

SHOPPER PARK⁺

Investor Presentation

May 2025

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Presenting Team



Kristóf Bárány - Chairman

- Kristóf is a real estate investment and venture capital professional with over 20 years of experience across CEE
- He is a founding partner of Adventum Zrt
- Besides his extensive professional experience he holds a masters degree in economics from Corvinus University in Budapest
- Is also a CFA charter holder



Gellért Gaál- Investment Manager

- Gellért is a finance and real estate investment professional with over 10 years of experience across CEE
- Before joining Adventum as an investment manager, he was an equity analyst covering the real estate, oil & gas and telecommunication sectors
- Besides his professional experience he holds a masters degree in investment analysis from Corvinus University of Budapest

Shopper Park Plus at a Glance

The Portfolio

- The initial assets (CZ + HU) were acquired in June 2022
- The Slovakian assets were acquired in February 2025

100 %
Food-anchored retail

100%
CEE

c. EUR 400 million
Portfolio Value

398,000 sqm
GLA

EUR 6.8 sqm / mth
Rental Income

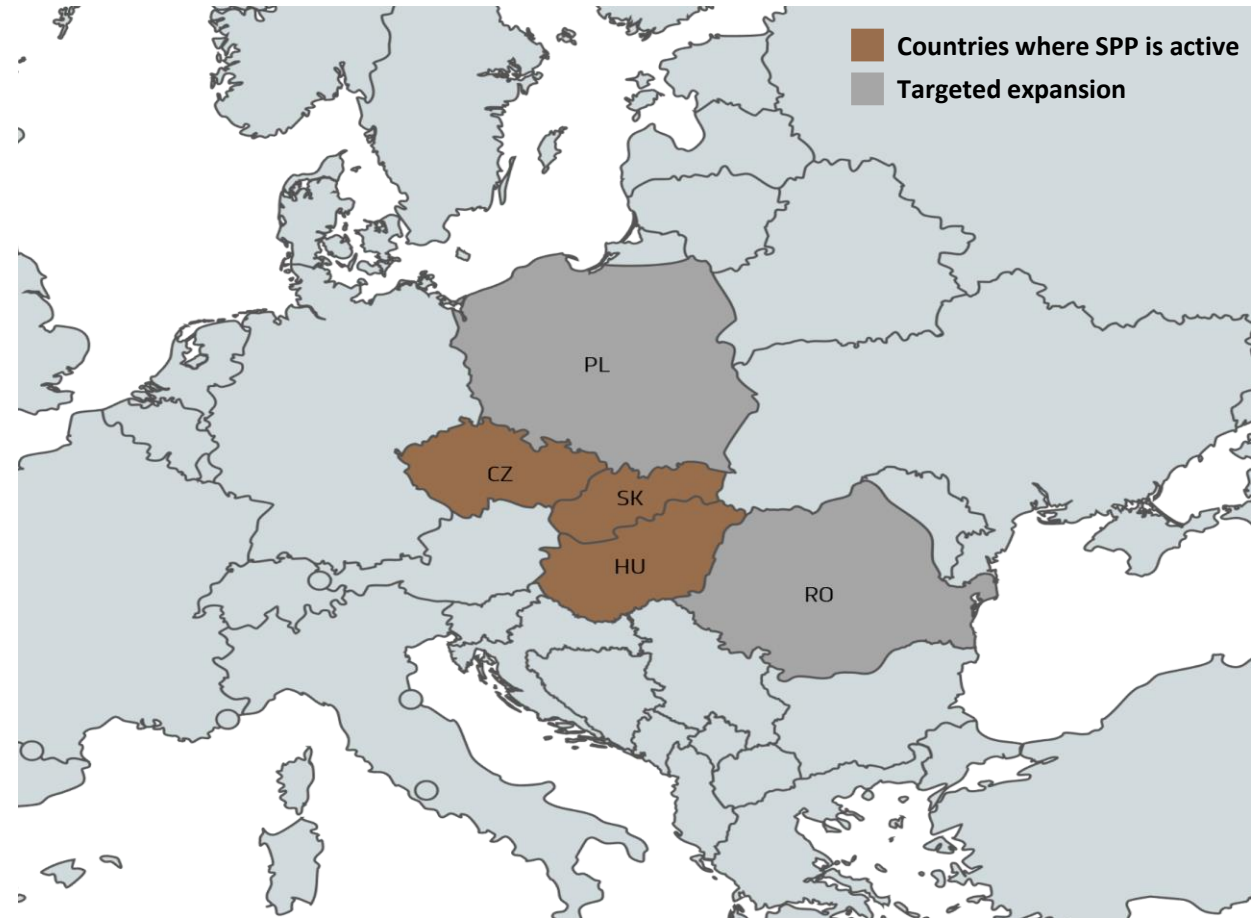
7.8%
Equivalent Yield

94%
Occupancy

6.0 years
WAULT

44%
Gross LTV

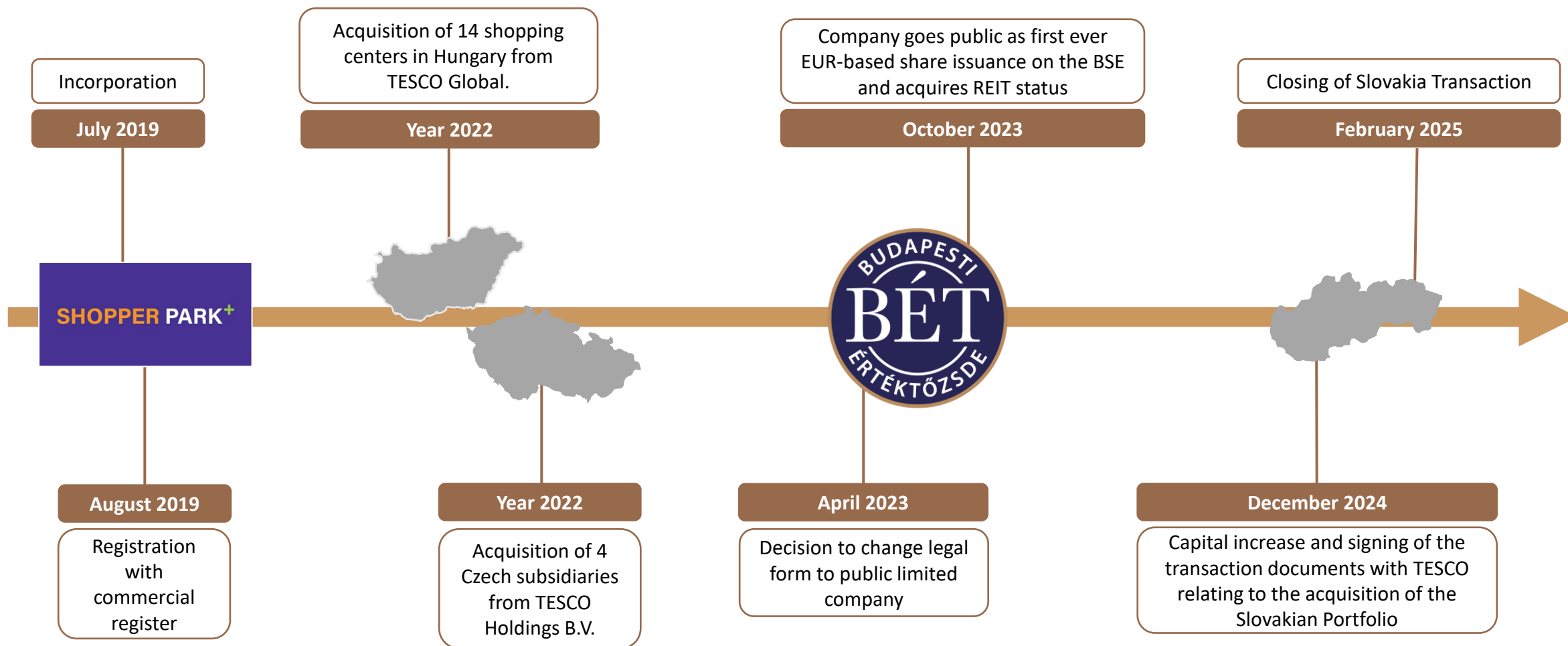
43mn
Annual Footfall



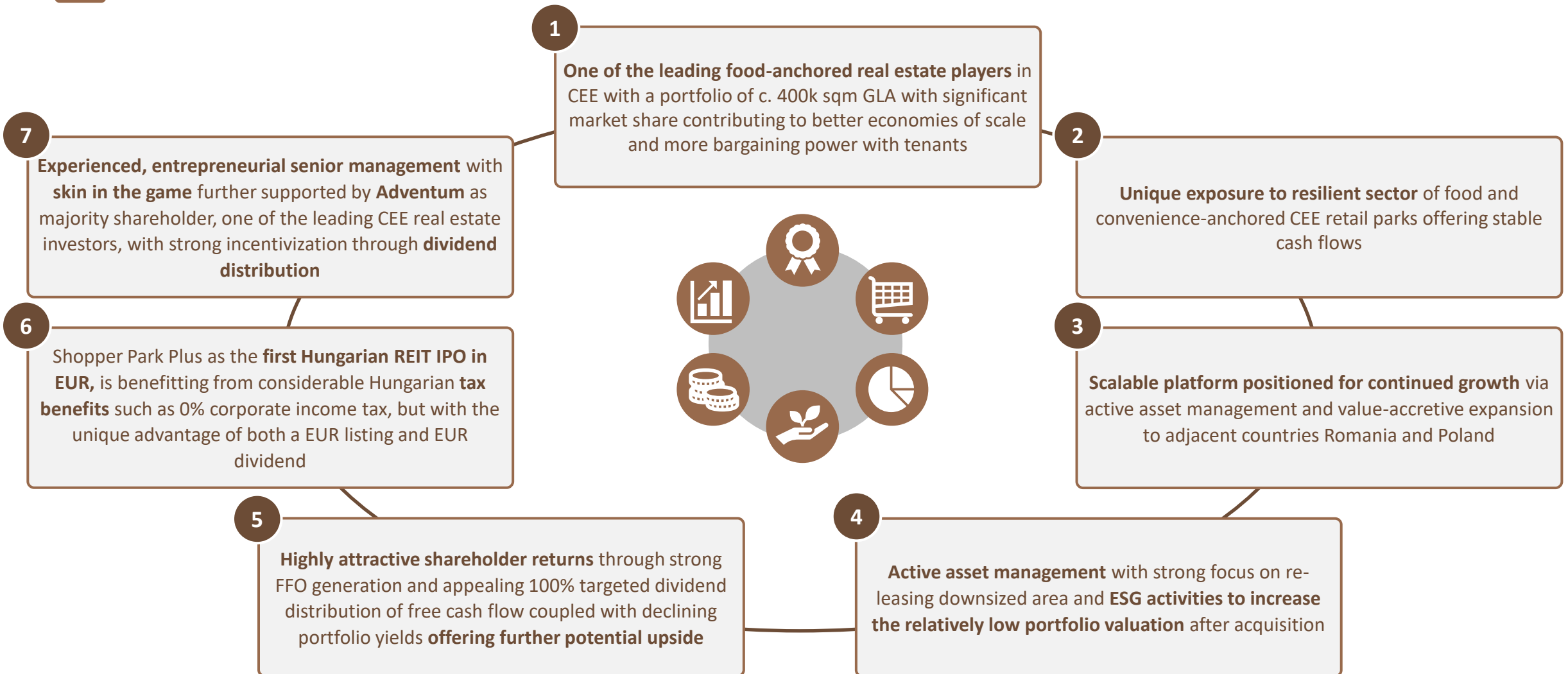
Source: CBRE Valuation (2024)

Notes: The numbers are presented on a pro-forma basis as of 31.12.2024, including the acquired Slovakian portfolio.

