



CPI FIM SA
Société Anonyme
40, rue de la Vallée
L-2661 Luxembourg
R.C.S. LUXEMBOURG B 44.996
(the “Company”)

**CONVENING NOTICE
OF THE COMPANY'S EXTRAORDINARY GENERAL MEETING
TO BE HELD ON 22 DECEMBER 2025**

Dear Shareholders,

You are invited to attend the extraordinary general meeting of the shareholders of the Company (the “**Meeting**”) to be held at the registered office of the Company at 40, rue de la Vallée, L-2661 Luxembourg, Grand Duchy of Luxembourg, on **22 December 2025 at 9:30 CET**, in the presence of a Luxembourg notary public, to discuss and to vote on the agenda indicated below.

The Meeting is convened in accordance with article 450-8 of the Luxembourg law on commercial companies dated 10 August 1915, as amended from time to time (the “**LCA**”) and article 3 of the Luxembourg law dated 24 May 2011 on the exercise of certain rights of shareholders in general meetings of listed companies, as amended from time to time, with the following points on the agenda:

AGENDA

1. Decision to approve the report issued by the board of directors according to article 420-26 (5) of the LCA, relating to the possibility for the board of directors to cancel or limit any preferential subscription right of the shareholders upon the increases of capital in the framework of the authorised share capital as mentioned in agenda item 2.
2. Subject to approval of agenda item 1, decision to introduce a new authorised share capital and to set it to an amount of forty million Euros (EUR 40,000,000.00) for a period of five (5) years from the date of the general meeting of the shareholders held on 22 December 2025 (or in case of adjourning or reconvening the general meeting because no quorum has been reached, the date of the adjourned or reconvened general meeting). Decision to grant to the board of directors of the Company, based on the report drawn up by the board of directors as referred to in Article 420-26 (5) of the LCA, all powers for a period of five (5) years in order to carry out capital increases within the framework of the authorised capital under the conditions and methods it will set with the possibility to cancel or limit any preferential subscription right of the shareholders on the issue of new shares to be issued within the framework of the authorised corporate capital, being understood that all financial instruments carrying an entitlement to, or the right to subscribe for, shares issued until the expiry of that period may still be converted or exercised subsequently to that date.
3. Decision to add the following two paragraphs at the end of the object clause of the Company contained in article 4 of the articles of association of the Company, so that such paragraphs shall be read as follows:

*"The Company may borrow and grant any assistance, loan, advance or guarantee to companies in which it has a participation or in which it has a direct or indirect interest, or to any person (a "**Holding Entity**") which is for the time being a member of or otherwise has a direct or indirect interest in the Company or any body corporate in which a Holding Entity has a direct or indirect interest and any person who is associated with the Company in any business or venture, with or without the Company receiving any consideration or advantage (whether direct or indirect).*

The corporation may carry out any commercial, industrial or financial operations, as well as any transactions



on real estate or on movable property, which it may deem useful to the accomplishment of its purposes, PROVIDED ALWAYS that the Company will not enter into any transaction which would constitute a regulated activity of the financial sector or require a business license under Luxembourg law without due authorisation under Luxembourg law."

4. Subject to approval of agenda items 1 to 3, decision to fully restate the articles of association of the Company in order to, among others things, reflect point 3 of the agenda above, reclassify one billion (1,000,000,000.-) existing registered shares of the Company which are not listed (and are all held by CPI Property Group) into category B shares having the rights and obligations set forth in the articles of association of the Company, increase the size of the board of directors of the Company to seven (7) members and increase the quorum and majority rules for shareholders meetings.
5. Decision to modify, renew and replace the existing share buy-back programme of the Company enabling the redemption of Company's own shares.
6. Decision to appoint with immediate effect CPI Director A, a.s., with its registered office at Purkyňova 2121/3, Nové Město, 110 00 Praha 1, Czech Republic, ID No. 224 88 006, registered with the Municipal Court in Prague, Czech Republic, under the No. B 29431, to the Board of Directors of the Company until the annual general meeting of the shareholders of the Company to be held in 2031 concerning the approval of the annual accounts of the Company for the financial year ending on 31 December 2030.
7. Decision to appoint with immediate effect CPI Director B, a.s., with its registered office at Purkyňova 2121/3, Nové Město, 110 00 Praha 1, Czech Republic, ID No. 225 54 271, registered with the Municipal Court in Prague, Czech Republic, under the No. B 29444, to the Board of Directors of the Company until the annual general meeting of the shareholders of the Company to be held in 2031 concerning the approval of the annual accounts of the Company for the financial year ending on 31 December 2030.
8. Decision to appoint with immediate effect CPI Director C, a.s., with its registered office at Purkyňova 2121/3, Nové Město, 110 00 Praha 1, Czech Republic, ID No. 225 54 092, registered with the Municipal Court in Prague, Czech Republic, under the No. B 29469, to the Board of Directors of the Company until the annual general meeting of the shareholders of the Company to be held in 2031 concerning the approval of the annual accounts of the Company for the financial year ending on 31 December 2030.

ATTENDING THE MEETING

In order to participate to the Meeting, shareholders must provide the Company with the following three items as explained in greater detail below: (i) Record Date Confirmation, (ii) Attendance and Proxy Form, and (iii) Proof of Shareholding.

Record Date Confirmation: This document shall be provided to the Company by a shareholder at the latest on the Record Date, i.e. by 24:00 CET (midnight) on 8 December 2025. **The Record Date is 8 December 2025 at 24:00 CET (midnight)** (the "Record Date", i.e. the day falling fourteen (14) days before the date of the Meeting at midnight (Luxembourg time)).

