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Press Release – Corporate News

Vienna, 27 November 2026

CPI Europe announces unaudited financial results for the first three quarters of 2026

- **Real estate portfolio with a value of €8,607.0 million**
- **Rental income increased to €437.4 million**
- **Results of operations rose to €327.7 million**
- **Net profit increased to €265.6 million**
- **Cash and cash equivalents at €412.0 million**
- **Equity ratio of 50.1% and consolidated leverage ratio of 40.0%**
- **EPRA NTA per share rose to €38.56**

KEY DATA		Q1–Q3 2026	Q1–Q3 2025	Δ IN %
Rental income	€ mill.	437.4	412.6	6.0
Results of asset management	€ mill.	372.6	344.1	8.3
Results from owner-operated hotels	€ mill.	(0.2)	4.9	n. a.
Results of property sales	€ mill.	9.6	(13.5)	n. a.
Results of property development	€ mill.	(0.3)	(1.3)	75.0
Results of operations	€ mill.	327.7	282.8	15.8
Revaluation results	€ mill.	107.8	118.5	(9.0)
Operating profit (EBIT)	€ mill.	411.6	396.2	3.9
Financial results	€ mill.	(84.7)	(93.6)	9.5
Earnings before tax (EBT)	€ mill.	327.0	302.6	8.1
Net profit	€ mill.	265.6	236.9	12.1

CPI Europe closed the first three quarters of 2026 with sound operating performance, thus confirming the effectiveness of the strategic portfolio adjustment which began in 2025. Rental income rose to €437.4 million, supported, in particular, by the acquisition of the Czech residential property portfolio CPI BYTY in November 2025 and by a year-on-year increase of 3.1% in like-for-like rental income. The results of operations increased to €327.7 million.

Revaluations (standing investments, properties under development and property sales) for the first nine months of 2026 totalled €107.8 million. Operating profit (EBIT) rose to €411.6 million and financial results improved to minus €84.7 million, above all due to positive valuation effects from interest rate derivatives. Earnings before tax (EBT) increased to €327.0 million and net profit equalled €265.6 million.

High quality property portfolio
CPI Europe continued the optimisation of its real estate portfolio during the reporting period. This course was reflected in strategic property sales totalling €339.7 million in the first three quarters of 2026.

CPI Europe's property portfolio included 354 assets with a combined value of €8,607.0 million and 3.7 million sqm of rentable space as of 30 September 2026. The occupancy rate equalled 93.4% and the gross return 6.9%.

Robust balance sheet
CPI Europe had a robust balance sheet structure as of 30 September 2026 with an equity ratio of 50.1% and a consolidated leverage ratio of 40.0%. Cash and cash equivalents amounted to €412.0 million.

The IFRS book value per share rose to €34.19. The EPRA NTA per share increased to €38.56 at the end of September 2026 and reflected the net profit recorded for the first three quarters of 2026.

The **interim financial report by CPI Europe** as of 30 September 2026 is available on the company's website under cpi-europe.com.

Results notification as of 30 September 2026 by S IMMO AG
S IMMO AG announced results for the first three quarters of 2026 on 26 November 2026. The real estate portfolio included 106 properties with a combined carrying amount of €3,179.7 million as of 30 September 2026.

Total revenues amounted to €231.5 million and reflected last year's sales of hotel properties. Gross rental income was nearly stable at €165.7 million, and net business income amounted to €142.7 million. The underlying rental business remained solid. Net revaluation gains improved to €8.4 million. Net profit for the first three quarters of 2026 equalled €80.2 million and was influenced, above all, by a decline in EBIT, higher net finance costs and an increase in tax expense.

S IMMO's results notification as of 30 September 2026 is available on the company's website under simmoag.at.

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