



PUBLIC DISCLOSURE

RELATING TO THE CAPITAL INCREASE OF SKRADEVEL HOLDING KFT.

Shopper Park Plus Nyrt. hereby makes a public announcement relating to the capital increase of SKRADEVEL Holding Kft.

Previously, on 10 October 2024, Shopper Park Plus Nyrt. has published information in connection with the details of the planned acquisition of a Tesco-anchored Slovakian portfolio ("**Transaction**").

Following the above, on 13 December 2024, Shopper Park Plus Nyrt. made a public announcement regarding the acquisition of the shares of SKRADEVEL Holding Kft. with a nominal value of EUR 10,000 (ten thousand euros), representing 100% of the share capital, from Penta CEE Holding Kft. in order to establish the necessary corporate structure for the Transaction.

As a step in the implementation of the Transaction, on 16 December 2024, Shopper Park Plus Nyrt. as the founder of SKRADEVEL Holding Kft. has decided to increase the capital of SKRADEVEL Holding Kft., in order to partially secure the financing requirements of the Transaction.

Shopper Park Plus Nyrt. provided a monetary contribution of EUR 10,000 that is ten thousand euros via payment to the bank account of SKRADEVEL Holding Kft. as a result of which the share capital of SKRADEVEL Holding Kft. and the capital contribution of Shopper Park Plus Nyrt. changed to EUR 20,000 that is twenty thousand euros, which consists entirely of monetary contribution.

Simultaneously with the increase of the business capital, in accordance with Section 36 (1) b) of Act C of 2000 on Accounting, Shopper Park Plus Nyrt., via payment to the bank account of SKRADEVEL Holding Kft., permanently handed over EUR 21,590,000, that is twenty-one million five hundred and ninety thousand euros to SKRADEVEL Holding Kft., which is transferred to SKRADEVEL Holding Kft.'s capital reserve.

Budapest, 17 December 2024

Shopper Park Plus Nyrt.