

Corporate Sustainability Report 2025

CPI
Europe



AM WIENERBERG

Urban Garden

my
hive



Highlights 2025

ENVIRONMENTAL

Reduction of more than 24% in energy intensity

compared with the 2019 base year

Reduction of roughly 14.75% in greenhouse gas intensity

compared with the 2019 base year

Reduction of nearly 91.14% in water intensity

compared with the 2019 base year

Recycling rate of 23%

SOCIAL

Introduction of a Group-wide

Human Capital & Employment Relationship Policy

17.1 training hours per employee

More than 70% of the office buildings already certified

LEED or BREEAM

GOVERNANCE

Voluntary non-financial statement based on CSRD

with a limited assurance review by auditor

No confirmed incidents of corruption or bribery

in 2025

Updated

Code of Conduct for Suppliers

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Disclaimer

The corporate sustainability report expands the information in the consolidated non-financial statement which was part of our annual report for 2025 – especially on subjects that were not classified as material by our double materiality analysis but are still relevant for our stakeholders. The facts and figures in this report cover the property portfolio of CPI Europe, including S IMMO, together with the employees in these areas. Information on the employees in our hotels is not included. All KPIs are based on the closing date of 31 December 2025 or on the entire 2025 financial year.

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Introduction

Dear readers,

Our sustainability strategy has included many important steps in recent years in nearly all areas of the company to make our portfolio more sustainable. In 2025, two initiatives formed the focal point of these efforts: On the one hand, we concluded a long-term power purchase agreement to supply our Austrian properties with 100% hydropower made in Austria and, at the same time, continued our cross-national photovoltaic roll-out. On the other hand, we completely revised our corporate governance guidelines and processes to make them more precise – a central step to further strengthen transparency and accountability in all areas of our business.

These initiatives are important milestones on our road to a sustainable future. They underscore the connection between ecological responsibility, social commitment and good governance – as a responsible employer, a responsible property owner and an active member of society.

Our objective with this voluntary corporate sustainability report is to provide an in-depth view of our efforts on behalf of sustainability during the 2025 business year. It expands on the information in the consolidated non-financial statement which was part of our annual report – especially on subjects that were not classified as material by our double materiality analysis but are still relevant for many of our stakeholders.

We hope you enjoy reading our report!



Vít Urbanec,
Member of the
Executive Board



Pavel Měchura,
Member of the
Executive Board



Zdeněk Havelka,
Member of the
Executive Board



“Our above-industry-average ESG ratings confirm our consistent approach: We combine sustainable practices with transparency, thereby creating long-term value for the environment, society, and our company.”

– Vít Urbanec



“By strengthening our governance through transparent structures and processes, we can gain and continue to enjoy the trust of all stakeholders.”

– Pavel Měchura



“By expanding our focus on residential living, we strengthen sustainable growth and create future-oriented living spaces in line with our ESG responsibility.”

– Zdeněk Havelka

ESG at CPI Europe

Our sustainability organisation: Designing the future together

Sustainability at CPI Europe is the responsibility of an interdisciplinary ESG committee. Its work covers the organisation of current projects and regular reviews of progress as well as relevant opportunities and risks. The ESG committee is also active in anchoring sustainability throughout the Group and in the improvement and optimisation of our sustainability strategy. The development of a sustainable supply chain management for the company is another aspect of its responsibilities. The ESG management of our S IMMO subsidiary was also assigned to this committee in 2023.

The ESG staff department has led the committee since 2022 and coordinates all measures undertaken by the Group companies to implement our sustainability strategy.

The ultimate responsibility for sustainability lies with the Executive Board, which formally reports to the Supervisory Board on ESG developments at least once a year. In addition, these two corporate bodies regularly exchange information on ESG topics at the informal level.

Our ESG strategy: Sustainability with a system

CPI Property Group and the member companies of today's CPI Europe (IMMOFINANZ AG and S IMMO AG) standardised and coordinated their ESG goals in the first half of 2023. The goals for the entire Group are now structured along three categories: Environmental, Social and Governance. This standardisation creates synergies that strengthen our market position and provide additional benefits for the tenants who use our high-quality real estate offering – and demonstrates that we are on the right track for sustainability.

In 2024, we carried out our first Group-wide double materiality analysis in accordance with the European Sustainability Reporting Standards (ESRS). This assessment was updated for the 2025 financial year. The result serves as the basis for our CSRD-compliant non-financial reporting.

OUR ESG TEAM

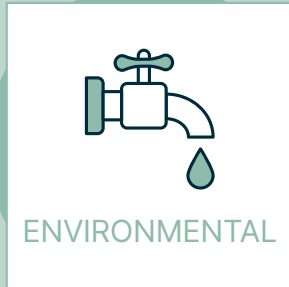
CPI Europe merged the ESG agendas, which were previously handled by different project teams in a separate staff department, during 2022 to better address the growing importance of this subject. The department currently has three members and takes an integrated approach in implementing our ESG measures. It has been headed by Philipp Obermair since 2023, who joined the company in 2008 and held various positions prior to his appointment as a risk manager in 2018. Since 2025, Martina Logar has strengthened the ESG team at CPI Europe. She brings extensive experience in sustainability reporting from a Big Four audit firm and primarily supports the further development of ESG reporting as well as performance management of the company. Since 2024, Karina Nurlan Kyzy has complemented the team in her role as Junior Business Analyst, supporting CPI Europe's ESG activities in both operational and coordination-related tasks.

The ESG staff department team

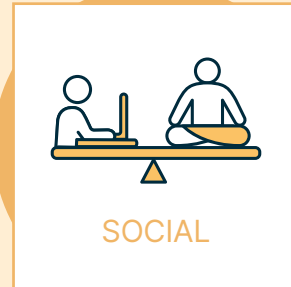
Left to right: Philipp Obermair, Martina Logar and Karina Nurlan Kyzy



ESG: Goals and strategy



- **Reduction of 46.2% in greenhouse gas intensity in the property portfolios** by 2030 versus the 2019 base year
- **76.34% reduction in Scope 1 and Scope 3** greenhouse gas emissions per MWh of electricity sold
- **27.5% reduction in GHG intensity of selected Scope 3 categories** per square meter of the property portfolio by 2030 versus the 2019 base year
- **Reduction of 10% in the energy intensity of the real estate portfolio** by 2030 versus the 2019 base year
- **Reduction of 10% in the water intensity in the real estate portfolio** by 2030 versus the 2019 base year
- **Increasing the recycling quota to 55% by the end of 2025 and 60% by the end of 2030**
- **Increasing alignment of economic activities with the EU Taxonomy** at the consolidated Group level



- **Increase in the share of certified buildings** (Access4you, BREEAM, DGNB, EDGE, Green Key, Green Star, HQE, LEED, WELL)
- **Group-wide green leases** available for all new commercial tenants and contract extensions
- A share of at least **33% of female managers**
- At least **eight hours of training for each employee** per year
- **Employee satisfaction surveys** every two years
- Reduction of employee turnover to below 10%



- Agreement with all employees for compliance with the **Code of Business Ethics and Conduct**
- **Mandatory annual training for employees** on the Code of Business Ethics and Conduct and related guidelines
- Compliance with the **Code of Conduct for Suppliers** by all new and renewed suppliers
- 100% participation in mandatory training

Frameworks and ratings: Compulsory standards as the guideline

Leading international standards and frameworks form the basis for CPI Europe's sustainability strategy and reporting. We joined the UN Global Compact in 2022, the world's largest sustainability initiative for companies. This participation highlights our commitment to compliance with strict standards for human rights, labour norms, the environment, and the prevention of corruption.

Our non-financial statement for the 2025 business year was prepared in agreement with ESRS and certified through a limited assurance review by the auditors at Ernst & Young Austria. This statement also includes information on the EU Taxonomy. Together with the publication of our EPRA indicators in this report, we are creating greater transparency and improving comparability.



CARBON DISCLOSURE PROJECT

As part of the consolidated reporting of CPI Property Group, we were once again awarded the highest rating of "A" by CDP in 2025.



ECOVADIS

Our first ESG rating by EcoVadis was completed in 2025 and brought Silver for CPI Europe. That places us among the top 15% of all companies rated worldwide that year.



WORKFORCE DISCLOSURE INITIATIVE

For the first time, CPI Europe participated in the Workforce Disclosure Initiative of the Thomson Reuters Foundation in 2025 and received special recognition in the rating categories "Workforce Action" and "Most Transparent Company." CPI Europe achieved a score of 78% at first attempt, compared to the industry average of 68%.

S&P Global

S&P GLOBAL CSA

CPI Europe collected 36 of 100 points in the S&P Corporate Sustainability Assessment and clearly topped the branch average of 30 points.



MSCI

In March 2025, CPI Europe was upgraded by MSCI to the A rating, placing it among the more sustainable companies in the mid to upper range of the rating scale.

Environmental

We are getting ready for the future – with environmentally friendly and resilient properties

STOP SHOP Domžale, Slovenia



Support for emission-free mobility with charging infrastructure

CPI Europe openly supports the transformation towards electromobility and the increased use of energy from renewable sources. Our goal is to become a leading provider of the necessary charging infrastructure and, consequently, we are continuously increasing the availability of charging stations at our locations.

Our portfolio contained over 1,465 charging points for electric vehicles at the end of 2024. In this way, CPI Europe contributes to reducing CO₂ emissions and makes sure its properties remain attractive locations for shopping and working in the future in light of the ongoing trend towards electromobility.

SMATRICS and AMIC Energy, together with CPI Europe, are further expanding



Left to right: Ronald Lausch (SMATRICS), Anton Weichselbaum (CPI Europe) and Günter Maier (AMIC Energy) at the STOP SHOP Stadlau in Vienna

fast-charging infrastructure at five STOP SHOP retail park locations in Austria and are installing a total of 24 new high-power charging points. The new charging sta-

tions are being deployed in Eisenstadt, Stoob and Oberwart (Burgenland), Voitsberg (Styria), and Eferding (Upper Austria), and are designed to make charging electric vehicles particularly convenient while shopping. Customers can use the charging points with 100% renewable electricity and pay flexibly via app, charging card, or debit or credit card. The initiative aims to strengthen retail locations as attractive charging destinations and to meet the growing demand for e-mobility infrastructure.