Historical Milestones



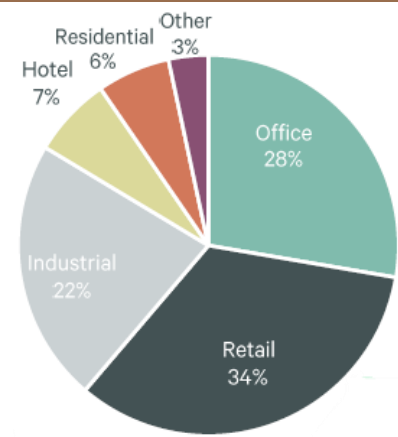
Key Investment Highlights



Attractive CEE Retail Market

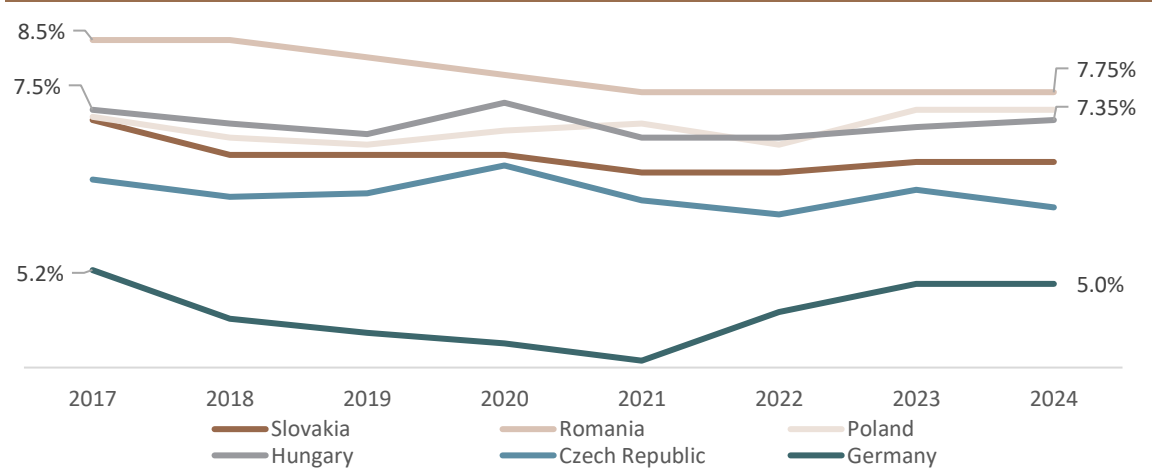
High-Level Descriptive Statistics of Retail Parks in the Region						
		Czech Republic	Slovakia	Hungary	Poland	Romania
Total Stock	['000 sqm]	1,846	711	832	3,387	1,828
No of retail parks	[#]	274	120	85	597	128
Retail park density*	(sqm/1,000 inhabitants)	169	131	87	90	96
Prime rent	[EUR / sqm]	17	17	16	18	14
Average rent	[EUR / sqm]	9 - 13	9	7-12	9-12	12
Average lease terms	[years]	5	5	5+5	5+5	5+5
Prime yield	[%]	6.35%	6.75%	7.35%	7.50%	7.75%
GDP per capita'24	[PPP; constant USD ⁽¹⁾]	50,156	43,625	40,994	44,578	41,313

Investor’s Attention is mostly on Retail



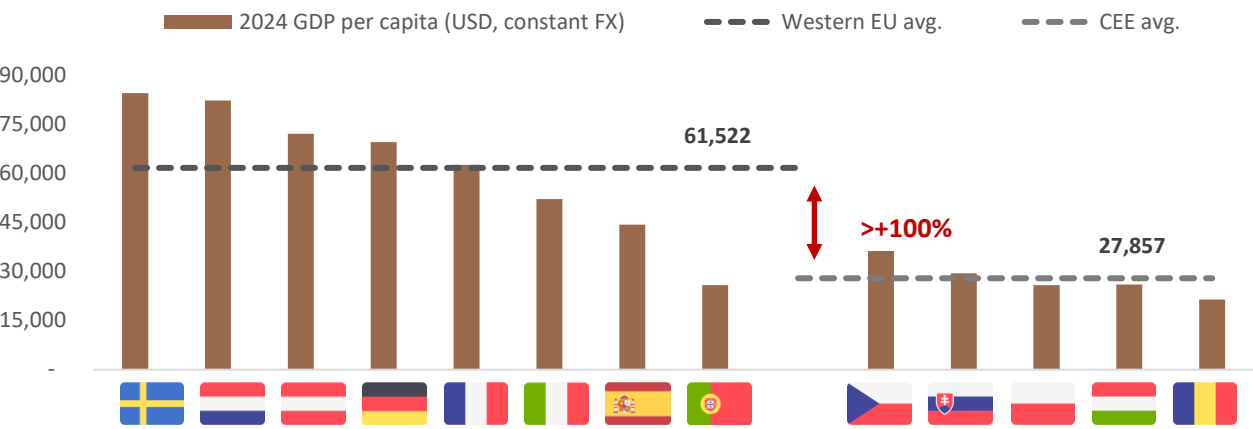
Sources: OECD Economic Outlook 116; CBRE Research (2025)
Notes: (1) 2021 Chain linked volume

Development of Regional Retail Park’s Prime Yield

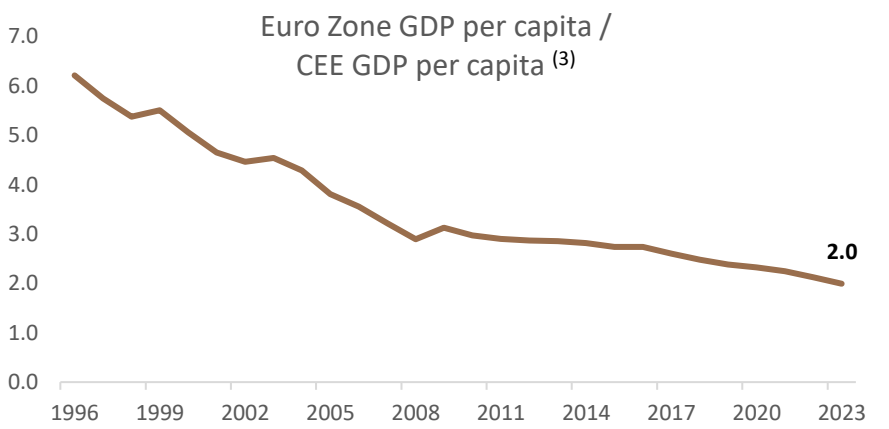


Strong Economic Fundamentals that support Expansion

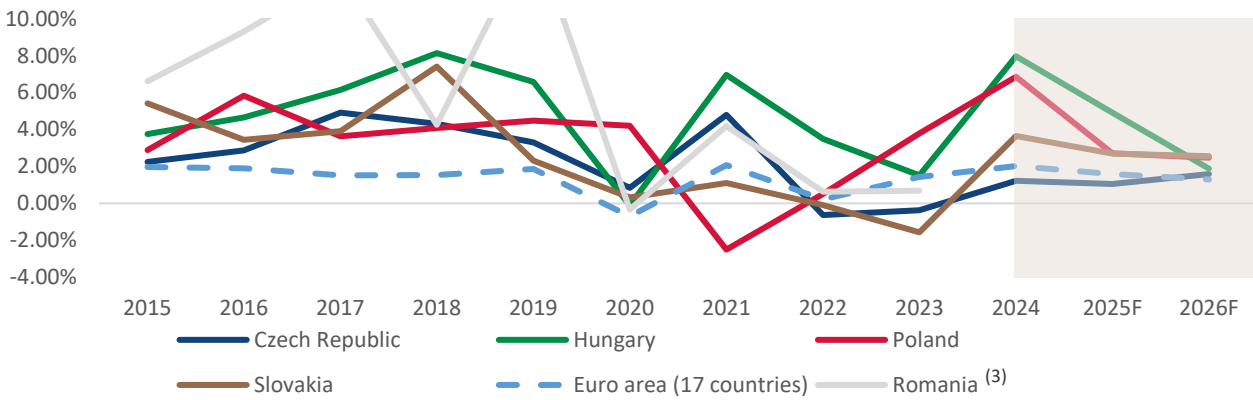
There is still a sizeable Gap in GDP per capita between Western EU and the CEE⁽¹⁾



..but the economic Convergence is ongoing



CEE Household Real Disposable Income Growth expected to outperform EU avg⁽²⁾



Cumulative Increase in disposable Income:

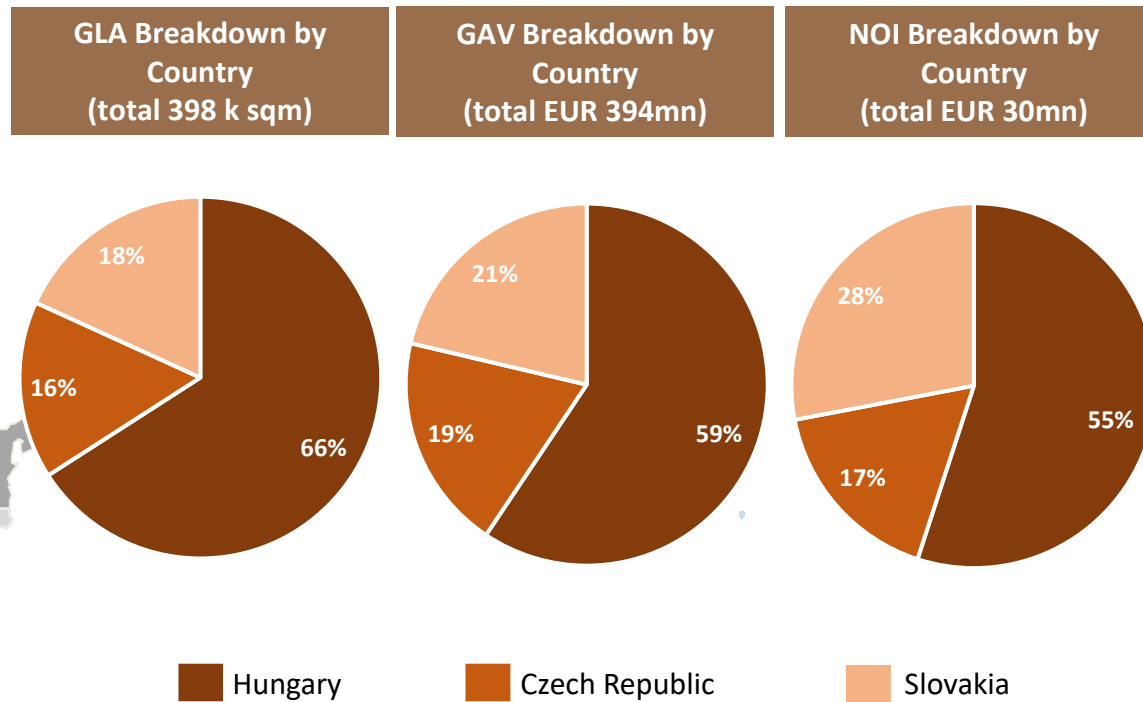
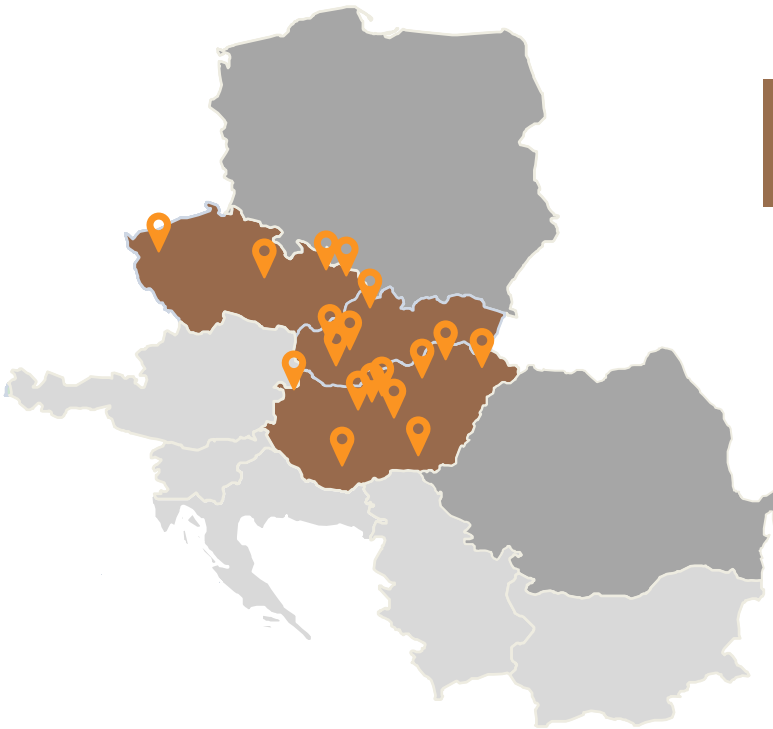
	2015 - 2024	2025F & 2026F
Czech Republic	25.9%	2.6%
Hungary	60.9%	6.9%
Poland	39.0%	5.2%
Slovakia	28.7%	5.3%
Romania ⁽³⁾	64.6%	10%
CEE avg.	38.6%	14%
Euro Area avg.	14.7%	2.9%

Sources: OECD Economic Outlook 116, EUROSTAT, Bloomberg

Notes: (1) GDP in USD, exchange rate converted, Chain linked volume, 2021 / Working-age population; (2) YoY % change in real net disposable income of households and non-profit institutions serving households; (3) Romania could only be presented as real gross disposable income and not data available for 2024, 2025 and 2026. Also not included in the CEE average.

