



Approval from Kartellamt obtained
DonauZentrum transaction completed

Rotterdam, 12 February 2004 - Rodamco Europe, the largest publicly listed property investment and management company in the retail sector in Europe, has completed the signing of the purchase of 90% of the DonauZentrum in Vienna, Austria, as announced on 22nd December 2003, after having obtained the necessary approval from the Austrian Kartellamt. The transaction will take effect as of 31 December 2003.

The Donauzentrum is one of the largest, most dominant retail centres in Austria, and includes a 97,000 m² shopping/entertainment centre, a 4-star 137 room hotel and some 8,000 m² offices. The purchase price for Rodamco Europe's 90% share amounts to € 270 million.

Part of the transaction is also the acquisition of the management company, which will be headed up by Mrs. B. Breiteneder during 2004. The purchase of the Donauzentrum fully fits Rodamco Europe's strategic focus of acquiring dominant shopping centres with large catchment areas in key European cities.

The Donauzentrum shopping centre, which will rank as second largest asset within Rodamco Europe's portfolio, is a dominant centre located in a large affluent catchment area of 1.85 million residents within 30 minutes driving time in the northern part of the city of Vienna. It has excellent public transport facilities. The (first phase of the) shopping centre opened in 1975 and a number of extensions over the last 25 years have increased the total lettable space to 112,000 m². The centre has 2,750 parking spaces and has a strong tenant mix, including Spar, C&A, H&M, Kleiderbauer, Esprit and Mango. The centre is almost 100% occupied, attracts approx. 18 million visitors a year and has a gross turnover of approx. € 275 million. An extension of the centre is considered and will add another 15,000 m² retail space.

Company profile Rodamco Europe N.V.

Top quality shops and shopping centers form 83% of Rodamco Europe's € 6.9 billion investment portfolio. Rodamco Europe is both investor and direct manager of its dominant shopping centres, 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. Rodamco Europe is listed at the Stock Exchanges in Amsterdam, Paris, Frankfurt and Brussels. Rodamco Europe, independent since 1999, is a Euronext 100 company, is included in the Euronext Amsterdam Midkap Index (AMX) since June 2003.

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