

PRESS RELEASE

New Amsterdam Invest N.V. is On Track.

Amsterdam, the Netherlands, 29 August 2025 – New Amsterdam Invest N.V. (the "Company", or "New Amsterdam Invest", or "NAI"), a commercial real estate company listed on Euronext Amsterdam, announces its half year results 2025, today.

Aren van Dam, ceo New Amsterdam Invest:

"We are proud to present the half year result of 2025 for New Amsterdam Invest. Despite the valuation differences to the amount of € 1,539k (expense), we remain confident that we will meet our expectations for 2025 unchanged. Company's operational rental results excluding valuation differences increased with € 2,284k to € 4,696k. For the full year of 2025 we expect a profit before tax (excluding valuation differences and non controlling interest) of € 4.1 million.

New Amsterdam Invest wants to position itself as a dividend stock. We aim to meet our financial and quantitative parameters, amongst others a yearly dividend pay-out between € 0,45 to € 0,65 per ordinary share.

In the second half of 2025 our focus will be unchanged: to optimize our organization and to support the operating performance of the group. As management we are confident to build NAI further."

Highlights 2025 Half Year

- Rental Income € 9.1 million
- Net Rental Income € 5.8 million
- Revaluation differences € 1.5 million, expense
- Profit before taxes excluding revaluation result € 2.5 million
- Net result attributable to shareholders € 0.31 million; non controlling interest € 0.45 million
- Earning per share € 0.14
- Total investment property € 118 million
- Total Equity € 51 million
- Cash from operation € 0.2 million
- Solvency 41,1%

Outlook 2025

The Company is on track. The net rental income 2025 is expected to be approximately € 11.1 million. Operating expenses will slightly increase in comparison with 2024 in relative terms to € 7.0 million. As a consequence, the Company expects an operating result before tax of € 4.1 million. This result does not include valuation differences, transaction results and or exchange differences.

Business overview

The results from group companies have been included and consolidated within the Company's results for the first half of 2025. The main difference between HY 2025 and HY 2024 is the acquisition, financing and exploration of the investment property Remington House as acquired in November 2024. The management board concluded that there was no reason to have a new valuation carried out per 30 June 2025. This will be done per 31 December 2025.

The net rental income including service expenses charged amounts to € 5,766k (comparative period € 3,452k). The operating result for the period 1 January 2025 to 30 June 2025 amounts to € 4,696k (comparative period previous year € 2,412k). This result does not include valuation differences on investment properties. The operating result consists of net rental income less the costs of the management organization.

The valuation differences HY2025 of investment properties to the amount of € 1,539k (expense) consist of tenant improvements and lease commissions that are charged directly to the result in accordance with accounting rules. However, these investments will also be part of the valuation and fair value of the investment properties as determined at the end of the 2025 financial year.

The financial income and expense HY2025 increased with € 1,087 to € 2,186k because of the bank loan Remington House.

For further details we refer to the Interim Financial Report also published today.

Events after balance sheet date

There have been no relevant events after the balance sheet date.

Interim Financial Statements New Amsterdam Invest first half year 2025

For an overview of the interim financial statements of New Amsterdam Invest for the first half year 2025, we refer to the attached Half Year Report 2025.

About New Amsterdam Invest

New Amsterdam Invest N.V. is a commercial real estate company listed at Euronext Amsterdam with operating companies in the United States and the United Kingdom. The main objective of New Amsterdam Invest is running commercial activities including the owning, (re-)developing, acquiring, divesting, maintaining, letting out and/or otherwise operating commercial real estate, all in the broadest possible meaning.

All information about New Amsterdam Invest can be found on the company website: www.newamsterdaminvest.com

Disclaimer

Elements of this press release contain or may contain information about New Amsterdam Invest N.V. within the meaning of Article 7(1) to (4) of the EU Market Abuse Regulation.

This press release may include statements, including NAI's financial and operational medium-term objectives that are, or may be deemed to be, "forward-looking statements". These forward-looking statements may be identified by the use of forward-looking terminology, including the terms "believes", "estimates", "plans", "projects",

"anticipates", "expects", "intends", "may", "will" or "should" or, in each case, their negative or other variations or comparable terminology, or by discussions of strategy, plans, objectives, goals, future events or intentions.

Forward-looking statements may and often do differ materially from actual results. Any forward-looking statements reflect NAI's current view with respect to future events and are subject to risks relating to future events and other risks, uncertainties and assumptions relating to NAI's business, results of operations, financial position, liquidity, prospects, growth or strategies. Forward-looking statements speak only as of the date they are made.

Not for publication

Contact details.

New Amsterdam Invest, Cor Verkade, + 31 (0)20 854 6168, or + 31 (0)6 1118 3252

Info@newamsterdaminvest.com