



**PUBLIC DISCLOSURE
RELATING TO THE SETUP OF TRANSACTION STRUCTURE**

Shopper Park Plus Nyrt. ("**SPP**") is hereby making a public announcement relating to the planned acquisition of a Tesco-anchored Slovakian portfolio ("**Transaction**").

With reference to the previous publications dated on 10 October 2024 and on 30 October 2024, the Transaction is envisaged to take place in a joint venture structure via a Slovakian special purpose vehicle ("**Slovakian SPV**"). In line with previous publications, the mentioned joint venture structure is set up as follows.

On 14 December 2024, SKRADEVEL Holding Kft. (100%-owned subsidiary of SPP) and two co-investors, Unity SK Holding Zrt. owned by Unity Asset Management Foundation and TSP Partner Hungary Kft. owned by Portfolion Partner Private Equity Fund (managed by PortfoLion Zrt.) have signed a joint-venture agreement (shareholders' agreement) on the material terms of their joint venture ("**Shareholders' Agreement**").

According to the Shareholders' Agreement, Unity SK Holding Zrt. will invest EUR 9.5 million and will hold a 26.39% stake in the Slovakian SPV; TSP Partner Hungary Kft. will invest EUR 4.9 million and will hold a 13.61% stake in the Slovakian SPV; while SKRADEVEL Holding Kft. (100%-owned SPP subsidiary) will invest EUR 21.6 million and will hold the remaining 60% stake.

SPP's subsidiary, SKRADEVEL Holding Kft. will use the proceeds of the recently completed capital increase of SPP for the Transaction.

Budapest, 16 December 2024

Shopper Park Plus Nyrt.