

## PRESS RELEASE

### RODAMCO EUROPE SUCCESSFULLY ISSUES €500 MILLION BOND ISSUE

**Rotterdam, 1 December 2005 - Rodamco Europe, the largest publicly listed property investment and management company in the retail sector in Europe, successfully issued a €500 million seven year fixed rate bond. The new issue carries a coupon of 3.75% and was sold to international institutional investors. The proceeds will be used to refinance existing short-term debt, and for general corporate purposes.**

CEO Maarten Hulshoff: "Due to the high demand from investors Rodamco Europe decided to increase the size of the bond issue from €300 million to €500 million. This transaction further underlines Rodamco Europe's strategy to lock-in attractive long-term fixed rate financing."

#### COMPANY PROFILE RODAMCO EUROPE N.V.

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Top quality shops and shopping centers 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 NV is an independent investment company with variable capital and qualifies as a Fiscal Investment Institution (FBI) under Dutch Law. No corporate income tax is due in the Netherlands when all conditions of the Dutch Tax Act have been adhered to. Also, Rodamco Europe qualifies as a "Société d'investissements immobiliers cotées" (SIIC) under French law. When the conditions under the SIIC regime are fulfilled, no corporate income tax is due in France on current income from, and realized capital gains on, French real estate. Rodamco Europe is listed on the Stock 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 on Rodamco Europe, visit our website: [www.Rodamco.com](http://www.Rodamco.com). The website includes, amongst other, the analyst presentation relating to this press release and the IFRS document "IFRS@work".



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**Note for the editor; for more information, please contact:**

**Rodamco Europe NV**

Vivienne de Leeuw, Investor Relations  
Cecilia Stolt, Corporate Communication  
Tel: +31 (0) 10 217 6400

[www.Rodamco.com](http://www.Rodamco.com)

E-mail: [investors@rodamco.com](mailto:investors@rodamco.com) / [media@rodamco.com](mailto:media@rodamco.com)

**Hill & Knowlton Nederland**

Machteld Merens  
Tel. No.: +31 (0) 20 404 4707  
Email: [mmerens@hillandknowlton.com](mailto:mmerens@hillandknowlton.com)

