

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

Vienna, 12.8.2022

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)

1. Issuer: S IMMO AG				
2. Reason for the notification: Acquisition or disposal of financial/other instruments				
3. Person subject to notification obligation Radovan Vitek				
4. Name of shareholder(s): CPI Property Group S.A.				
5. Date on which the threshold was crossed or reached: 10.8.2022				
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	42,55 %	2,66 %	45,21 %	73 608 896
Position of previous notification (if applicable)	42,55 %	0,00 %	42,55 %	

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	31 318 105	0,00 %	42,55 %
SUBTOTAL A	31 318 105		42,55 %	

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
Share purchase with delayed settlement	n/a	n/a	1 957 768	2,66 %
SUBTOTAL B.1			1 957 768	2,66 %

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	<u>Directly</u> controlled by No.	Shares held <u>directly</u> (%)	Financial/other instruments held <u>directly</u> (%)	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	16,06 %	2,66 %	18,72 %
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 in accordance with the terms of the offer document.

Vienna am 12.8.2022