

Issue Specific Summary

Section A - Introduction and warnings	
<p><i>This summary (the "Summary") should be read as an introduction to the base prospectus dated 13 May 2026 (the "Prospectus") in relation to the Debt Issuance Programme of Breiteneder Immobilien Parking Konzernfinanzierungs GmbH. Any decision to invest in the securities should be based on a consideration of this Prospectus as a whole by an investor; i.e. the Prospectus and the final terms dated 18 May 2026 (the "Final Terms").</i></p> <p><i>Investors in the securities could lose all or part of their invested capital.</i></p> <p><i>Where a claim relating to the information contained in the Prospectus is brought before a court, the plaintiff investor might, under national law, have to bear the costs of translating the Prospectus before the legal proceedings are initiated.</i></p> <p><i>Civil liability attaches only to those persons who have tabled this Summary including any translation thereof, but only where this Summary is misleading, inaccurate or inconsistent, when read together with the other parts of the Prospectus, or where it does not provide, when read together with the other parts of the Prospectus, key information in order to aid investors when considering whether to invest in the securities.</i></p> <p><i>You are about to purchase a product that is not simple and may be difficult to understand.</i></p>	
a)	<p>Name and international securities identification number ("ISIN") of the securities.</p> <p>This Summary relates to the issuance of fixed rate bearer notes with a denomination of EUR 1,000 each, ISIN AT0000A3USC0 (the "Notes") in exchange for the EUR 50,000,000 3.5% notes 2018 – 2028, series 2 (ISIN AT0000A21LA8).</p>
b)	<p>Identity and contact details of the Issuer, including its legal entity identifier ("LEI").</p> <p>Breiteneder Immobilien Parking Konzernfinanzierungs GmbH (LEI: 529900BBRDS7QBC5Q850) is a company with limited liability, incorporated and governed by Austrian law, with its registered seat in Vienna, Austria, and its business address at Schwarzenbergplatz 5, Top 7/1, 1030 Vienna, Austria, (Tel +43 1 5131241-0; Website: https://www.b-i-p.com/en/) (the "Issuer" or the "Company").</p>
c)	<p>Identity and contact details of the offeror, including its LEI if the offeror has legal personality, or of the person asking for admission to trading on a regulated market.</p> <p>The Notes will be offered by Erste Group Bank AG (LEI: PQOH26KWDF7CG10L6792), Am Belvedere 1, 1100 Vienna, Austria, (Phone: +43 (0) 50100 87471) as exchange agent (the "Exchange Agent") and dealer manager (the "Dealer Manager").</p>
d)	<p>Identity and contact details of the competent authority approving the prospectus.</p> <p>The Austrian Financial Market Authority (<i>Finanzmarktaufsichtsbehörde</i>, the "FMA"), Otto-Wagner-Platz 5, 1090 Vienna (Phone: +43 1 249 59-0; Website: www.fma.gv.at) has approved this Prospectus in its capacity as competent authority for Austria under Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017, as amended and pursuant to the Austrian Capital Market Act 2019 (<i>Kapitalmarktgesetz 2019</i>).</p>
e)	<p>The date of approval of the prospectus.</p> <p>The Prospectus has been approved on 13 May 2026. The Final Terms are dated 18 May 2026.</p>

Section B - Key information on the Issuer	
a)	<p>Who is the Issuer of the securities?</p> <p>Information on the Issuer: The Company's legal name is Breiteneder Immobilien Parking Konzernfinanzierungs GmbH and it operates under the commercial name "Breiteneder Immobilien Parking Konzernfinanzierung". The Company (LEI: 529900BBRDS7QBC5Q850) has its registered seat in Vienna, Austria, and is an Austrian company with limited liability (<i>Gesellschaft mit beschränkter Haftung</i>), incorporated under and governed by Austrian law. The Company is registered with the Austrian companies register (<i>Firmenbuch</i>) under registration number FN 440890 v; registration court: commercial court Vienna (<i>Handelsgericht Wien</i>).</p> <p>Principal activities:</p>

The Issuer is an intragroup financing company, which conducts no business operations on its own and has no independent means of generating revenue. It has not engaged in, and will not be permitted to engage in, any activities outside of its corporate object. Therefore, it does not directly compete with other companies on any markets or offer any products. The Issuer is in charge of the financial management of Breiteneder Immobilien Parking Group (consisting of the Issuer, Breiteneder Immobilien Parking AG (the "**Guarantor**"), the subsidiaries of the Guarantor and its investments in associates and joint ventures as a whole the "**Breiteneder Immobilien Parking Group**"), in particular by giving advice on investing and raising money in the capital market.

