



PRESS RELEASE

NSI concludes €250m refinancing with ING Real Estate Finance

HOORN, 26 April 2010 – Nieuwe Steen Investments N.V. (NSI) announces that an agreement has been reached with ING Real Estate Finance N.V. (ING) regarding the replacement of the current short-term credit facility with a new longer-term facility of €250m.

Johan Buijs, CEO of NSI: "This new facility gives us a solid basis for further realisation of our growth objectives and enables us to achieve a number of the objectives we had set ourselves in one stroke. We have increased our financial flexibility, and have significantly lengthened the average maturity of our total loan portfolio. Given the long relationship NSI has with ING, I consider this move to be an important continuation of our relationship."

The structure of the facility leaves room for extension in size as well as number of participating banks and therefore it will support NSI's growth strategy and the desired broadening of the funding basis of the company. The facility has a maturity of 2 to 4 years, divided over a revolving and a fixed part.

This facility ensures that NSI's financing requirement for 2010 is fully covered and that over 70% of the 2011 refinancing requirement is met. The average maturity of the total financing portfolio has been extended from 1.8 years to 2.6 with no change in the cost of financing.

About NSI

NSI aims to create a sustainable and increasing return for private and institutional investors by investing in high quality offices and retail that offer tenants business accommodation that enables them to run their businesses successfully. NSI achieves this by investing in offices and retail in high-quality locations in the Netherlands and Switzerland. NSI is a publicly listed closed-end real estate investment company with a variable capital, and currently manages invested assets of around €1.3 billion.

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