

NEPI ROCKCASTLE N.V.
 Incorporated and registered in the Netherlands
 Registration number 87488329
 Share code: NRP
 ISIN: NL0015000RT3
 (“NEPI Rockcastle” or the “Company”)

**NEPI
 ROCKCASTLE**

DEALINGS IN SECURITIES BY DIRECTORS AND THE COMPANY SECRETARY OF NEPI ROCKCASTLE

Shareholders are advised of the following information relating to the award and acceptance of shares (“**allocated shares**”) by the Company’s Directors and Company Secretary, in terms of the Rules of the NEPI Rockcastle Long-Term Incentive Plan (the “**LTIP**”), under the JSE Listings Requirements and the Market Abuse Regulation (“**MAR**”) in Europe.

The number of allocated shares in respect of the 2025 financial year awards is calculated based on the 30-day volume weighted average price of NEPI Rockcastle shares as at 11 February 2026, with reference to the JSE trading information, expressed in ZAR. The share prices have been converted to ZAR based on the ZAR/EUR exchange rate for the same 30-day period.

Name of director / person discharging managerial responsibilities:	Eliza Predoiu
Initial notification / amendment according to MAR:	Initial notification
Transaction date:	26 February 2026
Class of securities / description and type of the financial instrument:	Ordinary shares of EUR0.01 each
Number of securities / volume:	45 713
Weighted average price per security:	ZAR146.79469 (equivalent to EUR7.70722)
Total value:	ZAR6 710 425.87 (equivalent to EUR352 320.15)
Aggregated information:	N/A – single transaction
Nature of transaction:	Off-market award and acceptance of allocated shares in terms of the LTIP for the 2025 financial year
Place of transaction:	Outside of a trading venue
Nature and extent of director’s interest:	Direct beneficial
Clearance to deal received:	Yes

Name of director / person discharging managerial responsibilities:	Marek Noetzel
Initial notification / amendment according to MAR:	Initial notification
Transaction date:	26 February 2026
Class of securities / description and type of the financial instrument:	Ordinary shares of EUR0.01 each
Number of securities / volume:	45 713
Weighted average price per security:	ZAR146.79469 (equivalent to EUR7.70722)
Total value:	ZAR6 710 425.87 (equivalent to EUR352 320.15)
Aggregated information:	N/A – single transaction
Nature of transaction:	Off-market award and acceptance of allocated shares in terms of the LTIP for the 2025 financial year
Place of transaction:	Outside of a trading venue
Nature and extent of director’s interest:	Direct beneficial
Clearance to deal received:	Yes

Name of Company Secretary:	Alexandru Florescu
Initial notification / amendment according to MAR:	Initial notification
Transaction date:	26 February 2026
Class of securities / description and type of the financial instrument:	Ordinary shares of EUR0.01 each
Number of securities / volume:	9 000
Weighted average price per security:	ZAR146.79469 (equivalent to EUR7.70722)
Total value:	ZAR1 321 152.25 (equivalent to EUR69 364.98)
Aggregated information:	N/A – single transaction

Nature of transaction:	Off-market award and acceptance of allocated shares in terms of the LTIP for the 2025 financial year
Place of transaction:	Outside of a trading venue
Nature and extent of director's interest:	Direct beneficial
Clearance to deal received:	Yes

For further information please contact:

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26 February 2026