



**PUBLIC DISCLOSURE
RELATING TO PRIVATE PLACEMENT**

Shopper Park Plus Nyrt. ("**SPP**") is hereby making a public announcement relating to the planned private placement.

Previously, on 10 October 2024, SPP has published information in connection with the planned acquisition of a Tesco-anchored Slovakian portfolio ("**Transaction**"), the joint venture structure of the Transaction and details of the planned private placement ("**Private Placement**") to raise capital available for investment in course of the Transaction.

The details of the Private Placement were decided by the Board of Directors of SPP on 25 November 2024, and SPP published a public announcement on 26 November 2024, informing the public, inter alia, about the type of new shares to be issued in the Private Placement, the issue price, the pre- and final subscription period, the investors eligible to participate in the Private Placement and the allocation mechanism to be applied in case of oversubscription.

On the date of this announcement, the preliminary subscription period for the Private Placement ended. Based on the preliminary commitments made during this period, the Board of Directors of SPP has determined that the number of shares intended to be subscribed for by the investors who have made preliminary commitments has reached the maximum number of shares (1,920,000 shares) intended to be issued in the Private Placement.

In view of the above, the Board of Directors of SPP has decided, as of the date of this announcement, to increase the share capital of SPP with cash contribution in the context of the Private Placement by a total issue amount of at least €21,600,001.5 and up to €22,080,000.00 and has appointed all the investors who have preliminarily committed to subscribe for the shares they intend to subscribe for.

The Board of Directors of the SPP has amended the Articles of Association of the SPP in accordance with Article 3:298 (1) of Act V of 2013 on the Civil Code, with contingent effect, subject to the subscription of shares and the fulfilment of the issue value of the subscribed shares by investors. Provided that all shares to be issued will be subscribed and the total issue value of the shares will be paid up, the share capital of SPP will be increased by total of 192,000 (one hundred and ninety-two thousand euros), from EUR 1,307,761.8 (one million three hundred and seven thousand seven hundred and sixty-one euro eighty cents) to EUR 1,499,761.8 (one million four hundred and ninety-nine thousand seven hundred and sixty-one euro eighty cents).

SPP has appointed Concorde Értékpapír Zrt. (registered office: 1123 Budapest, Alkotás utca 55-61, 7. emelet; company registration number: 01-10-043521) as the distributor of the shares to be issued in the Private Placement.



SPP, directly or through Concorde Értékpapír Zrt., will reach out to potential eligible investors to inform them of the possibility to take part in the Private Placement and on the technical details of their participation.

Budapest, 6 December 2024

Shopper Park Plus Nyrt.