The Portfolio

- Countries where SPP is active
■ Targeted expansion



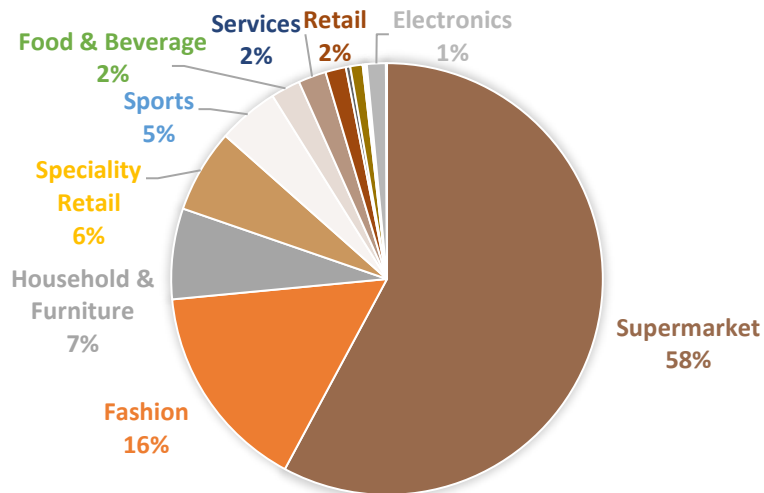
K sqm

Park	Country	GLA (K sqm)
Budaörs		35.1
Debrecen Extra		27.0
Pécs		24.0
OC Galerie Ostrava		23.2
Váci út Budapest		20.3
OC Fontána Karlovy Vary		18.9
Miskolc Extra		18.2
Nyíregyháza		18.0
Žilina		17.9
Szeged		17.7

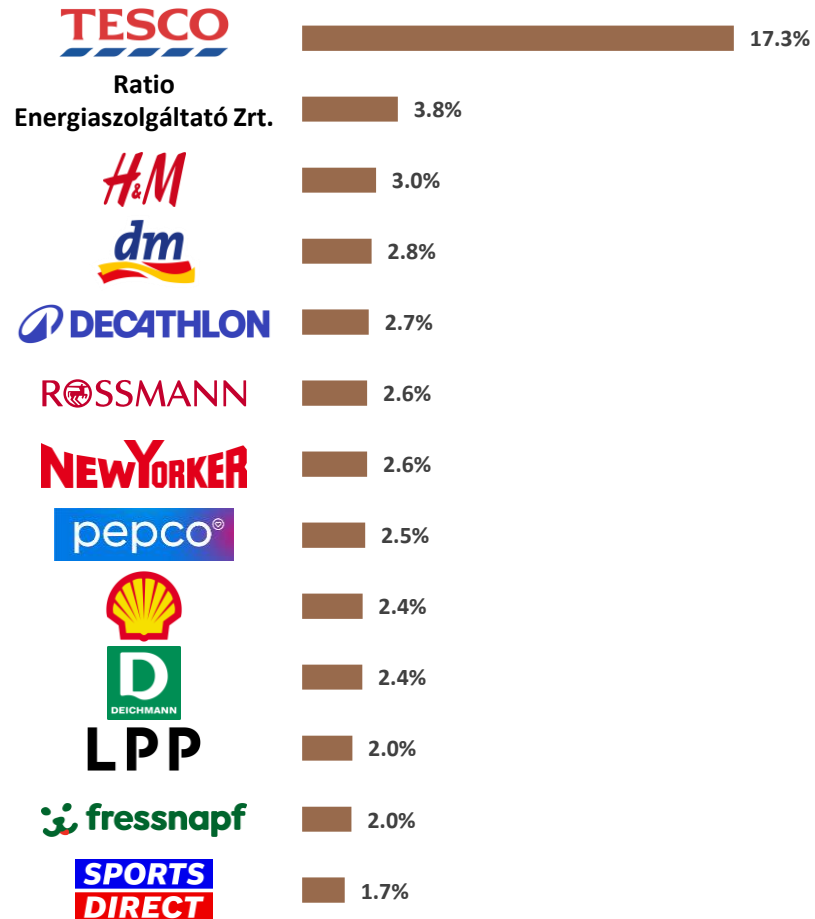
SHOPPER PARK⁺

Diversified Tenant Split anchored by Supermarkets

Tenant Structure by Sector



Top 10 Tenants by monthly Rental Income

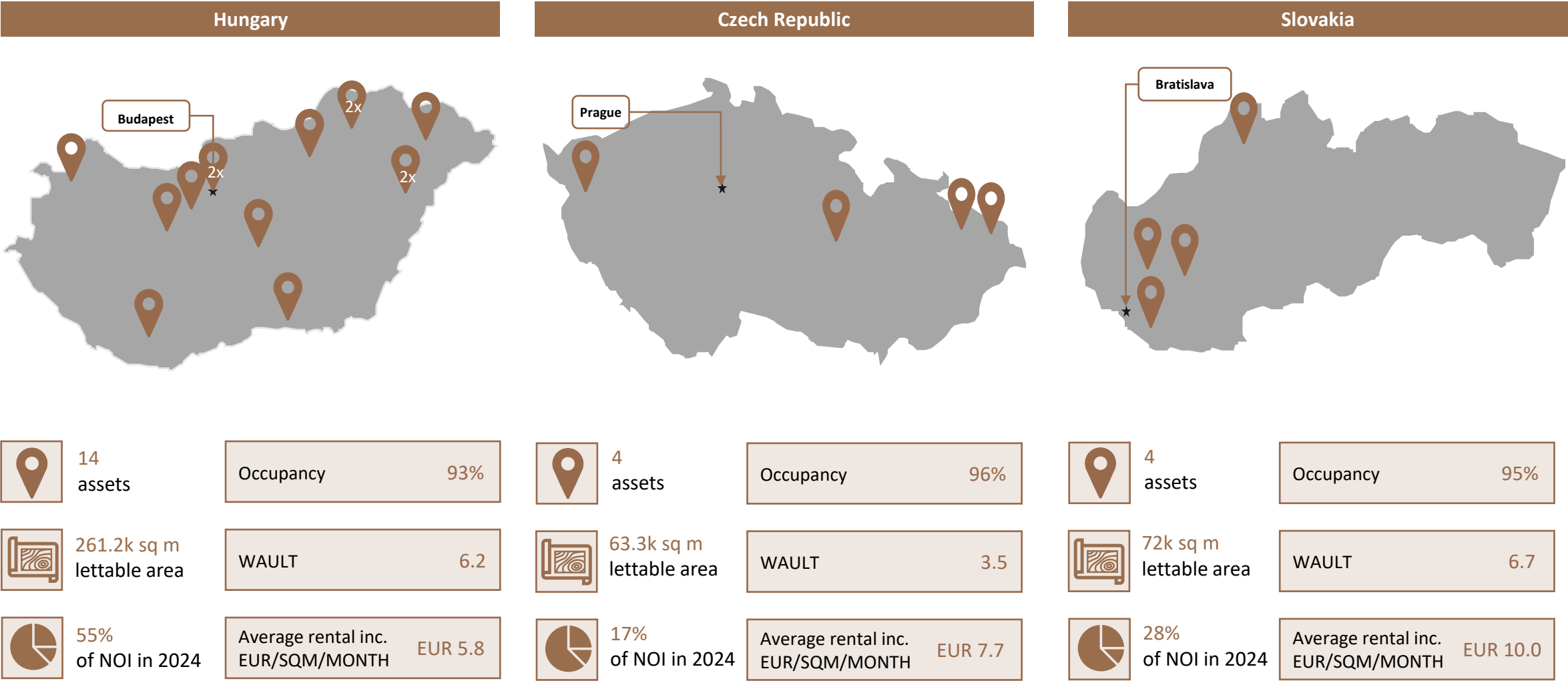


Rental Agreement Overview

- ✓ Majority of contracts are linked to MUICP or HICP
- ✓ Contracts **not linked to inflation** primarily include **short-term leases**—such as those for kiosks and advertising spaces—with maturities typically not exceeding one year and requiring annual renewal
- ✓ Nevertheless, in most cases, SPP is still able to adjust rents for these “income-generating assets” in line with inflationary trends
- ✓ Turnover based rent represent c. 7-8% of GRI. For the majority of these tenants, the lease requires **payment of the higher of either a percentage of monthly turnover or a fixed base rent**. This base rent is typically **indexed to inflation**, meaning these leases are, in effect, inflation-protected.
- ✓ Overall, more than 90% of GRI is protected against inflation

Notes: The information presented is on a pro-forma basis as of 31.12.2024, including the acquired Slovakian portfolio.

Overview of Properties in the Portfolio



Selection of Properties – Shopper Park Plus Hungarian Portfolio

Budaörs



Debrecen Extra



KPIs

GLA (sqm)	Occupancy (%)	Annual footfall (mn)	NOI (EURmn)	WAULT (years)
35,111	99.1%	2.7	3.0	5.5

Tesco Lease

Size (GLA)	WAULT	Extension Option	Share in Total GRI	Break Option
25,599	12	3x5 years	27.7%	No

GLA (sqm)	Occupancy (%)	Annual footfall (mn)	NOI (EURmn)	WAULT (years)
26,974	91.2%	3.1	1.3	6.2

Size (GLA)	WAULT	Extension Option	Share in Total GRI	Break Option
11,561	12	3x5 years	16.2%	No

Note: As of 31.12.2024

Selection of Properties – Shopper Park Plus Czech Portfolio

OC Galerie Ostrava



KPIs

GLA (sqm)	Occupancy (%)	Annual footfall (mn)	NOI (EURmn)	WAULT (years)
23,174	99.8%	1.9	1.7	3.2

Tesco Lease

Size (GLA)	WAULT	Extension Option	Share in Total GRI	Break Option
11,933	12	3x5 years	7.3%	No

OC Fontána Karlovy Vary



GLA (sqm)	Occupancy (%)	Annual footfall (mn)	NOI (EURmn)	WAULT (years)
18,928	99.8%	1.5	2.5	3.7

Size (GLA)	WAULT	Extension Option	Share in Total GRI	Break Option
8,282	12	3x5 years	3.5%	No

Note: As of 31.12.2024

Recent Acquisition of the Slovakian Portfolio

Case Study: Slovakia

- **Acquisition:** Exchange of contracts took place in December 2024 with transaction closed in February 2025
- **Strong cashflow producing portfolio** – initial yield at 9.5% coupled with highly favourable bank loan conditions
- **Tesco signed a 15-year long lease agreement**
- **Gross purchase price** at € 83.5 million with € 3.8 million holdback
- **Financing terms:**
 - Gross LTV: 44%
 - all-in app. interest cost under 5% with interest rate hedge in place
 - Interest only
 - Maturity: 5 year
- The **strategy** focuses on i) reletting of 3,960 sqm - 5% - vacant space, ii) optimizing operating expenses, iii) repositioning through enhancing tenant mix, iv) enhancing ESG profile
- **SPP raised EUR 22.2 million** in a private placement to finance the acquisition. SPP owns 60% of the SK Portfolio and thus will be consolidated into SPPs financial statements with Adventum managing the assets.



