

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

Vienna, 21.12.2022

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)

1. Issuer: S IMMO AG				
2. Reason for the notification: Other				
3. Person subject to notification obligation Radovan Vitek				
4. Name of shareholder(s): IMMOFINANZ AG, CPI Property Group S.A.				
5. Date on which the threshold was crossed or reached: 19.12.2022				
6. Total positions				
	% 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)	<u>Total number of voting rights of issuer</u>
Resulting situation on the date on which threshold was crossed / reached	88,37 %	0,00 %	88,37 %	73 608 896
Position of previous notification (if applicable)	79,20 %	0,00 %	79,20 %	

Details

7. Notified details of the resulting situation:

A: Voting rights attached to shares				
ISIN Code	Number of voting rights		% of voting rights	
	Direct (Sec 130 BörseG 2018)	Indirect (Sec 133 BörseG 2018)	Direct (Sec 130 BörseG 2018)	Indirect (Sec 133 BörseG 2018)
AT0000652250	0	65 045 543	0,00 %	88,37 %
SUBTOTAL A	65 045 543		88,37 %	

B 1: Financial / Other Instruments pursuant to Sec. 131 para. 1 No. 1 BörseG 2018				
Type of instrument	Expiration Date	Exercise Period	Number of voting rights that may be acquired if the instrument is exercised	% of voting rights
SUBTOTAL B.1				

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

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	Larnoya Invest S.à r.l.	1	0,00 %	0,00 %	0,00 %
7	CPI Property Group S.A.	2,3,4,5,6	61,88 %	0,00 %	61,88 %
8	WXZ1 a.s.	7	0,00 %	0,00 %	0,00 %
9	IMMOFINANZ AG	7,8	26,49 %	23,51 %	50,00 %

9. In case of proxy voting

Date of general meeting: -

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

10. Sonstige Kommentare:

On 19 December 2022, CPI Property Group S.A. as seller and IMMOFINANZ AG as buyer entered into a share purchase agreement regarding 17,305,012 shares in S IMMO AG. The closing and transfer of the shares is expected to take place prior to year-end 2022. IMMOFINANZ AG crossed the reporting thresholds of 4%, 5%, 10%, 15% and 20% for financial instruments (sec 131 Austrian Stock Exchange Act) in S IMMO AG and together with the shares in S IMMO AG already held by IMMOFINANZ AG the reporting thresholds of 30%, 35%, 40%, 45% and 50% on a combined basis (sec 132 Austrian Stock Exchange Act). The total number of voting rights from S IMMO AG shares attributable to Mr Radovan Vitek does not change.

Vienna am 21.12.2022