

## PRESS RELEASE

### RODAMCO EUROPE OPENS DE PARADE, BERGEN OP ZOOM

**Rotterdam, 3 May 2006 – Rodamco Europe N.V., the largest publicly listed property investment and management company in the retail sector in Europe, has opened the largest part of the total 16,000 m<sup>2</sup> of shopping space in De Parade in Bergen op Zoom. The market value Rodamco Europe's share in De Parade is approximately € 45 million and produces a net initial yield of 6.3%.**

De Parade, a development project of Bouwfonds MAB, is part of the restructuring of the city centre of Bergen op Zoom and includes the area between the Zuivelstraat and St. Jorisplein. Besides 18,000 m<sup>2</sup> of retail space, of which approximately 16,000 m<sup>2</sup> is owned by Rodamco Europe, 81 houses and 2 parkings with a total of 470 parking spaces are part of this plan. The houses and parkings are not owned by Rodamco Europe.

With the realisation of De Parade, the quality of the retail offer in Bergen op Zoom is being enhanced and the branch mix is further expanded. Tenants in De Parade are, among others, H&M, Douglas, America Today, HEMA, Sacha, Dynabyte, Esprit, Jamin, Men at Work, Promiss and TUI. De Parade has a catchment area of approximately 100,000 inhabitants and is fully aligned with the historical city centre. The design is also in line with the historical character of Bergen op Zoom. This creates an attractive shopping climate for consumers.

The last part of the plan is expected to come into operation early 2007, including a MediaMarkt (around 4,000 m<sup>2</sup>) and a Super de Boer supermarket (around 2,000 m<sup>2</sup>). De Parade will be delivered let turn-key to Rodamco Europe.



(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](http://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

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

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

**Rodamco Europe in the Netherlands**

Julia van Geenhuizen

Tel: +31 (0) 20 3120 120

**Hill & Knowlton Nederland**

Machteld Merens

E-mail: [mmerens@hillandknowlton.com](mailto:mmerens@hillandknowlton.com)

Arie Bos

E-mail: [abos@hillandknowlton.com](mailto:abos@hillandknowlton.com)

Tel. No.: +31 (0) 20 404 4707