Major shareholders and control:

Breiteneder Immobilien Parking AG is the sole shareholder of the Issuer.

The shareholders of Breiteneder Immobilien Parking AG are (i) Traso Holding B.V. (50.27%), (ii) JB & B-Beteiligungs GmbH (19.21%), (iii) B-Privatstiftung (10.93%), (iv) JB & B-Privatstiftung (13.42%) and (v) "TGP" Privatstiftung (6.17%). Johann Breiteneder is an indirect 25.13% shareholder of Breiteneder Immobilien Parking AG, as well as one of the beneficiaries in each of the three private foundations holding a total of 49.7% in Breiteneder Immobilien Parking AG. Bettina Breiteneder, being also one of the indirect shareholders of Breiteneder Immobilien Parking AG, holding another 25.13 % in Breiteneder Immobilien Parking AG, as well as being another beneficiary in each of the three private foundations holding the remaining total of 49.7 %, in Breiteneder Immobilien Parking AG.

Managing directors:

Currently, the Issuer's Board of Directors (*Geschäftsführung*) consists of Johann Breiteneder as the sole member.

Independent auditor:

The German language financial statements of the Issuer as of and for the financial years ended 31 December 2025 (the "**Issuer Audited Financial Statements 2025**") and 31 December 2024 (the "**Issuer Audited Financial Statements 2024**") and together with the Issuer Audited Financial Statements 2025, the "**Issuer Audited Financial Statements 2025 and 2024**") have been prepared according to Austrian Generally Accepted Accounting Principles ("**Austrian GAAP**") and were audited by Ernst & Young Wirtschaftsprüfungsgesellschaft m.b.H. ("**Ernst & Young**"), with its registered address at Wagramer Straße 19, 1220 Vienna, who issued a German language unqualified auditor's report in each case. Ernst & Young is a certified public accounting firm and member of the Austrian Chamber of Chartered Accountants (*Kammer der Steuerberater:innen und Wirtschaftsprüfer:innen*).

What is the key financial information regarding the Issuer?

The following key financial information of the Issuer as of and for the financial years ended 31 December 2025 and 31 December 2024 has been derived from the Issuer Audited Financial Statements 2025.

Where financial data in the following tables is labeled "audited", this means that it has been extracted from the Issuer Audited Financial Statements 2025.

Selected income statement data:

<i>(in EUR)</i>	Financial year ended	
	31 December 2025 (audited)	31 December 2024 (audited)
EBIT ⁽¹⁾	11,793.72	-544,690.56

(Source: Issuer Audited Financial Statements 2025)

⁽¹⁾ EBIT is defined as a key financial measure for earnings before interest and taxes on income and equals operating result as presented in the financial statements of the Issuer.

Selected data derived from the balance sheet:

<i>(in EUR)</i>	As of	
	31 December 2025 (audited)	31 December 2024 (audited)
Net financial debt ⁽¹⁾	2,413,996.60	2,053,378.80

(Source: Issuer Audited Financial Statements 2025)

⁽¹⁾ Net financial debt is defined as the sum of bonds, less loans to affiliated companies and less cash and cash equivalents, each as presented in the financial statements of the Issuer.

Selected data of the cash flow statement:

<i>(in EUR)</i>	Financial year ended	
	31 December 2025 (audited)	31 December 2024 (audited)
Net cash flows from operating activities	-18,207.65	-424,009.56
Net cash flows from investing activities	-7,008,300.15	-18,471,145.93
Net cash flow from financing activities	-25,880,110.00	52,212,072.49

(Source: Issuer Audited Financial Statements 2025)

What are the key risks that are specific to the Issuer?

c)

Risks relating to the (macro-)economic and political environment

- The Breiteneder Immobilien Parking Group could be impacted by global economic disruptions, leading to cost increases, high inflation, high interest rates and other macroeconomic factors and developments affecting the Breiteneder Immobilien Parking Group and/or its customers.
- The Breiteneder Immobilien Parking Group is exposed to current global raw material and energy shortages or fluctuating raw material or energy prices which may continue or even become worse going forward.
- Political systems as well as legal and judicial systems in some of the countries where the Breiteneder Immobilien Parking Group operates are less developed than those of other European countries. The governments of those countries may react to financial and economic crises with increased protectionism, nationalization, discriminatory treatment or similar measures, all of which could lead to instability and insecurity, which could materially adversely affect the Breiteneder Immobilien Parking Group's financial condition and operating activities.

