SHOPPER PARK+

EXTRAORDINARY INFORMATION
ACQUISITION PIPELINE

Shopper Park Plus Plc. ("**SPP**") hereby informs the public about its acquisition pipeline and outlines its key details:

Description of acquisition pipeline

SPP's current acquisition pipeline comprises four projects with a total value of approximately EUR 132 million and an average asset yield of around 8.45%. The core of the pipeline consists of three single-asset retail transactions – two in Poland and one in Czechia – together offering roughly 42,000 sqm of GLA ("Gross Leasable Area"). All assets are, or will be, anchored by leading food retailers on long-term leases, ensuring stable footfall and resilient income. Two of these assets are standing, income-producing properties with occupancy levels of 98% and 100%, located in established retail destinations and supported by strong anchors, including a DIY operator in one case. Both assets align with SPP's investment criteria, generating IRRs above 12% and cash-on-cash returns of at least 8%. The projected returns assume interest-only financing and an LTV of around 55%; these financing terms are SPP's current expectation and are not yet supported by a binding offer. Together, they underpin SPP's ability to maintain its dividend distribution profile.

Key metrics of the projects:

Projects		1	2	3	4	Total
Country		PL	PL	CZ	CEE	
Expected Purchase price*	*EUR m*	17	11	21	83	132
Asset yield*	*(%)*	8.5%	8.4%	8.3%	8.5%	8.45%
Total GLA	*sqm*	22,700	6,340	13,400		42,440
Number of assets	*#*	1	1	1		3
NOI	*EUR m*	1.5	1.0	1.7		4.1
WAULT	*years*	4.3	7.6	6.6		1.4
Average occupancy	*(%)*	98%	50%+*	98%		97%
Average rent	*EUR/sqm*	5.2	~11	11.5		6.4
Type		Core+	Forward funding	Core+	Core+	

**assuming full occupancy once completed*

*** for project 2 it refers to total construction cost*

The third primary transaction is a forward-funding structure for a new strip mall in Poland with the GLA of 6,340 sqm. The investment has been negotiated to significantly limit development risk, with SPP entering only once the project is fully de-risked: the building permit must be secured, more than half of the GLA – including the grocery anchor – must be pre-leased, a binding financing term sheet must be in place, and the general contractor agreement must be signed. This approach allows SPP to acquire a brand-new retail park at a 70–100 bps yield premium compared to stabilized product, while still retaining influence over key project parameters. Construction is expected to take approximately 12 months.

The total purchase price of the two acquisitions, and the total construction costs, is estimated at EUR 49 million. Once completed, the three assets together are expected to generate approximately EUR 4.1 million in annual NOI, and it is SPP's expectation that the forward-funding project will deliver even higher cash-on-cash returns due to more favorable bank terms associated with its new-build status.

From an ESG perspective, all targeted assets are expected to achieve at least a BREEAM “Very Good” certification, reinforcing SPP’s commitment to sustainable, necessity-driven retail. Closing of the transactions are expected in H2 2026.

SPP holds exclusivity to the three projects mentioned above. As for the fourth project, it is still at an early stage, but expected to meet the qualitative and quantitative investment criteria of SPP.

Funding of the acquisitions

The forward-funding project and either of the first two projects described can be financed from internal cash flow and from the remaining proceeds of the secondary public offering completed in November 2025. SPP’s cash balance at year-end 2025 amounted to EUR 31 million.

To partly fund the above-mentioned projects, SPP is evaluating the issuance of EUR-denominated bonds under a bond program in the next two years. The expected issuance size for 2026 is EUR 40–50 million. Following a successful placement, SPP’s Loan-to-Value (“LTV”) ratio is projected to remain at a healthy level, comfortably within SPP’s targeted 50–60% range.

The LTV modelling was based on conservative assumptions:

- annual 2% GAV growth, reflecting inflation-indexed rental income,
- no value uplift from below-market acquisitions (as achieved in the SK and PL transactions),
- no yield compression.

Under these assumptions, the internal model indicates a maximum Gross LTV of 52–53%, depending on the final issuance amount.

As a result of the bond-financed acquisitions, cash flow per share is expected to accelerate meaningfully, rising by approximately 50% from EUR 0.99 per share to around EUR 1.50 per share between 2026 and 2030, in line with the new guidance.

Any potential bond issuance would be contingent on favorable market conditions.

Budapest, 8 April 2026

Shopper Park Plus Plc.