

# Major holdings notification pursuant to Sec. 130 to 134 BörseG 2018

Vienna, 16.8.2022

## Overview

**Notification made after deadline**

Caution: In case of violations of major holdings notification rules, please pay attention to Section 137 BörseG 2018 (Suspension of voting rights)

|   |
|---|
| <b>1. Issuer:</b> S IMMO AG   |
| <b>2. Reason for the notification:</b> Acquisition or disposal of financial/other instruments |
| <b>3. Person subject to notification obligation</b><br>Radovan Vitek                          |
| <b>4. Name of shareholder(s):</b> CPI Property Group S.A.                                     |
| <b>5. Date on which the threshold was crossed or reached:</b> 12.8.2022                       |

| <b>6. Total positions</b>  |   |  |                                |   |
|--|---|--|--------------------------------|---|
|  | % of voting rights attached to shares (7.A) | % of voting rights through financial/other instruments (7.B.1 + 7.B.2) | Total of both in % (7.A + 7.B) | Total number of voting rights of issuer |
| Resulting situation on the date on which threshold was crossed / reached | 42,55 %                                     | 36,66 %  | 79,20 %                        | 73 608 896                              |
| Position of previous notification (if applicable)                        | 42,55 %                                     | 10,43 %  | 52,98 %                        |   |

## Details

### 7. Notified details of the resulting situation:

| <b>A: Voting rights attached to shares</b> |                                    |                                      |                                    |                                      |
|--|------------------------------------|--------------------------------------|------------------------------------|--------------------------------------|
| ISIN Code                                  | Number of voting rights            |                                      | % of voting rights                 |                                      |
|  | Direct<br>(Sec 130 BörseG<br>2018) | Indirect<br>(Sec 133 BörseG<br>2018) | Direct<br>(Sec 130 BörseG<br>2018) | Indirect<br>(Sec 133 BörseG<br>2018) |
| AT0000652250                               | 0                                  | 31 318 105                           | 0,00 %                             | 42,55 %                              |
| <b>SUBTOTAL A</b>                          | 31 318 105                         |                                      | 42,55 %                            |                                      |

| <b>B 1: Financial / Other Instruments pursuant to Sec. 131 para. 1 No. 1 BörseG 2018</b> |                 |                 |   |                    |
|--|-----------------|-----------------|---|--------------------|
| Type of instrument   | Expiration Date | Exercise Period | Number of voting rights that may be acquired if the instrument is exercised | % of voting rights |
| Share purchase with delayed settlement   | n/a             | n/a             | 26 983 707  | 36,66 %            |
| <b>SUBTOTAL B.1</b>  |                 |                 | 26 983 707  | 36,66 %            |

| <b>B 2: Financial / Other Instruments pursuant to Sec. 131 para. 1 No. 2 BörseG 2018</b> |                 |                 |                            |                         |                    |
|--|-----------------|-----------------|----------------------------|-------------------------|--------------------|
| Type of instrument   | Expiration Date | Exercise Period | Physical / Cash Settlement | Number of voting rights | % of voting rights |
|  |                 |                 |                            |                         |                    |
| <b>SUBTOTAL B.2</b>  |                 |                 |                            |                         |                    |

**8. Information in relation to the person subject to the notification obligation:**

Person subject to the notification obligation is not controlled by any natural person or legal entity and does not control any other undertaking(s) holding directly or indirectly an interest in the (underlying) issuer.

Full chain of controlled undertakings through which the voting rights and/or the financial/other instruments are effectively held starting with the ultimate controlling natural person or legal entity:

| No. | Name                    | Directly controlled by No. | Shares held directly (%) | Financial/other instruments held directly (%) | Total of both (%) |
|-----|-------------------------|----------------------------|--------------------------|---|-------------------|
| 1   | Radovan Vitek           |                            | 0,00 %                   | 0,00 %  | 0,00 %            |
| 2   | CPIPG Holding S.à r.l.  | 1                          | 0,00 %                   | 0,00 %  | 0,00 %            |
| 3   | Whislow Equities Ltd.   | 1                          | 0,00 %                   | 0,00 %  | 0,00 %            |
| 4   | Ravento S.à r.l.        | 1                          | 0,00 %                   | 0,00 %  | 0,00 %            |
| 5   | Efimacor S.à r.l.       | 1                          | 0,00 %                   | 0,00 %  | 0,00 %            |
| 6   | Laroya Invest S.à r.l.  | 1                          | 0,00 %                   | 0,00 %  | 0,00 %            |
| 7   | CPI Property Group S.A. | 2,3,4,5,6                  | 16,06 %                  | 36,66 %                                       | 52,72 %           |
| 8   | WXZ1 a.s.               | 7                          | 0,00 %                   | 0,00 %  | 0,00 %            |
| 9   | IMMOFINANZ AG           | 7,8                        | 26,49 %                  | 0,00 %  | 26,49 %           |
|     |                         |                            |                          |   |                   |

**9. In case of proxy voting**

Date of general meeting: -

Voting rights after general meeting: - is equivalent to - voting rights.

**10. Sonstige Kommentare:**

Item 7.B.1 sets out shares tendered for sale as of the above date under the mandatory public takeover offer pursuant to sections 22 et seqq. of the Austrian Takeover Act of CPI Property Group S.A. Such offer will be settled at a subsequent date in accordance with the terms of the offer document.

Vienna am 16.8.2022