KPI's of SK Portfolio

100 % Retail

€ 10 sqm / mth
avg. rental
income

€ 83.5m
Gross Purchase
Price

€ 8.7 m Gross
Rental Income
90%+ lease agreements
are inflation indexed
(HICP)

TESCO's share in
Gross Rental
Income is c. 30%

9.5%
Gross Asset yield

95% Occupancy

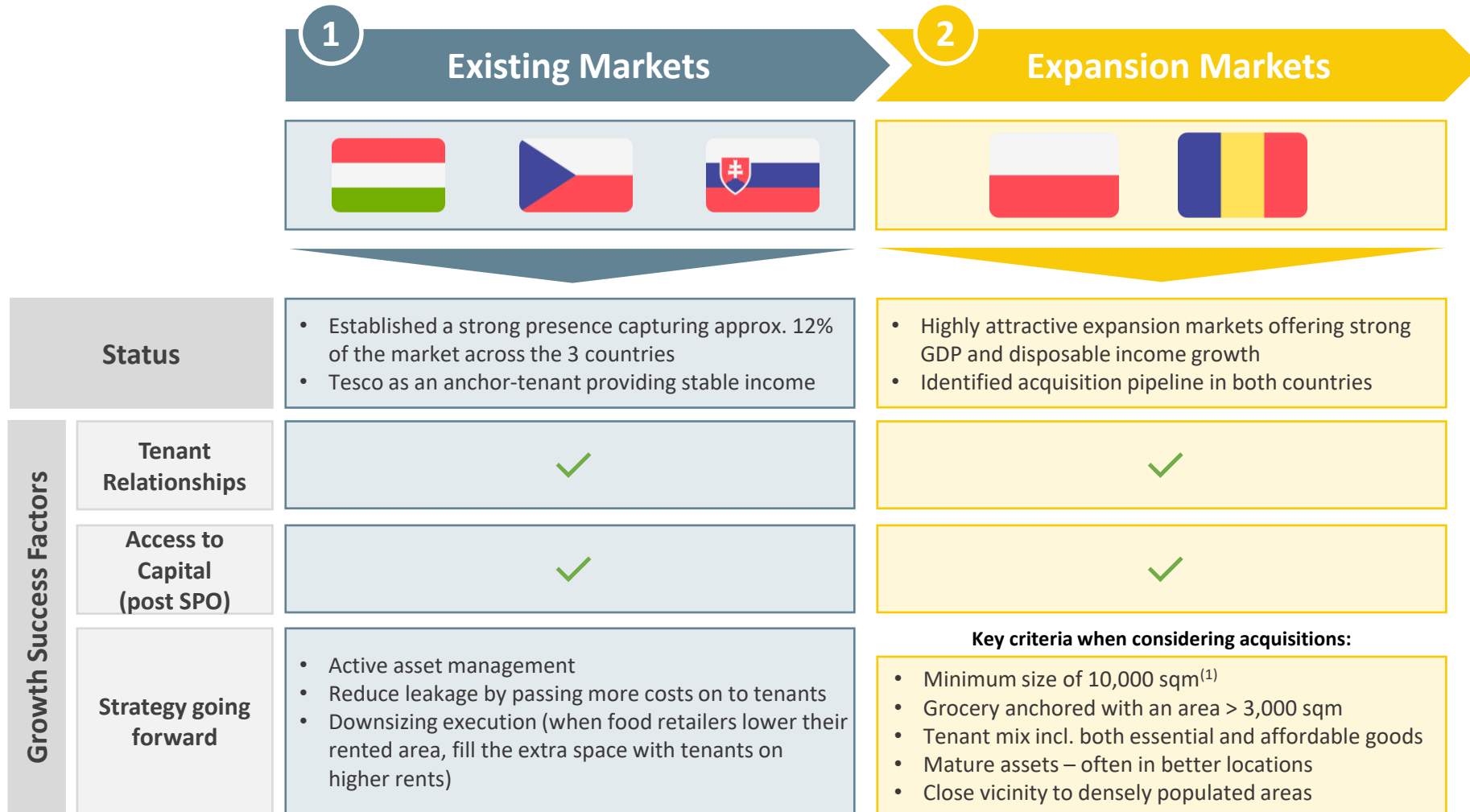
6.7 years WAULT

Leakage: open
book service
charge regime
with Tesco ⁽¹⁾

EPC: B

Notes: As of 31.12.2024; (1) It enables the introduction of an open book service charge system to other tenants efficiently

Strengthened Capital Base post SPO allows for selective Expansion



Notes: (1) If a single asset in a portfolio is less than 10,000 sqm, the portfolio will still be considered.

1 Unlock hidden Potential in the existing Portfolio

Active Asset Management for Value Maximalization of all Assets

- ✓ **Invest into the buildings**, creating new tenancies and upgraded common areas
- ✓ **Active leasing** of TESCO's downsized areas to new, attractive tenants
- ✓ **Well-diversified tenant split** to cover all basic needs of households
- ✓ **Additional value creating potential by unused areas** (e.g. avg. plot size in HU: 99k sqm vs. avg building size: 19k sqm)
- ✓ **Leasing strategy** – include turnover rent with a rent floor, in order to capitalize on convergence of the disposable income of CEE households to Western EU's peers
- ✓ Implement **ESG measures** (EV charging, LED lightning, PV installation, BREEAM certification, etc.)

Strategy for optimal Tenant Structure

- ✓ **Provide all service lines in all locations for necessity shopping** - aim is to have pharmacies, opticians, bakeries, specialty food retailers, but also necessary services: laundry operators, hairdressers, nails/health & beauty providers etc.
- ✓ Provide **fashion/shoes and accessories units more space** and appealing to local customers.
- ✓ **New tenant entries of strong international brands** can be a unique attraction



RETAIL NEWS
JULY 9, 2024

**KOTON TO OPEN 8 STORES IN HUNGARY IN
ADVENTUM MANAGED PROPERTIES**

Source: <https://europaproperty.com/koton-to-open-8-stores-in-hungary-in-adventum-managed-properties>

Active Asset Management to result in greater footfall, higher turnover for tenants, higher rents for Shopper Park Plus and increased asset valuations

2 Value-accretive Expansion to new Markets

Identified Acquisition Pipeline

Country	Number of Assets	GLA (m ²)	Expected Yield	Expected NOI	GAV
	8	383k	c. 8.9%	c. EUR 37mn	c. EUR 420m
	3	105k	c. 8.8%	c. EUR 9mn	c. EUR 100m
Total	11	489k	>8.0%	c. EUR 46m	c. EUR 520m

- ✓ **Several acquisition targets identified** in Poland and Romania – mix of portfolios and single assets with total Gross Asset Value of > EUR 500m
- ✓ **Asset yield of 8.5%** with the purpose of 8% yield on capital distribution from day one
- ✓ Food / grocery anchored with an area of more than 3,000 sqm.
- ✓ Proceeds from capital increase to be invested within 6 - 9 months

Business rationale for expansion to Poland & Romania

- ✓ **Higher market share** in the CEE retail park segment, creates **better negotiating position** with current and future tenants
- ✓ Scale up SPP's platform to exploit **economies of scale** (high operative leverage)
- ✓ **Optimize financing structure** – larger asset base enables better financing conditions
- ✓ **Geographic diversification and improving profitability** at the same time
- ✓ **First-mover advantage**: REIT legislation may be implemented in these countries, which would lift valuation of those assets

Sourcing Strategy

- ✓ Since SPP has **one of the largest existing retail park portfolios in CEE** as well as thanks to the **deep market understanding**, strong execution and structuring capabilities, **we can assess and respond to market queries very quickly**
- ✓ **Sale and lease backs** – grocery anchors are actively pursuing this strategy
- ✓ **Off-market deals** – due to our strong reputation and market position, we are regularly approached for off market deals
- ✓ **Broken deals and processes** – regular opportunities deriving from failed transactions by competitors
- ✓ **Large property owners** – some large property owners are disposing asset portfolios, we are a preferred counterparty to these companies in the CEE
- ✓ Consequently, our reputation, track record and independent transparent operation enables us to **be the preferred partner** especially for large international companies that **seek to have deal security and transparency** when transacting in CEE

Financial Highlights

€ 24 m

+9% y-o-y

2024 Rental Income

€ 22 m

2024 NOI

€ 24 m

2024 Profit before Tax

€ 0.76

2024 EPRA EPS

€ 10.4 m

2024 EPRA Earnings

€ 1.85

2024 EPS

€213

2024 EPRA NTA

€ 70 m or 29%

Increase in asset value since
acquisition

44%

2024 Gross LTV

Consolidated P&L

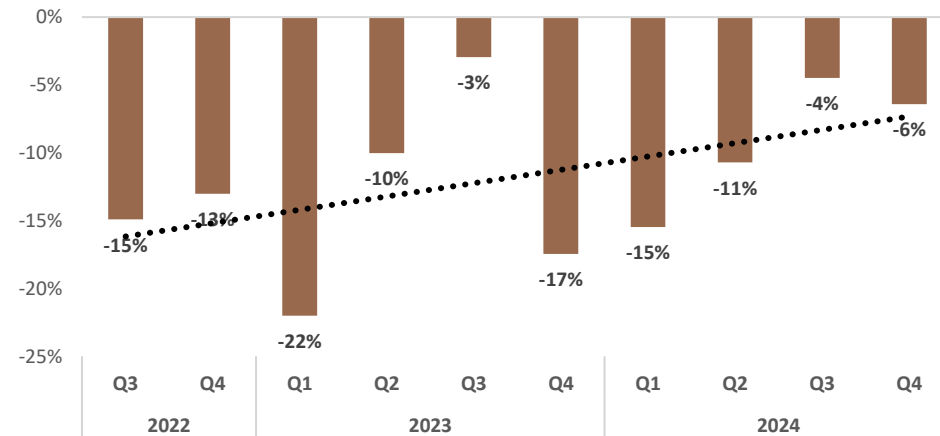
Prepared according to IFRS, EURmn	2023	2024	Δ YoY
A Rental Income	22.2	24.2	9.0%
B Operating Fees and Other Revenue	26.0	10.7	-58.7%
Operating & Other Property Related Expenses	(28.9)	(13.0)	55.0%
Total	(2.9)	(2.3)	23.3%
C % of rental income	13.5%	9.1%	n.a.
Gross Result	19.3	21.9	13.5%
Other Income	-	0.6	n.a.
D Investment Properties Revaluation Result	5.9	13.7	132.2%
E Administrative Expenses	(2.8)	(3.4)	21.4%
Impairment	(0.2)	(0.2)	-
Operating Result	22.2	32.6	46.8%
F Net Financial Result	(9.4)	(8.6)	-8.5%
Profit before Tax	12.8	24.0	87.5%
G Taxes	(1.3)	0.2	n.a.
Net Result for the Year	11.5	24.2	110.4%
% Margin	51.8%	100.1%	n.a.
Other Comprehensive Income for the Year	(1.4)	(0.5)	-64.3%
Overall Comprehensive Income	10.1	23.7	141.6%
H Basic Earnings per Share (EUR)	1.12	1.85	65.2%
Dividend per Share (EUR)	0.76	0.84	10.5%

Key Points

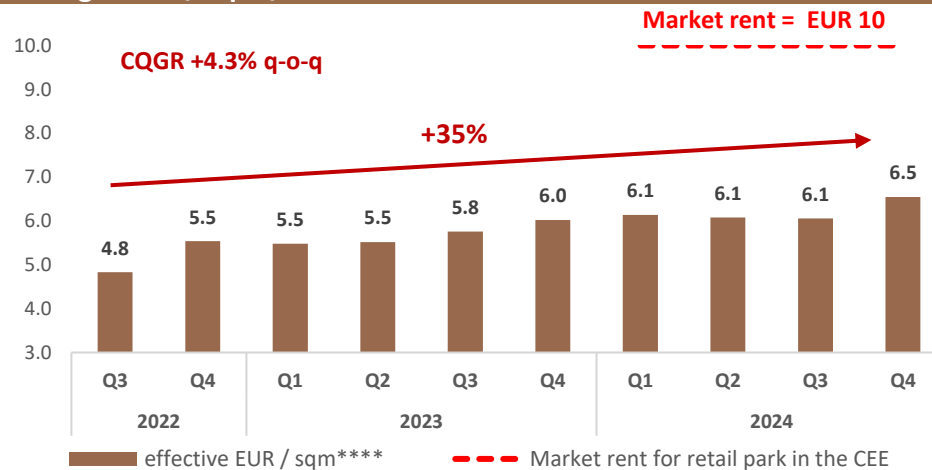
- A** Rental income growth was supported by high inflationary environment reflected through rent Indexation
- B** From 2024 onwards, the SPP will present sub-billed energy, water and sewerage costs on a net basis. Therefore, both revenues and costs decreased significantly in 2024. The overall service result shows an improvement.
- C** Total operating fees, other revenues, operating and other property related expenses as % of rental income rose, as energy prices fell y/y
- D** Increase in rents due to indexation, as well as new leases in downsize areas led to higher revaluation gain
- E** Increase in administrative costs is due to higher management fees (asset management, controlling and salary costs related to administrative tasks)
- F** Improved net financial result is primarily due to the decreasing average loan balance
- G** Due to its REIT status, SPP is not liable to pay corporate income tax and local business tax in Hungary, but innovation contribution only, which is included in income taxes. Slovak and Czech operations are subject to income taxes as per the general rules – as it is shown on row income taxes.
- H** The smaller increase of EPS compared to the increase in the profit after tax was due to the increase in the number of shares issued as a result of the share issue in 2023 and the private placement in 2024.

