

Notice of a related-party-transaction pursuant to § 95a (5) AktG (Austrian Stock Corporation Act)

Vienna, 25 April 2024



S IMMO acquires property portfolio in the Czech Republic from CPI Property Group S.A.

"SC Czech AHG s.r.o.", a subsidiary of S IMMO AG and Czech Property Investments, a.s., a subsidiary of CPI Property Group S.A., have signed an agreement on the acquisition of a property portfolio in the Czech Republic (in the form of a share deal). The property portfolio consists of office and retail properties.

The following information is disclosed in relation to this transaction:

Name of the related party: Czech Property Investments, a.s., a subsidiary of CPI Property Group S.A.

Type of related party relationship: CPI Property Group S.A. ("CPIPG") holds directly 38.37% of the shares in S IMMO AG and (directly and indirectly) more than 75% of the shares in IMMOFINANZ AG, which in turn holds 50% plus 1 share in S IMMO AG.

Date of transaction: 25 April 2024

Key figures of the transaction: Main leaseable area approx. 136,000 m², annual rental income approx. EUR 28.3m, property value approx. EUR 463m. After the deduction of financial liabilities (approx. EUR 236m) and other balance sheet adjustments (approx. EUR 10.5m), and commercial deductions (approx. EUR 40.5m), the purchase price is approx. EUR 176m. Approx. EUR 76m out of this transaction will be financed by a vendor loan provided by the seller.

Further information: The purchase price is based on the valuation of the properties subject to purchase carried out by an external independent expert. A major auditing firm was commissioned with an external independent assessment of the appropriateness of the purchase price and has confirmed that the property values determined by the expert are within a customary market range. The purchase price and the other terms of the transaction are also appropriate in the opinion of the Management Board of S IMMO AG. The transaction was approved by the Management Board and Supervisory Board of S IMMO AG (in each case without the votes of those persons who are to be considered related parties in relation to the transaction or are subject to a conflict of interest). Therefore, in the opinion of S IMMO AG, the transaction is appropriate and reasonable.

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