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PRESS RELEASE  
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### **CPI PROPERTY GROUP issues EUR600 million 7-year Notes**

CPI PROPERTY GROUP (the "**Company**") announces the issue of EUR600 million, 2.125%, Regulation S notes due 4 October 2024 (the "**Notes**"). The Notes with Baa3 (stable) rating from Moody's have been issued today at an issue price of 99.039% of their nominal amount under the Company's EUR1.25 billion Euro Medium Term Note (EMTN) programme (the "**Programme**").

The Notes were more than 3 times oversubscribed with an orderbook closing at EUR1.9 billion with 137 investors. The main demand came from the UK (41%) followed by Germany (22%), France (16%), Benelux (10%), Nordics (3%), Southern Europe (4%) and rest of world (4%). 84% of the issue was placed among Fund Managers, with Insurance/Pension Funds taking 7%, Banks and Hedge Funds - 6% and others - 3%.

The Notes are being listed on the Main Market of the Irish Stock Exchange and are accepted for clearance through Euroclear and Clearstream, Luxembourg. The ISIN for this issue is XS1693959931 and the Common Code is 169395993.

The base prospectus for the Notes is available at the website of the Company ([www.cpipg.com](http://www.cpipg.com)).

Deutsche Bank, Société Générale and UniCredit Bank served as global coordinators and joint bookrunners on the transaction, with UBS as joint bookrunner. The Company was advised by Baker & McKenzie LLP and the banks were advised by Allen & Overy LLP.

"This is a historic milestone for the Company, which lays the foundation for us to become a regular issuer on the international capital markets", stated Martin Nemecek, CEO and Managing Director of CPI PROPERTY GROUP. "The Company achieved the largest amount raised in the capital markets with the best pricing outcome among all CEE real estate issuers. The extremely strong response we received for the transaction was a sign of investor confidence in the management team and the strength of our position in their core markets. The success of this debut drawdown encourages us to consider new issues under our EMTN Programme to further decrease the costs of financing and increase our activity on the international capital markets."

"Investors in the CPI PROPERTY GROUP transaction included many of the leading fixed-income investors in the UK and Europe," said David Greenbaum, co-head of CEEMEA Debt Origination at Deutsche Bank. "These investors conduct extensive credit work before buying, and came away with a positive impression of CPI PROPERTY GROUP's management, the underlying strategy, and the quality of CPI PROPERTY GROUP's assets across the CEE region and Berlin."

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