

PRESS RELEASE

RODAMCO EUROPE SIGNS AGREEMENT WITH PROVAST FOR MARKTHAL ROTTERDAM

Rotterdam, 3 May 2006 – Rodamco Europe N.V., the largest publicly listed property investment and management company in the retail sector in Europe, has signed an agreement with Provast for the acquisition of the commercial space in Markthal in Rotterdam, including the first covered market hall in the Netherlands. The Markthal will be acquired for approximately € 28 million with an expected net initial yield of 6.5%.

Located at the Grote Markt, next to the Hoogstraat in the Laurenskwartier, Provast is developing the Markthal. An innovative and unique project in which the first covered, permanent food market in the Netherlands is an important aspect.

At the market 100 largely permanent stands will be realized for a total of 1,900 m² GLA, which will be operated by 65 tenants. In addition the Markthal includes approximately 3,000 m² GLA retail space and 1,600 m² GLA restaurants on the ground and first floor, an underground supermarket of 1,800 m² and underground parking with 1,100 parking spaces. The Markthal is designed as an arched building, including 246 residential units in the arch.

Maarten Hulshoff, CEO Rodamco Europe: *“With the acquisition of the Markthal Rodamco Europe presents itself again as a progressive investor in dominant urban areas. The development of the Markthal anticipates a specific need from the retail market and takes advantage of the enormous potential of this location in the city. With the Markthal we invest in a new type of retail in the Netherlands, which has proven successful in surrounding countries for many years.”*

The Markthal is expected to come into operation late 2009 and will be delivered turn-key to Rodamco Europe. Architect agency MVDRV in Rotterdam is responsible for the design. The Markthal is being developed by Provast in The Hague, the Netherlands.



(continuing page)

COMPANY PROFILE RODAMCO EUROPE N.V.

Top quality shops and shopping centers form 90% of Rodamco Europe's €9.1 billion investment portfolio. Rodamco Europe is both investor and manager of its dominant shopping centers in its home regions The Netherlands & Belgium, the Nordic countries, France, Spain and Central Europe. 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. Also, Rodamco Europe qualifies as a "Sociétés d'investissements immobiliers cotées" (SIIC) under French law. When the conditions under the FBI and SIIC regime are fulfilled, no corporate income tax is due in the Netherlands and France on current income from 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 AEX Index (AEX) and in the MSCI World Index. For more information on Rodamco Europe, please visit our website: www.rodamco.com.

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

Rodamco Europe NV

Vivienne van Asten - de Leeuw, Investor Relations
Tel: +31 (0) 10 217 6400

Rodamco Europe in Nederland

Karin Laglas, Managing Director Rodamco Europe in Nederland
Tel: +31 (0)20 312 0120

www.rodamco.com

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

Hill & Knowlton Nederland

Machteld Merens
E-mail: mmerens@hillandknowlton.com
Tel.: +31 (0)20 4044707

Arie Bos
E-mail: abos@hillandknowlton.com
Tel.: +31 (0)20 4044 707