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Translation from German

ARTICLES OF ASSOCIATION

OF

CPI Europe AG

I. GENERAL PROVISIONS

Article 1

- (1) The name of the joint-stock company shall be CPI Europe AG.
- (2) The registered office of the Company shall be in Vienna.
- (3) The duration of the Company shall not be limited to a definite period of time.

Article 2

- (1) The business purpose of the Company in Austria and abroad shall be:
 - a) Purchase, development, management, renting (leasing) and realisation of developed and undeveloped real properties (including buildings on third party land (Superädifikate) and building rights (Baurechte));
 - b) Real estate development, planning and implementation of real estate projects of any kind;
 - c) Operating retail properties, residential properties, office properties, logistics centres and other properties;



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- d) Conduct the business (Gewerbe) as real estate trustee (estate agent, property management, property developer);
 - e) Acquisition, management and disposal of investments in other enterprises or corporations with the same or similar business purpose as well as the management and administration of such investments (holding function).
- (2) The Company shall be entitled to conduct any business and adopt all measures which are deemed to be necessary or useful within the scope of its business purpose, in particular also in fields of operations similar or related to the business purpose of the Company. Banking business according to the Austrian Banking Act (Bankwesengesetz) shall be excluded from the Company's operations.”

Article 3

To the extent that and as long as it is compulsory by law, publications of the Company shall be made in the official gazette of "Wiener Zeitung". For the rest, publications of the Company shall be made in compliance with the statutory provisions applicable from time to time.

II. REGISTERED CAPITAL AND SHARES

Article 4

- (1) The registered capital of the Company amounts to EUR 138,669,711.00.
Thereof
- (a) EUR 489,104,725.71 have been paid up in cash;
 - (b) a share equivalent to a fully paid up capital contribution in the nominal amount of ATS 12,500,000 in "Wienerberger City" Errichtungsges.m.b.H. has been contributed as a contribution in kind by Wienerberger Immobilien GmbH, Vienna, in accordance with the provisions of the Austrian Re-Organisation Tax Act (*Umgründungssteuergesetz*) under an agreement on a contribution in kind

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dated 23 September 1998; as consideration for the said contribution in kind Wienerberger Immobilien GmbH received shares in the nominal amount of ATS 81,959,000;

- (c) pursuant to the merger agreement dated 21 January 2010 between IMMOEAST AG and IMMOFINANZ AG the assets and liabilities of IMMOEAST AG attributable to the shares of IMMOEAST AG, which are not held by IMMOFINANZ AG, has been contributed as a contribution in kind for the share capital increase in the course of the merger; the shareholders of IMMOEAST AG have received shares in the nominal amount of EUR 589,027,546.14 in return. Pursuant to the settlement dated 08 May 2017 to terminate the legal proceedings over the review of the exchange ratio applied to that merger of IMMOEAST AG and IMMOFINANZ AG additional shares in the nominal amount of EUR 13,037,257.00 were distributed to former shareholders of IMMOEAST AG.
- (2) The registered capital is divided into 138,669,711 non-par value bearer shares. The right to certification of individual shares shall be excluded.
- (3) Rescinded by supervisory board resolution of 3 September 2008.
- (4) The Executive Board is authorised for five years after registration of this amendment of the Articles of Association, in accordance with Section 169 Austrian Stock Corporation Act, with the consent of the Supervisory Board, to increase the share capital by up to EUR 69,334,855.00 by issuance of up to 69,334,855 new ordinary bearer shares in return for contributions in cash and/or in kind, also in several tranches and to specify the issue price, which must not be below the notional par value per share in the Company's share capital, the terms of the issuance and further details of the execution of the capital increase in agreement with the Supervisory Board as well as to offer the new shares to the shareholders also by way of an indirect subscription right pursuant to

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Section 153 para 6 Austrian Stock Corporation Act. The Executive Board shall be authorised, with the consent of the Supervisory Board, to fully or partially exclude the shareholders' subscription rights. In total the shares issued with excluded subscription rights on the basis of this authorisation against contribution in cash shall not exceed the limit of EUR 13,866,971.00, corresponding to 10% (ten per cent) of the share capital of the company. The Supervisory Board shall be authorised to resolve upon amendments of the Articles of Association resulting from the issuance of shares based on the authorised capital.

