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By courier / in advance by e-mail

S IMMO AG
Attn. of the Management Board and the Supervisory Board
Friedrichstraße 10
1010 Vienna

Luxembourg, 8 August 2022

Subject: Request to convene an extraordinary general meeting of S IMMO AG pursuant to § 105 para 3 Austrian Stock Corporation Act (AktG)

Dear Sir or Madam,

we, CPI PROPERTY GROUP S.A., a stock corporation (*société anonyme*) duly established and existing under the laws of the Grand Duchy of Luxembourg, with corporate seat in Luxembourg and business address at 40, rue de la Vallée, L-2661 Luxembourg, Grand Duchy of Luxembourg, registered with the Luxembourg Register of Commerce and Companies under number B102254 ("**CPIPG**"), as shareholder of S IMMO AG, hereby demand, pursuant to § 105 para 3 of the Austrian Stock Corporation Act, the immediate convening of an extraordinary general meeting of S IMMO AG (the "**Company**") with the following agenda item:

1. Changes to the Supervisory Board.

Attached in Annex 1 are the agenda including proposed resolutions and justifications for the agenda item.

Reasoning for the request for convocation

In support of our request to convene an extraordinary general meeting, we state the following:

CPIPG currently holds a direct and indirect participation in the Company of 31,318,105 no-par value shares, which together represent a participation of approximately 42.55 % in the Company's registered nominal share capital and 44.41 % of the total outstanding voting rights. On 1 June 2022 the Annual General Meeting of the Company passed the resolution to amend Section 13 paragraph 3 of the articles of association of the Company to abolish the voting cap set forth therein. Following satisfaction of the applicable condition, this shareholder resolution became effective on 14 June 2022 and the amended articles of association were registered with the Austrian companies register on 28 June 2022. Upon such registration, CPIPG obtained a controlling stake

in the Company. On 15 July 2022, CPIPG published a mandatory public takeover offer within the meaning of Sections 22 et seqq. ÚbG to the shareholders of the Company.

In this regard, CPIPG consider the proposed changes to the Supervisory Board of the Company to be appropriate.

Application requirements

The requirements of § 105 para 3 AktG are met. The share capital of the Company amounts to EUR 267,457,923.62 and is divided into 73,608,896 no-par value bearer shares. CPIPG have been the holder of 11,818,668 no-par value bearer shares for more than three months, corresponding to approximately 16.06 % in the Company's registered nominal share capital and 16.76 % of the total outstanding voting rights. As proof of share ownership, we are enclosing a deposit certificate of J&T Banka, a.s. pursuant to section 10a (1) of the Austrian Stock Corporation Act (**Annex 3**), which fulfils the requirements of § 105 para 3 sentence 3 of the Austrian Stock Corporation Act. We will continue to hold the shares until a decision on the request is made.

Notice of the convening of the general meeting shall be given without delay.

Yours sincerely

CPI PROPERTY GROUP S.A.

Martin Němeček, CEO & Managing Director

Attachments:

Annex 1 Agenda item including proposed resolutions and justifications

Annex 2 Curriculum vitae and declarations of the candidates for the Supervisory Board

Annex 3 Deposit confirmation of J&T Banka, a.s.