The Business Case for increasing FFO

Leakage: (Net Service Income / Gross Rental Income)

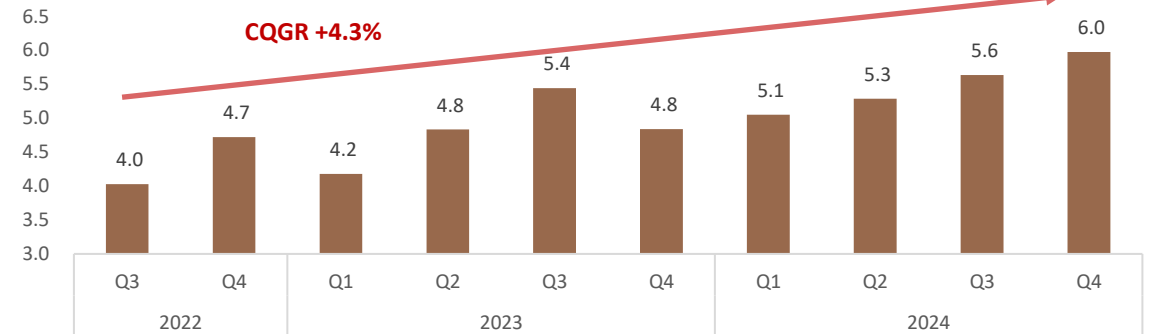


Average Rent / sqm / Months of the SPP's Portfolio

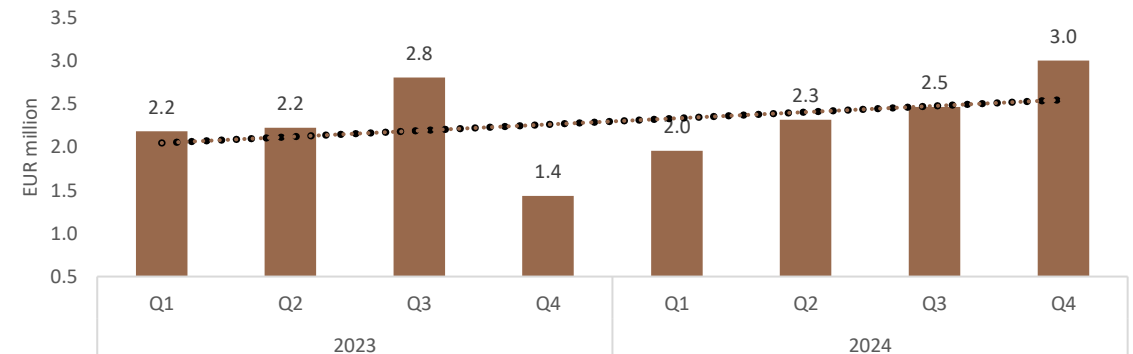


Notes: (1) FFO: EBITDA - tax - interest

Quarterly Net Operating Income



Quarterly FFO Development



The decreasing Leakage and the increasing Average rent / sqm – which still has a significant catch-up potential to market rent / sqm - are the two major drivers for the increased operating income. The higher operating income leads to higher FFO, which will be additionally positively affected by lower funding costs due to declining interest rates.

Consolidated Balance Sheet

Prepared according to IFRS, EURm		2023	2024	Δ YoY
Non-current assets		288.6	309.6	7.3%
A	Investment properties	288.6	309.6	7.3%
	Other non-current assets	0.0	0.0	n.a.
Current assets		49.4	62.0	25.5%
	Lease and other accounts receivables	6.0	5.5	-8.3%
	Current income tax receivable	0.4	0.3	-25.0%
	Other receivables	3.5	3.8	8.6%
B	Restricted cash	9.9	43.0	334.3%
	Cash and cash equivalents	29.6	9.4	-68.2%
Total assets		338.0	371.7	10.0%
Equity		160.9	200.8	24.8%
	Registered Capital	1.3	1.5	15.4%
C	Capital reserve	130.5	152.2	16.6%
	Cash-flow hedge foreign currency translation reserve	(1.2)	(1.7)	41.7%
	Retained Earnings	30.2	44.5	47.4%
	Non-controlling interest	0.0	4.3	n.a.
Non-current liabilities		145.7	150.3	3.2%
	Long-term loans and borrowings	134.1	138.1	3.0%
	Tenant deposits	6.5	6.8	4.6%
	Deferred tax liabilities	4.6	5.4	17.4%
	Other non-current liabilities	0.5	0.0	n.a.
Current liabilities		31.4	20.6	-34.4%
	Short-term loans and borrowings	5.9	6.3	6.8%
	Accounts payable	0.4	2.1	425.0%
	Current income tax liabilities	0.2	0.2	-
	Negative fair value of cash flow hedging derivatives	1.2	1.7	41.7%
D	Other current liabilities	23.7	10.3	-56.5%
Total liabilities		177.1	170.9	-3.5%
Total equity and liabilities		338.0	371.7	10.0%

Key Points

- A** Increase was driven by EUR 13.7mn gain from revaluation of investment properties
- B** Most of the increase generated as Shopping Malls SVK s.r.o deposited an amount of EUR 33.4mn in an escrow account based on the real estate sale and purchase agreement
- C** On 6.12.2024 SPP issued 1.92mn shares with a nominal value of EUR 0.1 and premium of EUR 11.4 by way of a private placement. The purpose of the capital increase is to partially secure the financing needs related to the acquisition of four TESCO retail parks in Slovakia.
- D** Lower other liabilities were due to the decline in contingent purchase price of investment property, as payments were made in connection with 2022 TESCO portfolio acquisition

Management Financial Guidance for existing Portfolio

The current Outlook and Guidance provided below can be subject to unforeseeable events that may have adverse relevant effects on SPP's business operations.

Financial Forecast	P&L (EURm)	2025E	2026E	2027E	2028E	2029E
	Gross rental income	33.5	37.3	37.9	40.0	41.4
	HU	20.2	22.1	23.0	23.9	24.9
	CZ	6.1	6.4	6.7	6.9	7.2
	SK	7.1	8.8	8.3	9.1	9.3
	Leakage	(3.1)	(2.3)	(2.5)	(2.4)	(2.4)
	HU	(1.2)	(0.5)	(0.6)	(0.5)	(0.5)
	CZ	(1.1)	(1.0)	(1.0)	(1.1)	(1.3)
	SK	(0.8)	(0.7)	(0.9)	(0.7)	(0.6)
	NOI	30.3	35.0	35.5	37.6	39.0
	HU	19.0	21.5	22.4	23.4	24.3
	CZ	5.0	5.4	5.6	5.8	5.9
	SK	6.3	8.1	7.4	8.4	8.7
	Admin expenses	(4.4)	(4.7)	(4.9)	(5.1)	(5.4)
	Management fees	(2.6)	(2.8)	(2.9)	(3.1)	(3.3)
	Other	(1.8)	(1.9)	(2.0)	(2.0)	(2.1)
	EBITDA excl. revaluations	26.0	30.3	30.6	32.5	33.6
	Net financial result	(10.9)	(10.5)	(10.5)	(10.5)	(10.5)
	Financial expenses	(10.9)	(10.5)	(10.5)	(10.5)	(10.5)
	Financial income	0.1	-	-	-	-
	EBT excl. revaluations	15.1	19.8	20.1	22.0	23.2
	Tax	(0.8)	(0.8)	(0.7)	(1.0)	(1.1)
	Net profit excl. revaluations	14.3	19.0	19.4	21.0	22.1
	Minorities*	(1.3)	(1.9)	(1.6)	(2.0)	(2.0)
	Profit attributable to Parent excl. revaluations	12.9	17.2	17.8	19.1	20.1

Key assumptions:

Property revaluations not included; 3M-EURIBOR remains constant from 31.12.2024 onwards at 2.7% ; *) Minorities from 40% non-controlling stake of Slovakian portfolio

ESG Strategy



Focusing on lifetime CO2 emissions

- Focus on lifetime CO2 emissions vs. operational CO2 emissions
- Up to 50% of lifetime emissions are reached by refurbishment and upgrading energy efficiencies of existing properties



Utilizing first mover advantage

- Pioneer of ESG in CEE real estate industry
- First to promote sustainable real estate investment in CEE



Sustainable infrastructure

- Investment strategy to acquire assets with easy access of public transport
- Provide electric vehicle charging stations, bike and ride facilities



Using technology to reduce energy consumption

- Increasing energy efficiency of the properties by upgrading systems to optimize energy consumption and minimize carbon emissions
- Use alternate sources of energy like solar panels



Utilising recycled building materials & rainwaters

- Usage of recycled building materials for capex projects
- Rainwater harvesting and recycling of greywater reduces utility costs



Sustainability management plan

- Focuses on improving ESG performance of the asset based on recommendations from due diligence
- Includes ESG KPIs, ESG optimization initiatives and certifications strategies

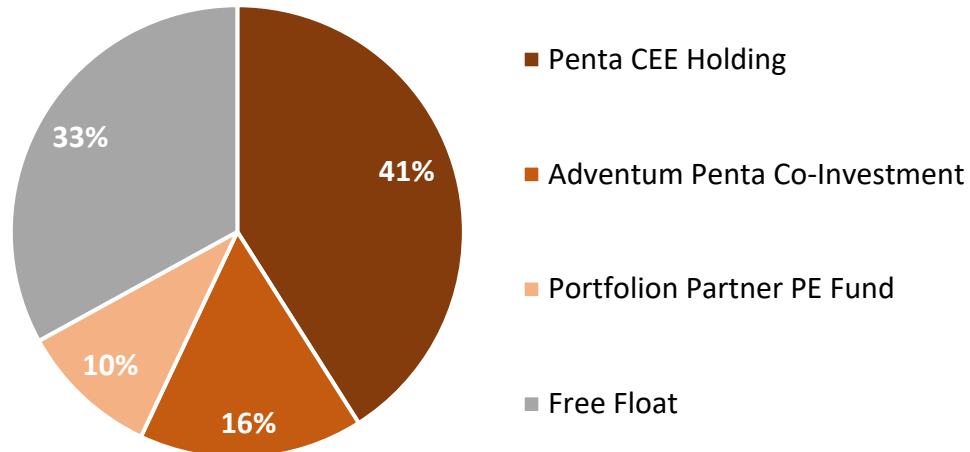


Achieving environmental accreditation

- Leading environmental accreditation for all buildings (LEED or BREAAAM)
- Maintain existing certified rating and/or certify unrated properties
- Ratio of BREEAM in-use "Very Good" rated properties: 28% (2024), up from 6% (2023)

Overview of Shareholder Structure

Shareholder Structure



- Adventum controls Penta CEE Holding and Penta Co-Investment and owns around 57.4% of the shares but has 77% of the voting rights. This is a result of Adventum owning shares with 10x voting rights in certain areas such as, the election of three board members and two supervisory board members.
- Adventum is an IRR-focused real estate management firm with an average IRR of 20% over the past 10 years. Given its return-focused mandate, **Adventum is highly motivated to distribute all free cash flow from Shopper Park Plus in order to earn performance fees.**
- The European Bank for Reconstruction and Development (EBRD) is invested in SPP via Adventum Penta Co-Investment. With a strong focus on environmental, social, and governance (ESG) criteria, the EBRD prioritizes investments that drive environmental impact, foster social inclusion, and uphold high standards of governance.