1,465
charging
points for electric
vehicles

More solar electricity, less emissions

CPI Europe has an ambitious plan for the expansion of its photovoltaic capacity. In 2025, we commissioned 20 new systems that have a total output of more than 10,410 kWp. We now have over 58 photovoltaic systems with a combined output of over 23,000 kWp in operation – and that means we more than doubled our capacity in 2025.

In 2025, we focused our photovoltaic expansion on Croatia and Slovenia.

**Total output from
photovoltaics:
23,000 kWp**

Lifecycle assessments as the foundation for better decisions

To meet the requirements of the EU Taxonomy Regulation, we started to carry out lifecycle assessments at all our newly developed locations in 2024. These reviews evaluate the environmental impacts of a property over its entire lifecycle, in other words from planning to construction and operation up to dismantling.

Our goal is to determine and better evaluate the quantitative ecological footprint of a building. Lifecycle assessments help us to identify opportunities for optimisation as early as the planning phase and prepare for implementation during construction.

Lifecycle assessments for all development projects

As part of this, life cycle assessments were expanded to a total of ten sites in Croatia, thereby further increasing EU Taxonomy alignment and creating the basis for an even more comprehensive evaluation and optimisation of environmental impacts across the entire property portfolio.

Residential in focus: New potential for growth and sustainability

In 2025, CPI Europe consciously broadened its strategic focus. Residential living now stands alongside our Office and Retail segments as a core pillar of our activities. With the acquisition of the Czech residential company CPI BYTY, we are strategically expanding our portfolio and highlighting the growing importance of the residential segment for our business.

This expansion not only opens up new business opportunities but also enables us to create modern, sustainable, and livable residential spaces that meet the needs of our tenants across all stages of life. At the same time, the segment offers significant potential to implement ESG initiatives and make a positive contribution to the environment, society, and responsible corporate governance.

In this way, we create long-term growth, sustainable value appreciation, and strengthen our position as a holistic real estate investor shaping future-oriented living and working environments.



- The Czech residential company CPI BYTY is the second-largest landlord of apartments nationwide.
- The company owns 11,544 residential units across 14 cities.
- The total leasable area amounts to 688,043 sqm.



BYTY residential property, Česká Lípa, Czech Republic

Building certifications for comparable quality

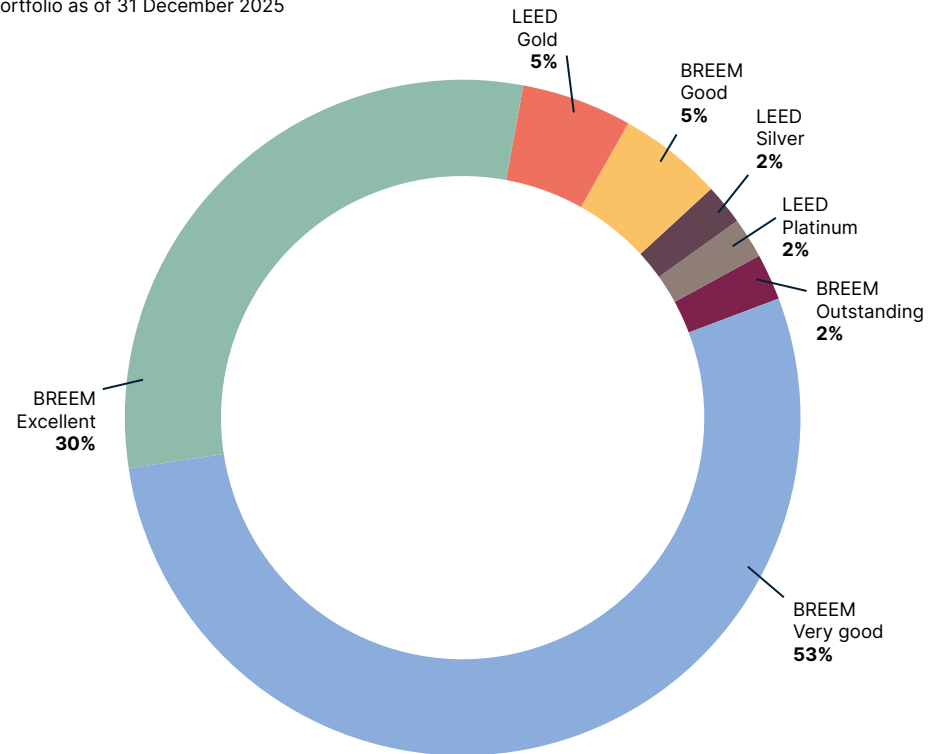
Certifications make the sustainability of buildings measurable, comparable and transparent. As a result, we strive to arrange for the independent sustainability certification of an increasingly large part of our real estate portfolio.

The certified space in the standing investment portfolio of CPI Europe totalled roughly 1,640,317 sqm as of 31 December 2025. Based on the total book value of €8,551.1 million, that represents 32.3% of the entire portfolio. The share of certified properties in the office segment was even higher at 72.6%.

32.3%
of the portfolio
with sustainability
certification

Building certifications CPI Europe

Per cent of the book value of the standing investment portfolio as of 31 December 2025



→ In 2025, we generated 72.6% of our rental income in the office segment from certified buildings and the equivalent figures were 19.4% for the retail business.

Social

We strengthen relationships – through dialogue, reliability and genuine commitment

myhive am Wienerberg, Vienna, Austria



Focus on tenant satisfaction

Tenant satisfaction is a particularly important aspect of business relations for CPI Europe. Our property and facility managers help established tenants with information and advice in the daily use of our properties and with a wide variety of other related services. Potential tenants receive assistance even before the contract is signed, for example by helping them identify any individual requirements for space and fittings. We are also turning to digital solutions to improve the user experience and the quality of our services.

Extensive range of services for current and potential tenants

DIALOGUE AS THE BASIS FOR OPTIMISATION

We have carried out regular structured tenant surveys in our office business for many years and round out these evaluations with personal discussions. The results flow into location-specific optimisation measures and are the basis

for the development of new concepts like the flexible use of our myhive offices. Our community managers act as the central contacts for requests and suggestions.

Tenant satisfaction in our retail business is also analysed regularly with different survey methods. These include routine meetings with our tenants to evaluate past and future cooperation, as well as structured tenant surveys that are carried out as needed.

JOINT PROGRAMMES AND BENEFITS

Designated management teams serve as the contact point for all issues and concerns in our shopping centers. We develop joint annual marketing and event plans and regularly expand our offering to include attractive actions and events that are also open to our tenants. The tenants in our office locations with adjoining retail space also benefit from special offers and reduced prices in the shops and restaurants.

Close dialogue and shared activities

NO COMPROMISE ON SAFETY

CPI Europe is, of course, responsible for compliance with all legal and safety requirements for the protection of building users and neighbouring residents. Our properties are built and operated in accordance with all applicable legal regulations and, where necessary, adapted to meet new legal requirements. It is not only an obligation but also the goal of CPI Europe to guarantee a safe and healthy environment for our property users. We are committed to prevent and, where necessary, to identify and eliminate potential hazards. Our actions in this area cover all aspects of fire protection, the safety and well-being of people as well as environmental and organisational safety measures. Applicable legal regulations together with the relevant norms and guidelines form the basis for our work in these areas.

Safety first and foremost



CPI Europe team (formerly IMMOFINANZ) in September 2025 at the Wien Energie Business Run.

Left to right: Nicole Knieling, Helmut Sandner, Edina Lakatos, Miriam Tynecki, Irena Pusova, Michael Orac, Nadine Falkensteiner, Onur Salman

Strengthen culture, support solidarity

We view our experienced, well-attuned team as CPI Europe's most important asset. In order to retain current employees and attract new employees for the company, we use a variety of measures. Included here are sport programmes that can be booked over the myclub app or participation in the Vienna City Marathon and other sporting events. In addition, we also support cultural exchange, for example through joint visits to the

Real Estate Industry Ball, English-language theatre performances, or cabaret evenings. This supports teambuilding and creates a good working climate. In 2026, CPI Europe wants to work together with the employee representatives to expand the offering for its workforce.

Shared responsibility with green leases

As part of its ESG goals, CPI Europe is following a consequent green lease strategy. A green lease commits both the property owner and the tenant to the most sustainable management and use of a property.

The objective is to reduce consumption and emissions, cut operating costs and positively influence the property's impact on the environment and climate. Green leases help to improve the environmental balance and increase the attractiveness of a property – particularly in the context of financing or sale.

Additional green leases were concluded for our portfolio properties in Austria, Rumania, Hungary, Croatia and Serbia during 2025.

More green leases signed

→ Implemented or continued for employees in 2025:

- Sixth week of vacation
- Remote working days
- Sports events
- Blood donations
- Preventive healthcare
- Employee survey
- Spinal checkup
- Fruit and beverages
- Public transport ticket and parking
- Christmas initiative
- Meal allowance
- Computer glasses
- Team events



myhive S-Park, Bucharest, Romania

Climate protection starts on the way to work

CPI Europe actively supports the use of public transportation with its so-called job ticket programme. The company provides employees with a network ticket for commuting to work. At the end of 2025, 40% of our workforce took advantage of this attractive offer – which also effectively helps to reduce greenhouse gas emissions.

40% of our employees use our job ticket for commuting to work

Social dialogue and collective agreement protection

CPI Europe expressly recognises the right of its employees to representation and has anchored this right in its Code of Business Ethics and Conduct. In 2012, our employees used this right to establish a works council and, since that time, trust and constructive cooperation have characterised the interaction between management and the employee representatives.

In Austria, all CPI Europe employees are covered by the current collective agreement for real estate industry or the general trade. The collective agreements are negotiated between the Austrian Economic Chamber and the respective employee representatives. All our employment relationships in Austria are based on these collective agreements.

Constructive cooperation with employee representatives

Fair compensation and social protection

Fair compensation is a central quality characteristic of CPI Europe as an employer. All our employees receive adequate salaries in accordance with their responsibilities. This compensation is based on standard market benchmarks in agreement with the applicable collective agreement.

In addition, all our employees are covered by social security based on the legal regulations in their respective country. This coverage includes protection, among others, for the loss of income due to illness, unemployment, work accidents, disability, parental leave and retirement.

Additional company benefits are available to our employees, and we make no difference between part-time and full-time employees. All employees working for CPI Europe can, for example, choose between an endowment or a life insurance policy. The members of the Executive Board are also entitled to disability insurance and an additional pension. CPI Europe does not offer any other company benefits such as stock options.

