



## UNOFFICIAL WORKING TRANSLATION

**By courier / in advance by e-mail**

**IMMOFINANZ AG**

Attn. of the Management Board and the Supervisory Board  
Wienerbergstraße 9  
1100 Vienna

13 December 2024

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

Dear Sir or Madam,

We, CPI PROPERTY GROUP, 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 the primary shareholder of IMMOFINANZ AG (the "**Company**"), hereby demand, pursuant to § 105 para 3 of the Austrian Stock Corporation Act, the immediate convening of an Extraordinary General Meeting of IMMOFINANZ AG with the following agenda items:

- 1. Appointment and election of new members to the Supervisory Board**
- 2. Amendment of the articles of association in § 1 para 1 (company name)**

Attached as **Annex 1** are the agenda including the proposed resolutions and reasonings for the agenda items.

**Reasoning for the request for convocation**

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

CPIPG currently holds 104,004,581 shares in the Company, which corresponds to a stake of slightly above 75.00 %.

The articles of association of the Company provide for a maximum number of six members of the Supervisory Board elected by the General Meeting. The current Supervisory Board is composed of four members elected by the General Meeting.

In order to enhance the composition and the number of independent members, we would like to expand the number of the Supervisory Board members. Following the completion of a squeeze out procedure launched by the Company over shares in S IMMO AG, we propose that two members of the S IMMO AG Supervisory Board, namely Mr. Matej Csenky and Mr. Vladislav Jirka, join the Supervisory Board of the Company.

Finally, we propose that after completion of the squeeze out procedure launched by the Company over shares in S IMMO AG, the Company's name be changed in such a way that the affiliation to CPI PROPERTY GROUP is clearly recognizable. This promotes a uniform brand identity and strengthens the strategic positioning. We propose "CPI Immo AG" as the new company name. If this is not legally possible, the alternative would be a similar company name including "CPI".

We therefore request that an Extraordinary General Meeting be convened

- (i) to resolve on the appointment and election of Mr. Csenky and Mr. Jirka as members of the Supervisory Board; and
- (ii) to amend the articles of association in § 1 para 1 (company name).

### **Application requirements**

The requirements of § 105 para 3 AktG are met. The share capital of the Company is divided into 138,669,711 no-par value bearer shares. CPIPG has continuously held (at least) 104,004,581 no-par value bearer shares, corresponding to more than 5% of the Company's share capital, for more than three months. As proof of share ownership, we enclose deposit confirmations from our bank, dated 6 December 2024 respectively, in accordance with § 10a para 1 AktG as **Annex 3** to this request for convocation, which fulfil the requirements of § 105 para 3 sentence 3 AktG. CPIPG will continue to hold the shares until a decision is made on the application.

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

Yours sincerely



CPI PROPERTY GROUP S.A.  
David Greenbaum, CEO and Managing Director

### **Attachments:**

- Annex 1 Agenda items including proposed resolutions and justifications
- Annex 2 Curriculum vitae and declarations of the candidates for the Supervisory Board
- Annex 3 Deposit confirmation of our bank, dated 6.12.2024