

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	The notification concerns a person closely associated with persons discharging managerial responsibilities at IMMOFINANZ AG: The persons discharging managerial responsibilities are (i) Mr. Martin Matula, who is a member of the Supervisory Board of IMMOFINANZ AG and (ii) Mr Pavel Mechura, who is a member of the Management Board of IMMOFINANZ AG, each of which is a person discharging managerial responsibilities of CPI PROPERTY GROUP S.A..	
b)	Initial notification/ Amendment	Initial Notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	IMMOFINANZ 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	Financial instrument linked to the share price of IMMOFINANZ AG (Turbo Certificate Long Immofinanz AG; Leverage Product with Knock-Out)	
	Identification code	AT0000A3GA61	
b)	Nature of the transaction	Acquisition	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		5,6088 EUR	2.268.714 units
d)	Aggregated Information	5,6088 EUR	2.268.714 units
e)	Date of the transaction	2024-12-10; UTC + 1	
f)	Place of the transaction	outside a trading venue	