

August 16, 2023

Attention: U.S. Shareholders of Crown PropTech Acquisitions

IMPORTANT TAX NOTICE

Re: 2022 PFIC Status

This statement is provided for shareholders who are United States persons for purposes of the U.S. Internal Revenue Code. It is not relevant to other shareholders.

Crown PropTech Acquisitions (or “the Company”) meets the Internal Revenue Code definition of a passive foreign investment company (“PFIC”) for the taxable year ended December 31, 2022. The Company is hereby making available PFIC Annual Information Statement for Crown PropTech Acquisitions for the taxable years beginning on January 1, 2022 and ending on December 31, 2022 pursuant to the requirements of Treasury Regulation Section 1.1295-1(g)(1).

The PFIC Annual Information Statements contain information to enable you, should you choose, to elect to treat Crown PropTech Acquisitions as a Qualified Electing Fund (“QEF”).

A U.S. shareholder who makes a QEF election for Crown PropTech Acquisitions is required annually to include in his or her income or his or her pro rata share of the ordinary earnings and net capital gains for Crown PropTech Acquisitions. The QEF election is made by completing and attaching Form 8621 for each PFIC to your federal income tax return filed by the due date of the return, including extensions.

U.S. shareholders are advised to consult with their tax advisors with respect to the 2022 PFIC Annual Information Statement.

Further information on PFIC rules is available on the internet at the Internal Revenue Service website, including the following pages:

Detailed information about PFICs and the QEF election: <https://www.irs.gov/instructions/i8621>

Instructions to complete Form 8621: <https://www.irs.gov/pub/irs-pdf/i8621.pdf>

Form 8621: <https://www.irs.gov/pub/irs-pdf/f8621.pdf>

THIS INFORMATION IS PROVIDED IN ORDER TO ASSIST SHAREHOLDERS IN MAKING CALCULATIONS AND DOES NOT CONSTITUTE TAX ADVICE. SHAREHOLDERS ARE ADVISED TO CONSULT THEIR OWN TAX ADVISORS CONCERNING THE OVERALL TAX CONSEQUENCES OF THE OWNERSHIP OF CROWN PROPTech ACQUISITIONS ARISING IN THEIR OWN PARTICULAR SITUATIONS UNDER THE UNITED STATES FEDERAL, STATE, LOCAL OR FOREIGN LAW.

PFIC Annual Information Statement

Crown PropTech Acquisitions

- 1) This Information Statement applies to the taxable year of Crown PropTech Acquisitions beginning on January 1, 2022 and ending on December 31, 2022 (the “Taxable Year”).
- 2) Your pro rata share of Crown PropTech Acquisitions’ s ordinary earnings for the Taxable Year can be determined as follows:
 - i) If you owned Crown PropTech Acquisitions’ s shares for the period from January 1 through December 31, 2022, you should multiply the number of shares by the “Ordinary Income Per Share” amount below.

	Total Ordinary Income	Ordinary Income Per Share
Class B Ordinary Shares	US\$ 1,294,588	US\$ 0.187621
Class A Ordinary Shares	US\$ 9,163,557	US\$ 0.332013

- ii) If you did not own all of your Crown PropTech Acquisitions shares for the 365 day period, your daily pro rata share of Crown PropTech Acquisitions’ s ordinary earnings is:

	Daily Ordinary Income Pro Rata Share
Class B Ordinary Shares (January 1, 2022 – December 31, 2022)	US\$ 0.000514
Class A Ordinary Shares (January 1, 2022 – December 31, 2022)	US\$ 0.000910

U.S. shareholders are advised to consult with their tax advisors with respect to the calculation of their pro rata share of Crown PropTech Acquisitions’ s ordinary earnings and net short term and long term capital gain for the Taxable Year.

- 3) The amount of cash and the fair market value of other property distributed or deemed distributed by Crown PropTech Acquisitions during the Taxable Year are as follows:

Cash: US \$0.00
 Fair Market Value of Property: US \$0.00

- 4) The Summary of Annual Information of Crown PropTech Acquisitions is as follows:
- a) Description of each class of shares – **Class A and B Ordinary Shares**
 - b) Total number of shares outstanding at year-end:
 - i) Class B Ordinary Shares: **6,900,000** and
 - ii) Class A Ordinary Shares: **27,600,000**
 - c) Total FMV of Class A Ordinary Shares at December 31, 2022 – **US\$ 10.11 per share**
 - d) Total FMV of Class B Ordinary Shares at December 31, 2022 – **US\$ 0.0001 per share.**
- 5) Any shareholders making a QEF election will be permitted by Crown PropTech Acquisitions to inspect and copy its permanent books of account, records, and such other documents as are maintained by Crown PropTech Acquisitions that are necessary to establish that Crown PropTech Acquisitions' s ordinary earnings and net capital gain, as provided in section 1293(e) of the U.S. Internal Revenue Code, are computed in accordance with U.S. income tax principles, and to verify these amounts and your pro rata share thereof.

Crown PropTech Acquisitions

Date: August 17, 2023

By: 
Authorized Representative