Risks related to the Breiteneder Immobilien Parking Group's business activities and industry

- Failure to develop and expand strategically relevant business areas of parking and mobility solutions could materially adversely affect the Breiteneder Immobilien Parking Group.
- Risk of disruptions or failures in payment systems and digital platforms.
- Changes in the transportation industry and traffic patterns caused, for example, by car-sharing businesses and governmental efforts to fulfill climate goals could materially adversely affect demand for the Breiteneder Immobilien Parking Group's car park facilities.

Risks related to the Breiteneder Immobilien Parking Group's financial position

- The Breiteneder Immobilien Parking Group is exposed to high inflation, interest rate, refinancing and liquidity risk.
- Breiteneder Immobilien Parking Group's financial flexibility may be restricted by difficulties in accessing additional financing, its level of indebtedness and/or its ability to generate sufficient cash flows to service its indebtedness.
- The Breiteneder Immobilien Parking Group's ability to expand its business depends upon the availability and cost of capital.

Legal, regulatory, internal control and reputational risk

- Material investments in the Parking Subgroup require the consent of the co-shareholder in Best in Parking AG.
- Failure to comply with environmental, social and governance ("ESG") standards and expectations could adversely impact the Breiteneder Immobilien Parking Group's business and reputation.
- The Breiteneder Immobilien Parking Group is operating in an evolving regulatory environment with severe penalties for non-compliance.

Further risks relating to the Issuer and/or the Breiteneder Immobilien Parking Group

- Potential conflicts of interests.

Section C - Key information on the securities**What are the main features of the securities?**

a)	<p>Type, class and ISIN of the Notes: The Notes bear a fixed interest rate. The Notes are debt instruments issued in bearer form and represented by a global note. Form and content of the Notes as well as all rights and obligations from matters under the Notes are determined in every respect by Austrian law. ISIN: AT0000A3USC0</p>
	<p>Currency, denomination, par value the number of Notes issued and the term of the Notes: The Notes in the aggregate principal amount of up to EUR 50,000,000 are divided into up to 50,000 Notes. The Notes are denominated in Euro and are being issued in denominations of EUR 1,000, each. The term of the Notes starts on 16 June 2026 (inclusive) and ends on 16 June 2032 (exclusive). The tenor shall therefore be 6 (six) years.</p>
	<p>The rights attached to the securities: The Notes bear interest on their principal amount at a rate of 4.750%. Unless in case of an early redemption of the Notes, the yield equals 4.750% per annum.</p> <p>The Notes bear interest on their principal amount from and including 16 June 2026 to, but excluding the 16 June 2032 with 4.750% per annum. Interest will be payable annually in arrears on 16 June of each year. The first interest payment will be made on 16 June 2027.</p> <p>The Notes will be redeemed at their principal amount on 16 June 2032. Payments by the Issuer on the Notes shall be made to the clearing system or to its order for credit to the accounts of the relevant account holders of the clearing system and will be credited through the individual custodian banks of the holders of the Notes (the "Noteholders" and each a "Noteholder").</p> <p>The terms and conditions contain no provisions on the representation of the Noteholders. Under certain conditions, a trustee (<i>Kurator</i>) may be appointed to represent the Noteholders before the courts in accordance with Austrian Bond Trustee Act Gazette RGBI 1874/49, as amended.</p> <p>The Noteholders have no right of ordinary termination and may only early terminate the Notes for cause in certain events as set forth in the terms and conditions of the Notes. The Issuer is entitled to early redeem (in whole but not in part) the Notes for reasons of taxation. The Issuer may at any time, without the consent of the Noteholders, replace the Issuer with a subsidiary or the Guarantor or a subsidiary of the Guarantor as new issuer under certain conditions as set forth in the terms and conditions.</p> <p>In addition, the Notes do not confer any voting rights, preferential rights on offers to subscribe for securities of the same category, the right to participate in the profits of the Issuer, the right to participate in the proceeds in the event of liquidation, or conversion rights.</p>
	<p>Ranking of Notes: The Notes constitute direct and unconditional obligations of the Issuer, ranking <i>pari passu</i> among themselves, being neither subordinated nor secured – with the exception of the guarantee issued.</p>
	<p>Restrictions of Transferability: The Notes are bearer securities and in general freely transferable. Restrictions on transferability can result from applicable regulations of the clearing systems.</p>
	<p>Dividend policy: Not applicable.</p>
b)	<p>Where will the securities be traded? The Issuer will apply for admission of the Notes to be admitted to trading on the Official Market (<i>Amtlicher Handel</i>) of the Vienna Stock Exchange (<i>Wiener Börse</i>) which is a regulated market pursuant to Directive 2014/65/EU of the European Parliament and of the Council of 15 May 2014, as amended (<i>Markets in Financial Instruments Directive II – MiFID II</i>).</p>
c)	<p>What are the key risks that are specific to the securities?</p> <ul style="list-style-type: none"> • Noteholders are exposed to the risk of partial or total failure of the Issuer and/or Guarantor to make interest and/or redemption payments under the Notes, including a total loss of the invested capital (credit risk). • Noteholders assume the risk that the credit spread of the Issuer changes (credit spread risk).

