GROUP P&L IFRS

		2022				2023				2024				2025
		Q1	Q2*	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
[EUR m]														
Gross Rental income			**0,9**	**4,7**	**5,4**	**5,4**	**5,4**	**5,6**	**5,9**	**6,0**	**5,9**	**5,9**	**6,4**	**7,0**
Net service income			(0,6)	(0,7)	(0,7)	(1,2)	(0,5)	(0,2)	(1,0)	(0,9)	(0,6)	(0,3)	(0,4)	(1,0)
NOI [Net Operating Income]			**0,3**	**4,0**	**4,7**	**4,2**	**4,8**	**5,4**	**4,8**	**5,1**	**5,3**	**5,6**	**6,0**	**6,0**
Administrative expenses			(2,2)	(0,6)	(0,8)	(0,9)	(0,6)	(0,5)	(1,0)	(0,7)	(0,7)	(0,9)	(1,1)	(1,3)
Fair valuation gains on investment properties			19,9	(0,1)	2,1	0,9	2,8	0,3	1,9	2,8	6,1	0,0	5,5	10,0
Depreciation and amortization			0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	(0,5)	0,2
Other income			0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,6	0,0
EBIT			**18,0**	**3,2**	**6,1**	**4,2**	**7,1**	**5,2**	**5,7**	**7,1**	**10,7**	**4,7**	**10,5**	**15,0**
Financial income			0,0	1,4	1,5	0,5	0,6	0,5	0,7	0,3	0,3	0,0	0,4	0,3
Financial expenses			(0,4)	(1,0)	(2,0)	(2,9)	(3,6)	(2,9)	(2,4)	(2,7)	(2,0)	(2,1)	(2,5)	(2,7)
Profit before tax			**17,6**	**3,8**	**5,6**	**1,8**	**4,1**	**2,8**	**4,1**	**4,7**	**9,0**	**2,7**	**8,4**	**12,6**
Income tax			(1,6)	0,1	(2,3)	(0,1)	(0,0)	(0,3)	(0,9)	(0,3)	(0,2)	0,2	0,4	(2,2)
Result of the current period			**16,0**	**3,9**	**3,2**	**1,7**	**4,1**	**2,5**	**3,2**	**4,4**	**8,8**	**2,9**	**8,8**	**10,5**
non-controlling interest			0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	(2,9)
Profit to parent			**16,0**	**3,9**	**3,2**	**1,7**	**4,1**	**2,5**	**3,2**	**4,4**	**8,8**	**2,9**	**8,8**	**7,5**
VALUATION														
GAV	EUR m			279	280	281	284	285	289	292	299	302	310	406
GAV / GLA	EUR/sqm			854	856	863	876	880	890	900	920	929	954	1 025
NAV	EUR m			113	119	121	122	124	161	166	165	167	197	203
Country Breakdown														
Rental income	EUR m		**0,9**	**4,7**	**5,4**	**5,4**	**5,4**	**5,6**	**5,9**	**6,0**	**5,9**	**5,9**	**6,4**	**7,0**
HU	EUR m		0,7	3,6	4,0	4,1	4,3	4,2	4,3	4,3	4,5	4,5	5,0	4,6
CZ	EUR m		0,2	1,1	1,4	1,3	1,1	1,4	1,5	1,6	1,4	1,4	1,4	1,4
SK	EUR m													1,0
OPERATIVE KPI's														
GLA [Gross Lettable Area]	000 sqm			325	325	325	325	325	325	325	325	325	325	396
HU	000 sqm			261	261	261	261	261	261	261	261	261	261	261
CZ	000 sqm			63	63	63	63	63	63	63	63	63	63	63
SK	000 sqm													72
Occupancy														
Total	(%)					97,0%	97,6%	95,4%	96,1%	94,9%	92,7%	93,4%	94,0%	94,1%
HU	(%)					97,6%	97,8%	94,9%	95,8%	94,1%	92,0%	92,9%	93,4%	93,7%
CZ	(%)					94,9%	96,8%	97,2%	97,6%	98,1%	95,6%	95,6%	96,3%	96,5%
SK	(%)													93,9%
WAULT														
Total	years					5,5	5,6	5,5	5,3	5,6	5,8	5,7	5,5	5,5
HU	years					6,0	6,2	6,1	6,0	6,3	6,4	6,3	6,2	6,0
CZ	years					3,5	3,6	3,5	3,3	3,6	3,7	3,5	3,5	3,5
SK	years													7,2
Average effective rent**														
Total	EUR/sqm			4,9	5,6	5,5	5,5	5,8	6,0	6,1	6,1	6,0	6,5	5,9
HU	EUR/sqm			4,6	5,1	5,2	5,4	5,4	5,5	5,5	5,7	5,8	6,3	5,9
CZ	EUR/sqm			5,9	7,4	6,7	5,9	7,3	8,1	8,6	7,6	7,3	7,5	7,5
SK	EUR/sqm													4,4

