

SHOPPER PARK⁺

ANNOUNCEMENT ON CONVENING THE EXTRAORDINARY MEETING OF THE GENERAL ASSEMBLY

(INVITATION TO THE GENERAL ASSEMBLY)

The Board of Directors of **Shopper Park Plus Plc.** (registered office: 1015 Budapest, Batthyány utca 3. fszt. 1.; company registration number: 01-10-140433; hereinafter: „**Company**”) hereby informs you, that upon the decision of the operational managers of the Board of Directors the extraordinary general assembly is convened as follows:

Date of the General Assembly: 13 October 2025, 11:00 AM (registration from 10:00 AM)

Place of the General Assembly: KÖKI Offices, 3rd floor, REGUS Office (1191 Budapest, Vak Bottyán u. 75/A-C).

Method of holding the General Assembly: personal attendance of shareholders

The Company orders an ownership identification from KELER Központi Értéktár Zrt. before the General Assembly.

Agenda of the General Assembly:

1. Decision on the extension of the scope of the authorization for the capital increase of the Company granted to the Board of Directors by the General Assembly in Resolution No. 3/26.08.2025 of the General Assembly.

Conditions for exercising the right to add items to the agenda of the General Assembly:

If the shareholders holding jointly at least 1 (one) per cent of the votes in the Company submit a proposal for the addition to the agenda, in accordance with the rules on the agenda's details, or a draft resolution on a point included or to be included in the agenda, to the Board of Directors within 8 (eight) days of the publication of the notice convening the General Assembly, the Board of Directors shall publish a notice on the added agenda and the draft resolutions submitted by the shareholders after the proposal has been communicated to the Board of Directors. The item indicated in the notice shall be deemed to be included in the agenda.

The exercise of voting rights is subject to the conditions laid down in the Articles of Association:

The right to attend the General Assembly and other rights attached to the share may be exercised by the shareholder whose name is entered in the share register at 5:00 p.m. on the second working day prior to the opening day of the General Assembly (closing of the share register) and the Company has received the original copy of the shareholder's certificate of ownership. The shareholder shall also be deemed to have duly delivered the certificate of ownership to the Company if the shareholder delivers it to the Company in a verifiable manner by the close of the share register and also delivers the original copy of the certificate of ownership to the Company no later than the beginning of the General Assembly. The burden of proof of delivery of the certificate of ownership shall be on the shareholder.

The certificate of ownership shall be issued by the securities account manager upon the shareholder's request. The certificate of ownership must contain the company name of the Company, the type of share, the number of shares, the company name and signature of the securities account manager, the name (company name) and the place of residence (registered office) of the shareholder.

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After the issuance of the certificate of ownership, the securities account manager may only transfer changes to the share in the securities account if the certificate of ownership is simultaneously revoked. The data contained in the certificate of ownership sent to the Company must be the same as the actual data at the time of the closing of the share register. If, after the submission of the certificate of ownership and before the closing of the share register, there is a change in the number or other data of shares held by the shareholder, the shareholder must submit a new certificate of ownership to the Company in accordance with these Articles of Association.

The closing of the share register prior to the General Assembly does not restrict the right of the person registered in the share register to transfer his/her shares after the closing of the share register. The transfer of shares prior to the opening day of the General Assembly shall not exclude the right of a person entered in the share register to attend the General Assembly and exercise the rights to which he/she is entitled as a shareholder, provided that the shareholder has been entered in the share register no later than the second business day prior to the opening day of the General Assembly.

No certificate of ownership is required for the exercise of shareholder rights if eligibility is established by way of a shareholder correspondence.

If the shareholder is not a natural person or is acting through a proxy, the person acting as proxy must certify his/her right to act as proxy (company certificate not older than 30 days, specimen signature).

If the shareholder acts by proxy, the authorization must be submitted to the Company in the form of an authentic instrument or a private deed representing conclusive evidence no later than 5:00 p.m. on the second day prior to the General Assembly.

In the absence of the above prerequisites, the shareholder may not participate in the General Assembly or exercise voting or other rights.

The General Assembly shall have a quorum if the shareholders representing more than half of the votes attached to the voting shares are present.

The place of the original and full text of draft resolutions and documents to be submitted to the General Assembly: <https://shopperparkplus.hu/en/publications/>

If the General Assembly is not quorate, the time and place of the reconvened General Assembly:

If the General Assembly is not quorate, the date of the reconvened General Assembly is 13 October 2025, 12:00 PM (noon)

Place of the reconvened General Assembly: KÖKI Offices, 3rd floor, REGUS Office (1191 Budapest, Vak Bottyán u. 75/A-C).

The method of holding the reconvened General Assembly due to the absence of a quorum: in the personal presence of the shareholders or their proxies.

The agenda of the reconvened General Assembly shall remain unchanged. A quorum shall be constituted at the reconvened General Assembly irrespective of the number of shareholders present.

Budapest, 12.09.2025

Shopper Park Plus Plc.

Kristóf Péter Bárány and Gábor Németh members of the Board of Directors