



PUBLIC DISCLOSURE

WITH RESPECT TO SHAREHOLDER'S NOTIFICATION

Shopper Park Plus Nyrt. ("SPP"), with reference to Section 55(2) of the Act CXX of 2001 on the capital market, is hereby making a public announcement with respect to a shareholder's notification received from Penta CEE Holding Zrt. received on 21 January 2025:

"NOTIFICATION

*We, the undersigned **Kristóf Péter Bárány** and **Gábor Németh**, the representatives of **Penta CEE Holding Zártkörűen Működő Részvénytársaság** (registered seat: 1015 Budapest, Batthyány utca 3. Fsz. 1. ajtó; company registration number: 01-10-141386; hereinafter: „**Penta CEE Holding**”) hereby*

notify

*Shopper Park Plus Nyilvánosan Működő Részvénytársaság (registered seat: 1015 Budapest, Batthyány utca 3. Fsz. 1. ajtó.; company registration number: 01-10-140433, a hereinafter: „**Shopper Park Plus**”) with reference to Section 61(1) of Act CXX of 2001 on the capital market (hereinafter „**Capital Market Act**”).*

*In the course of the capital increase of Shopper Park Plus by way of issuing 1,920,000 pieces of new series A ordinary shares with the face value of EUR 0.1 per piece and ISIN code HU0000192786 (“**Capital Increase**”), Penta CEE Holding has acquired 260,518 pieces on 23 December 2024, consequently, the number of series A ordinary shares with the face value of EUR 0.1 per piece and ISIN code HU0000192786 held by Penta CEE Holding in Shopper Park Plus has increased from 4,554,678 pieces to 4,815,193 pieces.*

In addition to the above, Penta CEE Holding held before and after the Capital Increase and still holds the same number, i.e. 1,500,000 of Series B Preferential Shares with ISIN code HU0000198684 and face value of EUR 0.1 per piece.

Prior to the Capital Increase, Penta CEE Holding held 46% of shares and voting rights in Shopper Park Plus, not taking into account the multiplying effect (which is effective when electing or withdrawing board members or supervisory board members) of the Series B Preferential Shares with ISIN code HU0000198684 and face value of EUR 0.1. Following the acquisition of new shares by Penta CEE Holding in the course of the Capital Increase, Penta CEE Holding's direct stake, due to dilution, has decreased to 42.1% and by such decrease it has crossed the notification threshold of 45% as set out in Section 61(3) of the Capital Market Act.

Prior to the Capital Increase, Penta CEE Holding held 73.5% of voting rights in Shopper Park Plus, also taking into account the multiplying effect (which is effective when electing or withdrawing board members or supervisory board members) of the Series B Preferential Shares with ISIN code HU0000198684 and face value of EUR 0.1. Following the acquisition of new shares by Penta CEE Holding in the course of the Capital Increase, Penta CEE Holding's voting rights, due to dilution, has



decreased to 69.5%, also taking into account the multiplying effect of the Series B Preferential Shares with ISIN code HU0000198684 and face value of EUR 0.1. By such decrease it has not crossed any of the notification thresholds as set out in Section 61(3) of the Capital Market Act.”

Budapest, 21 January 2025

Shopper Park Plus Nyrt.