

# SHOPPER PARK<sup>+</sup>

## EXTRAORDINARY INFORMATION REGARDING THE ACQUISITION OF A POLISH REAL ESTATE PORTFOLIO

Shopper Park Plus Plc. (“SPP”) hereby makes a public announcement regarding the closing of the acquisition of a real estate portfolio consisting of eight retail parks located in Poland from the sellers **Auchan Polska Sp. z o.o.** and **Ceetrus Polska Sp. z o.o.** (the “Transaction”).

SPP has previously disclosed to the public certain steps related to the implementation of the Transaction, namely that

- (1) SPP raised funds in excess of EUR 100,000,000 through a secondary public offering, in order to partially finance the Transaction from its own funds;
- (2) on 23 December 2025, SPP and its eight Polish subsidiaries entered into a sale and purchase agreement regarding the properties forming part of the Transaction;
- (3) in order to secure the financing of the Transaction, SPP’s Polish subsidiaries as borrowers and Aareal Bank AG as lender entered into a facility agreement on 25 February 2026, providing for a credit facility up to the amount of EUR 155,000,000, which 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; and
- (4) on 25 February 2026 – as part of and a condition precedent to the Transaction – SPP’s Polish subsidiaries as lessors, entered into a lease agreement (so-called “Hyperlease Agreement”) with Auchan Polska Sp. z o.o., acting as anchor tenant in respect of the properties to be acquired, which enters into force upon the successful closing of the Transaction.

In accordance with SPP’s previous disclosures, the closing of the Transaction took place on 5 March 2026, as a result of which SPP’s Polish subsidiaries acquired the properties as of the closing date. Following the completion of the Transaction, the total gross leasable area (GLA) of the 30 retail parks owned by SPP’s subsidiaries increased to more than 600,000 m<sup>2</sup>, further strengthening SPP’s position in the CEE region.

Key parameters of the Transaction:

- Asset yield: 9.1%
- WAULT: 7.4 years
- Average effective rent of the portfolio<sup>1</sup>: EUR 7.6 / m<sup>2</sup> / month

In light of the closing of the Transaction, SPP will update its five-year management guidance to reflect the newly acquired Polish portfolio, as well as the impact of the new property management (PM) and facility management (FM) agreements relating to the Hungarian portfolio, and other operational and strategic developments.

Budapest, 6 March 2026

**Shopper Park Plus Plc.**

---

<sup>1</sup> *Gross Rental Income / Gross Leasable Area (GLA)*