

# Notice of a related-party-transaction pursuant to § 95a (5) AktG (Austrian Stock Corporation Act) Vienna, 23 November 2023



## S IMMO AG acquires 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 and a development land.

### **The following information is disclosed in relation to this transaction:**

Name of the related party: 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) approximately 76.87% of the shares in IMMOFINANZ AG, which in turn holds 50% plus 1 share in S IMMO AG.

Date of transaction: 23 November 2023

Key figures of the transaction: Main lettable area approx. 138,000 m<sup>2</sup>, annual rental income approx. EUR 29m, property value approx. EUR 481m. After deduction of bank liabilities (approx. EUR 213m), an intra-group liability towards a subsidiary of CPIPG group (approx. EUR 29.5m) and commercial deductions (approx. EUR 51m), the preliminary funding requirement is approx. EUR. 187m.

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.

## 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, the Czech Republic and capitals in further CEE countries. S IMMO’s property portfolio consists primarily of offices, but also includes commercial properties, hotels and residential properties. S IMMO stands for a lucrative portfolio with strong cash flows and for profitable growth.

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