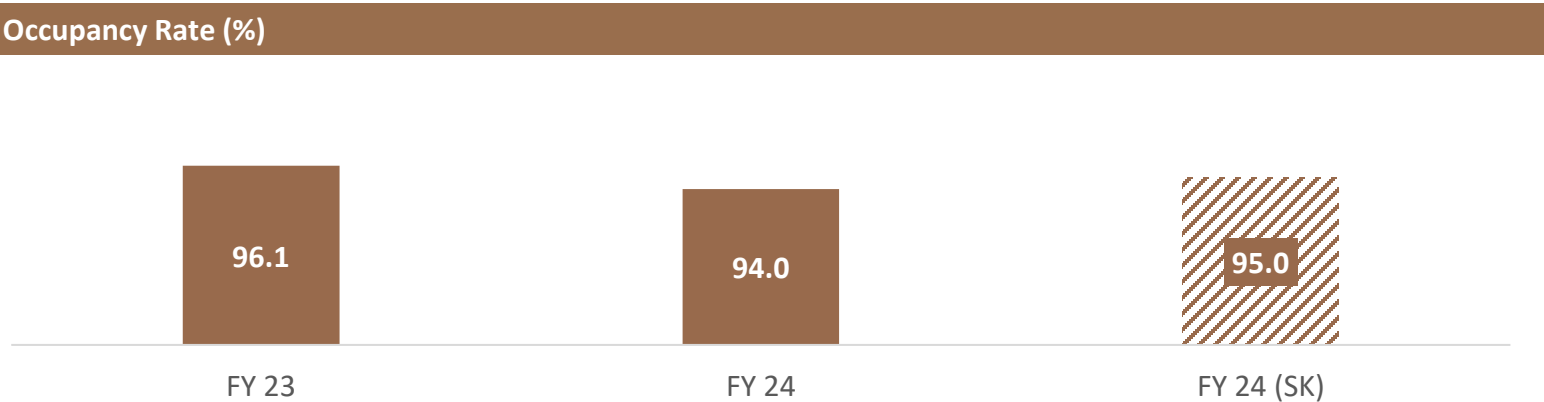
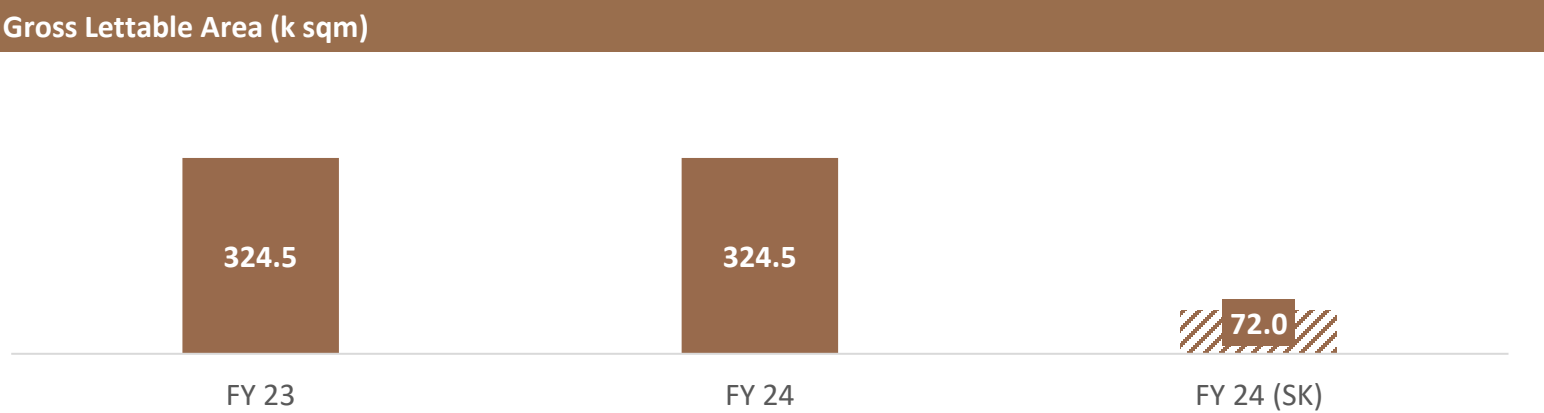
Basic Information

- Through an initial public offering on the 21st of November 2023, SPP raised a total of EUR 37.2 mn in capital, placing its shares into the BSE Premium Category with an IPO price of EUR 10.8/share. Shopper Park Plus completed the first ever EUR-based share issuance on the Budapest Stock Exchange (BSE), winning IPO of the year award on the BSE.
- On 6th of December 2024, SPP raised EUR 22.1 mn in a private placement to fund the acquisition of SK Portfolio at a share price of EUR 11.5/share, again winning Private Placement of the Year award from the BSE.
- Dual-Class Shareholder structure with 13.49 mn Ordinary Shares and 1.5 mn Preference Shares.
- Audit Committee in place



Appendix

Key Operative Metrics



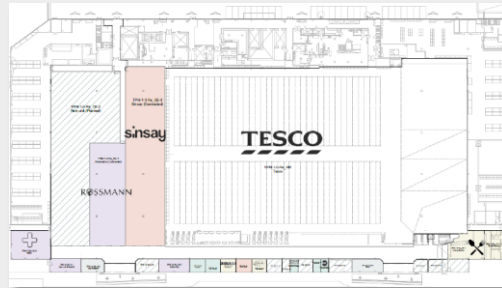
Key Points

- With the acquisition of the legacy portfolio (HU + CZ), SPP has already managed to capture over 30% of the Hungarian market and approx. 12% across both countries.
- The recently acquired assets in Slovakia means SPP now controls around 10% of that market as well.
- Besides the potential expansion into other CEE countries, there is also an ambition to further solidify SPP’s standing in the countries it already operates in.
- The decrease in occupancy is caused by TESCO’s ongoing downsizing; occupancy is expected to have bottomed out in 2024.

Source: CBRE (2025)

Selection of Properties - Shopper Park Plus Hungarian Portfolio cont'd

Pécs



Váci út Budapest



KPIs

GLA (sqm)	Occupancy (%)	Annual footfall (mn)	NOI (EURmn)	WAULT (years)
23,984	92.36%	1.7	0.9	9.2

Tesco Lease

Size (GLA)	WAULT	Extension Option	Share in Total GRI	Break Option
14,521	12	3x5 years	23.8%	No

GLA (sqm)	Occupancy (%)	Annual footfall (mn)	NOI (EURmn)	WAULT (years)
20,315	92.7%	2.2	1.1	5.9

Size (GLA)	WAULT	Extension Option	Share in Total GRI	Break Option
10,451	12	3x5 years	20.3%	No

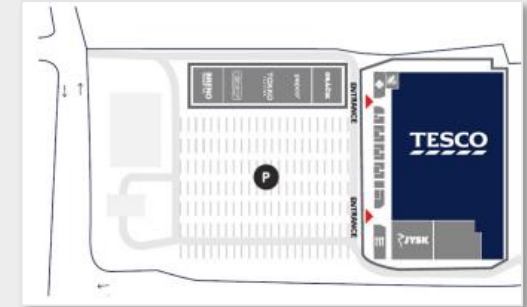
Note: As of 31.12.2024

Shopper Park Plus Slovakia Portfolio

Dunajská Streda



Žilina



KPIs

GLA	Occupancy	Planned Capex	NOI	WAULT incl. Tesco
10,496	95%	364,500	1,017,274	7.0

Tesco Lease

Size (GLA)	WAULT	Extension Option	Share in Total GRI	Break Option
5,687	15	3x5 years	34.3%	No

GLA	Occupancy	Planned Capex	NOI	WAULT incl. Teso
17,910	99%	679,200	1,799,242	7.9

Size (GLA)	WAULT	Extension Option	Share in Total GRI	Break Option
10,157	15	3x5 years	36.6%	No

Note: As of 31.12.2024

Shopper Park Plus Slovakia Portfolio cont'd

Nitra



Trnava



KPIs

GLA	Occupancy	Planned Capex	NOI	WAULT incl. Tesco
26,332	91%	2,379,700	2,993,264	6.2

Tesco Lease

Size (GLA)	WAULT	Extension Option	Share in Total GRI	Break Option
11,323	15	3x5 years	24.6%	No

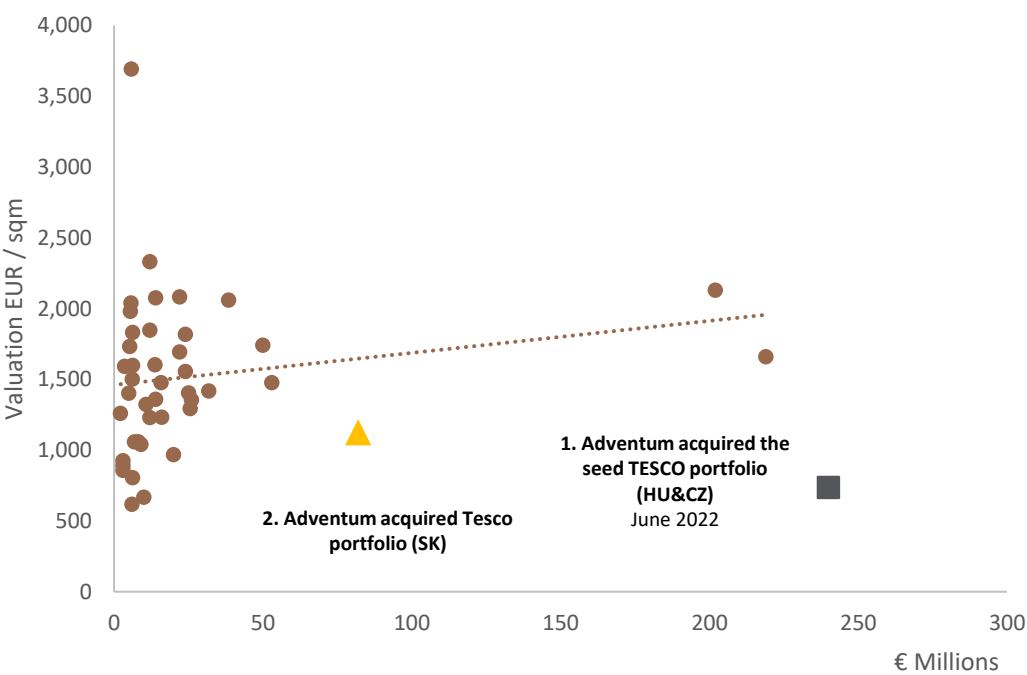
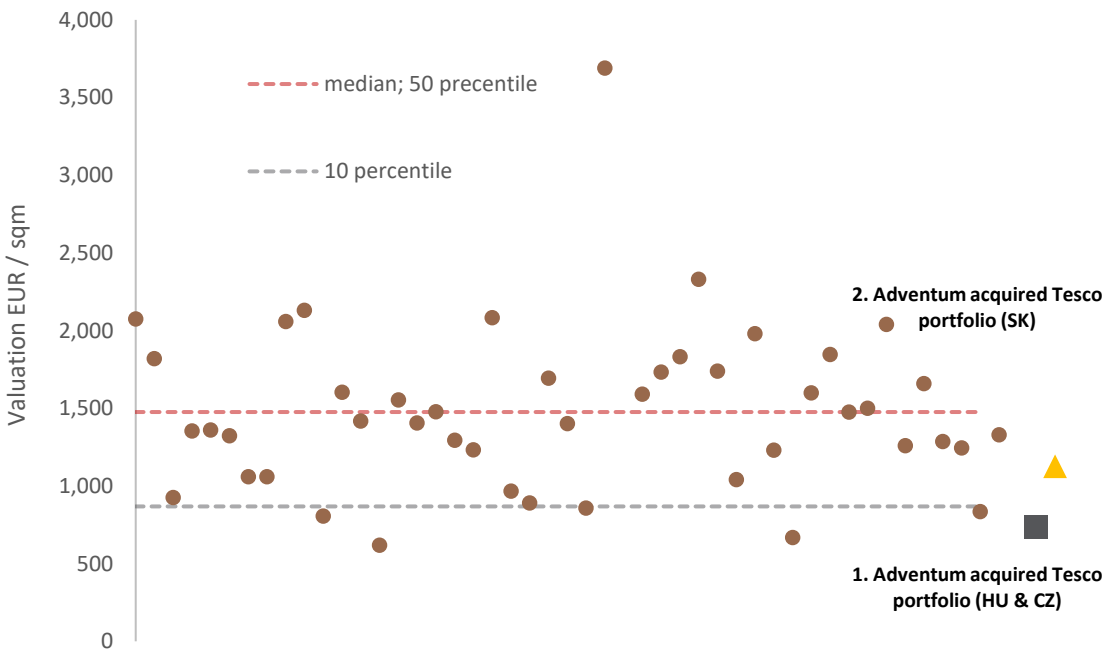
GLA	Occupancy	Planned Capex	NOI	WAULT incl. Tesco
17,428	94%	1,204,500	2,338,062	7.0

