

SHOPPER PARK⁺

EXTRAORDINARY INFORMATION RELATING TO THE ACQUISITION OF A REAL ESTATE PORTFOLIO IN POLAND

Shopper Park Plus Plc. (“**SPP**”) hereby makes a public announcement regarding the acquisition of a real estate portfolio located in Poland (the “**Transaction**”), as well as the execution of the documentation required for the financing of the Transaction (the “**Financing**”).

In line with the disclosures previously published in connection with the Transaction, on 23 December 2025, SPP and its eight Polish subsidiaries entered into an agreement concerning the acquisition of the real estates being subject of the Transaction, pursuant to which the subsidiaries will acquire, with the effect of completion, eight retail parks located in Poland from the sellers **Auchan Polska Sp. z o.o.** and **Ceetrus Polska Sp. z o.o.** The completion of the Transaction is subject to the fulfilment of customary closing conditions and is expected to take place in the first quarter of 2026.

For the purposes of securing financing to the Transaction, the eight Polish subsidiaries of SPP, as borrowers, and Aareal Bank AG, as lender, executed a term sheet on 23 December 2025, on the basis of which the relevant facility agreement is expected to be entered into in January 2026.

Budapest, 29 December 2025

Shopper Park Plus Plc.