



Preliminary results

full year 2024

- Excellent operational results, due to our relentless focus on location, flexibility, services and sustainability
- Sypesteyn acquisition in December 2024 moved from EPC label C to EPC label A+
- EPRA EPS €2.09 per share, an increase of 4% vs FY 2023
- Year-end LTV of 33.8%, providing ample opportunity to finance growth opportunities
- Year-end EPRA vacancy rate at 5.1% (4.5% excluding Sypesteyn acquisition in December 2024)
- Proposal to increase the full-year dividend by 3% to €1.57 per share, with stock-dividend alternative

Index

NSI Highlights	3
CEO comments	4
Income, costs and result	5
Real estate portfolio	6
Balance sheet, NAV and financing	10
Consolidated financial information	11
EPRA key performance measures	17
Glossary	20

Financial calendar

Publication annual report 2024	6 March 2025
Publication trading update Q1 2025	17 April 2025
Publication trading update H1 2025	16 July 2025
Publication trading update Q3 2025	15 October 2025
AGM	17 April 2025
Ex-dividend date (final dividend 2024)	23 April 2025
Record date	24 april 2025
Payment date	TBC

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NSI Highlights

Key financial metrics¹

Revenues and earnings

	2024	2023	Change
Net rental income	61,079	58,421	4.5%
Net rental income - like-for-like	58,349	55,472	5.2%
Direct investment result	41,008	40,402	1.5%
Indirect investment result	-28,636	-182,772	-84.3%
Total investment result	12,372	-142,370	-108.7%
EPRA earnings per share	2.09	2.01	4.2%
Weighted average number of ordinary shares outstanding	19,587,785	20,117,872	-2.6%
EPRA cost ratio (excl. direct vacancy costs)	25.6%	29.1%	-3.5 pp

Balance sheet

	31 December 2024	31 December 2023	Change
Investment property	988,559	1,028,801	-3.9%
Net debt	-337,889	-344,443	-1.9%
Other assets and liabilities	21,675	25,524	-15.1%
Equity	672,344	709,882	-5.3%
EPRA NTA per share	35.27	35.30	-0.1%
Number of ordinary shares outstanding	19,120,592	20,155,221	-5.1%
Net LTV	33.8%	33.0%	0.8 pp

Key ESG metrics (non-financial)

	2024	2023	Change
CRREM building energy intensity (kWh/sqm/year)	126	130	
EPC-label (percentage portfolio with label A or better)	96.0%	95.3%	0.7 pp
GRESB score	93	94	-1

Key portfolio metrics

	31 December 2024				31 December 2023	Change
	Amsterdam	Other G4	Other NL	Total		
Number of properties	21	15	8	44	46	-4.3%
Market value (€ m) ²	545	330	124	1,000	1,043	-4.1%
Lettable area (sqm k)	162	135	50	346	351	-1.3%
Annualised contractual rent (€ m) ³	40	27	10	77	77	-0.4%
Estimated rental value (€ m)	44	29	11	84	84	0.4%
EPRA net initial yield	5.7%	5.3%	5.8%	5.6%	5.3%	0.3 pp
Gross initial yield	7.9%	8.2%	8.0%	8.0%	7.9%	0.1 pp
EPRA vacancy	5.0%	6.3%	2.3%	5.1%	5.2%	-0.1 pp
Wault	3.8	3.7	3.0	3.6	3.7	-1.3%

¹ These preliminary results are unaudited.

² Reported in the balance sheet at book value including right of use leasehold (IFRS16), excluding lease incentives and part of NSI HQ

³ Before free rent and other lease incentives

CEO comments

In a strong position to capitalise on upcoming opportunities

NSI has ended 2024 in great shape. The underlying market dynamics are increasingly favourable, as capital values have more or less bottomed out, the majority of post-covid 'right-sizing' by customers has taken place, and demand for our product offering remains firm, with pricing power selectively improving as a result.

The December 2024 acquisition of Sypesteyn in Utrecht, our first acquisition in three years, near the end of the down cycle, signals our confidence in the outlook. It is a perfect example of how we see the future for offices, acquiring an excellent position right next to Utrecht Central Station, the busiest train station in The Netherlands, with a clear opportunity to turn it in time into a fully amenitised, serviced, sustainable office building.

2024, another year of excellent operational performance

NSI has ended the year at a low 4.5% EPRA vacancy rate, excluding the December acquisition of Sypesteyn (with a 24% EPRA vacancy rate), down from 5.2% at the end of 2023. The vacancy is reduced to a couple of floors in some of our buildings, i.e. very much at frictional levels.

Helped by the low vacancy, like-for-like net rental growth in 2024 is an attractive 5.2%, well ahead of inflation. In some of the best locations with minimal vacancy we are increasingly able to sign leases ahead of ERV. During 2024 we have signed new leases at an average 14% premium to ERV.

Investment market opportunities

As we have indicated before, we are starting to see deals that meet our investment criteria and we will continue to pursue the most attractive of those. Given our comfortable LTV, at 33.8%, we have the capacity to act when appropriate.

We expect that some legacy owners, which have not sold in recent years and held on for better times, will no longer have the luxury of time, as problematic refinancings loom, capex-intensive upgrades are necessary, or funds just reach the end of their life. Deal flow is set to increase in 2025 as a result.

It is still a buyers' market, in our view. There is limited interest in non-core locations, whereas for well-located 'non-green' office product the cost of upgrading to Paris-proof still mostly falls, by way of price adjustment, to the seller.

Sypesteyn acquisition, a natural fit with our strategy

In December 2024, NSI acquired the 8,500 m² Sypesteyn office building located directly adjacent to Utrecht Central Station, one of the most attractive, undersupplied office markets in The Netherlands. The asset is a natural fit with our strategy, given its prime location, the attractive cashflow, the immediate value-add opportunities and the long-term potential for renovation or redevelopment to deliver a high-end Paris-proof building.

Since acquisition we have already managed to improve the EPC energy label from C to A+; some minor capex is being prepared to support the leasing of the remaining vacant space.

More clarity on the tax position

Government policy with respect to the wider Dutch real estate sector has changed unfavourably in recent years, both from a legislative and tax position.

NSI has been impacted specifically by the abolishment of the 'real estate FBI' regime per January 2025, the increase in transfer tax to 10.4% and, more recently, its proposals with respect to the deductibility of interest for tax purposes.

We have been able to adjust, to mitigate many of the negative effects of these changes, and based on the current available information (and assuming no further legislative changes), we expect a 5-7% effective tax rate in the coming years (instead of the 10-12% tax rate we previously guided in our Q3 2024 report). As it stands NSI will continue to be able to apply the 'holding company FBI' regime going forward.

Outlook 2025

We see the accelerating operationalisation of the wider office sector as the key trend – and opportunity – for 2025, for which NSI is perfectly positioned.

There is an increasing preference for turn-key space, especially for smaller floor plates (<1000m²). The burden for customers to self-fit space in terms of time/cost is creating an opportunity for pro-active office owners to provide fitting as a service, paid for in terms of premium rent. This is bread and butter for HNK, and we are now starting to roll out this service to the wider NSI portfolio, following first trials in Amsterdam in 2023 and 2024.

