

SHOPPER PARK⁺

PUBLIC DISCLOSURE ON LISTING TO A REGULATED MARKET

Shopper Park Plus Nyrt. (“**Issuer**”) is hereby making a public announcement on the capital increase carried out by way of public placement.

The details of the capital increase with public placement (“**Capital Increase**”) were published on 5 November 2025, 14 November 2025 and 24 November 2025.

Within the framework of the Capital Increase, the Issuer has, on 2 December 2025, issued 9,300,000 Series A dematerialised ordinary shares with a nominal value of EUR 0.1 per share and an issue value of EUR 10.80 each, which carry the same rights as the ordinary shares of the same Series A ordinary shares already issued and listed on the Budapest Stock Exchange (“**New Ordinary Shares**”).

The New Ordinary Shares were listed in the “Premium” category of the Budapest Stock Exchange on 2 December 2025.

Budapest, 2 December 2025

Shopper Park Plus Nyrt.