

<b>Directors' Dealings, Art 19 MAR</b>			
<b>1.</b>	<b>Details of the person discharging managerial responsibilities/person closely associated</b>		
a)	Name	CPI PROPERTY GROUP S.A.	
<b>2.</b>	<b>Reason for the notification</b>		
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	
<b>3.</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>		
a)	Name	CPI Europe AG	
b)	LEI	5299000DUMZ99SBBX121	
<b>4.</b>	<b>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</b>		
	<b>Transaction No. 1</b>		
a)	Description of the financial instrument, type of instrument	Financial instrument linked to the share price of IMMOFINANZ AG (Turbo Certificate Long Immofinanz AG; Leverage Product with Knock-Out)	
	ISIN	AT0000A3GA61	
b)	Nature of the transaction	Disposal	
c)	Price(s) and volume(s)	Price	Volume
		4.162 EUR	2268714 Shares/Units
d)	Aggregated Information	Price	Aggregated Volume
		4.162 EUR	2268714 Shares/Units
e)	Date of the transaction	2026-06-08; UTC+02:00	
f)	Place of the transaction	OTC - Outside a Trading Venue	
	<b>Transaction No. 2</b>		
a)	Description of the financial instrument, type of instrument	Financial instrument linked to the share price of IMMOFINANZ AG (Turbo Certificate Long Immofinanz AG; Leverage Product with Knock-Out)	

	ISIN	AT0000A3T238	
b)	Nature of the transaction	Disposal	
c)	Price(s) and volume(s)	Price	Volume
		64792.2 EUR	119 Shares/Units
d)	Aggregated Information	Price	Aggregated Volume
		64792.2 EUR	119 Shares/Units
e)	Date of the transaction	2026-06-08; UTC+02:00	
f)	Place of the transaction	OTC - Outside a Trading Venue	
	<b>Transaction No. 3</b>		
a)	Description of the financial instrument, type of instrument	Financial instrument linked to the share price of IMMOFINANZ AG (Turbo Certificate Long Immofinanz AG; Leverage Product with Knock-Out)	
	ISIN	AT0000A3K2V1	
b)	Nature of the transaction	Disposal	
c)	Price(s) and volume(s)	Price	Volume
		36668.92 EUR	250 Shares/Units
d)	Aggregated Information	Price	Aggregated Volume
		36668.92 EUR	250 Shares/Units
e)	Date of the transaction	2026-06-08; UTC+02:00	
f)	Place of the transaction	OTC - Outside a Trading Venue	