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Tenants choose CPIPG's commercial properties – summary of the first half of 2023

CPI Property Group (CPIPG) is the largest owner of commercial property in the Czech Republic, Berlin and the CEE region. It has now summarized the first half of the year in terms of commercialization of the retail facilities it manages on the Polish market. Nineteen new tenants came on board, while 60 renewed their contracts and remained in their current locations.

CPI Property Group owner-manages 23 retail facilities in Poland. This includes 6 shopping centers, the independent CH Ogrody in Elbląg and Galeria Orkana in Lublin, as well as the Vivo! chain from the IMMOFINANZ portfolio. There are also 17 retail parks, with 6 locations for the CityMarket chain and 11 STOP SHOP facilities. These retail properties are located in 20 regional cities across Poland. **They have a total area of over 272,000 sqm and a value of EUR 437 million.**

In the first half of 2023, the Retail Leasing team, led by Agnieszka Baczyńska, **signed 79 contracts for a total area of nearly 22,000 sqm.** Almost 7,000 sqm were contracts with new tenants who opened in 4 STOP SHOP retail parks located in Kętrzyn, Legnica, Siedlce and Zielona Góra, along with 2 CityMarket facilities located in Rembertów, with 2 shops, including a new grocery operator, as well as in Zamość, on Hrubieszowska Street. New brands will also appear in shopping centers, with 4 in Vivo! Lublin, 2 each in Vivo! Krosno and Vivo! Stalowa Wola and 1 in Vivo! Piła. The Ogrody Shopping Center has gained 3 new tenants.

Renegotiated contracts accounted for more than 15,100 sqm. In the Ogrody Shopping Center in Elbląg and in Vivo! Krosno, 11 tenants each remained in their current locations. In terms of the number of concluded contracts, the next centers are Vivo! Lublin and Vivo! Stalowa Wola with 7 each, Vivo! Piła with 6 and Galeria Orkana in Lublin with 4. In the STOP SHOP chain, 11 prolongations were signed in 7 cities – Łowicz, Legnica, Kętrzyn, Lublin, Mława, Świnoujście and Żary, while in the CityMarket chain 2 were signed, in Rembertów and Radom.

Agnieszka Baczyńska, Head of Retail Leasing at CPI Property Group Poland comments: *"The results achieved prove that CPI Property Group's retail portfolio, which is diversified in terms of formats and locations, performs well in the market, providing opportunities for individual brands to pursue their development plans. Our strengths also include effective management and the*

prospect of stable cooperation. We are not only the owner, but also the asset and property manager of our retail properties. We continuously build their value, increasing their attractiveness for tenants and customers. We also optimize our operating costs, which the economies of scale allow us to do, and above all we focus on long-term relationships with our partners."

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CPI Property Group (CPIPG) has been operating in Poland since 2013. Following the acquisition of a 76.8% stake in IMMOFINANZ in 2022, CPIPG became the asset manager of all IMMOFINANZ office and retail properties. It currently actively manages 24 office buildings (including the myhive brand), located in prestigious locations in Warsaw. With a total area of more than 500,000 sqm and a value of €1,748.3 billion, CPIPG is the leader in the Warsaw office space market in terms of GLA. CPIPG's managed retail portfolio includes the Ogrody Shopping Center in Elbląg, Orkana Shopping Center in Lublin, 4 VIVO! centers - in Lublin, Krosno, Pila and Stalowa Wola, the City Market chain of retail parks located in Zamość (2 sites), Tarnów, Radom and Zgorzelec, and the STOP SHOP chain in 11 regional Polish cities. In total, CPIPG's managed retail space in Poland amounts to 272,000 sqm GLA, with an estimated value of € 437 million. The company plans further involvement in the Polish market by purchasing and investing in selected office properties in prime Warsaw locations.

CPI Property Group (CPIPG) is a European leader in the commercial real estate sector. It focuses its business on long-term investment and rental properties. CPIPG is the largest owner of office space in Prague, Berlin and Warsaw. It also holds stakes in the Austrian (Vienna), Romanian (Bucharest) and Hungarian (Budapest) markets, among others. In the retail sector, it is the undisputed leader in the Czech Republic and has strong platforms in Italy, Poland, Hungary, Slovakia, Romania and the Adriatic countries.

CPIPG is headquartered in Luxembourg and its shares are listed on the Frankfurt Stock Exchange. The Group operates in the office, retail, residential, hotel and complimentary real estate sectors. It has assets with a total value of more than €5,242 million.