



**EXTRAORDINARY INFORMATION
ON A TRANSACTION BY A PERSON CLOSELY ASSOCIATED WITH A PERSON
DISCHARGING MANAGERIAL RESPONSIBILITIES**

Shopper Park Plus Plc. (seat: 1015 Budapest, Batthyány utca 3. fszt. 1., company registry number: 01-10-140433, hereinafter: „**Issuer**”) as Issuer publishes the notification submitted to it as an annex to this disclosure in accordance with the provisions of Regulation (EU) No 596/2014, thereby informing market participants about the transaction of persons closely associated with a person performing managerial functions.

Annexes:

Annex No.1.: Template for notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them (Portfolion Partner Magántőkealap)

Dated: Budapest, 27 November 2025

Shopper Park Plus Plc.

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Annex No.1: Template for notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them (Portfolion Partner Magántőkealap)

1.	Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	PortfoLion Partner Private Equity Fund.	
2.	Reason for the notification		
a)	Position/status	András Molnár, member of the board of directors of the issuer is the CEO of PortfoLion Venture Capital Fund Management Ltd, which manages the PortfoLion Partner Private Equity Fund.	
b)	Initial notification/Amendment	First notification	
3.	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	Shopper Park Plus Public Limited Company	
b)	LEI	529900WMJW5U55FMKN19	
4.	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted		
a)	Description of the financial instrument, type of instrument Identification code	Shopper Park Plus Plc. Series A ordinary shares ISIN: HU0000192786	
b)	Nature of the transaction	Subscription to a capital increase The transaction does not relate to a share option programme or any of the specific examples set out in Article 19(7) of Regulation (EU) No 596/2014.	
c)	Price(s) and volume(s)		
		Price(s)	Volume(s)
		10,80 EUR/piece	925 926 pieces

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d)	Aggregated information — Aggregated volume — Price	- Aggregated volume – non applicable - 10.000.000,80
e)	Date of the transaction	2025.11.24 19:52 (UTC)
f)	Place of the transaction	Outside a trading venue