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- (5) The share capital shall be conditionally increased in accordance with Section 159 para 2 item 1 Austrian Stock Corporation Act by up to EUR 13,866,971.00 by issuance of up to 13,866,971 new ordinary bearer shares. The purpose of the conditional capital

increase is the issue of shares to holders of convertible bonds issued by the Company on the basis of the resolution of the shareholders' meeting of 20 May 2025. The issue price and the conversion and/or subscription ratio shall be determined with regard to market standard calculation methods and the stock market price of the shares of the Company (basis of the calculation of the issue price); the issue price must not be below the pro-rata amount of the share capital. The Executive Board shall be authorised, subject to the approval of the Supervisory Board, to determine further details of the execution of the conditional capital increase (especially issue price, rights attached to the shares, dividend entitlement). The Supervisory Board shall be authorised to resolve upon amendments of the Articles of Association resulting from the issuance of shares from the conditional capital.

~~The share capital shall be conditionally increased in accordance with Section 159 para 2 item 1 Austrian Stock Corporation Act by up to EUR 13,866,971.00 by issuance of up to 13,866,971 new ordinary bearer shares. The purpose of the conditional capital increase is the issue of shares to holders of convertible bonds issued by the Company on the basis of the resolution of the shareholders' meeting of 29 May 2024. The issue price and the conversion and/or subscription ratio shall be determined with regard to market standard calculation methods and the stock market price of the shares of the Company (basis of the calculation of the issue price); the issue price must not be below the pro-rata amount of the share capital. The Executive Board shall be authorised, subject to the approval of the Supervisory Board, to determine further details of the execution of the conditional capital increase (especially issue price, rights attached to the shares, dividend entitlement). The Supervisory Board shall be authorised to resolve upon amendments of the Articles of Association resulting from the issuance of shares from the conditional capital.~~

(6) Deleted.

(7) Deleted.



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(8) Deleted.

(9) Deleted.

(10) Deleted.

Article 5

(1) The shares are bearer shares.

(2) If in the case of a capital increase the resolution on such increase contains no provision on whether the shares shall be registered shares or bearer shares, then those shares shall also be bearer shares.

Article 6

The form and contents of share certificates shall be determined by the executive board. The same shall apply to debentures, interest coupons, renewal coupons and warrants.

III. EXECUTIVE BOARD

Article 7

(1) The executive board shall consist of one, two, three, four or five person(s).

(2) The supervisory board shall allocate the tasks to be fulfilled by the executive board and define the transactions for which – in addition to the cases prescribed by law (Section 95 para 5 Austrian Stock Corporation Act (*Aktiengesetz*)) – the supervisory board's

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approval shall be required. To the extent provided for by law (Section 95 para 5 items 1, 2, 4, 5 and 6 Austrian Stock Corporation Act (*Aktiengesetz*)) the supervisory board shall also determine limits up to which no approval from the supervisory board shall be required. The supervisory board shall issue internal rules of procedure for the executive board.

Article 8

- (1) The supervisory board may resolve on the appointment of a chairman of the executive board.
- (2) If only one member of the executive board has been appointed, she/he shall sign solely on behalf of the Company. If two or more executive board members are appointed the Company shall be represented by two executive board members jointly or by one executive board member together with an authorised officer of the Company (*Prokurist*).

Article 9

- (1) Resolutions of the executive board shall be passed by simple majority.
- (2) If an executive board member has been appointed chairman of the executive board, his vote shall be the casting vote.

IV. SUPERVISORY BOARD

Article 10

- (1) The supervisory board shall consist of at least three but not more than six members.
- (2) The members shall be elected by the shareholder's meeting.
- (3) Supervisory board members shall be elected for a term that ends upon the end of the shareholders' meeting that resolves on the discharge of the supervisory board members in the fourth business year after the election unless they are elected for a shorter term of office. The business year of the election shall not be counted; re-election shall be permitted.
- (4) If a member retires before the end of his/her term of office, a by-election need not be held earlier than at the next ordinary shareholders' meeting. However, in case the number of supervisory board members drops below three a by-election shall be held immediately at an extraordinary shareholders' meeting.
- (5) By-elections shall be for the residual term of office of the retired member. If a member of the supervisory board is elected by an extraordinary shareholders' meeting, his/her first year in office shall end upon the end of the next ordinary shareholders' meeting.
- (6) Each member of the supervisory board may resign from office, even without an important reason, by giving four weeks' notice to the executive board or the chairman of the supervisory board and in case the latter should not be available to a deputy chairman of the supervisory board.

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- (7) The supervisory board shall hold at least four meetings per business year, which shall be convened at equal intervals, to the extent possible.