We see that our ongoing actions to further enhance our product offering, in terms of location, flexibility, amenities, services and sustainability are increasingly bearing fruit, as is reflected in our low vacancy and higher rent levels. We expect to continue to further strengthen our competitive positioning in 2025.

The €20 mln redevelopment of Alexanderpoort is underway and is set to offer, on completion later in 2025, a Paris-proof, fully serviced and amenitised HNK in one of the best submarkets of Rotterdam. The upcoming redevelopment of Vitrum is still held up in legal challenges for now.

Our first upcoming debt maturity is in January 2026. Given our strong balance sheet (LTV: 33.8%) we see no major issues, but do expect the overall cost of debt to increase, given current levels of swap rates and margins.

We are optimistic for the outlook of business going into 2025. The positive effects of economic growth on real estate values are likely to outweigh the negative effects of higher interest rates that are expected as a result of this economic growth. We forecast an EPRA EPS for 2025 of €2.05-2.15 per share, subject to further asset rotation.

In line with our policy to pay-out at least 75% of profits, we will propose to the AGM a full year dividend of €1.57 per share, equating to a final dividend of €0.82 per share. Subject to shareholder approval, this dividend will be payable in May and will include an optional stock dividend alternative.

Bernd Stahl

Income, costs and result

Introduction

EPRA earnings in 2024 amount to € 41.0m compared to € 40.4m in 2023 (+ 1.5%). The increase in EPRA earnings is the result of lower operating costs and higher gross rental income and was partly offset by higher financing costs and corporate income tax. EPRA EPS is € 2.09, 4.2% higher than last year (2023: € 2.01).

EPRA NTA is €674.4m, down 5.2% compared to the end of 2023, due to the negative revaluation of the investment portfolio during the year. On a per share basis, EPRA NTA was down by only 0.1% or € 0.03 due to the € 20m share buyback that was finalised on 30 September 2024.

Rental income

Gross rental income is up by 2.2% to € 72.7m compared to last year. On a like-for-like basis GRI increased by 3.2%, mainly due to lower vacancy.

Net rental income amounts to € 61.1m, up €2.7m (+ 4.5%) versus 2023. The increases in Amsterdam, Other G4 and Other Netherlands were respectively 8.2%, 0.0% and 2.6%. On a like-for-like basis, net rental income increased by 5.2%.

The NRI margin is 84.0%, 1.9% higher compared to 2023. Operating costs have decreased by € 1.2m (-11.3%) compared to 2023, with lower maintenance costs (-€ 1.0m) and other operating costs (-€ 0.6m) partially offset by higher letting costs (+ € 0.3m) and property management costs (+ € 0.2m).

Administrative costs

Administrative expenses are € 0.8m lower compared to 2023, reflecting lower staff costs, consultancy costs and ICT costs.

Net financing costs

The direct net financing costs increased by 22.5% (€ 1.9m) compared to 2023, caused by higher interest costs (€ 1.1m) due to higher variable interest rates during 2024 and lower capitalised interest related to development projects (€ 0.5m).

Corporate income tax

In 2024 corporate income tax has increased by € 1.0m to €1.5m, due to the year being the first full year following the business restructuring in 2023, resulting in an effective tax rate of 3.6% over the direct investment result before tax.

Indirect result

The investment portfolio incurred a negative revaluation of € 28.1m (-2.7% at market value) compared to the end of 2023. The result on disposals concluded in 2024 amounts to € 2.3m, contributing to a total indirect result before tax of -€ 27.2m.

The indirect effect of corporate income tax amounts to -€ 1.5m in 2024, reducing the deferred tax asset on the balance sheet. The total indirect result amounts to -€28.6m.

Post closing events

There are no post-closing events.

Income segment split

	2024				Total	2023
	Amsterdam	Other G4	Other NL	Corporate		
Gross rental income	37,112	24,294	11,325		72,731	71,199
Service costs not recharged	-670	-1,295	-66		-2,030	-1,926
Operating costs	-4,699	-3,650	-1,274		-9,622	-10,852
Net rental income	31,743	19,349	9,986		61,079	58,421
Administrative costs				-8,298	-8,298	-9,120
Earnings before interest and taxes	31,743	19,349	9,986	-8,298	52,780	49,301
Net financing result				-10,225	-10,225	-8,349
Direct investment result before tax	31,743	19,349	9,986	-18,523	42,556	40,953
Corporate income tax				-1,548	-1,548	-550
Direct investment result / EPRA earnings	31,743	19,349	9,986	-20,071	41,008	40,402

Real estate portfolio

Three assets were sold in 2024: Laanderpoort (Amsterdam), Het Binnenhof (Den Bosch) and Fellenoord (Eindhoven). The combined proceeds of these disposals were € 50.6m (before transaction costs), reflecting a 1.0% discount to December 2023 book values. In December 2024, NSI acquired Sypesteyn (Utrecht) for € 15.3m (before transaction costs).

Portfolio breakdown – 31 December 2024

	# Assets	Market value (€ m)	Market value (%)
Amsterdam	21	545	55%
Other G4	15	330	33%
Other Netherlands	8	124	12%
TOTAL	44	1,000	100%

Vacancy

The EPRA vacancy at the end of 2024 is 5.1%, down from 5.2% at the end of 2023. On a like-for-like basis the vacancy decrease was 0.1%.

The 5.1% vacancy rate at the end of 2024 includes 0.6%-point vacancy resulting from the acquisition of Sypesteyn. Adjusted for this, the vacancy rate at year-end of 2024 is 4.5%.

The tenant retention rate for 2024 was 71.1%.

EPRA vacancy

	Dec. 2023	L-f-l	Other	Dec. 2024
Amsterdam	5.8%	-0.8%	-	5.0%
Other G4	6.0%	0.5%	-0.3%	6.3%
Other Netherlands	1.5%	1.2%	-0.4%	2.3%
TOTAL	5.2%	-0.1%	0.0%	5.1%

Rents

On a like-for-like basis, gross rents are up by 3.2% in 2024 due to indexation and lower vacancy compared to 2023.

Like-for-like growth gross rental income

	YTD 2024	YTD 2023	L-f-l
Amsterdam	37.4	35.5	5.1%
Other G4	23.0	22.9	0.6%
Other Netherlands	9.2	9.1	2.1%
TOTAL	69.6	67.5	3.2%

Net rents increased by 5.2% on a like-for-like basis in 2024. The increase is higher than the increase in gross rental growth, mainly as a result of lower maintenance costs in 2024.

Like-for-like growth net rental income

	YTD 2024	YTD 2023	L-f-l
Amsterdam	32.0	29.8	7.2%
Other G4	18.6	18.2	2.2%
Other Netherlands	7.8	7.4	4.6%
TOTAL	58.3	55.5	5.2%

Reversionary potential / ERV bridge

In 2024 ERVs increased by 1.4% on a like-for-like basis. The largest increase was recorded in Rotterdam (5.1%), mainly due to the renovation of HNK Rotterdam Scheepvaartkwartier. In Amsterdam, like-for-like ERVs increased by 1.4%.