Offers for additional social protection

FAIR COMPENSATION AND SOCIAL PROTECTION

	2025		2024
Collective Bargaining Coverage	CPI Europe	Thereof CZ Residential	CPI Europe
Percentage of employees covered by collective bargaining agreements in %	73.03	–	53.84

Active in occupational safety and health protection

The on-the-job safety of our employees is closely monitored at CPI Europe. We arranged for an initial evaluation of our workplace safety by ASZ, an external service provider, many years ago. The company continues to perform regular on-site checks of our offices.

Health and safety inspections are carried out at the CPI Europe office locations at least once a year. The members of these teams include the responsible safety officer, company doctor, employee representative, and the head of the People & Culture Department. The inspections are designed to identify potential work safety risks and ensure compliance with workplace and safety regulations.

Taking occupational safety seriously

The inspection results are evaluated by the head of the People & Culture Department and the Executive Board. The findings are used to develop concrete measures to improve working conditions and minimise risk. In addition to the annual

meetings, CPI Europe has appointed trained security officers who serve as direct contact points and can take immediate steps to resolve any safety problems. We also train employees as first responders, evacuation and fire prevention officers.

CPI Europe recorded 33 work accidents in 2025.



myhive Community Beach Volleyball Tournament, August 2025, Vienna

Programme for physical and mental health

WIDE-RANGING OFFERS IN THE INTEREST OF EMPLOYEES' HEALTH

Our efforts on behalf of employee health protection include extensive offers for medical check-ups, vaccination programmes and individual healthcare advising. The actions go far beyond legal requirements as we want to actively support the health and well-being of our workforce and prevent work-related illnesses. In 2025, we registered a slight increase in the sick-leave rate to 13.17%.

FAST ASSISTANCE IN DIFFICULT LIFE SITUATIONS

CPI Europe has established a so-called employee assistance programme to safeguard the psychological well-being of its employees. The programme provides fast, confidential and free telephone support in stress situations. A team of eleven experienced psychologists is available for direct consultation as required. Typical situations for using this support include panic attacks, ongoing psychological pressure, workplace bullying, private crises that can affect working life, and many more.

EPRA HEALTH AND SAFETY

	2025		2024	
	CPI Europe	thereof Czech Republic Residential	CPI Europe	thereof S IMMO
Work-related accidents (number)	33	0	62	61
Accident frequency rate (%) ¹	0.003	0.000	0.0	0.01
Total lost days ²	191	0	691	691
Lost day rate (%) ³	0.02	0.00	0.00	0.00
Absences (days) ⁴	5,599	52	7,409	6,480
Absentee rate ⁵	13.17	9.85	4.72	5.04
Work-related fatalities (number)	0	0	0	0

¹ Number of work-related accidents/total hours worked

² Number of sick days due to work-related accidents

³ Number of sick days due to work-related accidents/total number of hours worked

⁴ Number of days of absence due to illness (work-related accidents and illnesses)

⁵ Number of days of absence due to illness/total number of working days



Social commitment for people, places and communities

We believe that social commitment involves providing financial support as well as actively contributing corporate resources, know-how and the expertise of our employees. In this way, CPI Europe creates sustainable added value for its many different stakeholders. Our social commitment is also intended to strengthen the identification of our employees with the company and, in doing so, reinforce their ties to CPI Europe.

The involvement of our communities, in other words the many people

who work, shop or live in the neighbourhood, is an important aspect of CPI Europe's corporate responsibility. We always see our properties as part of their individual environment. The integration of a property in its immediate surroundings and the quality that results from this integration increase the value of the area as well as the individual buildings.

In addition to the previously mentioned events for our tenants, we regularly undertake projects that also involve our neighbourhood communities. These projects include clothing drives for the needy or blood donations. In 2025, a total of four blood donation campaigns were organised at Austrian myhive locations in cooperation with

the Red Cross, offering employees the opportunity to donate blood directly at their workplace.

In addition, the community program includes over 170 sports activities (e.g., fitness and yoga) as well as more than 30 workshops and events, fostering exchange between companies and providing tenants with added value.

Commitment for communities

Blood donation campaign at myhive am Wienerberg, Vienna Left to right: Markus Weghofer (Vaillant), Silke Schuneritsch (Red Cross), Julia Dobbler (CPI Europe)

Governance

We act with foresight, principles and responsibility – in all areas of our business

BudaPart, Budapest, Hungary



Maximum diligence for a sustainable supply chain

The development of a sustainable and transparent supply chain is one of today's central challenges for sustainability management in many companies. The crises in recent years have visibly demonstrated the importance of supply chain resilience. This insight is also reflected in the current regulations on corporate due diligence, especially in the German act on supply chain due diligence ("Lieferkettensorgfaltspflichtengesetz") and in the European Union's Corporate Sustainability Due Diligence Directive (CSDDD).

STRUCTURED SUPPLY CHAIN MANAGEMENT

CPI Europe is working to develop a sustainability-based supplier management system, and the necessary groundwork has already been completed with the careful selection of our business partners. This principle together with additional procedures and processes for procurement at CPI Europe are defined in our Group procurement guideline. A central concern is to minimise the supplier risks caused by

child labour, forced labour or compulsory labour or by the inadequate social assessment of suppliers. Our plans include risk mapping for all our suppliers in the future. We are currently working on the development of this system.

Mandatory Group procurement guideline

EXTENSIVE REVIEW

Our procurement staff examines every new supplier based on its external communication presence – for example in the Internet – for signs of a lack of integrity or legitimacy. Credit risk audits are included in the evaluation of potential suppliers, and a negative result prevents the start of any co-operation.

In addition to the responsible selection of suppliers, we are continuously working on intensifying the communication between CPI Europe and its business partners.

→ Code of Conduct for Suppliers

As part of our ESG strategy, we issued a Group-wide standardised Code of Conduct for Suppliers in 2023. In 2025, it was expanded to include provisions on artificial intelligence. The code is a mandatory element of all new contracts and contract extensions. The current Code of Conduct for Suppliers is available for review on our website under:

cpi-europe.com/en/sustainability

The benchmarks for our tax compliance: transparency and reliability

Our management approach to tax compliance is based on the overriding goal of complete and transparent compliance with the current tax regulations in all our markets. This strategy is monitored by the Executive Board and material tax relevant business transactions are approved in person.

We also place particular importance on compliance with all applicable tax regulations in our relations with business partners, employees and other stakeholder groups.

Full compliance with tax regulations

HIGH EXPERTISE AND STANDARDISED PROCESSES

The CPI Europe tax department consists of an experienced team of tax experts. They are involved in all business-related processes and report directly to the Executive Board. The decision process for business transactions with tax relevance also includes the Executive Board as part of the standard procedure.

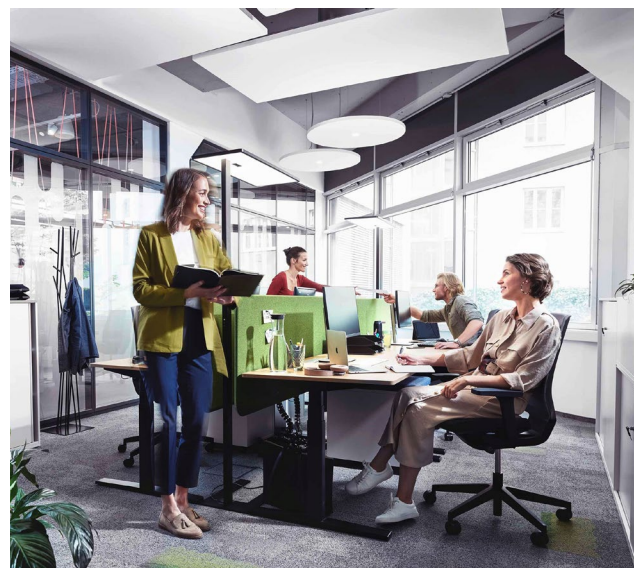
The accuracy of the tax compliance process is ensured by a dual-control principle with internal controls as well as external advisors in the review process for tax returns.

CERTIFIED MANAGEMENT TO AVOID TAX RISKS

Tax risk is evaluated quarterly for the entire Group, and the degree of tax risk is analysed critically for each of our subsidiaries. Regular reports are prepared on all tax audits and legal disputes. This tax risk management process is integrated in our corporate risk management function, which was reviewed in 2022 by an auditing firm through a maturity level analysis based on the legal requirements of the Austrian tax control system. We received very good marks for the effective functioning of our tax risk management.

Our approaches focus on tax optimisation but also include risk minimisation – and have proven to be successful in the past: None of our tax audits in recent years were concluded with any material objections.

mycowork, myhive Ungargasse, Vienna, Austria



CLOSE COMMUNICATION WITH THE AUTHORITIES

Another part of our strategy involves professional and respectful cooperation as well as open communications with the responsible tax authorities. In addition to regular telephone conversations, requests for further information or inquiries are answered in writing over the tax agency's online portal. We also request advance rulings from the tax authorities on important tax issues. CPI Europe is not involved in taking active political influence on any tax issues.

The identification of errors through internal controls is always followed by a comprehensive and timely disclosure in the form of adjusted tax returns or – if legally required – by a voluntary declaration to avoid a penalty.

INTERNATIONAL OBLIGATIONS

In addition to local tax regulations, CPI Europe carefully follows international reporting requirements. We have, for example, implemented a specially designed reporting process to meet EU Directive DAC 6 in accordance with the Mandatory Disclosure Regime (MDR).

The majority takeover of IMMOFINANZ AG (now CPI Europe AG excluding S IMMO) and S IMMO AG by CPI Property Group (CPIPG) raised the total Group revenue above the €750 million threshold. That means we are required to prepare country-specific reports as defined by the Country-by-Country Reporting Process (CbCR). CPIPG, as the ultimate parent company of the Group, is responsible for preparation of these annual reports and meets this reporting requirement on time. In addition, every member company of the Group is required to report the identity and residence of reportable companies to the local tax authorities. We also meet this reporting obligation as required.

As in the past, we prepare comprehensive transfer price documentation annually based on the principles defined by the OECD.

Companies with annual revenues over €750 million have been required since the 2024 business year to collect a top-up tax equal to the difference between the global minimum tax of 15% and the lower effective tax rate. This procedure is intended to increase the effective tax burden from low-tax group companies to a worldwide standardised minimum level. Since we exceed the revenue threshold of €750 million, the member companies of CPI Europe are subject to this minimum tax system and, naturally, comply with the related obligations.

