



**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**”) 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

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 (Penta CEE Holding Zrt.)

1.	Details of the person discharging managerial responsibilities/person closely associated	
a)	Name	Penta CEE Holding Zrt.
2.	Reason for the notification	
a)	Position/status	The notification relates to Kristóf Péter Bárány, Gábor Németh and András Marton, as persons discharging managerial responsibilities within the Issuer (members of the Board of Directors), who are members of the Board of Directors of one of the Issuer's shareholders, Penta CEE Holding Zrt. and Kristóf Péter Bárány (member of the Board of Directors), who indirectly exercises control over Penta CEE Holding Zrt.
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)
		10.8 EUR/piece	1,699,193 pieces
d)	Aggregated information — Aggregated volume — Price	- Aggregated volume – not applicable - Price – 18,351,284.4 EUR	
e)	Date of the transaction	2025-11-24 19:34 (UTC)	

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f)	Place of the transaction	Outside trading venue
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