Size (GLA)	WAULT	Extension Option	Share in Total GRI	Break Option
10,203	15	3x5 years	29.0%	No

Note: As of 31.12.2024

Proven Track Record to source attractive Deals

Retail Park Transactions in the Region between 2021 - 2023



Unique ability to source large transactions at attractive yields

Source: Savills (2024)

Segment Split

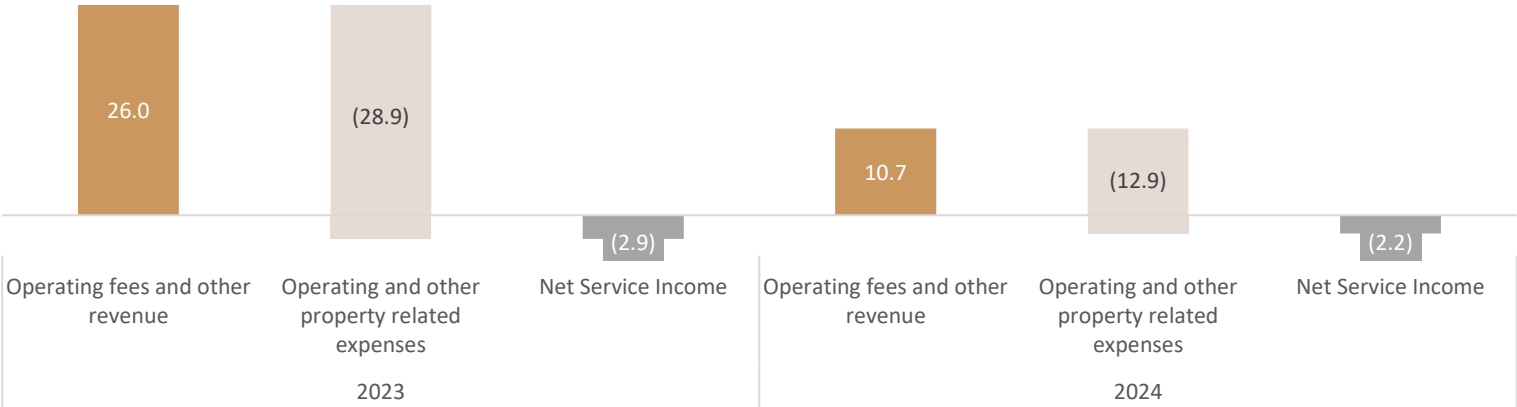
Segments 2024	2023	2024	Δ YoY
Rental Income	22.2	24.2	9.0%
A Hungary	16.9	18.3	8.3%
B Czech Republic	5.3	5.9	11.3%
Operating Fees & Other Revenue	26.0	10.7	-
Hungary	21.7	8.2	-
Czech Republic	4.3	2.5	-
Operating Expenses & Other property-related expenses	(28.9)	(13.0)	-
Hungary	(23.3)	9.7	-
Czech Republic	(5.6)	3.3	-
Investment Property Revaluation	5.9	13.7	132.2%
Hungary	6.4	11.0	71.2%
Czech Republic	(0.5)	2.7	-
Operating Result	22.2	33.0	49.6%
Hungary	21.6	29.1	33.9%
Czech Republic	3.4	7.8	129.4%
Group Level Expenses not Attributed to a country	(2.8)	(3.8)	25.0%

Key Points

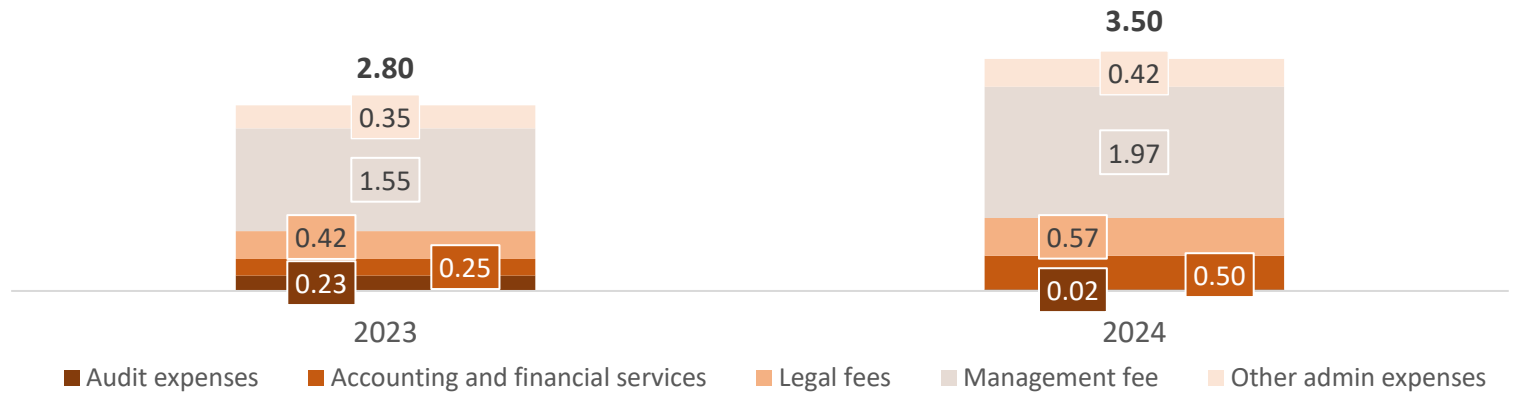
- A** Gross Rental Income growth was primarily driven by indexation and to some extent the lease of downsized area in Hungary. By the end of 2024 the majority of the downsized area was re-let to new tenants, but this only added EUR0.5mn to Gross Rental Income. Typically, it takes 6 to 12 months after lease signing for tenants to move in and begin paying rent.
- B** The relatively strong growth in CZ was due to a one-off item that supported revenue in Q1 in an extent of 100k EUR.

Net Service Income, Leakage* & Operating Expenses

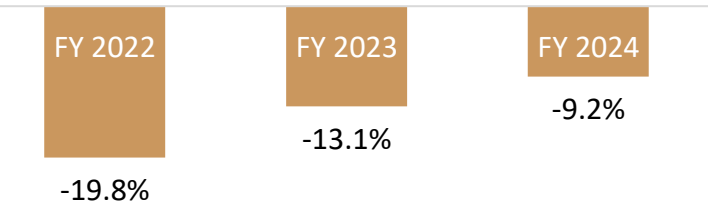
Net Service Income Bridge (€MN)



Admin Expenses (€MN)



Leakage⁽¹⁾



Leakage⁽¹⁾

- By capturing larger portions of the market, the company can negotiate better terms with tenants, passing on more costs (including variations in commodity prices via a transition to an open book regime) which reduces leakage.

Net Service Income

- From 2024 onwards, the SPP will present sub-billed energy, water and sewerage costs on a net basis. Therefore, both revenues and costs decreased significantly in 2024. The overall service result shows an improvement.

Notes: (1) Total operating fees, other revenues, operating and other property related expenses / GRI

Consolidated Cash Flow

Prepared according to IFRS, EURmn	2023	2024	Δ YoY
Profit before Tax	12.8	24.0	87.5%
A Revaluation Gains/Losses	(5.9)	(13.7)	132.2%
Currency Conversion	(0.0)	0.1	n.a.
Change in Provisions	(0.2)	-	n.a.
Other Corrections (results mainly from interest)	8.3	8.2	-1.2%
Change in Receivables	7.5	(0.1)	n.a.
Change in Deposits and Tenant Deposits	0.5	0.3	-40.0%
B Change in restricted Cash Balance	(0.5)	(33.1)	652.0%
Change in accounts payable and other current liabilities	(6.4)	(11.3)	76.6%
Income Tax paid	(0.2)	0.0	n.a.
Net Cash Flow from Operating Activities	16.0	(25.5)	n.a.
C Acquisition of Investment Properties	(3.1)	(7.3)	135.5%
Purchase of Other Fixed Assets	(0.0)	-	n.a.
D Acquisition of a Subsidiary	-	5.0	n.a.
Net Cash Flow from Investing Activities	(3.1)	(2.3)	-25.8%
Repayment of Loans/Borrowings from 3rd Parties	(5.5)	(5.9)	7.3%
Drawdown of Loans/Borrowings from 3rd Parties	-	10.4	n.a.
E Drawdown of Loans from related parties outside the group	5.0	12.8	156.0%
Repayment of Loans/Borrowings to related parties outside the group	(10.0)	(12.8)	28.0%
Transaction cost related to the Issue of Capital Instruments	(1.7)	(0.2)	-88.2%
Capital Increase	37.2	22.1	-40.6%
Non-Controlling Interest Subsidiary Capital Increase	-	4.3	n.a.
Interest paid	(8.9)	(8.8)	-1.1%
F Dividends paid	(3.9)	(10.0)	156.4%
Net Cash Flow from Financing Activities	12.3	7.6	-38.2%
Net change of Cash and Cash Equivalents	25.1	(20.2)	n.a.

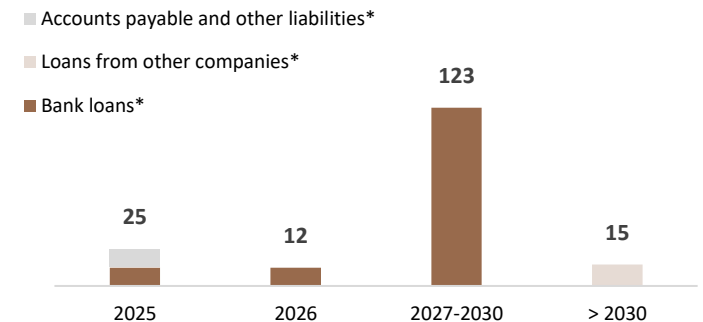
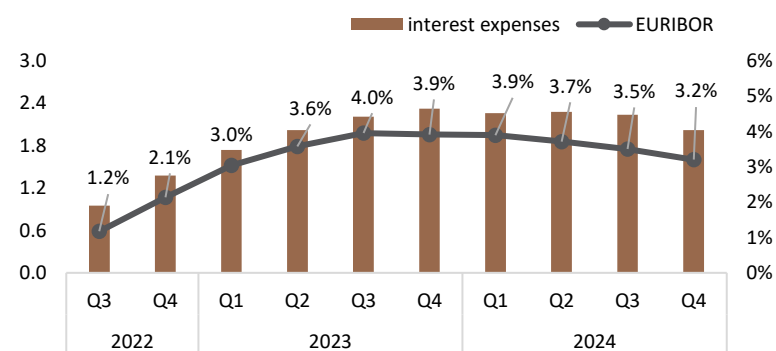
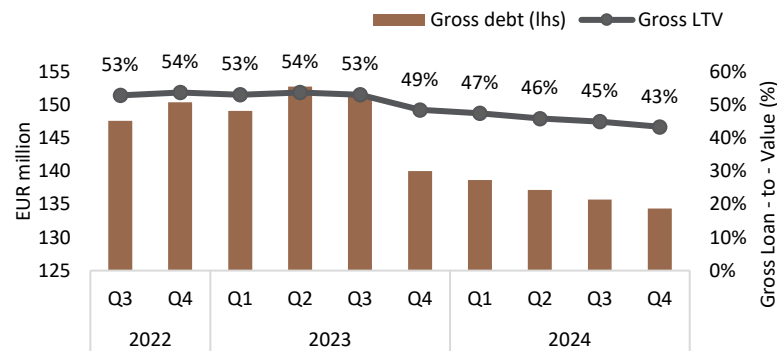
Key Points

- A** Gains from revaluation are non-cash relevant
- B** Change in restricted cash was driven by Shopping Malls SVK s.r.o depositing an amount of EUR 33.4mn in an escrow account based on the real estate sale and purchase agreement
- C** Development costs for properties that were capitalised under Investment Properties
- D** Acquisition of Skradevel Holding, Shopper Retail Park and Shopping Malls SVK
- E** Shopping Malls SVK signed a loan agreement on 20 December 2024 with the two non-controlling shareholders for a total loan of EUR 10.1mn. The remaining debt at the year-end is EUR 10.1, including interest.
- F** Dividends are fully self-funded via FFO, with 100% of FFO being returned to shareholders in 2024

