

Directors' Dealings, Art 19 MAR

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| 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 Zdenek Havelka, 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 | Bond | |
| | Identification code | XS2243564478 | |
| b) | Nature of the transaction | Acquisition | |
| c) | Price(s) and volume(s) | Price | Volume |
| | | 98.5 % | 247 Units |
| | | 98.5 % | 94 Units |
| d) | Aggregated Information | Price | Aggregated Volume |
| | | 98.5 % | 341 Units |
| e) | Date of the transaction | 2026-02-12; UTC+01:00 | |
| f) | Place of the transaction | OTC - Outside a Trading Venue | |