d) Is there a guarantee attached to the securities?		
Nature and scope of the guarantee:		
The Notes will be unconditionally and irrevocably guaranteed by the Guarantor. The guarantee constitutes a direct, unconditional, non-subordinated, irrevocable and unsecured obligation of the Guarantor and is ranking <i>pari passu</i> with all other existing, unsecured and non-subordinated obligations of the Guarantor, with the exception of obligations which rank senior according to applicable mandatory law.		
Identity and contact details of the Guarantor, including its legal entity identifier ("LEI").		
Breiteneder Immobilien Parking AG (LEI: 529900JULC0CGBBZLM02) is a joint stock corporation, incorporated and governed by Austrian law, with its registered seat in Vienna, Austria, and its business address at Schwarzenbergplatz 5, Top 7/1, 1030 Vienna, Austria, (Tel +43 1 5131241-0; Website: https://www.b-i-p.com/en/).		
What is the key financial information regarding the Guarantor?		
The German language consolidated financial statements of the Guarantor as of and for the financial years ended 31 December 2025 (the " Guarantor Audited Consolidated Financial Statements 2025 ") have been prepared in accordance with IFRS Accounting Standards issued by the International Accounting Standards Board (IASB) as adopted by the European Union and the additional requirements under Section 245a Austrian Commercial Code (<i>Unternehmensgesetzbuch – UGB</i>) and the German language consolidated financial statements of the Guarantor as of and for the financial year ended 31 December 2024 (the " Guarantor Audited Consolidated Financial Statements 2024 ", together with the Guarantor Audited Consolidated Financial Statements 2025, the " Guarantor Audited Consolidated Financial Statements 2025 and 2024 ") have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union and the additional requirements under Section 245a of the Austrian Commercial Code (<i>Unternehmensgesetzbuch – UGB</i>) (the " Guarantor Audited Consolidated Financial Statements 2025 and 2024 ") and were audited by Ernst & Young, who issued a German language unqualified auditor's report in each case.		
The following key financial information of the Guarantor as of and for the financial years ended 31 December 2025 and 31 December 2024 have been derived from the Guarantor Audited Consolidated Financial Statements 2025 and 2024.		
Where financial data in the following tables is labeled "audited", this means that it has been extracted from the Guarantor Audited Consolidated Financial Statements 2025 and 2024.		
Selected consolidated income statement data:		
<i>(in TEUR)</i>	Financial year ended	
	31 December 2025 (audited)	31 December 2024 (audited)
EBIT (operating result)	45,957	34,001
(Source: Guarantor Audited Consolidated Financial Statements 2025 and 2024)		
Selected data derived from the consolidated balance sheet:		
<i>(in TEUR)</i>	As of	
	31 December 2025 (audited)	31 December 2024 (audited)
Net financial debt ⁽¹⁾	624,811	542,612
Gearing ratio ⁽²⁾	138.0%	118.4%
(Source: Guarantor Audited Consolidated Financial Statements 2025)		
⁽¹⁾ Net financial debt is defined as the sum of non-current and current liabilities against banks, bonds and promissory note loans, derivative instruments designated as hedging instruments, liabilities for leases and building leases, other loans, subsidised loans, and liabilities for concessions less cash and cash equivalents and current securities.		
⁽²⁾ The gearing ratio is calculated on the basis of net financial debt in relation to total equity.		
Selected data of the consolidated cash flow statement:		
<i>(in TEUR)</i>	Financial year ended	

	31 December 2025 (audited)	31 December 2024 (audited)
Net cash flows from operating activities	66,450	61,589
Net cash flows from investing activities	-114,954	-29,512
Net cash flows from financing activities	18,720	20,123
(Source: Guarantor Audited Consolidated Financial Statements 2025 and 2024)		
Most material risk factors pertaining to the guarantor contained in the Prospectus:		
See Section B c)		

