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PRESS RELEASE

NSI acquires office building “Bentinck Huis” in The Hague for €13.9m

NSI N.V. has acquired a historical office building on the Lange Voorhout 7 in The Hague. The 100% vacant building is located in the historic centre and comprises 6,048 sqm of office space spread over 5 floors. Due to the shortage of high quality premium office space in the city centre of The Hague there is ample opportunity to add value to the asset through a renovation and upgrade of the building. The building will be available to the market for rent by the end of H1 2019. The acquisition price (excl. purchase costs) is € 13.9m. The yield on cost, including capex, is well in excess of 7%.

The deal fits perfectly with NSI's strategy to focus on the G4. Following this transaction The Hague will make up 7% (from 6%) of the Offices and HNK portfolio. The pro-forma LTV is expected to rise to 37.2% from 36.3% at the end of June 2018.

Anne de Jong, CIO of NSI comments: *“This is a unique opportunity to buy one of the largest office buildings on the Lange Voorhout, one of the most beautiful streets in The Hague. We are planning to significantly upgrade the building and make The Bentinck one of The Hague’s premier office addresses.”*



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About NSI

NSI N.V. is a specialist commercial property investor and the only listed real estate investment trust (REIT) focused on well-located offices in economic growth regions in The Netherlands. The NSI team aims to maximise returns for its shareholders through pro-active management of its investment portfolio, value-add initiatives and disciplined asset rotation. The portfolio, with a value of over one billion euros, is underpinned by a strong balance sheet, with significant capacity to fund both internal and external growth. By investing in attractive space and a high level of services for its customers, NSI can generate sustainable and growing revenues to support an attractive level of dividend. For more information visit our website: www.nsi.nl