Investors submit €4.1 billion in redemption requests to Vesteda

Almost all investors in the Vesteda Residential Fund have indicated their intention to partially or fully reduce their financial interest in the fund. The total value of the indicative redemption requests amounts to €4.1 billion, representing 52% of equity[1]. Investors may only revise their indicative redemption requests downward until 20 April, after which the requests will be finalised.

The redemption requests are driven by strong value appreciation in the residential property market, investors' strategic portfolio allocation decisions, and the impact of several fiscal developments, including real estate transfer tax and changes to the FBI regime for foreign pension funds. In addition, under the fund's terms and conditions, redemption requests of this magnitude can only be submitted once every seven years. The financial performance of Vesteda's residential fund, as well as the overall satisfaction of its investors, has been excellent in recent years, and therefore has not been cited as a reason for the redemptions.

Orderly execution of redemptions

To ensure a careful and orderly execution of the redemptions, Vesteda will develop a liquidity plan over the coming months, which is expected to be submitted to investors for approval in June 2026. In accordance with the fund terms, Vesteda has in principle up to three years to complete the redemption process. In addition to selectively disposing of assets that are less aligned with its strategic direction, Vesteda also sees opportunities to attract new institutional investors.

Astrid Schlüter, CEO of Vesteda, commented: *"The strong value growth and solid results achieved in recent years have, among other things, led to Vesteda representing a relatively larger allocation within some investors' portfolios, prompting them to rebalance their exposure. The execution of the* *redemptions will be carried out in a planned, disciplined and controlled manner, including through asset disposals and attracting new investors."*

Continued focus on rental housing for middle-income households

Guided by its Housing as a Force for Good strategy, Vesteda remains firmly focused on providing rental housing for middle-income households in economically strong regions. The recently established second residential fund with ABP, Affordable Living Venture, is fully aligned with this strategic direction and underscores continued confidence in Vesteda's strategic direction.

Financial and societal outperformance

Vesteda Residential Fund's preliminary 2025 results reflect an excellent year, with outperformance on both societal and financial metrics. Total return amounted to 11%, portfolio value increased to €10.5 billion, and tenant satisfaction remained high. Vesteda maintains a strong financial profile, characterised by low leverage, a robust funding strategy, and an A- credit rating, which is currently under review by S&P. For more detailed financial information for debt investors, please refer to the ***announcement on the website*** **< https://www.vesteda.com/media/pp2lynf4/02032026-debt-investor-note.pdf>** .

The financial statements 2025 of Vesteda Residential Fund have not yet been prepared and adopted and have not yet been issued with an independent auditor's report. All financial information above is unaudited and may be subject to change. The 2025 annual report and audited financial statements of Vesteda Residential Fund will be published on the 2nd of April 2026.

This press release contains inside information within the meaning of Article 7(1) of EU Regulation No. 596/2014.

[1] This percentage is calculated based on the equity of Vesteda Residential Fund at year-end 2025, according to IFRS and adjusted based on INREV valuation principles.