

NOTICE TO NOTEHOLDERS

DUTCH PROPERTY FINANCE 2021-1 B.V. (the “**Issuer**”)
with its corporate seat in Amsterdam, the Netherlands

€440,697,000 Class A Mortgage-Backed Notes due 2058
(ISIN: XS2294367672 Common Code: 229436767)

€20,649,000 Class B Mortgage-Backed Notes due 2058
(ISIN: XS2294367755 Common Code: 229436775)

€22,217,000 Class C Mortgage-Backed Notes due 2058
(ISIN: XS2294368050 Common Code: 229436805)

€23,524,000 Class D Mortgage-Backed Notes due 2058
(ISIN: XS2294367839 Common Code: 229436783)

€15,686,000 Class E Mortgage-Backed Notes due 2058
(ISIN: XS2294367912 Common Code: 229436791)

€10,456,000 Class F Mortgage-Backed Notes due 2058
(ISIN: XS2294368134 Common Code: 229436813)

(together, the “**Notes**”)

26 September 2025

We refer to the Notes issued by the Issuer on 25 February 2021 and constituted by a trust deed dated 24 September 2020 and amended and restated on 31 July 2024 (the “Trust Deed”) between the Issuer and Stichting Trustee Dutch Property Finance 2021-1 (the “Security Trustee”). Terms used but not defined in this notice shall bear the same meanings given to them in the incorporated terms memorandum, dated 25 February 2021 and amended and restated on 31 July 2024 and signed by, amongst others, the Security Trustee and the Issuer (the “Incorporated Terms Memorandum”).

The Issuer has received intimation from a third party indicating its interest in the potential exercise of the Seller Prepayment Call Option on or about the First Optional Redemption Date (i.e. the Notes Payment Date falling in October 2025, being 28 October 2025). To provide the relevant parties with sufficient time to finalise their analysis and related discussions, the Security Trustee was requested by the Issuer to exercise its discretion to waive certain notice period requirements relating to the exercise of the Seller Prepayment Call Option as set out in the Conditions.

Notice Is Hereby Given, in accordance with Condition 16.4 (*Notification*) that the Security Trustee has exercised their discretion to waive:

- (A) the required notice periods specified pursuant to Condition 8.8 (*Redemption – Seller Prepayment Call*) for the delivery of (i) a certificate to the Issuer from the Option Holder confirming that the Option Holder expects to have the funds in order to enable the Issuer to comply with its obligations under Condition 8.8 (*Redemption – Seller Prepayment Call*) and (ii) an equivalent certificate to the Security Trustee from the Issuer confirming the same, such that these certificates can instead be delivered to the relevant parties seven (7) calendar days prior to the First Optional Redemption Date; and
- (B) the required notice periods specified pursuant to Condition 8.8 (*Redemption – Seller Prepayment Call*) for the publication of a written notice to the Security Trustee and

Noteholders from the Issuer in accordance with Condition 20 (*Notices*), stating the Issuer's intention to redeem all of the Notes of each Class on the First Optional Redemption Date, such that this written notice can instead be provided seven (7) calendar days prior to the First Optional Redemption Date,

in each case, pursuant to Clause 16.1 (*Waiver and Modification; Credit Rating Agency Confirmation*) of the Trust Deed and Condition 16.2 (*Waiver*).

There can be no assurance as to whether the Seller Prepayment Call Option will be exercised on the First Optional Redemption Date.

This notice is given by:

DUTCH PROPERTY FINANCE 2021-1 B.V.

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1043 AP Amsterdam
The Netherlands