The Record Date Confirmation must be in writing and indicate that a shareholder holds the Company shares and wishes to participate in the Meeting. A template form of the Record Date Confirmation is available on the Company's website at www.cpifimsa.com.

The Record Date Confirmation must be sent to the Company by post or electronic means so that it is received by the Company at the latest **on the Record Date, i.e. by 24:00 CET (midnight) on 8 December 2025**, to:



CPI FIM SA

40, rue de la Vallée, L-2661 Luxembourg

Fax: + 352 26 47 67 67

email: generalmeetings@cpifimsa.com

Attendance and Proxy Form: A template form is available on the Company's website at www.cpifimsa.com and is to be duly completed and signed by shareholders wishing to participate or be represented at the Meeting.

Proof of Shareholding: This document must indicate the shareholder's name and the number of Company shares held on the Record Date, i.e. at 24:00 CET (midnight) on 8 December 2025. The Proof of Shareholding shall be issued by the bank, the professional securities' depositary or the financial institution where the shares are on deposit. **Please note that Proof of Shareholding is not necessary for those shareholders whose shares are still recorded as registered shares in the Company's shareholders' register.**

Shareholders wishing to participate to the Meeting must send the Attendance and Proxy Form together with the relevant Proof of Shareholding by post or electronic means so that they are received by the Company at the latest by noon (12:00 noon CET) on **15 December 2025**, to:

CPI FIM SA

40, rue de la Vallée, L-2661 Luxembourg

Fax: + 352 26 47 67 67

email: generalmeetings@cpifimsa.com

Please note that only persons who are shareholders on the Record Date and have timely submitted their Record Date Confirmation, Attendance and Proxy Form, and Proof of Shareholding shall have the right to participate and vote at the Meeting.

Documentation and information: The following documents and information are available for the shareholders on our website: www.cpifimsa.com and, in particular, in the "Shareholder Corner":

- the present convening notice;
- the total number of shares and the voting rights in the Company as at the date of this convening notice;
- the documents to be submitted to the Meeting (in particular the report of the board of directors according to article 420-26 (5) of the LCA and the restated version of the Articles of Association of the Company it is proposed to adopt during the Meeting);
- the draft resolutions of the Meeting. Any draft resolution(s) submitted by shareholder(s) shall be added to the website as soon as possible after the Company has received them;
- the terms of the new share buy-back programme of the Company to be presented to the Meeting for approval;
- the Record Date Confirmation Form; and
- the Attendance and Proxy Form.

The above documents may also be obtained by shareholders upon written request sent to the following postal address: CPI FIM SA, 40, rue de la Vallée, L-2661 Luxembourg.

For further information, visit our website: www.cpifimsa.com and, in particular, the "Shareholder Corner".

Quorum Requirement:

With respect to items 1 to 4 of the agenda, the Meeting shall not validly deliberate, unless at least one half of the corporate capital is represented and if the agenda of the meeting includes the statutory changes to be considered.



In the event that such quorum condition is not fulfilled, a second meeting may be convened by publishing this convening notice in the Luxembourg official gazette (Recueil Electronique des Sociétés et Associations), a Luxembourg newspaper and in such media which may reasonably be expected to be relied upon for the effective dissemination of information to the public throughout the European Economic Area, and which are accessible rapidly and on a non-discriminatory basis, seventeen (17) days prior to the date of the reconvened meeting provided that (i) the first Meeting was properly convened; and (ii) the agenda for the reconvened Meeting does not include any new item.

The second meeting shall deliberate validly whatever the part of the corporate capital represented thereat.

At both meetings, resolutions, in order to be adopted, must be carried by a majority of two-thirds of the votes cast. Votes cast shall not include votes attaching to shares in which the shareholder has not taken part in the vote or has abstained or has returned a blank or invalid vote.

With respect to items 5 to 8 of the agenda, the Meeting shall validly deliberate regardless of the corporate capital present or represented. Resolutions, in order to be adopted, must be carried by a majority of the votes cast. Votes cast shall not include votes attaching to shares in which the shareholder has not taken part in the vote or has abstained or has returned a blank or invalid vote.

Right to add new items on the agenda: One or more shareholders together representing at least five per cent of the share capital has the right to (i) put one or more items on the agenda of the Meeting and (ii) table draft resolutions for items included or to be included on the agenda of the Meeting.

Such requests must:

- be in writing and sent to the Company by post (at the following address: CPI FIM SA, 40, rue de la Vallée, L-2661 Luxembourg) or electronic means (at the following email address: generalmeetings@cpifimsa.com) and be accompanied by a justification or draft resolution to be adopted in the Meeting;
- include the postal or electronic address at which the Company may acknowledge receipt of the requests;
- be received by the Company at least **twenty-two (22) days** before the date of the Meeting, i.e. **30 November 2025**.

The Company shall acknowledge receipt of requests referred to above within (forty-eight) 48 hours from receipt. The Company shall prepare a revised agenda including such additional items on or before the fifteenth (15th) day before the date of the Meeting.

If you need further assistance or information, please contact: CPI FIM SA, 40, rue de la Vallée, L-2661 Luxembourg, Tel: + 352 26 47 67 1; Fax: + 352 26 47 67 67; email: generalmeetings@cpifimsa.com.

Luxembourg, 20 November 2025

Yours faithfully,

The Board of Directors of the Company