



PRESS RELEASE

RODAMCO EUROPE PROMOTED TO AEX

Rotterdam, January 30 2006 - Rodamco Europe N.V., the largest publicly listed property investment and management company in the retail sector in Europe, today announces the Rodamco Europe share will be included in the AEX index at Euronext Amsterdam from March 2, 2006. The AEX is the benchmarking index of the top 25 most actively traded securities in the Netherlands.

Rodamco Europe's promotion to the AEX index is part of Euronext's annual re-weighting of its indices. Currently, Rodamco Europe is included in the Amsterdam Midkap Index where it has the highest weighting. Index entry is based on volume of shares traded. Rodamco Europe is the first Dutch property investment and management company to join the AEX index. As per 30 September 2005, its portfolio of top quality retail assets in dominant locations in key European cities was valued at € 7.3 billion. Rodamco Europe both owns and retail manages over 70 shopping centers around Europe.

CEO Maarten Hulshoff: *"We are delighted that Rodamco Europe has joined the AEX index. This, together with the recent Sijthoff nomination for transparency in reporting, endorses Rodamco Europe's status in the 'big league'. AEX indexing will increase our visibility and exposure to both equity and bond investors and to retailers."*

COMPANY PROFILE RODAMCO EUROPE N.V.

Quality shopping centers and high street shops form 88% of Rodamco Europe's €8.7 billion investment portfolio. Rodamco Europe is both investor and direct manager of its dominant shopping centers, mostly in its home markets: The Netherlands, Sweden, France and Spain. This makes Rodamco Europe the largest listed property investment and management company in the retail sector in Europe. Rodamco Europe has a 'single A with stable outlook' rating from Standard & Poor's. Rodamco Europe N.V. is an independent investment company with variable capital and qualifies as a Fiscal Investment Institution (FBI) under Dutch Law. Also, Rodamco Europe qualifies as a "Société d'investissements immobiliers cotées" (SIIC) under French law. When the conditions under the FBI and SIIC regimes are fulfilled, no corporate income tax is due in The Netherlands and France. Rodamco Europe is listed on the Stock



(continuing page)

Exchanges in Amsterdam, Paris, Frankfurt and Brussels. A Euronext 100 company, Rodamco Europe is included in the Euronext Amsterdam Midkap Index (AMX) and in the MSCI World Index.

For more information please visit our website: www.rodamco.com, or contact:

Rodamco Europe Corporate Center

Vivienne van Asten - de Leeuw, Investor Relations

Tel: +31 (0) 10 217 6400

E-mail: investors@rodamco.com / media@rodamco.com

Hill & Knowlton Nederland

Machteld Merens

Tel.: +31 20 404 4707

E-mail: mmerens@hillandknowlton.com