Maximum transparency also at the international level



myhive Warsaw Spire, Warsaw, Poland

Liquidation of companies in low-tax countries

EXIT FROM LOW-TAX COUNTRIES

CPI Europe currently has only a very small number of subsidiaries in Cyprus and the Netherlands. These companies were acquired through portfolio purchases many years ago – mostly before 2008 – and not for the purpose of tax reduction. Today they are only held for corporate law purposes and – apart from occasional interest and dividends – do not generate any income. Our goal is to dismantle all holding companies in Cyprus and the Netherlands.

The entire operating income of CPI Europe – especially rental income and gains on property sales – is earned and taxed in Austria and its operating country organisations.

Cybersecurity – Proactive measures to deal with digital risks

Compliance with all applicable data protection regulations, in particular the EU General Data Protection Regulation (GDPR), represents a legal obligation for CPI Europe and is also a central concern for the handling of personal data. The necessary measures and investments are defined and implemented by Corporate Legal Affairs and Compliance as well as legal and IT, together with the other areas of our business.

Data protection in all areas of the company guaranteed

implemented by Corporate Legal Affairs and Compliance as well as legal and IT, together with the other areas of our business.

OWN DATA PROTECTION...

Our data protection guideline provides instructions for handling personal data in agreement with the respective regulations and also establishes the related obligations for our employees. It is designed to ensure compliance with data protection in all areas of the company, especially through the protection of the rights of affected persons, the definition of clear processes for implementation, and the prevention of data protection violations and potential fines.

... AND IT GUIDELINE

The IT guideline issued by CPI Europe forms the basis for data security and the responsible interaction with our information infrastructure. It regulates, among others, access to IT systems, use of IT resources and cell phones as well as the procedures for security-relevant incidents. This guideline is an integral part of all employment relationships at CPI Europe.

MANDATORY TRAINING FOR ALL EMPLOYEES

The organisational measures for data protection and compliance with the related regulations include mandatory training for our employees by our data protection coordinator. In the 2025 financial year, all employees completed interactive online training on the subjects of data protection, the IT guideline and cybersecurity.

STRICT EXAMINATION OF NEW IT SYSTEMS AND APPLICATIONS

Extensive changes to existing IT systems and newly introduced applications are examined in detail, both internally and externally, before their installation and use. No justified complaints over violations of the protection of customer data were received from third parties or from the supervisory authority in 2025.

Help where it is needed

Our social commitment is not only demonstrated by our everyday actions, but also in situations where help is needed. In its donation practices, CPI Europe follows clearly defined principles that are anchored in our Code of Business Ethics and Conduct. We only support projects that are consistent with our values and create distinct social benefits.

In 2025, our donations were directed to selected organisations and initiatives that support children, families and local communities.



CPI Europe (formerly IMMOFINANZ) presents a donation cheque to the Netz Children's Hospice in Vienna.

Left to right: Lucia Kautzky (CPI Europe), Sabine Reisinger (Netz Children's Hospice)

Donations by CPI Europe in 2025

- €59,200 for "Dialog Jessenius"
- €20,000 for the Netz Children's Hospice
- €15,000 for the Kolpinghaus "Gemeinsam leben" Wien-Favoriten
- €9,000 for the St. Anna Children's Hospital Fund
- €6,000 for a benefit concert of the Caritas Socialis

Lobbying and political activities

In accordance with the Austrian Lobbying and Interest Group Representation Transparency Act (“Lobbying- und Interessenvertretungs-Transparenz-Gesetz”), CPI Europe issued a code of conduct for its lobbying work in 2013. This code defines the framework for acceptable lobbying by the company. Any lobbying activities by our employees or corporate bodies must be filed with the public lobbying register. CPI Europe did not report any employees or corporate bodies at the end of 2025 because we terminated all such activities in December 2024.

Lobbying activities terminated at the end of 2024

→ CPI Europe in the Lobbying Register

CPI Europe is recorded in the Lobbying and Advocacy Register under identification number LIVR-00268. This directory represents a transparency database in the sense of the EU Transparency Register.

LOBBYING ACTIVITIES IN 2025

In previous years, we used lobbying activities to obtain zoning and building permits for real estate projects and for the acquisition of major tenants. In the 2025 financial year, no monetary donations or in-kind contributions were made for lobbying activities.

NO POLITICAL INFLUENCE

CPI Europe is not active politically and makes no payments in cash or in kind to political parties or related organisations. Our Ethics and Code of Conduct state that employees or members of the corporate bodies of CPI Europe may only be politically active as private persons and never on behalf of the company.

No member of our management or supervisory bodies held a comparable position in the public sector or in a regulatory authority during the past two years.



myhive Ungargasse, Vienna, Austria

Memberships

Our memberships in associations facilitate the exchange with relevant players in the real estate sector as well as access to current know-how and make it possible to actively participate in the design of central issues in the real estate branch.

In addition to legally required memberships – like the Austrian Economic Chamber – we have also voluntarily joined other organisations.

→ CPI Europe's memberships in 2025

- Austrian Economic Chamber (mandatory membership)
- UN Global Compact
- European Public Real Estate Association (EPRA)
- IG Lebenszyklus Bau
- Austrian Council of Shopping Places
- Österreichische Gesellschaft für Nachhaltige Immobilienwirtschaft (ÖGNI)
- RespACT
- CIRA Cercle Investor Relations Austria



EPRA indicators for the 2025 financial year by country and segment



SUSTAINABILITY INDICATORS (ENVIRONMENTAL)

Impact area	EPRA code	Unit of measure	Indicator		CPI Europe					Austria					Germany				
					Total		Like-for-like			Total		Like-for-like			Total		Like-for-like		
					2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY
		m ²	Reported portfolio	Total reference gross leasable area	3,957,828	3,590,562	3,721,610	2,910,306	27.9	293,645	348,878	273,134	274,385	(0.5)	109,592	302,409	91,969	91,969	0
Energy	Elec-Abs, Elec-LfL	MWh	Electricity	For landlord-shared services	141,823	188,685	130,969	122,102	7.3	20,058	22,605	17,768	17,555	1.2	2,380	3,757	2,321	2,450	(5.3)
				(Sub)metered exclusively to tenants	232,712	259,862	197,229	206,551	(4.5)	4,213	2,689	4,213	2,689	56.7	2,650	1,702	2,650	1,702	55.7
				Total landlord-obtained electricity	374,536	448,547	328,199	328,653	(0.1)	24,271	25,294	21,980	20,243	8.6	5,030	5,458	4,971	4,151	19.7
				Total tenant-obtained electricity	153,960	117,091	147,952	96,807	52.8	22,857	20,549	22,250	15,808	40.8	1,653	13,601	524	135	286.9
				Total electricity	528,495	565,638	476,151	425,460	11.9	47,128	45,843	44,231	36,051	22.7	6,683	19,059	5,494	4,287	28.2
	%	Proportion of landlord-obtained electricity by source	Renewable sources	98.5	82.2	99.6	83.7	19.0	90.6	99.7	100	100	0	98.6	75.9	99.8	99.7	0.1	
			Nuclear sources	0.4	7.2	0.1	7.1	(98.2)	0	0	0	0	0	0.1	0.5	0	0	0	
	MWh	Quantity of landlord-obtained electricity by source	Renewable sources	368,911	368,648	326,774	275,058	18.8	21,980	25,229	21,980	20,243	8.6	4,962	4,142	4,962	4,141	19.8	
			Nuclear sources	1,542	32,310	426	23,385	(98.2)	0	0	0	0	0	3,24	29,74	0	0	0	
	%	Proportion of electricity estimated		16.9	15.0	16.9	13.7	22.9	19.5	30.5	14.2	25.5	(44.4)	20.2	99.9	3.0	100	(97.0)	
	DH&C-Abs, DH&C-LfL	MWh	District heating and cooling	For landlord-shared services	42,947	56,798	37,753	33,372	13.1	15,861	15,654	14,512	11,744	23.6	549	8,999	0	0	0
				(Sub)metered exclusively to tenants	90,934	12,234	90,934	11,563	686.4	0	0	0	0	0	0	3,745	0	3,745	(100)
				Total landlord-obtained district heating and cooling	133,881	69,032	128,687	44,936	186.4	15,861	15,654	14,512	11,744	23.6	549	12,744	0	3,745	(100)
				Total tenant-obtained district heating and cooling	11,881	9,426	11,259	6,931	62.4	5,122	6,004	4,560	4,225	7.9	0	673	0	0	0
				Total heating and cooling	145,722	78,458	139,946	51,867	169.8	20,983	21,657	19,072	15,969	19.4	549	13,417	0	3,745	(100)
	%	Proportion of landlord-obtained heating and cooling by source	Renewable sources	0.3	5.7	0.3	8.8	(96.5)	0	1.4	0	1.9	(100)	0	29.4	0	100	(100)	
	MWh	Quantity of landlord-obtained heating and cooling by source	Renewable sources	394	3,967	394	3,967	(90.1)	0	223	0	223	(100)	0	3,745	0	3,745	(100)	
%	Proportion of heating and cooling estimated		6.3	21.2	3.5	6.7	(47.0)	13.7	18.7	5.0	9.2	(45.1)	100	72.1	n / a	0	0		
Fuels-Abs, Fuels-LfL	MWh	Fuels	For landlord-shared services	76,863	78,586	67,793	53,049	27.8	2,529	3,933	1,422	1,450	(2.0)	2,908	9,074	2,541	364	598.4	
			(Sub)metered exclusively to tenants	55,445	52,043	49,611	43,084	15.1	0	0	0	0	0	1,446	0	1,446	0	0	
			Total landlord-obtained fuels	132,308	130,629	117,404	96,133	22.1	2,529	3,933	1,422	1,450	(2.0)	4,354	9,074	3,988	364	995.9	
			Total tenant-obtained fuels	39,760	10,483	39,442	8,654	355.8	1,579	1,162	1,579	1,103	43.1	318	1,770	0	0	0	
			Total fuels	172,069	141,111	156,847	104,787	49.7	4,108	5,095	3,001	2,554	17.5	4,672	10,845	3,988	364	995.9	
%	Proportion of landlord-obtained fuel by source	Renewable sources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
		Natural gas	99.7	99.7	99.7	100	(0.3)	100	100	100	100	0	100	96.4	100	100	0		
MWh	Quantity of landlord-obtained fuels by source	Renewable sources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
		Natural gas	131,924	130,216	117,042	96,098	21.8	2,529	3,933	1,422	1,450	(2.0)	4,354	8,744	3,988	364	995.9		
%	Proportion of fuel estimated		22.0	19.3	22.2	7.9	179.3	62.8	18.2	49.1	34.1	44.0	21.1	100	7.6	100	(92.4)		
Energy-Int	kWh/m ² /year	Energy Intensity	Landlord-obtained energy		168	199	154	161	(4.4)	156	138	139	122	13.9	108	167	97	90	8.5