*financial performance from 2022.06.15
**Gross Rental Income / GLA
Valuation, WAULT, EPRA net initial yield and EPRA vacancy rate data are provided by CBRE

EPRA measures

Comments:

DD&A: In 2025, the result of impairment losses recognized and reversed amounted to EUR 238,480.

1. Seasonally not adjusted, i.e. impact of turnover reconciliation is reported as it occurs.
2. The acquisition of the portfolio in Slovakia was completed in February 2025. As a result, the financial accounts and KPIs do not reflect the full performance of Q1 2025

Increase of vacancy rates since Q3 2023 in assets in Hungary is predominantly due to the impact of the release of down size areas, which have been gradually handed over by Tesco to the landlord. These areas have been either subsequently relet or are in the process of being relet which is expected to increase occupancy rates going forward.

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		2022				2023				2024				2025
		Q1	Q2*	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
EPRA Earnings[1]	EUR million						1,3	2,5	2,1	1,8	2,8	2,7	2,9	2,6
EPRA Earnings per share	EUR						0,13	0,26	0,16	0,14	0,22	0,21	0,19	0,18
EPRA net initial yield[2]	%						6,4%	6,9%	7,1%	6,9%	6,9%	7,0%	7,2%	7,2%
EPRA NAVs														
EPRA Net Reinstatement Value (NRV)[3]	EUR million						132	135	175	179,37	178	181	213	224
EPRA Net Reinstatement Value (NRV)	EUR per share						13,7	14,0	13,4	13,7	13,6	13,9	14,2	15,0
EPRA Net Tangible Assets (NTA)[4]	EUR million						132	135	175	179	178	181	213	224
EPRA Net Tangible Assets (NTA)	EUR per share						13,7	14,0	13,4	13,7	13,6	13,9	14,2	15,0
EPRA Net Disposal Value (NDV)[5]	EUR million						115	118	161	155	155	156	197	186
EPRA Net Disposal Value (NDV)	EUR per share						11,9	12,2	12,3	12,2	11,8	11,9	12,4	12,8
EPRA vacancy rate[6]	%						6,9%	11,2%	10,0%	11,6%	11,0%	11,0%	9,7%	9,1%
EPRA loan-to-value[7]	%						52%	51%	39%	38%	40%	40%	30%	43%
Additional KPI's														
Like - for - like rental growth	(%)						n.a	18,5%	8,0%		10,2%	5,1%	8,9%	1,6%
Investment properties	EUR m						284,2	285,4	288,65		299,1	301,8	309,6	405,7
Development assets	EUR m						0	0	0		0	0	0	0
Capital expenditure	EUR m						0,2	1,0	1,3		1,0	2,6	2,3	2,6

1 Profit from operations, excluding changes in fair value of investment properties and financial assets.
2 The ratio of the annual sales revenue reduced with real estate operating costs, and the real estate fair value increased with the estimated purchasers’ costs.
3 Calculated with gross asset values, the assumed transaction costs are added to IFRS valuation figures.
4 Shopper Park Plus does not intend to sell properties, so deferred tax liabilities and transaction costs are not deducted.
5 Scenario if company assets are sold and liabiliites are not held to maturity: deferred taxes, financial instruments and success fee are calculated as to the full extent of their liability.
6 The estimated rental value of vacant areas compared to the value of the entire portfolio.
7 The ratio of total liabilities (not covered by available free cash) compared the fair value of properties and other assets.