



Hoofddorp, 18 October 2018

PRESS RELEASE

NSI acquires office building Jacobsweerd in Utrecht for € 52.1m

NSI N.V. has acquired a fully let, 14,396 sqm office building located at Sint Jacobsstraat 200 - 440 in the city centre of Utrecht. The building is multi-let to five mainly governmental tenants and has a WAULT of 4.6 years. The building comprises of three parts, two of which have an A-label and one has a B-label energy score. The acquisition price (excl. purchase costs) of € 52.1m represents a gross initial yield of 6% and a reversionary yield of 6.6%.

The deal fits NSI's strategy to focus on the growth potential of the G4 cities. Following this transaction, Utrecht will make up 10% (Sept 18: 5%) of the Offices and HNK portfolio. The transaction will initially push the LTV outside the 35-40% target range, but scheduled disposals in Q4 will bring it back to well within the 35-40% range by year-end.

Anne de Jong, CIO of NSI comments: *"Utrecht's central location, improving infrastructure and a more dynamic central station area will strengthen its position as a prime office location and will drive rental growth in the future. The asset is located in a vibrant multi-functional area of the city centre, five walking minutes from Hoog Catharijne shopping centre and the train station and offers future development potential."*



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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