Like-for-like growth ERV (€m)

	Dec. 2024	Dec. 2023	L-f-l
Amsterdam	44	44	1.4%
Other G4	25	25	2.2%
Other Netherlands	11	11	-0.3%
TOTAL	80	79	1.4%

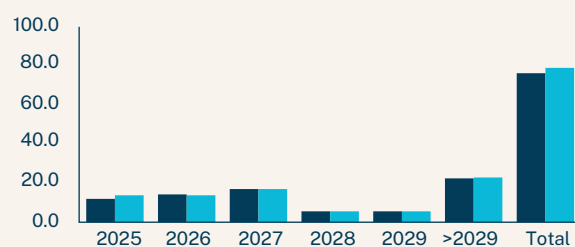
As per 2024 the investment portfolio is 3.2% reversionary, up from 2.4% at year-end 2023. This is mainly the result of the reversionary potential on Sypesteyn and partly offset by indexation leading to increased contracted rent.

New lease contracts in 2024 were signed on average at a 13.8% premium to ERV.

Reversionary potential

	Dec. 2024	Dec. 2023
Amsterdam	4.3%	5.2%
Other G4	1.1%	-3.0%
Other Netherlands	4.4%	4.1%
TOTAL	3.2%	2.4%

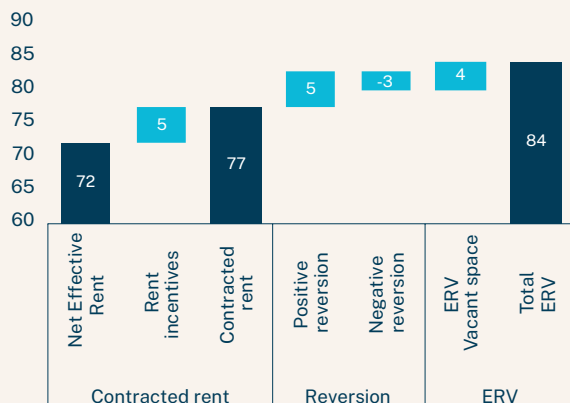
Annual expirations and reversionary potential



Contract rent	12.0	14.2	17.0	5.5	5.5	22.7	76.8
ERV	14.1	14.1	17.1	5.5	5.5	23.0	79.3
# Contracts	188	71	102	48	46	48	501
Rev. Potential	16.9%	-0.6%	0.3%	1.0%	1.0%	1.6%	3.2%

The WAULT of the portfolio is 3.6 years. Contracts representing an annualised rental income of € 12.0m (16% of total annualised rental income) are set to expire in 2025. This includes €2.4m in flexible lease contracts with maturities of one to three months, which typically are just rolled over.

Bridge Contracted rent to ERV -31 December 2024



EPRA yields

The EPRA net initial yield is up by 30bps to 5.6% in 2024. This reflects both yield expansion and the impact of higher rents. The lack of liquidity in the investment market has prompted appraisers to take a more conservative stance on valuations.

Portfolio yields

	EPRA net initial yield		Gross initial yield		Reversionary yield	
	Dec. 2024	Dec. 2023	Dec. 2024	Dec. 2023	Dec. 2024	Dec. 2023
Amsterdam	5.7%	5.2%	7.9%	7.4%	8.7%	8.3%
Other G4	5.3%	5.7%	8.2%	8.6%	8.8%	8.9%
Other NL	5.8%	5.0%	8.0%	8.1%	8.6%	8.6%
TOTAL	5.6%	5.3%	8.0%	7.9%	8.7%	8.5%

Valuations

The portfolio valuation is down by 2.7% over the 12-month period. H1 saw a negative revaluation of -1.7%, with H2 seeing an additional 1.0% fall in values, in part due to asset specific value adjustments and in part to reflect the still existing lack of liquidity in the investment market.

The limited portfolio revaluation in 2024 follows more sizeable adjustments in H2 2022 and in 2023, resulting in a total decline of 26% over the 30-month period.

Negative revaluations in 2024 have partially been offset by positive revaluations, mainly in Rotterdam. This is due to the improved rental situation at the renovated HNK Rotterdam Scheepvaartkwartier and the start of construction activities at HNK Rotterdam Alexander (Alexanderpoort).

Revaluation

	Market value (€ m)	Revaluation		Total	%
		Positive	Negative		
Amsterdam	538	4	-31	-27	-4.6%
Other G4	327	10	-5	4	1.4%
Other NL	124	4	-11	-7	-4.3%
TOTAL	1,000	17	-47	-29	-2.7%

Capital expenditure

Capex over 2024 totals to € 16.0m of which € 7.2m is defensive. The € 8.8m of offensive capex includes € 2.5m for the development projects.

Capital expenditure

	Offensive	Defensive	Total
Amsterdam	3.9	2.9	6.8
Other G4	4.1	3.3	7.4
Other Netherlands	0.2	1.1	1.3
Total Portfolio	8.3	7.2	15.5

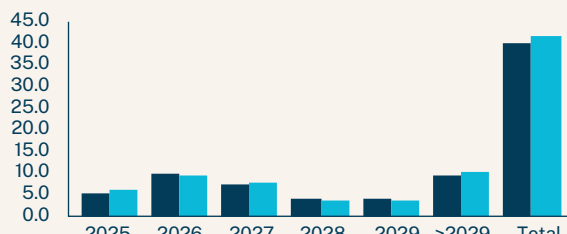
Amsterdam

Vacancy decreased from 5.8% to 5.0% mainly as a result of new lettings at Centerpoint I. The tenant retention rate in 2024 was 69.3%.

Key metrics Amsterdam

	Dec. 2024	Dec. 2023	Change
Number of properties	21	22	-4.5%
Market value (€ m)	545	588	-7.2%
Lettable area (sqm k)	162	161	0.5%
Ann. contract rent (€ m)	40	39	3.0%
Estimated rental value (€ m)	44	44	1.4%
EPRA net initial yield	5.7%	5.2%	0.5 pp
Gross initial yield	7.9%	7.4%	0.5 pp
EPRA vacancy	5.0%	5.8%	-0.8 pp
Wault	3.8	4.1	-8.2%

Annual expirations and reversionary potential



■ Contract rent	5.3	9.8	7.6	4.0	4.0	9.4	40.1
■ ERV	6.3	9.6	7.8	4.0	4.0	10.3	41.8
# Contracts	47	26	49	23	23	19	187
Reversion	18.4%	-2.5%	2.4%	-0.6%	-0.6%	9.2%	4.3%

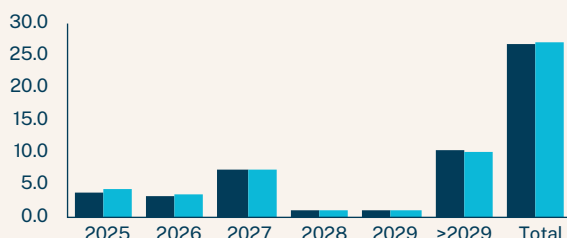
Other G4

The EPRA vacancy rate for Other G4 is 6.3%, slightly up from 6.0% at year-end 2023. The vacancy includes 1.7% of vacancy due to the acquisition of Sypesteyn. The tenant retention rate for 2024 amounts to 60.2% for this segment.

