Press Release

Luxembourg, 31 August 2026

CPI FIM SA

H1 2026 Financial results

Financial highlights

Performance		H1 2026	H1 2025	Change
Gross rental income	**€ thousands**	38,216	36,724	4%
Total revenues	**€ thousands**	56,292	65,101	(14%)
Operating result	**€ thousands**	50,683	54,826	(8%)
Net profit for the period	**€ thousands**	143,859	58,572	146%

Assets		30 Jun 26	31 Dec 25	Change
Total assets	**€ thousands**	3,470,619	3,928,525	(12%)
EPRA NRV	**€ thousands**	1,817,478	1,685,972	8%
Property Portfolio	**€ thousands**	1,944,000	2,085,000	(7%)
Gross leasable area	**sqm**	361,000	362,000	(0.3%)
Occupancy in %	**%**	97.4%	96.9%	0.5 p.p.
Land bank area	**sqm**	18,175,000	18,300,000	(1%)
Total number of properties	**No.**	21	22	(5%)

Financing structure		30 Jun 26	31 Dec 25	Change
Total equity	**€ thousands**	1,700,702	1,567,700	8%
Equity ratio	**%**	49%	40%	9 p.p.

CONSOLIDATED INCOME STATEMENT

Income statement for the six-month period ended on 30 June 2026 and 30 June 2025 is as follows:

€ thousands	H1 2026	H1 2025
Gross rental income	38,216	36,724
Sale of services	17,359	17,151
Cost of service charges	(17,309)	(17,705)
Property operating expenses	(5,798)	(4,784)
Net rental income	**32,468**	**31,386**
Development sales	–	10,488
Cost of goods sold	(24)	(10,141)
Development operating expenses	(182)	(98)
Net development income	**(206)**	**249**
Hotel revenue	717	738
Hotel operating expenses	(136)	(110)
Net hotel income	**581**	**628**
Total revenues	**56,292**	**65,101**
Total direct business operating expenses	**(23,449)**	**(32,838)**
Net business income	**32,843**	**32,263**
Net valuation gain/(loss) on investment property	(13,435)	26,380
Net gain/(loss) on the disposal of investment property	(13)	--
Net gain/(loss) on disposal of subsidiaries and financial investments	2,316	880
Amortization, depreciation and impairments	33,385	(761)
Administrative expenses	(4,735)	(4,992)
Other operating income	982	2,999
Other operating expenses	(660)	(1,943)
Operating result	**50,683**	**54,826**
Interest income	30,591	104,525
Interest expense	(35,370)	(65,746)
Other net financial result	133,920	(22,973)
Net finance income/ (expense)	**129,141**	**15,806**
Share of profit of equity-accounted investees (net of tax)	-	798
Profit before income tax	**179,824**	**71,430**
Income tax expense	(35,965)	(12,858)
Net profit for the period	**143,859**	**58,572**

Gross rental income

Gross rental income increased by €1.5 million primarily due to higher rental income from the Polish portfolio.

Net finance income

Interest income decreased primarily due to a reduction in loans provided to CPI Property Group S.A. Interest expense also decreased, primarily reflecting a reduction in financial debt, including loans received from CPI Property Group S.A. However, interest expense is higher than interest income as the loans previously provided by the Company to the Group entities were transferred outside the Group consolidation perimeter to CPIPG Management S.à r.l. and thus incurred additional interest expense for the Group.

The increase in the net financial result was primarily driven by a €114.9 million gain realised on the sale of bonds issued by CPI Italy 130 SPV S.r.l. and held by CPI FIM.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

€ thousands	30-June-26	31-Dec-25
NON-CURRENT ASSETS		
Intangible assets	1,137	1,176
Investment property	1,693,721	1,721,733
Property, plant and equipment	410	1,092
Equity accounted investees	–	147,145
Other investments	50,676	52,540
Loans provided	1,012,920	829,455
Other receivables	633	83,651
Deferred tax assets	50,443	58,078
Total non-current assets	**2,809,940**	**2,894,870**
CURRENT ASSETS		
Inventories	167,141	133,265
Income tax receivables	5,285	5,171
Trade receivables	3,780	4,202
Loans provided	168,492	479,972
Cash and cash equivalents	88,885	159,761
Other current assets	143,628	167,871
Assets held for sale	83,468	83,413
Total current assets	**660,679**	**1,033,655**
TOTAL ASSETS	**3,470,619**	**3,928,525**
EQUITY		
Equity attributable to owners of the Company	1,700,087	1,566,028
Non-controlling interests	615	1,672
Total equity	**1,700,702**	**1,567,700**
NON-CURRENT LIABILITIES		
Financial debts	1,444,462	888,726
Deferred tax liabilities	154,894	127,294
Other financial liabilities	24,997	22,922
Total non-current liabilities	**1,624,353**	**1,038,942**
CURRENT LIABILITIES		
Financial debts	33,193	904,772
Trade payables	16,562	22,660
Income tax liabilities	112	1,728
Other current liabilities	95,697	392,723
Total current liabilities	**145,564**	**1,321,883**
TOTAL EQUITY AND LIABILITIES	**3,470,619**	**3,928,525**

Total assets

Total assets decreased by €457.9 million (11.7%) to €3,470.6 million as at 30 June 2026. This was mainly due to a reduction in loans provided to related parties and the disposal of equity accounted investments.

Total liabilities

Total liabilities decreased by €590.9 million (25.0%) to €1,769.9 million as at 30 June 2026. The decrease primarily reflects a decrease in financial debts and other financial current liabilities.

Equity, EPRA NRV and EPRA NDV

As at 30 June 2026, equity attributable to owners of the Company increased by €134.1 million, primarily due to:

- profit for the period attributable to the owners of €143.8 million;
- increase of hedging reserve by €2.5 million;
- increase of share premium by €1.6 million;
- decrease of translation and other reserves by €13.8 million.

EPRA NRV per share amounts to €1.38 as at 30 June 2026 compared to €1.28 as at 31 December 2025.

EPRA NDV per share amounts to €1.29 as at 30 June 2026 compared to €1.19 as at 31 December 2025.

	30 June 2026	31 December 2025
Consolidated equity	**1,700,087**	**1,566,028**
Deferred taxes on revaluations	117,391	119,944
EPRA NRV	**1,817,478**	**1,685,972**
Number of shares (in thousands)	1,314,508	1,314,508
NRV per share (in €)	1.38	1.28
EPRA NRV	**1,817,478**	**1,685,972**
Deferred taxes on revaluations	(117,391)	(119,944)
EPRA NDV	**1,700,087**	**1,566,028**
Diluted number of shares (in thousand)	1,314,508	1,314,508
NDV per share (in €)	1.29	1.19

For disclosures regarding Alternative Performance Measures used in this press release please refer to our H1 2026 Financial Information, chapter GLOSSARY & DEFINITIONS; accessible at http://www.cpifimsa.com (FOR INVESTORS – Financial Reports – HALF YEAR RESULTS).

For full Interim Management Report as at 30 June 2026, including Condensed Consolidated Interim Financial Statements as at 30 June 2026, please refer to our website at www.cpifimsa.com.

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