		Poland					Czech Republic					Hungary					Romania					
Total		Like-for-like				Total		Like-for-like				Total		Like-for-like				Total		Like-for-like		
2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY			
391,848	422,052	379,863	379,975	0	695,968	685,502	686,508	558,802	22.9	495,759	505,163	458,408	452,352	1.3	531,690	562,294	491,511	495,080	(0.7)			
26,420	28,375	25,713	26,377	(2.5)	34,727	28,790	34,427	20,133	71.0	22,534	21,937	17,744	15,956	11.2	22,774	58,507	22,774	32,363	(29.6)			
21,335	23,612	21,005	21,577	(2.6)	28,667	39,944	28,100	29,739	(5.5)	32,235	36,114	31,653	34,818	(9.1)	86,238	108,642	61,390	72,531	(15.4)			
47,755	51,986	46,718	47,954	(2.6)	63,393	68,734	62,527	49,873	25.4	54,769	58,050	49,397	50,774	(2.7)	109,012	167,149	84,164	104,894	(19.8)			
15,773	16,533	15,773	16,533	(4.6)	39,854	28,341	39,373	26,364	49.3	3,060	2,403	3,060	2,403	27.3	4,644	0	4,644	0	0			
63,527	68,519	62,491	64,487	(3.1)	103,248	97,075	101,900	76,237	33.7	57,829	60,453	52,458	53,177	(1.4)	113,656	167,149	88,808	104,894	(15.3)			
100	98.4	100	98.3	1.7	99.9	15.8	99.9	16.8	493.7	100	100	100	100	0	100	100	100	100	0			
0	0	0	0	0	0.1	32.5	0.1	33.3	(99.8)	0	0	0	0	0	0	0	0	0	0			
47,755	51,167	46,718	47,134	(0.9)	63,318	10,842	62,451	8,391	644.3	54,769	58,050	49,397	50,774	(2.7)	109,012	167,149	84,164	104,894	(19.8)			
0	0	0	0	0	32	22,364	31,81	16,593	(99.8)	0	0	0	0	0	0	0	0	0	0			
10.0	11.1	10.2	11.8	(13.9)	7.5	8.6	7.4	6.5	12.5	0	0	0	0	0	5.6	4.6	7.2	7.4	(2.2)			
12,414	15,607	11,224	77,167	0.5	8,083	7,099	7,936	6,954	14.1	2,848	2,061	2,674	1,695	57.8	0	0	0	0	0			
4,351	3,769	4,351	3,769	15.5	3,082	2,070	3,082	2,070	48.8	2,052	1,609	2,052	1,609	27.5	0	0	0	0	0			
16,765	19,376	15,576	14,936	4.3	11,165	9,169	11,018	9,024	22.1	4,900	3,670	4,726	3,304	43.1	0	0	0	0	0			
0	0	0	0	0	2,363	1,992	2,342	1,948	20.2	0	0	0	0	0	0	0	0	0	0			
16,765	19,376	15,576	14,936	4.3	13,528	11,161	13,360	10,972	21.8	4,900	3,670	4,726	3,304	43.1	0	0	0	0	0			
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
0	1.7	0	2.2	(100)	0.2	5.1	0.2	5.2	(95.6)	0	0	0	0	0	n / a	n / a	n.a	n / a	n / a			
2,368	2,796	2,368	2,791	(15.2)	33,978	20,959	32,883	17,853	84.2	21,864	22,296	17,080	14,772	15.6	4,270	7,004	4,270	7,004	(39.0)			
1,356	1,498	1,356	1,498	(9.5)	1,633	3,458	1,618	2,535	(36.2)	6,859	6,323	6,843	6,305	8.5	39,596	37,324	33,792	30,420	11.1			
3,725	4,295	3,725	4,290	(13.2)	35,611	24,417	34,501	20,388	69.2	28,723	28,618	23,923	21,078	13.5	43,866	44,328	38,062	37,424	1.7			
0	0	0	0	0	4,205	3,622	4,205	3,622	16.1	0	0	0	0	0	2,315	10	2,315	10	23.192.9			
3,725	4,295	3,725	4,290	(13.2)	39,815	28,039	38,706	24,010	61.2	28,723	28,618	23,923	21,078	13.5	46,181	44,338	40,377	37,433	7.9			
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
100	99.9	100	100	0	99.9	100	99.8	100	(0.1)	100	100	100	100	0	100	99.9	100	99.9	0			
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
3,725	4,290	3,725	4,290	(13.2)	35,558	24,412	34,449	20,383	69.0	28,714	28,608	23,923	21,077	13.5	43,848	44,298	38,046	37,394	1.7			
0	0	0	0	0	12.0	11.9	11.2	11.7	(4.2)	0	0	0	0	(100)	0	20	0	7.9	(100)			
180	189	174	177	(1.7)	160	176	157	142	10.9	193	179	170	166	2.5	305	381	249	287	(13.5)			

Impact area	EPRA code	Unit of measure	Indicator		Slovakia					Croatia					Slovenia					
					Total		Like-for-like			Total		Like-for-like			Total		Like-for-like			
					2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY	
		m ²	Reported portfolio	Total reference gross leasable area	327,484	348,691	275,154	276,082	(0.3)	134,405	124,195	90,273	90,283	0	95,174	95,221	95,174	95,211	0	
Energy	Elec-Abs, Elec-LfL	MWh	Electricity	For landlord-shared services	4,468	19,321	1,969	3,960	(50.3)	2,920	3,070	2,711	986	175.0	1,216	841	1,216	841	44.6	
				(Sub)metered exclusively to tenants	18,177	9,888	15,068	8,793	71.4	14,175	13,169	8,533	10,600	(19.5)	0	0	0	0	0	
				Total landlord-obtained electricity	22,585	29,209	17,037	12,752	33.6	17,095	16,240	11,244	11,585	(2.9)	1,216	841	1,216	841	44.6	
				Total tenant-obtained electricity	13,527	14,984	9,736	14,884	(34.6)	980	980	980	980	0	8,569	8,569	8,569	8,569	0	
				Total electricity	36,112	44,193	26,773	27,637	(3.1)	18,075	17,220	12,224	12,565	(2.7)	9,785	9,410	9,785	9,410	4.0	
	%	Proportion of landlord-obtained electricity by source	Renewable sources	88.9	43.6	96.2	11.5	734.6	100	79.5	100	100	0	100	100	100	100	0		
			Nuclear sources	6.7	34.0	2.3	53.3	(95.7)	0	0	0	0	0	0	0	0	0	0		
	MWh	Quantity of landlord-obtained electricity by source	Renewable sources	20,081	12,735	16,383	1,469	1015.0	17,095	12,908	11,244	11,585	(2.9)	1,216	841	1,216	841	44.6		
			Nuclear sources	1,507	9,917	394	6,792	(94.2)	0	0	0	0	0	0	0	0	0	0		
	%	Proportion of electricity estimated			14.8	10.3	1.7	16.5	(89.4)	8.6	25.0	12.8	7.8	63.5	87.6	84.1	87.6	84.1	4.2	
	DH&C-Abs, DH&C-LfL	MWh	District heating and cooling	For landlord-shared services	1,785	5,622	0	267	(100)	0	211	0	0	0	629	777	629	777	(19.1)	
				(Sub)metered exclusively to tenants	749	370	749	370	102.1	0	670	0	0	0	0	0	0	0	0	0
				Total landlord-obtained district heating and cooling	2,534	5,992	749	638	17.4	0	882	0	0	0	629	777	629	777	(19.1)	
				Total tenant-obtained district heating and cooling	455	571	455	571	(20.3)	0	0	0	0	0	0	187	0	187	(100)	
				Total heating and cooling	2,989	6,563	1,204	1,208	(0.4)	0	882	0	0	0	629	964	629	964	(34.8)	
%		Proportion of landlord-obtained heating and cooling by source	Renewable sources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
MWh	Quantity of landlord-obtained heating and cooling by source	Renewable sources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
%	Proportion of heating and cooling estimated			59.7	0	0	0	0	n / a	100	n / a	n / a	n / a	0	34.2	0	34.2	(100)		
Fuels-Abs, Fuels-LfL	MWh	Fuels	For landlord-shared services	6,823	9,610	5,106	6,824	(25.2)	0	923	0	0	0	2,124	1,991	2,124	1,991	6.7		
			(Sub)metered exclusively to tenants	4,422	2,231	4,422	2,204	100.6	84	1,159	84	73	15.1	0	0	0	0	0		
			Total landlord-obtained fuels	11,244	11,842	9,527	9,027	5.5	84	2,081	84	73	15.1	2,124	1,991	2,124	1,991	6.7		
			Total tenant-obtained fuels	3,556	3,490	3,556	3,490	1.9	0	0	0	0	0	149	429	149	429	(65.4)		
			Total fuels	14,801	15,331	13,083	12,517	4.5	84	2,081	84	73	15.1	2,272	2,420	2,272	2,420	(6.1)		
	%	Proportion of landlord-obtained fuel by source	Renewable sources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
MWh	Quantity of landlord-obtained fuels by source	Natural gas	99.9	99.7	100	100	0	100	100	100	100	0	86.2	100	86.2	100	(13.8)			
		Renewable sources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
%	Proportion of fuel estimated	Natural gas	11,232	11,809	9,527	9,027	5.5	84	2,081	84	73	15.1	1,830	1,991	1,830	1,991	(8.1)			
		Renewable sources	13.0	8.4	7.7	10.2	(25.3)	0	97.4	0	25.0	(100)	0	0	0	0	0			
Energy-Int	kWh/m ² /year	Energy Intensity	Landlord-obtained energy	120	135	99	81	22.3	128	213	125	129	(2.8)	42	38	42	38	10		