Article 11

- (1) Once a year the supervisory board shall elect a chairman and one or two deputy chairmen from among its members at a meeting to be held subsequently to an ordinary shareholders' meeting, and no separate invitation shall be necessary for such meeting. A by-election shall be held immediately, if the chairman or all deputy chairmen retire from office.
- (2) If during an election no candidate should receive absolute majority, a decisive ballot shall be held between the two candidates who were given most of the votes.

Article 12

- (1) The supervisory board shall issue its own internal rules of procedure.
- (2) The supervisory board may resolve that specific types of transactions may only be carried out with its approval.
- (3) Meetings of the supervisory board shall be convened in writing, by fax, by e-mail or by phone by the chairman or, in case she/he is unable to do so, by a deputy, to the address most recently advised.
- (4) The supervisory board shall constitute a quorum if at least three members are present, which shall include the chairman or a deputy. The meeting shall be chaired by the chairman or his/her deputy in case the chairman is unable to attend. The chairman of the meeting shall determine the mode of voting.

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- (5) Resolutions shall be passed by simple majority of the votes cast. In case of a tie, also in case of elections, the person chairing the meeting shall have the casting vote.
- (6) A supervisory board member may entrust another supervisory board member with his/her representation at a specific meeting in writing; the supervisory board member represented shall not be counted when determining whether the meeting constitutes a quorum or not (paragraph 4). The right to chair a meeting cannot be transferred.
- (7) Minutes shall be kept on deliberations and resolutions of the supervisory board, which shall be signed by the chairman of the meeting.
- (8) Resolutions may also be passed in writing, via fax, phone or in any other comparable form of passing of resolutions if no member of the supervisory board expressly objects to such procedure. The provisions of paragraph 5 shall apply *mutatis mutandis*. Representation according to paragraph 6 shall not be permitted for written resolutions by circulation.

Article 13

- (1) The supervisory board shall be entitled to establish committees from among its members. The supervisory board shall determine their tasks and powers as well as their internal rules of procedure, if any. The committees may also be given decisionmaking power.
- (2) The provisions of Article 12 paras 3 to 8 shall apply *mutatis mutandis* to the committees of the supervisory board unless otherwise provided for in Article 13.
- (3) Committees shall have at least three members.

Article 14

Declarations of will of the supervisory board and its committees shall be made by the chairman of the supervisory board or, in the case of his/her inability to do so, by one of his deputies.

Article 15

- (1) Apart from reimbursement of his/her cash expenses and an attendance fee for each meeting every supervisory board member shall be paid an annual allowance. The amount of the attendance fee and of the allowance shall be fixed by the shareholders' meeting by resolution.
- (2) If members of the supervisory board in that capacity assume a special task in the Company's interest, a special remuneration may be granted therefor by resolution of the shareholders' meeting.
- (3) The Company shall bear special taxes for remuneration paid to supervisory board members.

Article 16

The supervisory board may resolve on amendments to the Articles of Association which only concern the form of the same.

V. SHAREHOLDERS' MEETING

Article 17

- (1) Shareholders' meetings shall be convened by the executive board or by the supervisory board.
- (2) Shareholders' meetings shall be held at the registered office of the Company or at any of its branches in Austria or in a capital of an Austrian province.
- (3) Invitations to shareholders' meetings shall be published on the 28th day prior to the date of an ordinary shareholders' meeting at the latest, otherwise on the 21st day prior of the date of the shareholders' meeting at the latest.
- (4) The Executive Board shall have the power to provide, with the consent of the Supervisory Board, that the shareholders' meeting be broadcast by acoustical and possibly also by optical media in real time in full or in part in accordance with Section 102 para 4 sentence 1 Austrian Stock Corporation Act. Public broadcasting of the shareholders' meeting can also be provided for in accordance with Section 102 para 4 sentence 2 Austrian Stock Corporation Act. The Company shall be entitled to make audio and video recordings of shareholders' meetings.
- (5) Furthermore, the Executive Board shall have the power to provide, with the consent of the Supervisory Board, in accordance with Section 102 para 3 item 2 Austrian Stock Corporation Act that the shareholders may participate in the shareholders' meeting in real time for its entire duration from any location by means of acoustical and possibly also optical two-way communication which allows the shareholders to follow the course of the shareholders' meeting and, provided that the Chairman grants them the right to speak, address the shareholders' meeting themselves (remote participation). The

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Executive Board may require in the invitation a separate registration for shareholders intending to avail the possibility of remote participation.

