

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.

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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 181,088,000 Class A mortgage-backed notes due April 2050
(XS2441288748)

EUR 20,610,000 Class B mortgage-backed notes due April 2050
(XS2441288821)

EUR 11,027,000 Class C mortgage-backed notes due April 2050
(XS2441289043)

EUR 11,026,000 Class D mortgage-backed notes due April 2050
(XS2441289126)

EUR 8,705,000 Class E mortgage-backed notes due April 2050
(XS2441289399)

EUR 4,063,000 Class F mortgage-backed notes due April 2050
(XS2441289472)

(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 shall be 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: 21 October 2025