



**EXTRAORDINARY INFORMATION  
ON A TRANSACTION BY A PERSON CLOSELY ASSOCIATED WITH A PERSON  
DISCHARGING MANAGERIAL RESPONSIBILITIES**

**Shopper Park Plus Plc.** (seat: 1015 Budapest, Batthyány utca 3. fszt. 1., company registry number: 01-10-140433, hereinafter: „**Issuer**”) as Issuer publishes the notification submitted to it as an annex to this disclosure in accordance with the provisions of Regulation (EU) No 596/2014, thereby informing market participants about the transaction of persons closely associated with a person performing managerial functions.

**Annexes:**

Annex No.1.: Template for notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them (Portfolion Partner Magántőkealap)

Dated: Budapest, 27 November 2025

**Shopper Park Plus Plc.**

# SHOPPER PARK<sup>+</sup>

## Annex No.1: Template for notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them (Portfolion Partner Magántőkealap)

|           |                                                                                                                                                                                                          |                                                                                                                                                                                                |                |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>1.</b> | <b>Details of the person discharging managerial responsibilities/person closely associated</b>                                                                                                           |                                                                                                                                                                                                |                |
| a)        | Name                                                                                                                                                                                                     | PortfoLion Partner Private Equity Fund.                                                                                                                                                        |                |
| <b>2.</b> | <b>Reason for the notification</b>                                                                                                                                                                       |                                                                                                                                                                                                |                |
| a)        | Position/status                                                                                                                                                                                          | András Molnár, member of the board of directors of the issuer is the CEO of PortfoLion Venture Capital Fund Management Ltd, which manages the PortfoLion Partner Private Equity Fund.          |                |
| b)        | Initial notification/Amendment                                                                                                                                                                           | First notification                                                                                                                                                                             |                |
| <b>3.</b> | <b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>                                                                                     |                                                                                                                                                                                                |                |
| a)        | Name                                                                                                                                                                                                     | Shopper Park Plus Public Limited Company                                                                                                                                                       |                |
| b)        | LEI                                                                                                                                                                                                      | 529900WMJW5U55FMKN19                                                                                                                                                                           |                |
| <b>4.</b> | <b>Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted</b> |                                                                                                                                                                                                |                |
| a)        | Description of the financial instrument, type of instrument<br>Identification code                                                                                                                       | Shopper Park Plus Plc. Series A ordinary shares<br>ISIN: HU0000192786                                                                                                                          |                |
| b)        | Nature of the transaction                                                                                                                                                                                | Subscription to a capital increase<br><br>The transaction does not relate to a share option programme or any of the specific examples set out in Article 19(7) of Regulation (EU) No 596/2014. |                |
| c)        | Price(s) and volume(s)                                                                                                                                                                                   |                                                                                                                                                                                                |                |
|           |                                                                                                                                                                                                          | Price(s)                                                                                                                                                                                       | Volume(s)      |
|           |                                                                                                                                                                                                          | 10,80 EUR/piece                                                                                                                                                                                | 925 926 pieces |
|           |                                                                                                                                                                                                          |                                                                                                                                                                                                |                |

# SHOPPER PARK<sup>+</sup>

|    |                                                          |                                                         |
|----|----------------------------------------------------------|---------------------------------------------------------|
| d) | Aggregated information<br>— Aggregated volume<br>— Price | - Aggregated volume – non applicable<br>- 10.000.000,80 |
| e) | Date of the transaction                                  | 2025.11.24 19:52 (UTC)                                  |
| f) | Place of the transaction                                 | Outside a trading venue                                 |