- (6) The Executive Board is entitled, with the consent of the Supervisory Board, in accordance with Section 126 Austrian Stock Corporation Act to determine, that shareholders may submit their votes from any location by electronic means to the Company (remote voting). The Executive Board may require in the invitation a separate registration for shareholders intending to avail the possibility of remote voting. The procedure offered by the Company may provide for shareholders to cast their votes (i) in advance of the shareholders' meeting up until a determined time, (ii) in advance and during the shareholders' meeting up until the time on which the shareholders present in person may cast their votes or (iii) only during the shareholders' meeting up until the time on which the shareholders present in person may cast their votes. The Executive Board shall regulate in which way shareholders may raise objections and how motions for resolutions and proposals for resolutions submitted by shareholders prior to the shareholders' meeting can be repeated as motions for resolution.
- (7) The members of the Executive Board and the Supervisory Board can be connected to the shareholders' meeting via an optical and acoustical two-way connection.
- (8) A shareholders' meeting may be held without the physical presence of the participants (virtual shareholders' meeting) in accordance with the provisions of the Federal Act on the Conduct of Virtual Shareholders' Meetings (Virtuelle Gesellschafterversammlungen-Gesetz; VirtGesG). The Executive Board shall decide on the form in which it is to be held, meaning whether the shareholders' meeting is to be held (i) with the physical presence of the participants or (ii) without the physical presence of the participants (virtual shareholders' meeting), either as a simple virtual meeting or as a moderated virtual meeting, or (iii) as a shareholders' meeting at which the individual participants can choose between physical and virtual participation (hybrid

shareholders' meeting). If the shareholders' meeting is convened by the Supervisory Board, it shall be left to the Supervisory Board to decide on the form of conduct in the aforementioned sense.

- (9) Insofar as organisational and technical specifications for a virtual or hybrid shareholders' meeting do not result from the provisions of the VirtGesG or from the Articles of Association, they shall be made by the Executive Board or the Supervisory Board as the convening body.
- (10) In all other matters, the Executive Board or the Supervisory Board, as the convening body, is authorised to make all decisions necessary to hold a virtual or hybrid shareholders' meeting.
- (11) The invitation to the virtual or hybrid shareholders' meeting or corresponding information provided on the company's website from the 21st day before the shareholders' meeting shall state the organisational and technical requirements for participation in the virtual or hybrid shareholders' meeting and shall include information on the special proxies.
- (12) A moderated virtual shareholders' meeting shall be held in accordance with Section 3 VirtGesG. The virtual shareholders' meeting shall be transmitted visually and acoustically in real time for the participants.
- (13) The Executive Board is authorised to provide for the virtual or hybrid shareholders' meeting to be broadcast to the public.
- (14) During the moderated virtual shareholders' meeting, the shareholders shall have the opportunity to speak by using electronic communication, e.g. by e-mail. If a shareholder is granted the word by the chairman, he shall be given the opportunity to speak by way

of video communication by the chairman. The chairperson shall decide on the order and also on the time up to which shareholders may speak (speeches) and up to which questions may be asked.

- (15) In addition, the Company shall provide shareholders with an electronic communication channel, e.g. e-mail, by which they may submit questions and motions to the Company from the time of the invitation until the third working day or a later time to be determined before the beginning of the shareholders' meeting. The questions and motions submitted in this way shall be read out at the shareholders' meeting or brought to the attention of the shareholders in another suitable manner, e.g. on the Company's website.
- (16) For all votes in the moderated virtual shareholders' meeting, the shareholders may exercise their voting rights by way of electronic communication and, if necessary, also raise objections in this way; this applies equally in the case of a (moderated) hybrid shareholders' meeting with regard to those shareholders who have opted for virtual participation. The Company may in particular - depending on the technical possibilities - (i) set up and disclose an e-mail address to which the voting right exercise or objection can be sent to the Company, or (ii) offer the use of a special voting software or a corresponding function on the website of the Company (HV Portal) for the purpose of exercising voting rights or raising objections.
- (17) The Executive Board is authorised to provide that shareholders may cast their votes or raise objections electronically up to a time to be determined prior to the shareholders' meeting. Paragraph (16) second sentence shall apply mutatis mutandis to the setting up of the electronic voting system and the raising of objections. Shareholders may revoke their votes until the vote at the shareholders' meeting and, if necessary, vote again. In all other respects, Section 126 AktG shall apply mutatis mutandis.

