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By messenger / in advance by e-mail

S IMMO AG
c/o of the Executive Board and the Supervisory Board
Friedrichstrasse 10
A-1010 Vienna

21 December 2023

Subject: Request to convene an Extraordinary General Meeting of the S IMMO AG pursuant to § 105 para 3 AktG

Dear Sir or Madam

We, the CPI Property Group S.A., a public limited company (*société anonyme*) duly incorporated and existing under the laws of the Grand Duchy of Luxembourg, having its registered office in Luxembourg and its business address at 40, rue de la Vallée, L-2661 Luxembourg, Grand Duchy of Luxembourg, registered with the Luxembourg Trade and Companies Register under number B102254 ("**CPIPG**"), as a shareholder of S IMMO AG, hereby demand, pursuant to section 105 para 3 of the Austrian Stock Corporation Act (AktG), the immediate convening of an Extraordinary General Meeting of S IMMO AG (the "**Company**") with the following agenda items:

1. Revocation of appointment and election of members of the Supervisory Board
2. Amendment to Article 17 of the Articles of Association to implement the provisions of the Virtual Shareholders' Meetings Act

Annex 1 contains the agenda together with the proposed resolutions and reasons for the items on the agenda.

Justification of the convocation request

In support of our request to convene an Extraordinary General Meeting, we state the following:

CPIPG holds 28,241,094 shares in the company, which corresponds to a stake of 38.37%.

The Chairwoman of the Supervisory Board, Dr Karin Rest, EMBA, announced on 11 December 2023 that she would be resigning from the Supervisory Board with effect from 15 January 2024 in accordance with the company's Articles of Association. Furthermore, there are differences of opinion with the Supervisory Board members Ulrich Steffen Ritter and John Verpeleti regarding the definition of the strategic direction of the company, in particular with regard to measures that CPIPG currently believes should be taken. We would also like to take this opportunity to release Mr Martin Němeček, who has resigned from his position as CEO and member of the Board of Directors of CPIPG, from his duties at the company and replace him as CPIPG's representative on the company's Supervisory Board.

Finally, we are of the opinion that the provisions on remote participation and remote voting of shareholders provided for in Section 17 (4) to (7) of the company's Articles of Association should be amended as soon as possible to include the provisions of the Virtual Shareholders' Meetings Act (VirtGesG) and that this amendment is in the interests of all shareholders.

We therefore request that an Extraordinary General Meeting be convened

- (i) to resolve on the revocation of the appointment and replacement of Mr Ulrich Steffen Ritter, Mr John Verpeleti and Mr Martin Němeček, as well as on the replacement of Dr Karin Rest, EMBA; and
- (ii) for the implementation of the provisions of the Virtual Shareholders' Meetings Act - VirtGesG by amending the company's Articles of Association.

Application requirements

The requirements of Section 105 (3) AktG are met. The company's share capital amounts to EUR 267,457,923.62 and is divided into 73,608,896 no-par value bearer shares. We have continuously held (at least) 3,680,445 no-par value bearer shares, corresponding to 5% of the company's share capital, for more than three months. As proof of share ownership, we enclose deposit confirmations from BARCLAYS BANK PLC and HSBC, each dated 20 December 2023, in accordance with Section 10a (1) AktG as **Annex 3** to this request for convocation, which fulfil the requirements of Section 105 (3) sentence 3 AktG. We will continue to hold the shares until the decision on the application.

The convening of the Annual General Meeting must be announced without delay.

Yours sincerely

CPI PROPERTY GROUP S.A.

David Greenbaum, CEO and Managing Director

Attachments:

- Annex 1 Agenda items including proposed resolutions and reasons
- Annex 2 Resume and declaration of the Supervisory Board candidates
- Annex 3 Depot confirmations of BARCLAYS BANK PLC and HSBC, each dated 20 December 2023