

***For Immediate Release***

**THIS NOTICE CONTAINS IMPORTANT INFORMATION OF INTEREST TO THE REGISTERED AND BENEFICIAL OWNERS OF THE NOTES (AS DEFINED BELOW). IF APPLICABLE, ALL DEPOSITARIES, CUSTODIANS AND OTHER INTERMEDIARIES RECEIVING THIS NOTICE ARE REQUESTED TO PASS THIS NOTICE TO SUCH BENEFICIAL OWNERS IN A TIMELY MANNER.**

**THIS ANNOUNCEMENT RELATES TO THE DISCLOSURE OF INFORMATION THAT QUALIFIED OR MAY HAVE QUALIFIED AS INSIDE INFORMATION WITHIN THE MEANING OF ARTICLE 7(1) OF THE MARKET ABUSE REGULATION (EU) 596/2014.**

**THIS NOTICE DOES NOT CONSTITUTE OR FORM PART OF, AND SHOULD NOT BE CONSTRUED AS, AN OFFER FOR SALE, EXCHANGE OR SUBSCRIBE FOR, ANY SECURITIES OF THE ISSUER OR ANY OTHER ENTITY IN ANY JURISDICTION.**

**FOR DISTRIBUTION ONLY OUTSIDE THE UNITED STATES TO PERSONS OTHER THAN "U.S. PERSONS" (AS DEFINED IN REGULATION S UNDER THE UNITED STATES SECURITIES ACT OF 1933, AS AMENDED). NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION IN OR INTO, OR TO ANY PERSON LOCATED OR RESIDENT IN, ANY OTHER JURISDICTION WHERE IT IS UNLAWFUL TO RELEASE, PUBLISH OR DISTRIBUTE THIS ANNOUNCEMENT.**

If you are in any doubt as to the action you should take, you are recommended to seek your own financial, legal or other advice immediately from your stockbroker, bank manager, solicitor, accountant or other appropriately authorised independent financial adviser.

**DUTCH PROPERTY FINANCE 2022-CMBS1 B.V.**  
**(incorporated with limited liability under the laws of the Netherlands**  
**registered with the commercial register of the Chamber of Commerce**  
**(*Kamer van Koophandel*) under number 85142727)**  
**(the “Issuer”)**

**NOTICE**

to the holders of the:

**EUR 100,000 Class X mortgage-backed notes due April 2050**  
**(XS2441289639)**

**EUR 2,000,000 Class Z mortgage-backed notes due April 2050**  
**(XS2441289712)**

(the “**Noteholders**” and the “**Notes**” respectively).

**NOTICE IS HEREBY GIVEN** by the Issuer to the Noteholders that following the exercise of the Portfolio Call Option by the Majority Class Z Noteholders, and in accordance with Condition 8.8 of the terms and conditions of the Notes (the “**Conditions**”), all (but not some only) Notes have been redeemed and cancelled in full on the Notes Payment Date falling on 28 October 2025.

This Notice also constitutes an instruction to the Irish Stock Exchange to de-list the Notes.

Capitalised terms not otherwise defined in this Notice have the meanings given to them in the Conditions.

This notice is given by:

**DUTCH PROPERTY FINANCE 2022-CMBS1 B.V. (as Issuer)**

Dated: 28 November 2025