	Italy					Serbia					Czech Republic Residential				
	Total		Like-for-like			Total		Like-for-like			Total		Like-for-like		
	2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY
	59,815	59,802	59,815	59,802	0	134,404	136,356	131,757	136,356	(3.4)	688,043	0	688,043	0	0
	813	792	813	792	2.6	2,384	691	2,384	691	245.1	1,130	0	1,130	0	0
	0	0	0	0	0	25,083	24,104	24,618	24,104	2.1	0	0	0	0	0
	813	792	813	792	2.6	27,467	24,794	27,002	24,794	8.9	1,130	0	1,130	0	0
	9,031	8,940	9,031	8,940	1.0	1,830	2,190	1,832	2,190	(16.4)	32,181	0	32,181	0	0
	9,844	9,732	9,844	9,732	1.1	29,297	26,954	28,832	26,984	6.8	33,311	0	33,311	0	0
	15.6	100	15.6	100	(84.0)	100	100	100	100	0	100	n / a	100	n / a	0
	0	0	0	0	0	0	0	0	0	0	0	n / a	0	n / a	0
	126	792	126	792	(84.0)	27,467	24,794	27,002	24,794	8.9	1,129,94	0	1,130	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	91.7	91.9	91.7	91.9	(0.1)	6.2	8.1	6.3	8.1	(21.8)	96.6	n / a	96.6	n / a	0
	777	768	777	768	1.2	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	80,701	0	80,701	0	0
	777	768	777	768	1.2	0	0	0	0	0	80,701	0	80,701	0	0
	0	0	0	0	0	0	0	0	0	0	3,901	0	3,901	0	0
	777	768	777	768	1.2	0	0	0	0	0	84,602	0	84,602	0	0
	0	0	0	0	0	0	0	0	0	0	0.5	0	0.5	0	0
	0	0	0	0	0	0	0	0	0	0	394	0	394	0	0
	0	100	0	100	(100)	n / a	n / a	n / a	n / a	n / a	4.7	n / a	4.7	n / a	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	49	49	49	49	(0.3)	0	0	0	0	0
	0	0	0	0	0	49	49	49	49	(0.3)	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	27,639	0	27,639	0	0
	0	0	0	0	0	49	49	49	49	(0.3)	27,639	0	27,639	0	0
	n / a	n / a	n / a	n / a	n / a	0	0	0	0	0	n / a	n / a	n / a	n / a	n / a
	n / a	n / a	n / a	n / a	n / a	100	100	100	100	0	n / a	n / a	n / a	n / a	n / a
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	49	49	49	49	(0.3)	0	0	0	0	0
	n / a	n / a	n / a	n / a	n / a	0	0	0	0	0	100	n / a	100	n / a	0
	27	26	27	26	1.9	209	182	205	182	12.7	119	0	119	0	0

Impact area	EPRA code	Unit of measure	Indicator		CPI Europe					Austria				
					Total		Like-for-like			Total		Like-for-like		
					2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY
Greenhouse gas	GHG-Dir-Abs	t CO ₂ e	Direct	Total direct Scope 1 (fuels, refrigerants)	18,332	17,312	16,106	11,893	35.4	655	1,017	438	526	(16.8)
	GHG-Indir-Abs	t CO ₂ e	Indirect (Scope 2)	Total indirect Scope 2 market-based	7,943	29,421	6,507	16,763	(61.2)	422	750	383	488	(21.5)
				Scope 2 electricity	900	18,996	360	11,165	(96.8)	0	0	0	0	0
				Local district heating	6,943	10,425	6,147	5,598	9.8	422	750	383	488	(21.5)
				Total indirect Scope 2 location-based	59,456	77,178	55,597	52,012	6.9	3,057	5,106	2,742	3,865	(29.0)
				Scope 2 electricity	51,697	63,921	48,702	44,235	10.1	1,819	1,444	1,610	1,118	44.1
				Local district heating	7,759	13,256	6,895	7,777	(11.3)	1,237	3,662	1,132	2,747	(58.8)
		Indirect (Scope 3)		Total Scope 3	79,784	79,726	75,497	62,193	21.4	1,424	1,308	1,229	947	29.8
	Total	t CO ₂ e		Scope 1 + Scope 2 (location-based)	77,788	94,489	71,703	63,905	12.2	3,711	6,123	3,180	4,391	(27.6)
				Scope 1 + Scope 2 (market-based)	26,175	46,733	22,613	28,656	(21.1)	1,076	1,767	821	1,015	(19.0)
				Scope 1 + Scope 2 (location-based) + Scope 3	328,305	311,444	306,100	247,508	23.7	8,800	10,630	7,953	7,765	2.4
				Scope 1 + Scope 2 (market-based) + Scope 3	105,959	126,459	98,110	90,849	8.0	2,500	3,075	2,051	1,962	4.6
				%	Proportion of Scope 1 + Scope 2 (location-based) estimated	63.8	50.5	63.8	52.0	22.8	58.3	27.6	51.9	26.8
			Proportion of Scope 1 + Scope 2 (market-based) estimated	7.1	18.1	1.8	5.7	(67.5)	25.8	11.0	4.9	0	0	
		Proportion of Scope 3 estimated	85.3	60.3	86.0	48.0	79.2	68.2	91.6	58.8	84.1	(30.1)		
GHG-Int	kg CO ₂ e/m ² /year	GHG emission intensity	Scope 1 and 2 emissions (location-based)	19.03	25.24	19.27	21.96	(12.3)	11.64	18.14	11.64	16.00	(27.2)	
			Scope 1 and 2 emissions (market-based)	6.09	11.36	6.08	9.85	(38.3)	3.01	4.73	3.01	3.70	(18.7)	
	%		Proportion of Scope 1 + Scope 2 (location-based) + Scope 3 estimated	60.8	50.0	60.0	51.9	15.5	52.4	41.7	47.3	39.1	21.1	
			Proportion of Scope 1 + Scope 2 (market-based) + Scope 3 estimated	66.0	44.7	66.6	34.6	92.3	50.0	45.3	37.2	40.6	(8.4)	
Water	Water-Abs. Water-LfL	m ³ /year	Water total	for landlord-shared services	1,009,837	1,395,998	912,087	1,036,671	(12.0)	117,031	150,240	92,993	89,337	4.1
				(Sub)metered exclusively to tenants	1,433,856	774,070	1,382,537	689,527	100.5	0	0	0	0	0
				Total landlord-obtained water	2,443,693	2,170,068	2,294,624	1,726,198	32.9	117,031	150,240	92,993	89,337	4.1
				Total tenant-obtained water	119,351	80,789	112,448	63,126	78.1	8,604	8,847	6,770	5,983	13.2
				Total water	2,563,044	2,250,857	2,407,072	1,789,323	34.5	125,635	159,087	99,763	95,320	4.7
				Total volume of water with-drawn by source										
				Municipal water supplies or other public or private utilities	2,218,705	1,749,048	2,078,410	1,310,292	58.6	125,635	159,087	99,763	95,320	4.7
				Ground water	221,859	383,395	211,859	373,395	(43.3)	0	0	0	0	0
				Rainwater collected directly and stored by the reporting organisation	122,481	118,414	116,803	105,636	10.6	0	0	0	0	0
	Water-Int	m ³ /m ² /year	Water intensity	Landlord-obtained water	0.64	0.67	0.62	0.59	4.0	0.43	0.46	0.34	0.33	4.6
%					Proportion of water estimated	13.3	24.1	12.0	21.9	(45.1)	22.8	9.1	2.8	2.7
Waste	Waste-Abs. Waste-LfL	t	Total weight of waste generated	Hazardous waste	1,186	1,293	1,119	1,123	(0.4)	225	278	225	253	(11.1)
				Non-hazardous waste	47,123	37,397	45,119	33,243	35.7	1,958	2,350	1,786	1,788	(0.1)
	%	Proportion of total weight of waste generated	Hazardous waste	2.5	3.3	2.4	3.3	(26.0)	10.3	10.6	11.2	12.4	(9.8)	
			Non-hazardous waste	97.5	96.7	97.6	96.7	0.9	89.7	89.4	88.8	87.6	1.4	
			Proportion of waste generated via disposal and diversion route	Diverted from landfill	29.3	44.2	28.4	41.1	(30.9)	89.3	87.6	88.8	86.4	2.8
			Proportion of waste estimated	47.7	33.4	47.5	29.7	60.2	40.1	65.8	35.0	56.0	(37.4)	
Certifications	Cert-Tot	#	Voluntary certification	Number of sustainably certified assets	98.00	98.00	97.00	90.00	7.8	11.00	10.00	11.00	10.00	10.0
		%	Voluntary certification	Percentage of the portfolio's total floor area and levels of certification attained	46.9	51.6	47.5	55.8	(15.0)	60.8	29.1	60.8	36.3	67.3

