SHOPPER PARK+

Ahold Delhaize–Tesco Agreement to Affect Eight Shopper Park Plus Retail Parks

Budapest, 2 November 2026 – Shopper Park Plus welcomes the agreement reached between Ahold Delhaize and Tesco. The transaction involves eight retail parks within the Shopper Park Plus Group's portfolio, four in the Czech Republic and four in Slovakia, where Tesco currently serves as the anchor tenant.

The planned change of ownership will not affect the existing lease agreements between the subsidiaries of Shopper Park Plus and Tesco, which will remain in force under unchanged terms and include further extension options in both countries. Consequently, the transaction will have no impact on the Group's contractual rental income from the affected properties, with Ahold Delhaize replacing Tesco as the tenant under the existing lease agreements.

Ahold Delhaize already operates in the Czech Republic under the Albert brand, while the acquisition will mark its entry into the Slovak market. As of the second quarter of 2026, Albert had recorded 38 consecutive quarters of comparable sales growth. With the acquisition of Tesco's operations, Ahold Delhaize is set to become a major player in the Czech and Slovak grocery retail markets.

The acquisition covers more than 360 company-operated stores, over 100 franchise locations and more than 14,000 employees. Completion of the transaction is expected in the fourth quarter of 2027, subject to the necessary regulatory approvals.

"We are pleased that a major international retailer such as Ahold Delhaize is taking over Tesco's Czech and Slovak operations. Like us, Ahold Delhaize sees long-term growth potential in these markets and is committed to expanding its presence in the region. We consider this a very positive development and a genuine win-win situation for all parties, as it gives us the opportunity to build a long-term partnership with a financially strong, internationally established retailer having further growth ambitions in Central Europe.

Following the completion of the transaction, we expect our retail parks to become even more attractive to customers. Working together with Ahold Delhaize, we also see opportunities to further optimize the space occupied by the anchor tenant, creating additional leasable areas for new retailers. This would allow us to diversify our tenant mix and increase rental income from the reconfigured spaces.

We would like to thank Tesco for our successful cooperation over the years, and we are confident that, together with Ahold Delhaize, we will be able to unlock the significant potential for further sales growth offered by our well-located retail parks," said Kristóf Bárány, Chairman of the Board of Shopper Park Plus.

About Shopper Park Plus

SPP, which owns a portfolio of 30 retail properties — 8 in Poland, 4 in the Czech Republic, 4 in Slovakia,14 in Hungary — through its subsidiaries, manages a total gross leasable area (GLA) of more than 600,000 square metres, shared by nearly one thousand tenants. In the long term, SPP aims to become a leading owner and operator of retail park portfolios in the

Central and Eastern European (CEE) region, with further regional expansion plans already under consideration.