Key metrics Other G4

	Dec. 2024	Dec. 2023	Change
Number of properties	15	14	7.1%
Market value (€ m)	330	301	9.8%
Lettable area (sqm k)	135	125	7.6%
Ann. contract rent (€ m)	27	26	3.8%
Estimated rental value (€ m)	29	27	8.5%
EPRA net initial yield	5.3%	5.7%	-0.4 pp
Gross initial yield	8.2%	8.6%	-0.5 pp
EPRA vacancy	6.3%	6.0%	0.3 pp
Wault	3.7	3.5	7.8%

Annual expirations and reversionary potential



■ Contract rent	3.8	3.3	7.4	0.9	0.9	10.4	26.8
■ ERV	4.3	3.4	7.4	0.9	0.9	10.2	27.1
# Contracts	133	38	46	14	14	28	273
Reversion	11.9%	4.2%	-1.0%	2.6%	2.6%	-2.5%	1.1%

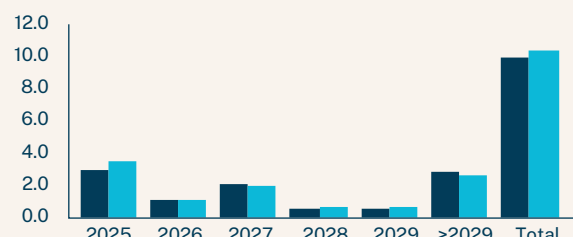
Other Netherlands

The vacancy rate was 2.3%, up from 1.5% at year-end 2023. The vacancy in Life Sciences assets in Leiden remains 0%. The retention rate in this segment is 85.0%.

Key metrics Other Netherlands

	Dec. 2024	Dec. 2023	Change
Number of properties	8	10	-20.0%
Market value (€ m)	124	154	-19.3%
Lettable area (sqm k)	50	65	-22.7%
Ann. contract rent (€ m)	10	12	-20.0%
Estimated rental value (€ m)	11	13	-19.0%
EPRA net initial yield	5.8%	5.0%	0.8 pp
Gross initial yield	8.0%	8.1%	-0.1 pp
EPRA vacancy	2.3%	1.5%	0.8 pp
Wault	3.0	2.9	2.1%

Annual expirations and reversionary potential



■ Contract rent	2.9	1.0	2.0	0.6	0.6	2.8	9.9
■ ERV	3.5	1.1	2.0	0.6	0.6	2.6	10.4
# Contracts	8	7	7	9	9	1	41
Reversion	20.8%	2.8%	-2.6%	9.7%	9.7%	-8.7%	4.4%

Development and renovations

Laanderpoort was sold to ING in January 2024 for € 24m, which is the price for the existing Laanderpoort buildings, along with the plans, permits and agreements for its redevelopment. ING has since started the construction.

Vitrum continues to be leased on a flexible basis to generate cashflow whilst the legal process to obtain the necessary permit and title changes continues. The legal process may well be concluded during 2025.

Following the disposal of Laanderpoort in January the decision was made to look afresh at the financial viability of the Well House project. This is an ongoing process. Whilst the business case looks to have improved, no decision has been made to date to restart the project.

In the last quarter of 2024 construction has started at HNK Rotterdam Alexander (previously known as Alexanderpoort), which is expected to complete in the second half of 2025. At year-end 2024 Vitrum and Alexanderpoort were included in IPUC, as well as the accumulated capitalised costs for Well House.

Movement table investment property under construction

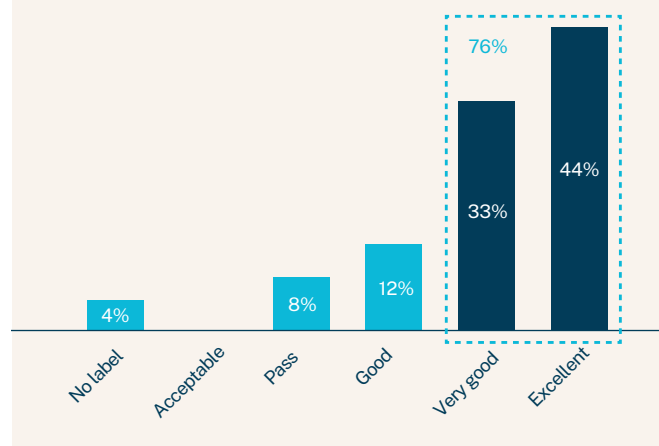
	Total
Balance 1 January 2024	59.2
Capital expenditure (Investments)	2.0
Capitalised interest	1.8
Revaluation	0.6
Transfer from / to operation	12.1
Disposals	-23.8
Balance 31 December 2024	51.9
Market value 31 December 2024	51.9

Sustainability

The share of EPC label certificates A, A+ or A++ is stable at 96% of assets by value per end 2024, with an increase in A++ labels. The percentage BREEAM labels 'Very Good' and 'Excellent increased' also remained stable at 76% in 2024.

NSI was awarded 5 stars in the annual GRESB sustainability assessment for the fifth year running, with a score of 93 points out of 100.

BREEAM by value

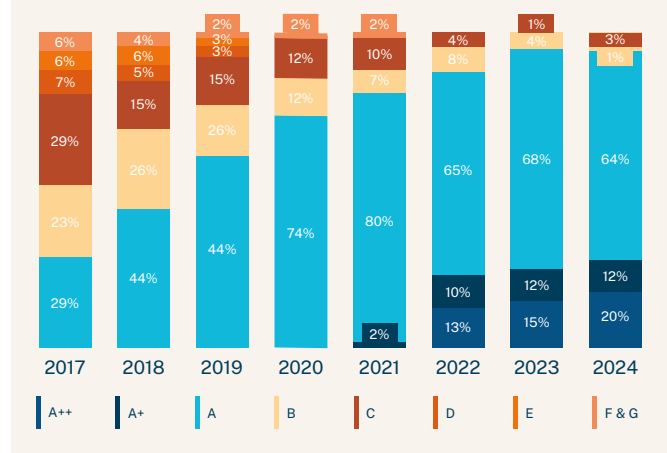


NSI is committed to lower the energy usage of its buildings and continued investing in its assets for this purpose in 2024. These investments, and investments in prior years, explain the

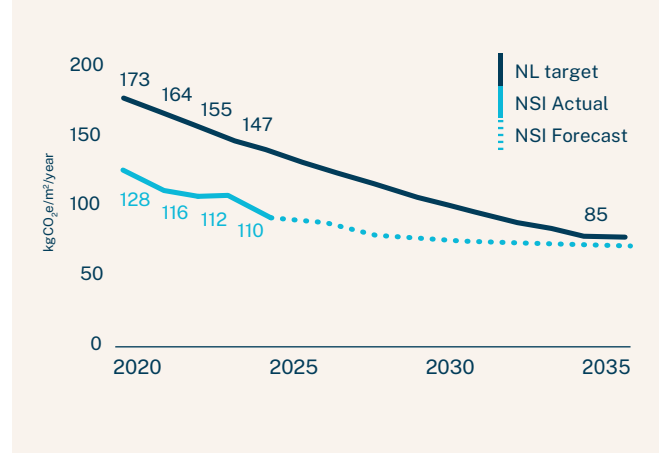
fall in energy intensity in 2024 to 110 kWh/m²/year⁴, and are expected to result in a further decline in 2025.