Section D – Key information on the offer of securities to the public and/or the admission to trading on a regulated market.	
a)	<p>Under which conditions and timetable can I invest in this security?</p> <p>Scope of the offering: The offer of the Notes will take place in the form of an invitation to the noteholders of the EUR 50,000,000 3.5 % notes 2018 – 2028, series 2 (ISIN AT0000A21LA8) ("2018-Notes") to offer to the Issuer for exchange their 2018-Notes against the Notes (the "Exchange Offer") in the period from 18 May 2026 to presumably 1 June 2026 (the "Exchange Period"). The Exchange Period may be extended or shortened. The Exchange Offer is subject to the terms and conditions of the Exchange Offer Memorandum dated 18 May 2026 (the "Exchange Offer Memorandum"). The result of the Exchange Offer will be announced on or about 2 June 2026.</p> <p>Offer conditions: The Issuer will issue Notes in an aggregate principal amount of up to EUR 50,000,000 with a denomination of EUR 1,000, each. The Issuer invites all investors who currently hold existing 2018-Notes on the basis and in accordance with the Exchange Offer Memorandum to submit offers to the Issuer to exchange all or parts of their 2018-Notes into Notes at an exchange ratio of 1:1 (the "Exchange"). The Exchange shall be effected at the principal amount of the 2018-Notes. Furthermore, each holder of a 2018-Note, who validly offered its 2018-Notes for exchange and whose offer was accepted by the Issuer, shall receive "Accrued Interest" of EUR 33.37 (subject to deduction of applicable withholding tax) per each exchanged 2018-Note with a principal amount of EUR 1,000.</p> <p>The plan for distribution: The delivery of the Notes takes place through the paying agent or the clearing system or their respective legal successor. The Notes will be delivered to those subscribers whose offers for exchange have been accepted by the Issuer. The depository bank will thereafter credit the respective number of Notes to the subscriber's securities account.</p> <p>The amount and percentage of immediate dilution resulting from the offer: Not applicable.</p> <p>Total expenses and expenses charged to the investors: Assuming that offers with an aggregate principal amount of EUR 50,000,000 are accepted by the Issuer, the Dealer Manager's commission will not exceed EUR 150,000, the Exchange Agent's fee will be EUR 15,000, the KID Agent's fee will be EUR 7,500, the Paying Agent's fee will be EUR 15,000, the custodian banks' commission will not exceed EUR 125,000 and the other associated costs will be approximately EUR 400,000. The Issuer will not charge any costs, expenses or taxes directly to the investors in connection with the Notes.</p>
b)	<p>Who is the offeror and/or the person asking for admission to trading?</p> <p>The Notes will be offered by Erste Group Bank AG. Application will be made for the Notes to be admitted for listing and trading on the Official Market (<i>Amtlicher Handel</i>) of the Vienna Stock Exchange by the Issuer together with Erste Group Bank AG acting as stock exchange member.</p>
c)	<p>Why is this Prospectus being produced?</p> <p>Reasons for the Offer and for the listing of the Notes: The Issuer intends to optimize its financing structure with the Exchange Offer.</p> <p>The use and estimated net amount of the proceeds: Under the Exchange Offer, the Issuer will not receive any proceeds.</p> <p>Date of the underwriting agreement:</p>

There is no underwriting in relation to the Notes to be exchanged for 2018-Notes. The Issuer has appointed Erste Group Bank AG, Am Belvedere 1, 1100 Vienna, as Exchange Agent on the basis of an Exchange Agency Agreement and as Dealer Manager on the basis of a Dealer Manager Agreement.

Interests material to the issue/offer including conflicting interests:

Erste Group Bank AG, as Exchange Agent for the Exchange Offer and Dealer Manager receives from the Issuer for its activities under the Exchange Offer a fixed remuneration as well as a commission as Dealer Manager depending on the exchange volume. Erste Group Bank AG as well as certain of their subsidiaries and affiliates are noteholders of the 2018-Notes and may make offers to exchange their 2018-Notes. The Issuer has offered all custodian banks, including Erste Group Bank AG, a commission of 0.25% of the aggregate principal amount of the 2018-Notes deposited in the securities accounts maintained with the credit institution in the course of the exchange if such custodian credit institution undertakes vis-à-vis the Issuer that it will not charge the noteholders of the 2018-Notes any fees in connection with (a) the Exchange Offer, (b) the making of the Exchange Offer by Noteholders, (c) the acceptance of such Exchange Offer, (d) the actual exchange of 2018-Notes for Notes and (e) the payment of the Accrued Interest.