

SHOPPER PARK⁺

EXTRAORDINARY ANNOUNCEMENT REGARDING THE FINANCING OF THE POLISH REAL ESTATE PORTFOLIO

Shopper Park Plus Plc. (“**SPP**”) hereby makes a public announcement regarding the execution of the documentation required for the financing (“**Financing**”) of the acquisition of the Polish real estate portfolio.

SPP has previously informed the public, that on 23 December 2025, SPP and its eight Polish subsidiaries entered into a real estate sale and purchase agreement, pursuant to which the subsidiaries will acquire eight retail parks located in Poland from **Auchan Polska Sp. z o.o.** and **Ceetrus Polska Sp. z o.o.** as sellers (the “**Transaction**”), with the effect of the closing of the Transaction.

In order to secure the financing of the Transaction, SPP’s Polish subsidiaries, as borrowers, and **Aareal Bank AG** (registered office: Paulinenstraße 15, 65189 Wiesbaden, Federal Republic of Germany; commercial register number: HRB 13184), as lender – in accordance with the Term Sheet signed on 23 December 2025 – entered into a facility agreement on 25 February 2026 providing for a credit facility up to the amount of EUR 155,000,000. The facility includes an investment tranche up to EUR 110,000,000 required for the implementation of the Transaction, as well as a tranche necessary for the financing of the VAT related to the transfer of the properties.

The closing of the Transaction is expected to take place in the first half of March 2026.

Budapest, 26 February 2026

Shopper Park Plus Plc.