The portfolio is already well below the CRREM defined pathway for The Netherlands and is on track to achieve Paris-alignment (85kWh/m²/year) by 2035.

EPC energy performance certificates by value



Staying below the CRREM pathway 85 kWh/m²/year by 2035



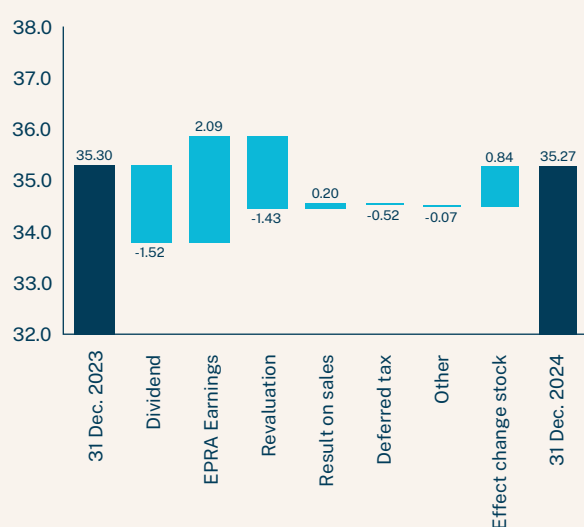
4 97% data coverage, excluding Leiden (Life Sciences).

Balance sheet, NTA and financing

Net tangible assets

EPRA NTA per end of December 2024 is € 674.4m, down 5.2% compared to the end of 2023 (€ 711.5m), largely as a result of a negative revaluation of the investment portfolio. Due to a € 20m share buyback finalised on 30 September 2024, EPRA NTA per share decreased by only 0.1% from € 35.30 at the end of 2023 to € 35.27 at the end of 2024.

Bridge EPRA NTA per share (in €)



Funding

In July 2024, NSI terminated its secured financing with Berlin Hyp (€ 55m). The loan has been repaid using the existing revolving credit facility.

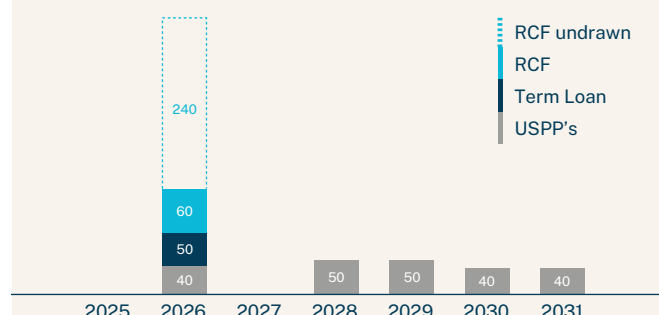
Net debt

	Dec. 2024	Dec. 2023	Change
Debt outstanding	330.0	335.0	-5.0
Amortisation costs	-0.8	-1.4	0.6
Book value of debt	329	334	-4.4
Cash and cash equivalents	-8.5	-0.2	-8.2
Debts to credit institutions	17.1	11.0	6.1
Total Portfolio	337.9	344.4	-6.6

Net debt is down by € 6.6m compared to the end of 2023. This is primarily due to disposals totalling € 50.5m (net of transaction costs) and mostly offset by the € 20m share buyback, the acquisition of Sypesteyn (€ 15.3m excluding transaction costs) and capital expenditure (€ 15.5m).

At the end of 2024 NSI has circa € 240m of committed undrawn credit facilities at its disposal. The average loan maturity is 3.5 years (2022: 4.5 years), with no loans maturing until 2026. This ensures sufficient flexibility and capacity.

Maturity profile



At year-end all debt is unsecured due to the termination of the BerlinHyp loan. The average cost of debt at the end of 2024 has decreased from 3.2% to 2.9% as the cost of variable rate debt has declined at the end of 2024 compared to the end of 2023 and a slightly lower margin on the RCF relative to the terminated secured loan.

Leverage and hedging

The LTV is 33.8% at the end of 2023, 80 basis points higher compared to December 2023 (33.0%), driven by negative revaluations of assets in 2024 and the share buy back, and partly offset by lower net debt.

The ICR stands at 5.1x at the end December 2024, compared to 5.5x at the end of December 2023. This is the result of higher net financing expenses during 2024, due to higher average variable interest rates over 2024. The ICR remains firmly above the 2.0x covenant.

Covenants

	Covenant	Dec. 20	Dec. 21	Dec. 22	Dec. 23	Dec. 24
LTV	≤ 60.0%	29.2%	28.2%	28.7%	33.0%	33.8%
ICR	≥ 2.0x	7.2x	6.5x	6.3x	5.5x	5.1x

NSI is using swaps to hedge interest rate risk on variable rate loans. The volume hedge ratio has increased to 83.3% (internal target range: 70-100%) from 82.1% in December 2023. The weighted average maturity for the fixed rate loans is 4.2 years at the end of December 2024. The maturity hedge ratio is 112.1% (internal target range 70-120%).

Consolidated financial information

Consolidated statement of comprehensive income

for the year ended 31 December 2024
(x € 1,000)

	2024	2023
Gross rental income	72,731	71,199
Service costs recharged to tenants	13,287	13,475
Service costs	-15,318	-15,402
Service costs not recharged	-2,030	-1,926
Operating costs	-9,622	-10,852
Net rental income	61,079	58,421
Revaluation of investment property	-28,063	-223,959
Net result on sale of investment property	2,337	5,388
Net result from investments	35,352	-160,150
Administrative costs	-8,298	-9,120
Impairment of tangible and intangible fixed assets	-627	
Other income and costs	-166	-81
Financing income	2	37
Financing costs	-10,880	-8,385
Movement in market value of financial derivatives	2	-2,771
Net financing result	-10,876	-11,120
Result before tax	15,384	-180,471
Corporate income tax	-3,012	38,101
Total result for the year	12,372	-142,370
Other comprehensive income / expense		
Total comprehensive income / expense for the year	12,372	-142,370
Total comprehensive income / expense attributable to:		
Shareholders	12,372	-142,370
Total comprehensive income for the year	12,372	-142,370
Data per average outstanding share:		
Diluted as well as non-diluted result after tax	0.63	-7.08

Consolidated statement of financial position

for the year ended 31 December 2024
(x € 1,000)