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- (18) In the event of a virtual or hybrid shareholders' meeting, the Company shall provide the shareholders, at its own expense, with two suitable special proxies who are independent of the Company and who may be authorised by the shareholders to propose resolutions, to cast votes and, if necessary, to raise an objection in the virtual or hybrid shareholders' meeting.
- (19) The provisions of the Articles of Association with regard to virtual and hybrid shareholder meetings pursuant to paragraph (8) to (18) are time limited until 31. December 2028.

Article 18

- (1) For the right to participate in the shareholders' meeting and to exercise the shareholders' rights to be asserted in the shareholders' meeting in case of bearer shares the holding of shares in the Company and in case of registered shares registration in the share register, each at the end of the tenth day prior to the shareholders' meeting (record date) is required.
- (2) In the case of bearer shares held on custody accounts a custody account confirmation in accordance with Section 10a Austrian Stock Corporation Act (*Aktiengesetz*), which must be received by the Company at the address as stated in the invitation on the third business day prior to the date of the shareholders' meeting at the latest is sufficient for the confirmation of the shareholder status on the record date if the invitation does not specify a later date. The invitation may provide for a communication channel for submitting deposit receipts via telefax, email or by similar means of communication (whereby the electronic format may be specified in the invitation).

Article 19



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- (1) Each non-par value share shall grant one vote.
- (2) If shares have not been fully paid up, the minimum contribution paid shall be deemed one vote. In case of contributions above the minimum contribution the voting rights shall be proportional to the amount of the contribution paid; fractions shall only be considered insofar as adding up of the same results in a full vote for the shareholder who is entitled to vote.
- (3) Voting rights may be exercised by proxies only if a proxy in text form has been issued, which shall be retained by the Company.

Article 20

- (1) The chairman of the supervisory board or one of his deputies shall chair the shareholders' meeting. If none of them has appeared or is willing to chair the meeting, the public notary who has been called in for recording purposes shall chair the meeting up to election of a chairman.
- (2) The chairman of the shareholders' meeting shall conduct the discussions and determine the order of the items on the agenda and the mode of voting.

Article 21

Unless the law mandatorily provides for a different majority, the shareholders' meeting shall pass its resolutions by simple majority of votes cast, resolutions requiring the capital majority are passed by simple majority of the share capital represented at the time the resolution is passed.

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Article 22

If in the case of an election of members of the supervisory board no simple majority is reached during the first ballot, a second ballot shall be held between those two candidates who were given most of the votes. In case of a tie the chairman of the meeting shall decide.

VI. ANNUAL FINANCIAL STATEMENTS AND DISTRIBUTION OF PROFIT

Article 23

The business year beginning on 01 (first) May 2015 will end on 30 (thirty) April 2016. For the period from 01 (first) May 2016 to 31 (thirty first) December 2016 an abbreviated business year shall be formed. With effect as of 1 January 2017 the business year shall commence on 1 (first) January of each year and shall end on 31 (thirty first) December and corresponds to the calendar year.

Article 24

- (1) During the first four months of each business year the executive board shall prepare the annual financial statements and the consolidated financial statements for the previous business year and present them as well as a proposal for appropriation of the net profit to the supervisory board after they have been audited by the auditor.
- (2) The supervisory board shall examine the annual financial statements and the consolidated financial statements and make a statement thereon vis-à-vis the executive board within two months of presentation of the same.
- (3) Every year during the first eight months of a business year the shareholders' meeting shall resolve on appropriation of the net profit, approval of the actions of the members

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of the executive board and of the supervisory board, election of the auditor, and in the cases provided for by law, on adoption of the annual financial statements (ordinary shareholders' meeting).

Article 25

The shareholders' meeting shall decide on appropriation of the net profit. The shareholders' meeting can resolve upon to wholly or partially exclude the net profit from distribution.

Article 26

- (1) The profit shares of the shareholders shall be distributed in proportion to the contributions made; contributions made during the business year shall be considered proportional to the time that has elapsed since payment.
- (2) In the case of issuance of new shares a different entitlement to profit may be determined.

Article 27

- (1) Unless otherwise resolved by the shareholders' meeting, the profit shares shall be due for payment ten days after the shareholders' meeting.
- (2) Profit shares of shareholders which have not been collected within three years as of the due date shall forfeit for the benefit of the Company's unappropriated reserves.

Article 28



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The threshold for the attainment of a controlling interest as defined in section 22 para 2 Austrian Takeover Act shall be reduced to 15% in accordance with section 27 para 1 no 1 Austrian Takeover Act.