



**PUBLIC DISCLOSURE  
ON THE SIGNING OF DISTRIBUTOR AGREEMENT WITH CONCORDE ÉRTÉKPAPÍR ZRT.  
AND SHAREHOLDER CORRESPONDENCE**

Shopper Park Plus Nyrt. ("**SPP**") is hereby making a public announcement that it has signed a distributor agreement with Concorde Értékpapír Zrt. (registered seat: 1123 Budapest, Alkotás utca 55-61. 7. em.; company registration number: 01-10-043521; hereinafter: „**Concorde**”).

As set out in the previous publications of SPP dated on 10 October 2024 and 30 October 2024, SPP is contemplating the implementation of the acquisition of a Tesco-anchored Slovakian portfolio consisting of four real estates ("**Transaction**") via a joint venture structure. SPP is planning to raise capital in a private placement ("**Private Placement**") to finance the Transaction.

To facilitate SPP's planned Private Placement and related preparations, SPP mandated Concorde on 21 November 2024 to assist SPP throughout the Private Placement and proceed as facilitator and distributor.

The subscription period of the Private Placement is planned to run in the first half of December 2024, the issue value of the newly placed Series A ordinary shares is planned to be set at EUR 11.5 per share with maximum 1,920,000 shares to be offered in the Private Placement.

SPP and Concorde will work together to implement a successful Private Placement, foreseeably until the middle of December 2024.

As a preparatory step of the Private Placement, to update its share register, SPP has requested shareholder correspondence from KELER Zrt. with the turnover date of 21 November 2024 (COAF number: HU20241119019838).

Budapest, 21 November 2024

**Shopper Park Plus Nyrt.**