	31 December 2024	31 December 2023
Assets		
Investment property	988,559	1,028,801
Intangible fixed assets	29	32
Tangible fixed assets	3,190	3,835
Financial fixed assets	0	0
Deferred tax assets	38,514	38,654
Other non-current assets	10,427	12,069
Non-current assets	1,040,719	1,083,389
Debtors and other receivables	2,237	3,963
Deferred tax assets		70
Cash and cash equivalents	8,451	202
Current assets	10,687	4,235
Total assets	1,051,406	1,087,625
Shareholders' equity		
Issued share capital	70,364	74,171
Share premium reserve	898,876	915,068
Other reserves	-309,267	-136,988
Total result for the year	12,372	-142,370
Shareholders' equity	672,344	709,882
Liabilities		
Interest bearing loans	324,206	333,632
Derivative financial instruments	1,606	1,608
Deferred tax liabilities	429	2
Other non-current liabilities	5,648	4,533
Non-current liabilities	331,889	339,775
Redemption requirement interest bearing loans	5,000	
Debts to credit institutions	17,134	11,012
Creditors and other payables	25,039	26,956
Current liabilities	47,172	37,968
Total liabilities	379,062	377,743
Total shareholders' equity and liabilities	1,051,406	1,087,625

Consolidated cash flow statement

for the year ended 31 December 2024
(x € 1,000)

	2024	2023
Result from operations after tax	12,372	-142,370
Adjusted for:		
Revaluation of investment property	28,063	223,959
Net result on sale of investment property	-2,337	-5,388
Net financing result	10,876	11,120
Corporate income tax	3,012	-38,101
Impairment of tangible and intangible fixed assets	627	
Depreciation and amortisation	601	638
	40,843	192,228
Movements in working capital:		
Debtors and other receivables	2,629	-626
Creditors and other payables	-823	3,403
	1,807	2,777
Cash flow from operations	55,022	52,635
Financing income received	2	37
Financing costs paid	-12,516	-11,012
Tax paid	-2,848	-15
Cash flow from operating activities	39,660	41,645
Purchases of investment property and subsequent expenditure	-33,094	-19,469
Proceeds from sale of investment property	50,493	34,052
Investments in intangible fixed assets	-21	0
Cash flow from investment activities	17,377	14,583
Issuance / repurchase of shares	-20,000	
Dividend paid to the company's shareholders	-29,910	-34,757
Proceeds from interest bearing loans	75,000	10,000
Transaction costs interest bearing loans paid		-242
Repayment of interest bearing loans	-80,000	-28,200
Cash flow from financing activities	-54,910	-53,199
Net cash flow	2,127	3,030
Cash / cash equivalents - balance as per 1 January	202	196
Debts to credit institutions - balance as per 1 January	-11,012	-14,037
Cash / cash equivalents and debts to credit institutions - balance as per 1 January	-10,810	-13,840
Cash / cash equivalents - balance as per 31 December	8,451	202
Debts to credit institutions - balance as per 31 December	-17,134	-11,012
Cash / cash equivalents and debts to credit institutions - balance as per 31 December	-8,683	-10,810

Consolidated statement of changes in shareholders' equity

for the year ended 31 December 2024
(x € 1,000)

2024

	Issued share capital	Share premium reserve	Other reserves	Result for the year	Shareholders' equity
Balance as per 1 January 2024	74,171	915,068	-136,988	-142,370	709,882
Total result for the year				12,372	12,372
Other comprehensive income					
Total comprehensive income for the year				12,372	12,372
Profit appropriation - 2023			-142,370	142,370	
Issuance / repurchase of shares	-3,807	-16,193			-20,000
Distribution final dividend - 2023			-15,296		-15,296
Interim dividend - 2024			-14,614		-14,614
Contributions from and to shareholders	-3,807	-16,193	-172,280	142,370	-49,910
Balance as per 31 December 2024	70,364	898,876	-309,267	12,372	672,344

2023

	Issued share capital	Share premium reserve	Other reserves	Result for the year	Shareholders' equity
Balance as per 1 January 2023	73,800	915,447	-70,868	-31,370	887,008
Total result for the year				-142,370	-142,370
Other comprehensive income					
Total comprehensive income for the year				-142,370	-142,370
Profit appropriation - 2022			-31,370	31,370	
Distribution final dividend - 2022	372	-379	-19,633		-19,640
Interim dividend - 2023			-15,116		-15,116
Contributions from and to shareholders	372	-379	-66,120	31,370	-34,757
Balance as per 31 December 2023	74,171	915,068	-136,988	-142,370	709,882

Segment information

2024

Statement of comprehensive income

	Amsterdam	Other G4	Other NL	Corporate	Total
Gross rental income	37,112	24,294	11,325		72,731
Service costs recharged to tenants	6,091	5,554	1,642		13,287
Service costs	-6,761	-6,849	-1,707		-15,318
Service costs not recharged	-670	-1,295	-66		-2,030
Operating costs	-4,699	-3,650	-1,274		-9,622
Net rental income	31,743	19,349	9,986		61,079
Revaluation of investment property	-26,669	4,797	-6,192		-28,063
Net result on sale of investment property	146		2,190		2,337
Net result from investment	5,221	24,146	5,984		35,352
Administrative costs				-8,298	-8,298
Impairment of tangible and intangible fixed assets				-627	-627
Other income and costs				-166	-166
Financing income				2	2
Financing costs				-10,880	-10,880
Movement in market value of financial derivatives				2	2
Net financing result				-10,876	-10,876
Result before tax	5,221	24,146	5,984	-19,968	15,384
Corporate income tax				-3,012	-3,012
Total result for the year	5,221	24,146	5,984	-22,979	12,372
Other comprehensive income					
Total comprehensive income for the year	5,221	24,146	5,984	-22,979	12,372
Attributable to shareholders	5,221	24,146	5,984	-22,979	12,372

Statement of financial position as per 31 December

	Amsterdam	Other G4	Other NL	Corporate	Total
Investment property	537,824	326,877	123,858		988,559
Other assets	5,859	4,227	342	52,420	62,848
Total assets	543,682	331,104	124,200	52,420	1,051,406
Non-current liabilities	3,779	2,596	289	325,224	331,889
Current liabilities	1,238	689	468	44,778	47,172
Total liabilities	5,017	3,285	757	370,003	379,062
Purchases of investment property and subsequent expenditures	6,822	24,990	1,283		33,094

2023

Statement of comprehensive income

	Amsterdam	Other G4	Other NL	Corporate	Total
Gross rental income	35,600	24,185	11,415		71,199
Service costs recharged to tenants	5,706	5,782	1,987		13,475
Service costs	-6,789	-6,646	-1,966		-15,402
Service costs not recharged	-1,083	-864	21		-1,926
Operating costs	-5,182	-3,966	-1,704		-10,852
Net rental income	29,335	19,355	9,731		58,421
Revaluation of investment property	-153,754	-44,623	-25,583		-223,959
Net result on sale of investment property	5,282	-1	106		5,388
Net result from investment	-119,136	-25,269	-15,745		-160,150
Administrative costs				-9,120	-9,120
Other income and costs				-81	-81
Financing income				37	37
Financing costs				-8,385	-8,385
Movement in market value of financial derivatives				-2,771	-2,771
Net financing result				-11,120	-11,120
Result before tax	-119,136	-25,269	-15,745	-20,321	-180,471
Corporate income tax				38,101	38,101
Total result for the year	-119,136	-25,269	-15,745	17,780	-142,370
Other comprehensive income					
Total comprehensive income for the year	-119,136	-25,269	-15,745	17,780	-142,370
Attributable to shareholders	-119,136	-25,269	-15,745	17,780	-142,370

