

**EPP N.V.**

(Incorporated in The Netherlands)

(Company number 64965945)

JSE share code: EPP

ISIN: NL0011983374

LEI Code: 7245003P7O9N5BN8C098

("EPP" or "the company")



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**COVID-19 UPDATE**

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Shareholders are advised that in response to the growing number of COVID-19 infections in Poland and Europe, in particular the higher number of cases requiring hospital treatment, the Polish government has announced additional restrictions including the partial limitation of shopping centre operations from 20 March 2021 to 9 April 2021.

As a result, the operations of all Polish shopping centres will be temporarily limited for the period of three weeks. Based on the governmental announcement, essential stores will be allowed to continue trading. Assuming that the same categories as in previous lockdown will be included in essential stores, they constitute approximately 30% of EPP's retail portfolio by GLA. Other businesses such as non-essential retail, cinemas, theatres, sport facilities and hotels will be required to suspend their operations.

The proposed regulations are intended to slow down the pace of new infections by limiting people's mobility, reducing social contact and encouraging Poles to stay home. Importantly, Poland's vaccination programme is advancing well. Almost 4.9 million coronavirus vaccines have been administered as of today. That is equivalent to 13 doses per 100 people (compared to the EU-wide average of 11.3 as at 14 March 2021). It is expected that Poland will further increase its vaccination rate, thereby reaching the required minimum herd immunity faster. We believe that these measures, together with Poland's vaccination programme, will allow Poland to quickly reduce the number of new infections and lift the introduced limitations.

As evidenced in EPP's most recent annual results, the company's liquidity position remains stable with no debt maturities in the next 12 months and sufficient access to cash resources.

The company will continue to monitor the situation and communicate updates to the market.

19 March 2021

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JSE Sponsor

The logo for Java Capital, featuring the word 'JAVACAPITAL' in a grey, sans-serif font with a blue swoosh underline under the 'A'.

Luxembourg Stock Exchange Listing Agent

The logo for Harneys, consisting of the word 'HARNEYS' in a bold, black, sans-serif font inside a black rectangular border.

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