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S IMMO AG: S IMMO acquires a property portfolio from CPI in the Czech Republic

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S IMMO today signed a contract for the acquisition of a portfolio totalling eight properties from Czech Property Investments, a.s., a subsidiary of CPI Property Group S.A., in the Czech Republic. The purchase comprises four office properties and four commercial properties with a total leasable area of around 136,000 m², a property value of around EUR 463m and annual rental income of around EUR 28.3m. After the deduction of financial liabilities (approx. EUR 236m) and other balance sheet adjustments (approx. EUR 10.5m), and commercial deductions (approx. EUR 40.5m), the purchase price is approx. EUR 176m. Approx. EUR 76m out of this transaction will be financed by a vendor loan provided by the seller.

The transaction involves Czech Property Investments, a.s., a subsidiary of CPI Property Group S.A., which is a related party of S IMMO AG within the meaning of section 95a (2) of the Austrian Stock Corporation Act (AktG). Further information on the transaction is available on the company's website at

https://www.simmoag.at/fileadmin/redakteur/Investor_Relations/Corporate_Governance/Related-Party-Transaction-2024-04-EN.pdf.

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