

*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 REGULATIONS 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 2018-1 B.V. (the *Issuer*)**

**EUR 315,800,000 Class A mortgage-backed notes due April 2051**

**(XS1864981276)**

**EUR 39,000,000 Class B mortgage-backed notes due April 2051**

**(XS1864981433)**

**EUR 15,800,000 Class C mortgage-backed notes due April 2051**

**(XS1864981607)**

**EUR 14,000,000 Class D mortgage-backed notes due April 2051**

**(XS1864981789)**

**EUR 3,400,000 Class E mortgage-backed notes due April 2051**

**(XS1864981862)**

**EUR 12,000,000 Class F mortgage-backed notes due April 2051**

**(XS1864989840)**

**EUR 8,000,000 Class G mortgage-backed notes due April 2051**

**(XS1864990269)**

**(together, the *Notes*)**

**7 June 2023**

**NOTICE TO NOTEHOLDERS**

The Notes are admitted to the official list of the Irish Stock Exchange plc trading as Euronext Dublin and to trading on its regulated market.

This announcement contains inside information and is made by the Issuer pursuant to Regulation (EU) No. 569/2014 (the *Market Abuse Regulation*) and Regulation (EU) 2016/1055 (the *Implementing Technical Standards*) relating thereto.

Capitalised terms used in this announcement (the *Announcement*) and not defined herein shall have the meanings ascribed to them in Schedule 1 (*Master Definitions Schedule*) of the incorporated terms memorandum between, amongst others, the Issuer and RNHB B.V., dated 26 September 2018 and amended and restated on 16 October 2019.

**NOTICE IS HEREBY GIVEN** to the Noteholders that the Issuer has received a notice in respect of the exercise of the Seller Prepayment Call Option from RNHB B.V. in its capacity as Seller, who are, as at the date of such notice, the holder of the Seller Prepayment Call Option. The Issuer understands that the Seller intends to exercise the Seller Prepayment Call Option as such that the sale and assignment of the Portfolio will take place on the first Optional Redemption Date, which falls on 28 July 2023 (the *First Optional Redemption Date*).

Following the sale and assignment of the Portfolio on the First Optional Redemption Date, the proceeds from such sale and assignment of the Portfolio will be applied to redeem all (but not some only) of the Notes of each Class (other than the Class G Notes) at their Principal Amount Outstanding including any accrued but unpaid amounts of interest on such Notes in accordance with the terms of the Transaction Documents on the First Optional Redemption Date.

This notice has been given in accordance with Condition 20 (*Notices*). Noteholders who have queries in relation to the above matters should contact the Issuer.

The Issuer accepts responsibility for the information contained in this notice.

**This notice is given by:**

**Dutch Property Finance 2018-1 B.V.**

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The Director