

PRESS RELEASE

Supernova Invest GmbH Successfully Prices €550 Million Senior Unsecured Notes

Vienna, Austria – 17 June 2025 . – Supernova Invest GmbH is pleased to announce the successful pricing of its inaugural €550 million senior unsecured bond issuance. The transaction, carried out in accordance with international securities market standards, represents a key milestone in the Group's capital markets strategy. The offering attracted strong interest from institutional investors across the globe, reflecting the market's confidence in Supernova's solid business model, sound financial fundamentals, and clear long-term growth strategy.

The bonds were issued under English law and will be listed on the Euro MTF market of the Luxembourg Stock Exchange. The principal amount carries a fixed annual interest rate. Fitch Ratings has assigned an investment-grade credit rating to both the Issuer and the notes, acknowledging the Group's stable performance and its well-diversified portfolio of retail properties across Central and Southeastern Europe.

Net proceeds from the bond issuance will be used for the partial refinancing of existing financial obligations and to support the funding of planned acquisitions. The remaining funds will strengthen the Group's strategic liquidity reserve.

Frank Philipp Albert, Founder of Supernova Invest, stated: *"This successful transaction is not only a financial milestone, but also a clear reflection of the trust we have built over more than two decades as a long-term investor and operator in the European retail real estate market. It is a natural step forward in the continued development of our company and reinforces our commitment to sustainable growth, responsible financial management, and the cultivation of long-term relationships with capital market partners."*

Carl Pfeiffer, CFO of Supernova Invest, commented: *"This successful debut issuance is an important step in the evolution of Supernova's capital structure. It allows us to diversify our funding sources, extend our debt maturity profile, and maintain financial flexibility as we continue to execute on our growth ambitions."*

Moritz Hörmann, Head of Controlling and Investor Relations, added: *"We are very pleased with the strong support from institutional investors, which represents a clear endorsement of our track record, resilient operating model, and transparent communication. This transaction establishes a benchmark for Supernova in the public debt markets and lays a solid foundation for future capital markets activity."*

The offering was led by J.P. Morgan as Sole Global Coordinator, with Erste Group and UniCredit acting as Joint Bookrunners.

About Supernova Group

Headquartered in Austria, Supernova Group is a leading private real estate investment company focused on the long-term ownership and management of high-quality retail properties across Central Europe. The Group's portfolio comprises 120 projects in Austria, Croatia, Italy, Romania, Slovakia, and

Slovenia, with a total asset value of around €2.1 billion. Its business model is built on strong macroeconomic fundamentals and a long-term buy-and-hold strategy.

The Group's core activities include property development, leasing, and active management of its own portfolio, backed by strong in-house development capabilities and a deep commitment to sustainability and innovation.

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