	Germany					Poland					Czech Republic					Hungary				
	Total		Like-for-like			Total		Like-for-like			Total		Like-for-like			Total		Like-for-like		
	2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY
	563	1,704	495	97	411.7	1,451	1,429	1,376	1,298	6.0	6,731	4,416	6,529	3,614	80.7	4,136	4,515	3,246	2,909	11.6
	144	3,053	6	8	(16.1)	3,485	3,668	3,151	2,630	19.8	2,035	15,868	1,998	11,560	(82.7)	458	482	430	396	8.5
	50	948	6	8	(16.1)	0	18	0	18	(100)	40	14,273	40	9,999	(99.6)	0	0	0	0	0
	95	2,105	n / a	0	0	3,485	3,651	3,151	2,612	20.6	1,995	1,595	1,958	1,561	25.4	458	482	430	396	8.5
	194	2,462	97	232	(58.2)	21,223	22,924	20,415	20,529	(0.6)	19,845	18,608	19,654	13,454	46.1	6,798	6,769	5,392	4,939	9.2
	99	357	97	232	(58.2)	17,738	19,274	17,264	17,917	(3.6)	17,850	16,977	17,696	11,856	49.3	6,340	6,287	4,962	4,543	9.2
	95	2,105	n / a	0	0	3,485	3,651	3,151	2,612	20.6	1,995	1,631	1,958	1,597	22.6	458	482	430	396	8.48
	623	1,081	565	301	87.8	5,340	5,598	5,224	5,338	(2.1)	7,959	35,480	7,821	26,664	(70.7)	5,414	5,020	4,924	4,490	9.7
	757	4,166	592	328	80.4	22,674	24,353	21,791	21,827	(0.2)	26,576	23,024	26,183	17,068	53.4	10,934	11,283	8,639	7,848	10.1
	707	4,757	502	104	380.9	4,936	5,097	4,527	3,928	15.3	8,766	20,284	8,526	15,174	(43.8)	4,594	4,997	3,676	3,306	11.2
	1,694	9,543	1,313	1,699	(22.7)	56,158	59,678	54,937	55,510	(1.0)	75,976	83,637	74,832	66,721	12.2	26,622	27,732	23,669	23,389	1.2
	1,329	5,837	1,067	405	163.3	10,276	10,695	9,751	9,266	5.2	16,725	55,764	16,347	41,839	(60.9)	10,008	10,017	8,600	7,795	10.3
	41.9	99.3	25.7	90.8	(71.7)	78.2	79.1	79.2	82.1	(3.5)	60.3	12.3	60.3	10.9	453.2	58.0	55.7	57.4	57.9	(0.8)
	37.8	99.4	12.3	71.0	(82.7)	0	0.3	0	0.5	(100)	4.4	8.1	3.7	6.4	(42.4)	0	0	0	0	(100)
	191.5	1,301.3	25.5	428.4	(94)	134.1	135.8	137.1	142.4	(3.8)	83.7	18.7	84.4	17.0	395.3	16.3	10.4	16.0	10.6	51.3
	6.44	9.28	6.44	3.57	80.4	57.36	56.90	57.36	57.44	(0.1)	37.98	31.10	38.14	30.54	24.9	18.84	22.34	18.84	17.35	8.6
	5.45	8.73	5.45	1.13	380.9	11.92	11.05	11.92	10.34	15.3	12.41	27.87	12.42	27.15	(54.3)	8.02	9.89	8.02	7.31	9.7
	46.8	103.6	26.6	98	(72.8)	68.3	70.3	68.5	70.6	(3.0)	47.7	13.6	47.7	12.5	281.1	61.5	63.1	62.3	65.6	(5.0)
	109.8	321.9	19.3	336.3	(94.3)	69.7	71.3	73.4	82.2	(10.7)	42.2	14.8	42.3	13.2	221.1	8.8	5.2	9.1	6.1	50.4
	202,050	469,810	197,051	360,760	(45.4)	108,193	115,506	105,239	102,934	2.2	161,229	171,576	159,889	112,744	41.8	166,448	182,128	122,954	121,875	0.9
	5,733	7,131	5,733	7,131	(19.6)	70,340	76,945	70,253	76,945	(8.7)	205,230	167,769	197,692	141,538	39.7	70,822	71,385	69,215	70,076	(1.2)
	207,784	476,941	202,785	367,891	(44.9)	178,533	192,451	175,492	179,879	(2.4)	366,459	339,345	357,581	254,283	40.6	237,270	253,513	192,169	191,951	0.1
	4,042	6,148	2,907	0	0	n / a	n / a	n / a	n / a	n / a	38,768	37,233	38,767	35,882	8.0	8,021	9,569	8,021	9,569	(16.2)
	211,826	483,090	205,692	367,891	(44.1)	178,533	192,451	175,492	179,879	(2.4)	405,227	376,578	396,347	290,164	36.6	245,291	263,082	200,190	201,520	(0.7)
	17,943	126,148	11,809	10,949	7.9	178,483	192,401	175,442	179,829	(2.4)	355,855	333,582	352,654	252,846	39.5	244,097	261,744	198,996	200,182	(0.6)
	193,883	356,942	193,883	356,942	(45.7)	0	0	0	0	0	0	0	0	0	0	1,194	1,338	1,194	1,338	(10.8)
	0	0	0	0	0	50.00	50.00	50.00	50.00	0	49,372	42,996	43,694	37,318	17.1	0	0	0	0	0
	2.26	2.91	2.20	4.00	(44.9)	0.47	0.48	0.46	0.47	(2.4)	0.53	0.58	0.52	0.46	14.5	0.52	0.50	0.42	0.42	(1.2)
	95.9	100	95.8	100	(4.2)	0	1.1	0	1.2	(100)	5.8	3.3	5.7	2.0	192.3	6.0	1.2	7.4	1.5	377.6
	n / a	n / a	n / a	n / a	n / a	n / a	27,89	n / a	27,89	(100)	499	495	499	459	8.8	231	210	188	171	10.2
	581	2,540	489	1,152	(57.5)	1,769	1,754	1,762	1,699	3.7	6,601	4,945	6,519	4,719	38.2	4,181	5,452	3,732	5,046	(26.0)
	n / a	n / a	n / a	n / a	n / a	n / a	1.6	n / a	1.6	(100)	7.0	9.1	7.1	8.9	(19.7)	5.2	3.7	4.8%	3.3	46.6
	100	100	100	100	0	100	98.4	100	98.4	1.6	93.0	90.9	92.9	91.1	1.9	94.8	96.3	95.2	96.7	(1.6)
	99.4	98.4	99.9	99.9	(0.1)	42.9	41.6	42.7	40.8	4.6	50.4	52.5	50.4	53.3	(5.4)	58.3	74.6	59.4	74.8	(20.5)
	100	100	100	100	0	89.0	61.6	89.0	63.6	39.9	42.4	42.0	41.7	41.8	(0.2)	80.7	47.2	83.6	46.2	80.9
	3.00	3.00	3.00	3.00	0	10.00	11.00	10.00	10.00	0	20.00	18.00	20.00	13.00	53.8	16.00	18.00	16.00	16.00	0
	95.8	65.0	95.8	95.8	0	73.5	74.8	73.5	73.4	0.1	45.2	41.4	45.7	40.2	13.7	62.8	65.1	62.8	63.6	(1.3)

Impact area	EPRA code	Unit of measure	Indicator		Romania					Slovakia				
					Total		Like-for-like			Total		Like-for-like		
					2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY
Greenhouse gas	GHG-Dir-Abs	t CO ₂ e	Direct	Total direct Scope 1 (fuels, refrigerants)	2,238	1,583	2,111	1,515	39.4	1,869	1,887	1,232	1,349	(8.7)
	GHG-Indir-Abs	t CO ₂ e	Indirect (Scope 2)	Total indirect Scope 2 market-based	0	0	0	0	0	772	3,951	11	1,203	(99.1)
				Scope 2 electricity	0	0	0	0	0	508	2,636	11	1,141	(99.0)
				Local district heating	n / a	n / a	n / a	n / a	n / a	265	1,315	n / a	62	(100)
				Total indirect Scope 2 location-based	5,278	12,190	5,278	6,740	(21.7)	1,473	7,058	523	1,129	(53.7)
				Scope 2 electricity	5,278	12,190	5,278	6,740	(21.7)	1,208	5,743	523	1,067	(50.9)
				Local district heating	n / a	n / a	n / a	n / a	n / a	265	1,315	n / a	62	-100
		Indirect (Scope 3)		Total Scope 3	14,793	15,034	12,825	11,889	7.9	4,239	7,427	3,183	5,510	(42.2)
	Total	t CO ₂ e	Scope 1 + Scope 2 (location-based)	Scope 1 + Scope 2 (location-based)	7,516	13,773	7,389	8,255	(10.5)	3,342	8,945	1,755	2,478	(29.2)
				Scope 1 + Scope 2 (market-based)	2,238	1,583	2,111	1,515	39.4	2,641	5,839	1,243	2,552	(51.3)
				Scope 1 + Scope 2 (location-based) + Scope 3	43,577	51,454	35,717	35,263	1.3	16,629	21,497	12,053	13,105	(8.0)
				Scope 1 + Scope 2 (market-based) + Scope 3	17,031	16,617	14,936	13,404	11.4	6,881	13,265	4,426	8,062	(45.1)
		%	Proportion of Scope 1 + Scope 2 (location-based) estimated	57.7	57.6	58.7	75.6	(22.3)	45.5	39.3	29.2	8.2	255.7	
		Proportion of Scope 1 + Scope 2 (market-based) estimated	0	0	0	0	0	35.2	4.0	0	9.1	(100)		
		Proportion of Scope 3 estimated	3.6	14.6	4.2	8.0	(47.7)	55.5	29.4	24.1	39.6	(39.3)		
GHG-Int	kg CO ₂ e/m ² /year	GHG emission intensity	Scope 1 and 2 emissions (location-based)	14.86	21.76	15.03	16.67	(9.8)	7.67	25.66	6.38	8.98	(28.9)	
			Scope 1 and 2 emissions (market-based)	4.34	2.84	4.30	3.06	40.4	5.61	16.72	4.52	9.24	(51.1)	
	%	Proportion of Scope 1 + Scope 2 (location-based) + Scope 3 estimated	Proportion of Scope 1 + Scope 2 (location-based) + Scope 3 estimated	56.7	48.5	53.1	62.2	(14.7)	50.7	26.2	44.0	17.6	150.0	
			Proportion of Scope 1 + Scope 2 (market-based) + Scope 3 estimated	3.1	13.3	3.6	7.1	(49.4)	47.7	18.2	17.3	30.0	(42.2)	
Water	Water-Abs, Water-LfL	m ³ /year	Water total	for landlord-shared services	120,708	117,417	120,708	117,417	2.8	99,347	142,603	80,483	88,637	(9.2)
				(Sub)metered exclusively to tenants	237,841	261,976	210,031	220,745	(4.9)	63,779	58,334	55,391	51,559	7.4
				Total landlord-obtained water	358,549	379,393	330,738	338,161	(2.2)	163,127	200,937	135,875	140,197	(3.1)
				Total tenant-obtained water	n / a	n / a	n / a	n / a	n / a	15,999	13,398	12,066	6,098	97.9
				Total water	358,549	379,393	330,738	338,161	(2.2)	179,126	214,335	147,941	146,295	1.1
		Total volume of water with-drawn by source	Municipal water supplies or other public or private utilities	330,897	353,408	313,086	322,176	(2.8)	107,257	140,156	76,071	79,216	(4.0)	
	Ground water		26,782	25,115	16,782	15,115	11.0	0	0	0	0	0		
	Rainwater collected directly and stored by the reporting organisation		870	870	870	870	0	71,869	74,179	71,869	67,079	7.1		
	Water-Int	m ³ /m ² /year	Water intensity	Landlord-obtained water	0.71	0.68	0.67	0.68	(1.5)	0.54	0.58	0.49	0.51	(2.8)
		%	Proportion of water estimated		1.5	1.1	1.6	1.3	22.5	11.4	2.5	0.1	0	0
Waste	Waste-Abs, Waste-LfL	t	Total weight of waste generated	Hazardous waste	6.15	0	6.15	0	0	224	282	201	213	(5.8)
				Non-hazardous waste	7,794	6,805	7,602	6,475	17.4	3,813	3,899	3,202	3,075	4.1
	%	Proportion of total weight of waste generated	Hazardous waste	0.1	0	0.1	0	0	5.5	6.7	5.9	6.5	(9.0)	
			Non-hazardous waste	99.9	100	99.9	100	(0.1)	94.5	93.3	94.1	93.5	0.6	
		Proportion of waste generated via disposal and diversion route	Diverted from landfill	27.0	27.9	27.1	26.7	1.5	49.8	45.7	47.8	47.6	0.4	
	%	Proportion of waste estimated		2.7	2.8	2.8	3.0	(6.0)	26.0	15.5	22.2	19.7	12.7	
Certifications	Cert-Tot	#	Voluntary certification	Number of sustainably certified assets	18.00	17.00	18.00	17.00	5.9	1.00	n / a	n / a	n / a	n / a
		%	Voluntary certification	Percentage of the portfolio's total floor area and levels of certification attained	92.9	82.0	94.9	93.5	1.5	8.2	n / a	n / a	n / a	n / a