Statement of financial position as per 31 December

	Amsterdam	Other G4	Other NL	Corporate	Total
Investment property	579,683	296,245	152,873		1,028,801
Other assets	6,461	4,615	992	46,756	58,824
Total assets	586,144	300,860	153,865	46,756	1,087,625
Non-current liabilities	3,128	932	198	335,517	339,775
Current liabilities	1,781	1,461	724	34,002	37,968
Total liabilities	4,908	2,393	922	369,520	377,743
Purchases of investment property and subsequent expenditures	15,056	4,102	311		19,469

EPRA key performance measures

Overview

	2024		2023	
	€ ' 000	per share (€)	€ ' 000	per share (€)
EPRA earnings	41,008	2.09	40,402	2.01
EPRA cost ratio (incl. direct vacancy costs)	27.4%		30.8%	
EPRA cost ratio (excl. direct vacancy costs)	25.6%		29.1%	
EPRA property related capital expenditure	33,926		19,425	

	31 December 2024		31 December 2023	
	€ ' 000	per share (€)	€ ' 000	per share (€)
EPRA NRV	778,367	40.71	819,913	40.68
EPRA NTA	674,351	35.27	711,460	35.30
EPRA NDV	696,797	36.44	733,561	36.40
EPRA LTV	35.5%		34.4%	
EPRA net initial yield (NIY)	5.6%		5.3%	
EPRA topped-up net initial yield	6.1%		5.8%	
EPRA vacancy rate	5.1%		5.2%	

EPRA earnings

	2024	2023
Gross rental income	72,731	71,199
Service costs not recharged	-2,030	-1,926
Operating costs	-9,622	-10,852
Net rental income	61,079	58,421
Administrative costs	-8,298	-9,120
Net financing result	-10,225	-8,349
Direct investment result before tax	42,556	40,953
Corporate income tax	-1,548	-550
Direct investment result / EPRA earnings	41,008	40,402
Direct investment result / EPRA earnings per share	2.09	2.01

EPRA cost ratio

	2024	2023
Administrative costs	8,298	9,120
Service costs not recharged	2,030	1,926
Operating costs (adjusted for municipality taxes)	9,622	10,852
Leasehold	0	0
EPRA costs (including direct vacancy costs)	19,951	21,898
Direct vacancy costs	-1,342	-1,187
EPRA costs (excluding direct vacancy costs)	18,609	20,711
Gross rental income	72,731	71,199
EPRA gross rental income	72,731	71,199
EPRA cost ratio (incl. direct vacancy costs)	27.4%	30.8%
EPRA cost ratio (excl. direct vacancy costs)	25.6%	29.1%

EPRA property related capital expenditure

	2024	2023
Acquisitions	18,442	
Development	1,920	2,249
Like-for-like portfolio	13,256	12,938
Other	308	4,238
EPRA capital expenditure	33,926	19,425

EPRA NAV

	31 December 2024			31 December 2023		
	EPRA NRV	EPRA NTA	EPRA NDV	EPRA NRV	EPRA NTA	EPRA NDV
IFRS Equity attributable to shareholders	672,344	672,344	672,344	709,882	709,882	709,882
Diluted NAV	672,344	672,344	672,344	709,882	709,882	709,882
Diluted NAV at fair value	672,344	672,344	672,344	709,882	709,882	709,882
Deferred tax in relation to fair value gains of investment property	429	429		2	2	
Fair value of financial instruments	1,606	1,606		1,608	1,608	
Intangibles as per IFRS balance sheet		-29	-29		-32	-32
Fair value of fixed interest rate debt			24,481			23,711
Real estate transfer tax	103,988			108,422		
NAV	778,367	674,351	696,797	819,913	711,460	733,561
Fully diluted number of shares	19,120,592	19,120,592	19,120,592	20,155,221	20,155,221	20,155,221
NAV per share	40.71	35.27	36.44	40.68	35.30	36.40

EPRA LTV

	31 December 2024	31 December 2023
Borrowings from financial institutions	346,340	344,645
Foreign currency derivatives	1,606	1,608
Net payables	18,022	15,457
Owner occupied property (debt)	-2,475	-2,475
Cash & cash equivalents	-8,451	-202
Net debt	355,043	359,032
Owner occupied property	2,475	2,475
Investment properties at fair value	945,550	981,010
Properties under construction	51,855	59,030
Intangibles	29	32
Financial assets	0	0
Total property value	999,909	1,042,547
LTV	35.5%	34.4%

EPRA yield

	31 December 2024	31 December 2023
Investment property including assets held for sale	999,880	1,042,515
Developments	-51,855	-59,030
Property investments	948,025	983,485
Allowance for estimated purchasers' costs	125,509	112,117
Gross up completed property portfolio valuation	1,073,534	1,095,602
Annualised cash passing rental income	72,056	71,835
Annualised property outgoings	-12,070	-13,725
Annualised net rent	59,986	58,110
Notional rent expiration of rent free periods or other lease incentives	5,116	5,661
Topped-up annualised net rent	65,102	63,771
EPRA net initial yield	5.6%	5.3%
EPRA topped-up net initial yield	6.1%	5.8%

EPRA vacancy

	31 December 2024	31 December 2023
Estimated rental value of vacant space	4,186	4,320
Estimated rental value of the whole portfolio	82,683	83,516
EPRA vacancy	5.1%	5.2%

Glossary

Average rent per sqm

The total annual contracted rent divided by the total leased square meters.

Certification

The percentage of assets within the portfolio that have formally obtained sustainability certification, ratings or labelling valid at the end of the reporting period.

NSI reports on the following certificates:

- BREEAM (based on sqm);
- EPC label (based on market value);
- GRESB-score (expressed as an overall score for total NSI).

Cost ratio (EPRA)

EPRA costs include all administrative costs, net service costs and operating expenses as reported under IFRS, but do not include ground rent costs. These costs are reflected including and excluding direct vacancy costs. The EPRA cost ratio is calculated as a percentage of gross rental income less ground rent costs.

Dutch REIT (FBI-regime)

NSI qualifies as a Dutch Real Estate Investment Trust (fiscale beleggingsinstelling or FBI) and as such is charged a corporate income tax rate of 0% on its earnings. The tax regime stipulates certain conditions, such as a maximum ratio of 60% between debt and the book value of real estate, maximum ownership of shares by one legal entity or natural persons, and the obligation to pay out the annual profit by way of dividends within eight months after the end of the financial year.

Before 2014, activities permitted under FBI legislation were limited to portfolio investments activities only. Effective 1 January 2014, new legislation that allows FBI's to perform enterprise-type business activities within certain limits. These activities must be carried out by a taxable subsidiary and must support the operation of the FBI's real estate business.

Earnings (EPRA)

EPRA earnings is a measure of operational performance and represents the net income generated from operational activities. It excludes all components not relevant to the underlying net income performance of the portfolio.

Earnings per share (EPRA)

Indicator for the profitability of NSI; portion of the EPRA earnings attributable to shareholders allocated to the weighted average number of ordinary shares.

