastNed Retail has entered into a contract for acquiring a shopping centre extension in the greater Madrid area. This extension will be completed shortly and will start to contribute to the direct investment result as from the fourth quarter of 2006. All the units of the 20,000 sqm extension are pre-let to strong national and international retailers such as Zara, Massimo Dutti, C&A and Hennes & Mauritz. The investment totals € 56.6 million at a 5.9 % net initial yield and will be financed with loan capital.

Hans Pars, chief investment officer of VastNed Retail: "Despite the fact that shopping centres have become increasingly expensive, this investment provides excellent value for money with healthy rental growth perspectives. Extensions of existing shopping centres appear to be attractive opportunities, since they provide for modern retail space in a proved-to-be-successful-area . Taking the size of the investment involved into account, we are well on our way with our 2006 acquisition program."

On May 19, 2006 VastNed Retail will publish its first quarter 2006 results before trading hours. At 10.00 a.m. that day the analyst conference call can be followed by webcast via www.vastned.nl.

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