

PRESS RELEASE

Supernova Invest GmbH successfully prices €300 million 4.375% senior unsecured notes due 2031

Successful follow-on transaction confirms the Group's capital markets strategy and supports continued growth, with a particular focus on Italy

Graz, Austria, 17 June 2026 – Supernova Invest GmbH today announced the successful pricing of its second senior bond issuance with a total amount of €300 million and a five-year tenor. Following the Group's successful debut in the bond market in 2025, this follow-on transaction reinforces Supernova's consistent capital markets strategy. The strong demand from institutional investors reflects the company's robust operational performance and financial results, the disciplined execution of its growth strategy and the continued expansion of its presence in Italy.

The €300 million Notes carry a fixed annual coupon of 4.375% and mature in June 2031. The Notes priced 40 basis points tighter than initial price guidance at a final spread of MidSwap+175 basis points, achieving a negative new issue concession of 10 basis points – the lowest concession paid by an investment-grade real estate issuer in the DACH euro bond market in more than five years. The final order book stood at approximately €2.1 billion, representing an oversubscription of 7 times – one of the largest in the DACH investment-grade real estate segment in the past five years.

The Notes are issued under English law and will be listed on the Euro MTF market of the Luxembourg Stock Exchange. In connection with the transaction, Fitch Ratings has reaffirmed Supernova's investment-grade issuer rating of BBB- (stable) in an updated rating letter, recognising the Group's stable performance and its well-diversified portfolio of retail real estate assets across Central and South-Eastern Europe.

The offering is expected to close on 23 June 2026, subject to customary closing conditions.

The net proceeds from the issuance will be used to finance acquisitions (with a particular focus on the continued expansion in Italy), to repay existing secured and unsecured bank debt and for general corporate purposes.

Frank Philipp Albert, Founder and Owner of Supernova Invest, said: "This issuance is a further step in the long-term strategy that defines Supernova: building and actively managing a resilient portfolio of dominant retail assets across our core markets. It strengthens our ability to pursue disciplined, value-accretive growth – with a clear focus on the continued expansion of our platform in Italy."

Carl Pfeiffer, Chief Financial Officer of Supernova Invest, added: "This transaction further strengthens our capital structure and increases the share of unsecured funding, in line with our stated financial policy. Together with Fitch's reaffirmation of our BBB- rating, it underlines the

discipline behind our balance sheet and our firm commitment to maintaining an investment-grade profile."

Moritz Hörmann, Head of Controlling & Investor Relations, said: "The significant oversubscription, the high-quality and well-diversified investor base – with a focus on Continental Europe and the UK – and the favourable pricing all underline the market's strong confidence in Supernova's signature growth trajectory and solid financial position."

The transaction was led by Citigroup, Goldman Sachs Bank Europe SE and J.P. Morgan as Joint Global Coordinators. Erste Group and UniCredit acted as additional Joint Bookrunners.

About Supernova Group

Headquartered in Austria, Supernova Group is an international commercial real estate company specializing in the development and management of retail properties across Austria, Croatia, Italy, Romania, Slovakia, and Slovenia. The Group currently manages a portfolio of 120 retail properties with a total value of EUR 2.5 billion. Across all markets in which it operates, Supernova Group pursues a strategy of intelligent development and targeted acquisitions focused on delivering sustainable growth and long-term value. The Group remains strongly committed to continuous investment in the modernization and sustainability of its assets.

For more information, please visit www.supernova.at.