Capital Structure - SPP aims to maintain an LTV of 50 – 60%

Key Capital Structure Considerations

- **The Issuer aims to maintain a loan to value ratio between 50-60%.**
- This objective is strongly supported by the strict REIT requirement of not exceeding 65% loan to value ratio.
- In June 2022, the Issuer acquired the Initial Portfolio for around EUR 240 m, **financed by a EUR 150 m loan by the consortium** of OTP Bank Hungary, Erste Bank Hungary and Erste Bank Vienna.
 - **Interest coupon:** 3-month EURIBOR + 2.5% spread. **Interest rate on 70% of the principal is capped at a 2.4% 3-month EURIBOR rate.** Interest rate on the remaining 30% is variable, but has been hedged at c. 2%.
 - **Term:** 5 year
 - **Amortization:** 20 year (80% bullet)
- **Accordion facility**
 - Subject to certain conditions a **EUR 30 m facility can be drawn from the bank consortium** (commitment fee payment obligation may incur at the Issuer).
 - The facility can be used for financing general corporate purposes (incl. CAPEX and dividend payments).
- **Bank loan** for the end of 2024 acquisition of the Slovakia portfolio
 - Gross LTV: 44%
 - all-in app. interest cost below 5% with interest rate hedge in place
 - Interest only
 - Maturity: 5 year

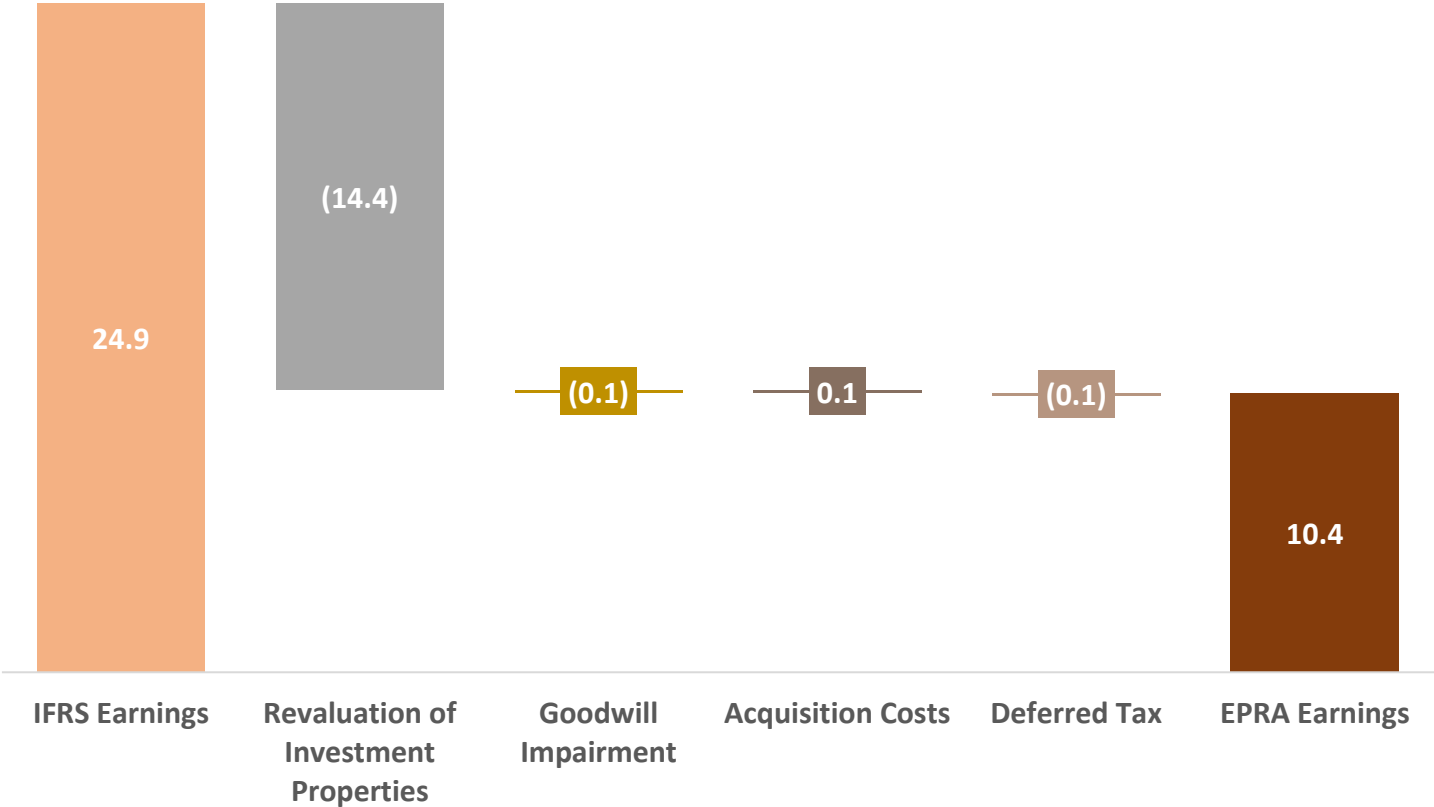


Source: EURIBOR – Bloomberg

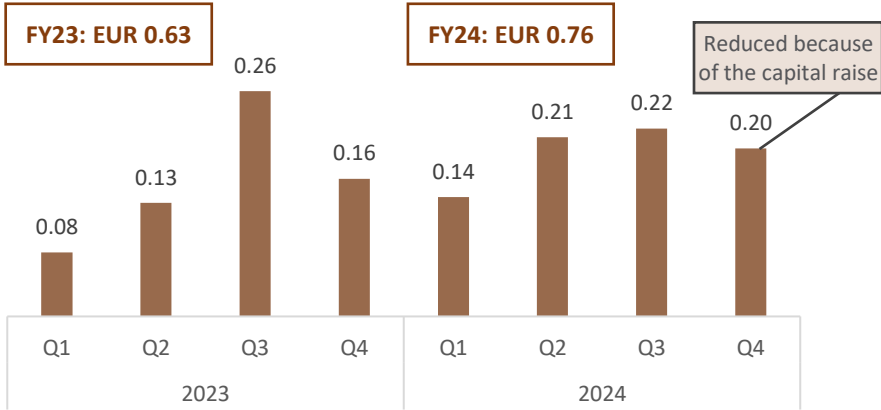
Notes: *) Amounts denominated in EURmn

EPRA Earnings Development

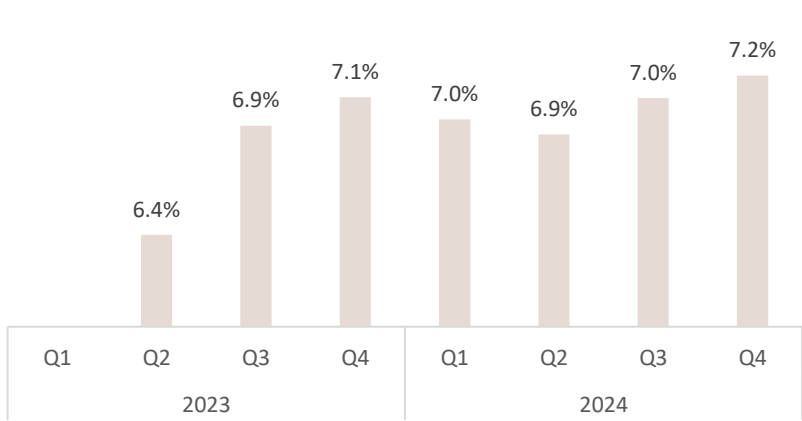
2024 EPRA Earnings Bridge



EPRA Earnings per Share



EPRA Net Initial Yield (%)



Improving Asset Quality, low Leverage, robust CF generating Capacity

		2023	2024	Δ YoY
GLA (Gross Lettable Area)	sqm	325.0	325.0	0.0%
Occupancy	(%)	96.1%	94.0%	-2.0%
WAULT	Years	5.30	5.50	3.0%
effective EUR/sqm/months ⁽¹⁾	EUR/sqm	6.0	6.5	9.0%
Leakage (NSI/GRI)	(%)	-13.0%	-9.0%	-30.0%
No. of green certificates ⁽²⁾		1	5	n.a.
Valuation				
GAV	EUR m	289.0	310.0	7.0%
GAV/GLA	EUR/sqm	890.0	954.0	7.0%
NAV	EUR m	161.0	167.0	4.0%
Debt metrics				
Gross debt ⁽³⁾	EUR m	140.0	144.0	3.0%
Net debt	EUR m	110.0	135.0	22.0%
Avg. interest expense	(%)	5.9%	6.5%	10.0%
EPRA KPIs				
EPRA NRV	EUR m	175	213	21%
EPRA NTA	EUR m	175	213	21%
EPRA NDV	EUR m	161	197	22%
EPRA LTV	(%)	39.0%	30.0%	-23.0%

← **TESCO Downsize** and the **under-rented portfolio** represents a significant upside potential

← Aim to reduce leakage (Net Service Income / Gross Rental Income)

← Average valuation of retail park transactions in the region in the last three years was **1,515 EUR/sqm**

← **Low leverage** allows more room for external debt financing

← LTV is currently below our targeted LTV range of 50 - 60%

Source: CBRE

Notes: (1) Gross Rental Income / GLA; (2) Obtained BREEAM certification by the end of the period; (3) Short term debt + Long term debt

Case Study – ESG Strategy applied to SPP's Tesco Portfolio

Property Description

- Tesco portfolio consists of 14 food anchored retail centres located in major towns in Hungary and 4 retail centres in Czechia
- The retail centres were built between 2000 and 2008 and all properties are located at major transport hubs
- Anchored by Tesco and other notable tenants include Decathlon, Sports Direct, DM and H&M



ESG at Acquisition

- ✗ No sustainable energy management
- ✗ No environmental accreditation
- ✗ No long-term maintenance plan or utility procurement strategy
- ✗ High level service charges at appr. €5 per sqm p.a

ESG Plan at Acquisition

- ✓ Joining EKR (Carbon emission trading)
- ✓ Achieving BREEAM In-Use Very good accreditation for all assets
- ✓ Preparing assets from technical and legal aspects to host €700k/asset investment to install PV panels to generate green energy. This is to be funded by a third party who will also pay app. €90k p.a. additional income per asset
- ✓ Targeting significant sustainable service charge reduction

ESG Plan Status Update

- ✓ Joining EKR. ESG related Capex projects can be covered by up to 100% by trading project specific energy consumption reduction on EKR
- ✓ Obtained BREEAM In-Use Very Good certification for 5 properties by end 2024 (approval is at hand, awaiting official documentation) and all properties by 2026
- ✓ Progressed installation of LED-lighting in internal and external areas with all works expected to be completed for the entire portfolio by the end of 2024
- ✓ Contract signed with Tesla and Ionity to gradually increase the number of electric car chargers with first chargers installed
- ✓ Upgrading the M&E systems and improving insulation of the building envelopes
- ✓ More than 10% service charge leakage saved in 2024

Best-in-Class Executive Team

Board of Directors



Kristóf Bárány - Chairman

Real estate investment and venture capital professional with over 20 years of experience across CEE.



András Marton - member

Real estate investment professional with over 16 years of experience across CEE.



András Molnár - member

18 years of experience in venture capital and private equity, CEO of Portfolion Fund Management.



Michele Sharon Small - member

Over 25 years of experience in the fields of development banking and commercial real estate finance.



Gábor Németh - member

29 years of experience in finance, over 21 years of executive experience in fund management and various industries.

Supervisory Board



Dr. Gergely Szúcs – member

21 years` experience in venture capital and private equity, managing partner of Cashline Investments.



Sándor Makra – member

18 years` experience in the real estate industry, currently the CEO of Market Asset Management.



Dr. József Berecz - member

Strong academic background, with over 14 years of experience in investment management.

CONTACT

Kristóf BÁRÁNY, CFA – Founding Partner
Managing Director
kristof.barany@shopperparkplus.hu

Gellért GAÁL
Investment Manager
gellert.gaal@shopperparkplus.hu