

Directors' Dealings, Art 19 MAR

1	Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	CPI PROPERTY GROUP S.A.	
2	Reason for the notification		
a)	Position/Status	Person is closely related to: Martin Matula, Supervisory board Pavel Mechura, Management board	
b)	Initial notification/ Amendment	Initial notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	CPI Europe AG	
b)	LEI	5299000DUMZ99SBBX121	
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted		
a)	Description of the financial instrument, type of instrument	Equity swap transaction in respect of ordinary shares of CPI Europe AG. The price and volume set out below are relevant for calculating the Equity Notional Amount under the terms of the equity swap, documented pursuant to an ISDA Master Agreement and related Confirmation. CIPPG is the Equity Amount Receiver under the Transaction. During the term of the Transaction, CIPPG does not have ownership or voting rights in respect of the referenced shares.	
	ISIN	n/a	
b)	Nature of the transaction	Acquisition: Entering into of an equity swap	
c)	Price(s) and volume(s)	Price	Volume
		19.026 EUR	3331591 Shares/Units
d)	Aggregated Information	Price	Aggregated Volume
		19.026 EUR	3331591 Shares/Units
e)	Date of the transaction	2025-05-12; UTC+02:00	
f)	Place of the transaction	OTC - Outside a Trading Venue	