Energy intensity (CRREM)

The total energy used by renewable and non-renewable resources during a reporting period, normalised by the sum of the CRREM floor area in square meters (gross floor area minus parking garages and outer façade) for the properties in scope.

EPC-label

Energy Performance Certificates (EPCs) tell you how energy efficient a building is and give it a rating from A (very efficient) to G (inefficient)

European Public Real Estate Association (EPRA)

Association of Europe's leading property companies, investors and consultants which strives to establish best practices in accounting, reporting and corporate governance and to provide high-quality information to investors.

Estimated rental value (ERV)

The estimated amount at which a property or space within a property, would be let under the market conditions prevailing on the date of valuation.

G4

G4 refers to the locations Amsterdam, Den Haag, Rotterdam, and Utrecht.

GRESB score

The GRESB Score is an overall measure of ESG performance – represented as a percentage (100 percent maximum). The GRESB Score gives quantitative insight into the company's ESG performance in absolute terms, over time and against your peers.

HNK

HNK stands for 'Het Nieuwe Kantoor', (which means 'The New Office'). HNK is NSI's flexible office concept and offers an inspiring environment with stylish workplaces, office spaces, meeting areas, catering facilities and various ancillary services. HNK offers different propositions, including memberships (flexible workstations), managed offices (fully equipped offices), bespoke offices and meeting rooms.

Interest coverage ratio (ICR)

Debt ratio and profitability ratio used to determine how easily a company can pay interest on outstanding debt. The interest coverage ratio is calculated by dividing net rental income during a given period by net financing expenses during the same period adjusted for capitalised interest.

Investment result - direct

The direct result reflects the recurring income arising from core operational activities. The direct result consists of gross rental income minus operating costs, service costs not recharged to tenants, administrative costs, direct financing costs, corporate income tax on the direct result, and the direct investment result attributable to non-controlling interests.

Investment result - indirect

The indirect result reflects all income and expenses not arising from day-to-day operations. The indirect result consists of revaluations of property, net result on sales of investment, indirect financing costs (movement in market value of derivatives and exchange rate differences, corporate income tax on the indirect result, and the indirect investment result attributable to non-controlling interests.

Investment result – total

The total result reflects all income and expenses; it is the total of the direct and the indirect investment result.

Lease incentives

Adjustments in rent granted to a tenant or a contribution to tenants' expenses in order to secure a lease. The impact of lease incentives on net rental income is straight line over the firm duration of the lease contract under IFRS.

Like-for-like rental income

Like-for-like growth figures aim at assessing the organic growth of NSI. In the case of like-for-like rental income the aim is to compare the rental income of all or part of the standing portfolio over a certain period with the rental income for the same portfolio over a previous period (i.e. year-on-year and/or quarter-on-quarter). In order to calculate like-for-like growth, the nominal increase in rent is adjusted for the impact of acquisitions, divestments and properties transferred to and from the development portfolio and between segments (e.g. office to HNK).

Loan to value (LTV, net)

The LTV-ratio reflects the balance sheet value of interest-bearing debts plus short term debts to credit institutions, net of cash and cash equivalents, expressed as a percentage of the total real estate investments, including assets held for sale.

Market value investment property (fair value)

The estimated amount for which a property should change hands on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein each party had acted knowledgeably, prudently, and without compulsion. The market value does not include transaction costs.

Net asset value (NAV)

The net asset value represents the total assets minus total liabilities. At NSI this equates to the shareholders' equity (excluding non-controlling interests as stated in the balance sheet). The NAV is often expressed on a per share basis; in this calculation the number of shares outstanding at reporting date is used rather than the average number of shares is used.

Net asset value (NAV, EPRA-definition)

The EPRA NAV metrics make adjustments to the NAV as per the IFRS financial statements to provide the most relevant information on the fair value of the assets and liabilities, under different scenarios.

- EPRA net reinstatement value (NRV): assumes that entities never sell assets and aims to represent the value required to rebuild the entity;
- EPRA net tangible assets (NTA): assumes that entities buy and sell assets, thereby crystallising certain levels of unavoidable deferred tax;
- EPRA net disposal value (NDV): represents the shareholders' value under a disposal scenario, where deferred tax, financial instruments and certain other adjustments are calculated to the full extent of their liability, net of any resulting tax.

Net margin

The net margin measures operating efficiency; it indicates how effective NSI is in managing its expense base. It is calculated as net rental income as a percentage of gross rental income.

Net result on sale of investment property

The net result on sales of investment property reflects the disposal price paid by a third party for a property minus the value at which the respective property was recorded in the accounts at the moment of sale, net of sales costs made. The sales costs include costs of real estate agents and legal costs, but can also include internal costs made which are directly related to transaction.

Rent - effective rent

The effective rent reflects the contractual annual rent after straight-lining of rent free periods and rental discounts.

Rent - gross rental income (GRI)

Gross rental income reflects the rental income from let properties, after taking into account the net effects of straight lining for lease incentives and key money, including turnover rent and other rental income (e.g. specialty leasing and parking income).

Rent - net rental income (NRI)

Gross rental income net of (net) costs directly attributable to the operation of the property (non-recoverable service charges and operating costs). Income and costs linked to the ownership structure, such as administrative expenses, are not included.

Rent - passing cash rent / contracted rent

The estimated annualised cash rental income as at reporting date, excluding the net effects of straight-lining of lease incentives. Vacant units and units that are in a rent-free period at the reporting date are deemed to have no passing cash rent.

Reversionary potential

This ratio compares the minimum guaranteed rent and the turnover rent to the estimated rental value and as such indicates whether a unit or property is underlet or over-rented.

Reversionary rate / result from reletting and renewal

The reversionary rate measures the rental gain/loss of a deal as the difference between the new rent (after the deal) and the old rent (before the deal).

Standing portfolio

Standing portfolio is used in like-for-like calculations and concerns the real estate investments at a specific date that have been consistently in operation as part of NSI's portfolio during two comparable periods. Note that an investment property can be considered both standing and at the same time non standing, depending on the comparison periods used (e.g. year-on-year and quarter-on-quarter).

Vacancy rate (EPRA)

Vacancy rate (EPRA): reflects the loss of rental income against ERV as a percentage of ERV of the total operational portfolio.

Weighted average unexpired lease term (wault)

This ratio is used as an indicator of the average length of leases in portfolios. It can be calculated over the full lease term of the contracts either up to expiration date or up to break option date.

Yield

Yield can generally be defined as the income or profit generated by an investment expressed as a percentage of its costs or the total capital invested.

- Gross initial yield: the passing rent as a percentage of the market value of an object;
- Net initial yield: the passing rent, net of property related costs, as a percentage of the market value of an object;
- Net theoretical yield: annualised net theoretical rental income as a percentage of the real estate investments in operation;
- EPRA net initial yield: annualised net effective cash passing rent (including estimated turnover rent and other recurring rental income) net of non-recoverable property operating expenses as a percentage of the gross market value of the real estate investments in operation;
- EPRA topped-up net initial yield: EPRA net initial yield adjusted for expiring lease incentives;
- Reversionary yield: the anticipated yield to which the initial yield will rise (or fall) once the rent reaches the ERV.