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NOTICE OF ADJUSTMENT OF SUSTAINABILITY PERFORMANCE TARGET

CPI Property Group (the "Issuer")

To the holders of the EUR 700,000,000 1.750 per cent. Sustainability-Linked Senior Notes due 14 January 2030

(ISIN: XS2432162654; Common Code: 243216265)

(the "Notes")

issued under the Issuer's Euro Medium Term Note Programme (the "Programme")

23 April 2025

Reference is made to the terms and conditions of the Notes (the "**Conditions**") set out in Schedule 1 – Part 1 of the amended and restated trust deed dated 12 May 2021 (the "**Trust Deed**") constituting the Notes as supplemented by the Final Terms dated 12 January 2022 (the "**Final Terms**"). Capitalised terms used in this notice (the "**Notice**") and not otherwise defined herein shall have the meanings set out in the Conditions and the Trust Deed.

NOTICE IS HEREBY GIVEN that, in accordance with Annex A of the Final Terms, the Sustainability Performance Target specified in the Final Terms is adjusted in accordance with the Recalculation Policy.

According to the Recalculation Policy, the Group will adjust the 2019 Baseline (as defined in the Final Terms) and/or one or more of the Group's greenhouse gas emissions reduction targets (including the Sustainability Performance Target specified in the Final Terms) to account for changes that drive an increase/decrease in Gross Leasable Area (as defined in the Final Terms) of greater than 5 per cent. The Group may also choose to adjust the 2019 Baseline and/or one or more of the Group's greenhouse gas ("**GHG**") emissions reduction targets in the event that Gross Leasable Area changes less than 5 per cent., especially when structural changes occur (e.g. acquisitions and disposals), which was the case in the year ended 31 December 2024.

The 2019 Baseline specified in the Final Terms was previously adjusted during 2022, 2023, and 2024 (as a result of certain structural changes). The Sustainability Performance Target was also adjusted during 2022 (as a result of the aforementioned 2019 Baseline adjustment and a more ambitious target being validated by the Science Based Target Initiative (certificate number CPIP-LUX-002-OFF)).

During the year ended 31 December 2024, the disposals including primarily a joint venture with Czech hotels, and the sale of S IMMO's residential and office buildings in Germany resulted in a net decrease to the Group's Gross Leasable Area of 312,586.11m² which represents an 4.2 per cent. year-on-year change. For further information on the disposal during 2024, see the Issuer's management report for the year ended 31 December 2024 available at: <https://cpipg.com/en/for-investors/reports-presentations/>.

As a result, the 2019 Baseline previously specified in the Final Terms (as adjusted) of 0.119 metric tonnes of carbon dioxide equivalent emissions per square metre (metric tonnes CO₂ eq/m²) has therefore been further adjusted to account for the structural changes in 2024 in respect of the disposal specified above. The resulting adjusted 2019 Baseline is 0.098 metric tonnes of CO₂ eq/m².

The Group's overall objective, as adjusted in October 2022 to reflect the Group's validated target by the Science Based Target Initiative, remains unchanged by today's announcement: to reduce the Group's GHG Emissions

Intensity by 32.4 per cent. compared to the 2019 Baseline by 31 December 2030, by 23.6 per cent. compared to the 2019 Baseline by 31 December 2027, and by 17.7 per cent. compared to the 2019 Baseline by 31 December 2025.

Therefore, with effect from 12 April 2025, the Sustainability Performance Target applicable to the Notes has been adjusted to a target of reducing the GHG Emissions Intensity equal to or lower than 0.075 metric tonnes of carbon dioxide equivalent emissions per square metre (from 0.079 metric tonnes of CO₂ eq/m² previously, as announced in April 2024) in respect of the SPT Reference Year specified in the Final Terms, subject to further adjustment in line with the Issuer's Recalculation Policy as provided in Annex A of the Final Terms.

The methodology employed for the adjustment of the Sustainability Performance Target was performed in accordance with the current methodology set out in the Recalculation Policy and such methodology remains unchanged. The Group's GHG reporting (including the adjustment to the Sustainability Performance Target) has been verified by CI2, a third party (non-profit organisation) which monitors, reviews and independently validates the Issuer's GHG disclosure and methodology, as complying with ISO 14 064 – 1:2018 and the GHG Protocol Standard.

This announcement has been issued on Euronext Dublin and delivered to the clearing systems, Euroclear and Clearstream Luxembourg, for onward communication to accountholders in accordance with Condition 14 (*Notices*) of the Notes.

Noteholders may direct any questions to the Issuer at:

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