

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

Vienna, 28 December 2022



S IMMO AG acquires office properties in Budapest from IMMOFINANZ AG

Váci 113 Offices B Hungary Kft, a wholly owned subsidiary of S IMMO AG, and Immofinanz Services Hungary Kft, a wholly owned subsidiary of IMMOFINANZ AG, have agreed on the acquisition of six office properties in Budapest today and have completed the closing of the transaction.

The following information is disclosed in relation to this transaction:

Name of the related party: IMMOFINANZ AG, Vienna, Austria

Type of related party relationship: IMMOFINANZ AG holds 50% plus 1 share in S IMMO AG. CPI Property Group S. A. holds (directly and indirectly) approximately 76.87% of the shares in IMMOFINANZ AG and directly 38.37% of the shares in S IMMO AG. S IMMO and IMMOFINANZ AG are companies controlled by CPI Property Group S.A.

Date of transaction: 28 December 2022

Key figures of the transaction: main usable space approx. 124,000 m², annual rental income approx. EUR 18.9m, property value EUR 244.1m, preliminary purchase price after assumption of bank liabilities approx. EUR 176.3m.

Further information: The purchase price is based on the valuation of the properties carried out by an external expert. A major auditing firm was mandated for 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 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 Supervisory Board of S IMMO AG (without the votes of those persons who are considered related parties in this transaction). Therefore, in the opinion of S IMMO AG, the transaction is appropriate and reasonable.

Note: CPIPG is the parent company of S IMMO AG and IMMOFINANZ AG. With this transaction the disclosure threshold set out in section 95a (5) of the Austrian Stock Corporation Act (AktG) is exceeded on a group perspective, as S IMMO Group acquired office properties from CPI Property Group on 08 November 2022.

Therefore, pursuant to section 95a (5) of the Austrian Stock Corporation Act (AktG), the following information on the purchase of office properties in Budapest from CPI Property Group on 08 November 2022 is hereby also disclosed:

Name of the related party: CPI Property Group S.A. ("**CPI**")

Type of related party relationship: As of 08 November 2022, CPI directly held a total of 52.71% of the shares in S IMMO AG and (directly and indirectly) 76.87% of the shares in IMMOFINANZ AG, which in turn held 26.49% of the shares in S IMMO AG.

Date of transaction: 08 November 2022

We will be happy to keep you up to date with our press and investor information. If you would prefer not to receive this information, please write us a short email at media@simmoag.at and we will remove you from our distribution list immediately.

Enquiries:

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Key figures of the transaction: Main usable space approx. 109,000 m², annual rental income approx. EUR 16m, property value EUR 247m, preliminary purchase price after assumption of shareholder loans approx. EUR 155.4m.

Seven properties of this portfolio were already added to the portfolio on 08 November 2022 (closing); the acquisition of ownership of one property (Andrássy Palace; property value EUR 26.5m) is still subject to official approval.

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S IMMO AG

S IMMO AG is a listed real estate investment company that is domiciled in Vienna. The company invests exclusively in the European Union, with a focus on Austria, Hungary, and capitals of other CEE countries. S IMMO's property portfolio consists primarily of offices, but also includes shopping centres, hotels and residential properties. S IMMO stands for a portfolio with strong revenues and cash flows and for profitable growth.

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