	Croatia					Slovenia					Italy					Serbia					Czech Republic Residential				
	Total		Like-for-like			Total		Like-for-like			Total		Like-for-like			Total		Like-for-like			Total		Like-for-like		
	2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY	2025	2024	2025	2024	% YoY
31	200	24	24	0	457	364	457	364	25.4	168	168	168	168	0	33	29	29	29	0	0	n/a	n/a	n/a	n/a	
0	1,171	0	0	0	113	298	113	298	(62.0)	414	180	414	180	130.7	0	0	0	0	0	n/a	n/a	0	n/a	0	
0	1,122	0	0	0	0	0	0	0	0	303	0	303	0	0	0	0	0	0	0	0	n/a	0	n/a	0	
n/a	49	n/a	n/a	n/a	113	298	113	298	(62.0)	112	180	112	180	(37.9)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
356	1,178	264	242	9.1	312	362	312	362	(13.7)	339	521	339	521	(35.0)	0	0	0	0	0	582	n/a	582	n/a	0	
356	1,129	264	242	9.1	199	180	199	180	10.8	227	342	227	342	(33.5)	0	0	0	0	0	582	n/a	582	n/a	0	
n/a	49	n/a	n/a	n/a	113	182	113	182	(37.9)	112	180	112	180	(37.88)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
1,247	2,838	1,063	1,115	(4.7)	487	461	487	461	5.7	702	645	702	645	8.8	4,971	4,834	4,889	4,834	1.1	32,586	n/a	32,586	n/a	0	
387	1,378	288	266	8.3	769	726	769	726	5.9	507	690	507	690	(26.5)	33	29	29	29	0	582	n/a	582	n/a	0	
31	1,371	24	24	0	570	662	570	662	(13.9)	583	348	583	348	67.4	33	29	29	29	0	0	n/a	0	n/a	0	
8,393	9,629	5,624	6,413	(12.3)	3,980	3,996	3,980	3,996	(0.4)	4,524	6,018	4,524	6,018	(24.8)	26,636	27,629	26,182	27,629	(5.2)	55,316	n/a	55,316	n/a	0	
1,279	4,209	1,087	1,139	(4.6)	1,057	1,123	1,057	1,123	(5.9)	1,284	993	1,284	993	29.4	5,004	4,863	4,918	4,863	1.1	32,586	n/a	32,586	n/a	0	
91.9	97.7	91.6	90.9	0.8	25.9	29.4	25.9	29.4	(11.9)	7.0	75.6	7.0	75.6	(90.8)	0	0	0	0	0	100	n/a	100	n/a	0	
0	97.7	0	0	0	0	22.6	0	22.6	(100)	0	51.6	0	51.6	(100)	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	
63.4	87.1	74.3	73.3	1.4	836.8	679.0	836.8	679.0	23.3	765.9	919.0	765.9	919.0	(16.7)	41.2	44.4	40.6	44.4	(8.7)	110.5	n/a	110.5	n/a	0	
2.88	2.94	3.19	2.94	8.3	8.08	7.62	8.08	7.62	6.0	8.48	11.53	8.48	11.53	(26.5)	0.22	0.21	0.22	0.21	3.5	0.85	n/a	0.85	n/a	0	
0.23	0.27	0.27	0.27	0	5.99	6.95	5.99	6.95	(13.9)	9.74	5.82	9.74	5.82	67.4	0.22	0.21	0.22	0.21	3.5	0	n/a	0	n/a	0	
86.5	89.2	83.3	84.9	(2.0)	73.4	67.9	73.4	67.9	8.1	87.3	96.8	87.3	96.8	(9.8)	81.5	82.4	81.2	82.4	(1.4)	62.1	n/a	62.1	n/a	0	
61.8	90.6	72.7	71.8	1.3	385.7	292.0	385.7	292.0	32.1	418.3	614.8	418.3	614.8	(32.0)	40.9	44.2	40.3	44.2	(8.7)	110.5	n/a	110.5	n/a	0	
7,284	8,347	5,223	4,596	13.7	14,834	16,704	14,834	16,704	(11.2)	12,392	21,347	12,392	21,347	(41.9)	320	320	320	320	0	n/a	n/a	n/a	n/a	n/a	
17,307	21,025	12,309	12,027	2.3	n/a	n/a	n/a	n/a	n/a	9,925	n/a	9,925	n/a	0	99,030	109,505	98,140	109,505	(10.4)	653,848	n/a	653,848	n/a	0	
24,591	29,372	17,532	16,623	5.5	14,834	16,704	14,834	16,704	(11.2)	22,317	21,347	22,317	21,347	4.5	99,350	109,825	98,460	109,825	(10.3)	653,848	n/a	653,848	n/a	0	
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	5,594	5,594	5,594	5,594	0	n/a	n/a	n/a	n/a	n/a	38,323	n/a	38,323	n/a	0	
24,591	29,372	17,532	16,623	5.5	14,834	16,704	14,834	16,704	(11.2)	27,911	26,941	27,911	26,941	3.6	99,350	109,825	98,460	109,825	(10.3)	692,171	n/a	692,171	n/a	0	
24,591	29,372	17,532	16,623	5.5	14,834	16,704	14,834	16,704	(11.2)	27,911	26,941	27,911	26,941	3.6	99,030	109,505	98,140	109,505	(10.4)	692,171	n/a	692,171	n/a	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a	0	n/a	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	320	320	320	320	0	0	n/a	0	n/a	0	
0.18	0.33	0.19	0.18	5.5	0.16	0.18	0.16	0.18	(11.2)	0.37	0.36	0.37	0.36	4.5	0.75	0.81	0.75	0.81	(7.2)	0.95	n/a	0.95	n/a	0	
0	38.6	0	0	0	0	0	0	0	0	31.1	20.8	31.1	20.8	49.8	0	0	0	0	0	5.4	n/a	5.4	n/a	0	
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
1,754	1,833	1,446	1,472	(1.8)	549	524	549	524	4.8	1,042	1,040	1,042	1,040	0.2	6,429	6,254	6,336	6,254	1.3	10,652	n/a	10,652	n/a	0	
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
100	100	100	100	0	100	100	100	100	0	100	100	100	100	0	100	100	100	100	0	100	n/a	100	n/a	0	
7.4	12.8	8.0	9.0	(10.5)	n/a	n/a	n/a	n/a	n/a	16.3	16.4	16.3	16.4	(0.2)	4.2	4.1	4.3	4.1	4.3	n/a	n/a	n/a	n/a	n/a	
23.6	38.5	23.2	23.4	(1.2)	0	0	0	0	0	99.8	100	99.8	100	(0.2)	1.4	0	0	0	0	100	n/a	100	n/a	0	
5.00	5.00	5.00	5.00	0	n/a	3.00	n/a	3.00	(100)	n/a	n/a	n/a	n/a	n/a	14.00	13.00	14.00	13.00	7.7	n/a	n/a	n/a	n/a	n/a	
25.4	34.6	37.8	37.8	0	n/a	23.5	n/a	23.5	(100)	n/a	n/a	n/a	n/a	n/a	95.4	92.6	100	92.6	8.0	n/a	n/a	n/a	n/a	n/a	

Glossary

Advance tax ruling	Binding information issued by a tax authority on the tax treatment of a specific issue	EU Directive DAC 6	EU Directive for the reporting of cross-border tax planning by tax advisors or companies
ASZ	Arbeitsmedizinisches und Sicherheitstechnisches Zentrum Linz GmbH – a service provider for occupational safety and health management	GDPR	EU General Data Protection Regulation – EU regulation for the protection of personal data
CbCR	Country-by-Country Reporting – country-related reporting by multinational corporations on revenue, earnings and taxes	LCA	Life Cycle Assessment
CPI Europe	CPI Europe AG (before 11 March 2025: IMMOFINANZ AG)	MDR	Mandatory Disclosure Regime – EU-wide reporting obligations for cross-border tax planning
CRREM	Carbon Risk Real Estate Monitor – a scientifically based tool for the evaluation and reduction of CO ₂ risks in the real estate sector	MSCI	Morgan Stanley Capital International – ESG ratings of companies and assessment of their ability to manage long-term, financially material ESG risks.
CSDDD	Corporate Sustainability Due Diligence Directive – planned EU Directive on corporate due diligence along global value chains	OECD	Organisation for Economic Co-operation and Development – international organisation for the support of business, trade and tax transparency
CSR	Corporate Social Responsibility – responsibilities of a company for the social and ecological impacts of its actions	UN Global Compact	United Nations initiative – commitment of companies to responsible conduct in the areas of human rights, labour, the environment, and anti-corruption.
CSRD	Corporate Sustainability Reporting Directive – EU Directive for expanded sustainability reporting by larger companies		
DACH	Designation for the German-speaking countries: Germany (D), Austria (A) and Switzerland (CH)		
ESG	Abbreviation for Environmental, Social, Governance – represents the criteria for sustainable corporate management		
ESRS	European Sustainability Reporting Standards – binding EU standards for the content of CSRD reports		

**Space means
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