

To the Chairman of the Audit Committee of  
CA Immobilien Anlagen Aktiengesellschaft  
Attn. Nicholas Chadwick  
Mechelgasse 1  
1030 Vienna

Vienna, 16 March 2026  
MK/jdu ext 2412  
[mkrimmel@deloitte.at](mailto:mkrimmel@deloitte.at)

## Report on the independence of the auditor according to sec. 270(1a) UGB

Dear Mr. Chadwick!

Pursuant to sec. 270(1a) UGB (Unternehmensgesetzbuch, Austrian Commercial Code), the auditor has to provide a list of the fees received from the company in the previous business year, itemized by service categories, before the supervisory board submits its nomination and to report on being subject to the external system of quality assurance according to the Abschlussprüfer-Aufsichtsgesetz (APAG, Austrian Auditor Oversight Act). Furthermore, the auditor has to explain and document all circumstances that could disqualify the auditor or constitute threats to his, her or its independence in fact or appearance as well as the safeguards applied to ensure an independent and unbiased audit.

Hence, we may inform you about the following:

### 1. Received Fees

We received the following fees (excl. VAT) for services rendered to CA Immobilien Anlagen Aktiengesellschaft and to its subsidiaries in the business year ending on December 31<sup>st</sup>, 2025:

	<b>EUR</b>
Audit of the separate (UGB) and consolidated (IFRS) financial statements (excl. out-of-pocket expenses)	415.000
Other assurance services	84.497
Tax services	0
Other services	0
	<hr/> <b>499.497</b> <hr/>

Note: For the audit the agreed fee is indicated.

## 2. Quality Assurance System

Our company is subject to the system of external quality assurance according to the Abschlussprüfer-Aufsichtsgesetz (APAG, Austrian Auditor Oversight Act) and registered in the public register pursuant to sec. 52 APAG.

## 3. Independence

The Austrian and the international Deloitte organization have implemented measures and policies that ensure the independent and unbiased performance of the audit. We are currently not aware of any circumstances, which could disqualify us as your auditor or constitute threats on the independence in fact or appearance of our company or the persons engaged in the audit.

We hope to serve you with this information and be available for questions at any time.

Best regards,

### **Deloitte Audit Wirtschaftsprüfungs GmbH**

Qualified electronically signed:			
DocuSigned by: <b>Marieluise Krimmel</b> <small>849005D870A0491...</small>		Signed by: <b>ppa. Sabine Jestl-Kneisz</b> <small>C63AFB7AF01B456...</small>	
Date:		Date:	

Copy to:  
Chairperson of the Supervisory Board