
PUBLIC NOTICE

Board of Directors of **DUNA HOUSE HOLDING Public Limited Company** (seat: H-1016 Budapest, Gellértheagy str. 17.; Company Reg.No. 01-10-048384; hereinafter „**Company**”), with reference to Resolution No. 6/2021. (01. 14.) of the General Meeting of the Company, and to Decision No. 1/2021. (02. 12.) of the Board of Directors, and to sections 18.5 and 18.6 of the Articles of Association of the Company, hereby publishes the following notice:

Based on Decision No. 1/2021. (02. 12.) of the Board of Directors in relation of the total HUF 450,481,097 advance dividend payments based on Resolution No. 6/2021. (01. 14.) of the General Meeting of the Company, the Board of Directors defines the starting date for advance dividend payments of common **shares of the series „A” (ISIN: HU0000177613) amounting gross HUF 450,481,097 as 24 February 2021 (E-day). The amount of gross advance dividend for one piece of common share is HUF 13.1 (thirteen Hungarian Forints and ten cents).**

The Company is not liable to pay interest where transfer of the advance dividend takes place after 24 February 2021.

Conditions for paying advance dividend in relation of common shares of the series „A”:

15 February 2021 shall be the last trading day on BÉT (Budapest Stock Exchange), (E-7th business day), when common shares of the series „A” can be traded entitling advance dividend payment for year 2020.

Those shareholders are entitled to receive advance dividend, who hold the shares on the record date related to advance dividend payment (E-5th business day, 17 February 2021.)

Advance dividend is to be paid to shareholders who have submitted all the required data for the Share Register and advance dividend payment to the bank holding the securities account of the shareholder (hereinafter: account manager), in a way and form according to the Articles of Association and the rules of KELER Central Clearing House and Depository Ltd., (hereinafter: KELER Plc.), as the assigned party of the Company in advance dividend payment. The Company and KELER Plc. acting on its behalf shall not be liable for any delay resulting due to inaccurate or delayed data provided by the shareholders.

We draw our shareholders’ attention to checking that all data is available at their account manager for the payment and/or tax calculation necessary for advance dividend payment.

Based on Decision No. 6/2021. (01. 14.) of the General Meeting of the Company, **advance dividend is not being paid to employee shares of the series „B” (ISIN: HU0000136288).**

The Board of Directors hereby informs its shareholders that in the unexpected case that the General Meeting approving the 2020 annual report would decide not to pay dividend or pay a dividend below the amount of the advance dividend, the shareholder who received the advance dividend would be obliged to pay it back partially or in full according to 3:263. § (3) of the Civil Code. The recipient of the advance dividend will be liable to repay the advance dividend even if the shares have been sold in the meantime.

The Board of Directors hereby informs its shareholders that, in accordance with the content of section 18.5 of the Articles of Association of the Company, the date for the payment of advance dividends shall be defined by the Board of Directors (resolution on advance dividend payment). The Board of Directors is entitled to decide upon the payment of the advance dividend in several installments, and it is also entitled to decide differently as for common shares and employee shares.

The Board of Directors hereby informs its shareholders that in accordance with the content of section 18.6 of the Articles of Association of the Company, those shareholders are entitled to receive advance dividend who are registered in the Share Register of the Company on the basis of shareholders identification executed on the date defined by the Board of Directors in the present public notice on advance dividend payment. Should the advance dividend payment take place in several installments, the eligibility in relation of advance dividend shall be determined prior to every single advance dividend payment.

Decision on the payment of the above indicated amounts for the Shareholders shall be made by the Board of Directors, based on the provisions of the referred laws and Articles of Association.

Advance dividend payment procedure:

Definition of payable advance dividends for the individual shareholders is based on data provided by the shareholder for advance dividend definition. Definition of the payable advance dividend and deductible tax per shares, in case of common shares (series "A") is carried out by KELER Plc., while in case of employee shares (series "B") is carried out by the Company, based on taxation regulations and data provided by the account managers.

The amount of the advance dividend is transferred directly to the shareholder's bank account when provided earlier within the shareholder's identification, or -in the absence of such information- to the shareholder's account manager who enters it on the shareholder's account. In case of incomplete data provision, the advance dividend payment shall be completed exclusively upon the correction of relevant data.

Data necessary for advance dividend payment for private individuals: name, date of birth, shareholder's nationality, tax identification number (for foreign individuals: passport number), shareholder's address.

In case of Hungarian and foreign private individuals' shares held on Long Term Investment Account, from 2010 the payment of advance dividend shall be made without tax deduction [section c) and Annex No. 7. of Act CXVII of 1995 on Personal Income Tax]. The account manager shall, simultaneously with the submission of the request for advance dividend, provide KELER Plc. as the Company's assignee taking part in the advance dividend payment procedure, with the information regarding the shares being or not being registered on a Long Term Investment Account. Failing to do so will result in the advance dividend being paid with the deduction of 15% personal income tax.

Data necessary for advance dividend payment for legal entities: company name, registered office, shareholder's tax identification number (for domestic entities).

The advance dividend for legal entities is paid without the deduction of taxes.

In case of Nominee Shareholders the advance dividend is paid according to the provisions of Act CXX of 2001 on the Capital Market and based on the identification procedure made by KELER Plc. If the Nominee Shareholder does not disclose the data of the beneficial owner as a private person, the advance dividend shall not be paid.

Advance dividends for the 2020 financial year may be claimed for up to 5 years from the starting date of advance dividend payments, following which the advance dividend claim shall lapse.

Data provision obligation of account managers:

The account managers shall hand over the shareholder's data to KELER Plc. within the shareholders identification procedure, in accordance with the procedure announced by KELER Plc.

If the account manager fails to identify, or inadequately identifies its shareholder clients within the shareholders identification procedure, it can complete the information during the term of the advance dividend payment. Transfer of advance dividend based on data submitted as correction shall take place in the month following the data correction.

The Company and KELER Plc. acting on its behalf shall not be liable for any delay resulting due to inaccurate or improper data provided by the account managers, or due to the time taken to process the data.

Issue of the tax certificate:

The Company shall issue a certificate about the paid advance dividend and deducted taxes, and send it for the shareholders no later than 31 January 2022.

In case when the shareholder is willing to receive the advance dividend based on conventions for the avoidance of double taxation, using preferential tax rate, the account manager shall submit the documents defined in Annex No. 7. of Act CXVII of 1995 on Personal Income Tax, with E-5th business day deadline to KELER Plc.'s Issuance Division (H-1074 Budapest, Rákóczi str. 70-72.).

We hereby inform the account managers that in relation of certificates issued in relation of tax year 2021, based on point 6. of Annex No. 7. of Act CXVII of 1995 on Personal Income Tax, we accept the original document in English language, or the official Hungarian translation of the document, or the copy of one of the above, made out by the relevant foreign tax authority - an international organization to verify entitlement for tax exemption.

In case when a beneficial owner's statement is required based on the convention for the avoidance of double taxation, then in accordance with point 7. of Annex No. 7. of Act CXVII of 1995 on

Personal Income Tax, we accept the original document made out in a foreign language and the official Hungarian translation of the document. The beneficial owner's statement may be submitted in Hungarian language as well.

In case when no declaration of residence for tax purposes, or an indication for the later submission of it arrives at KELER Plc. until the E-5th business day deadline, then, in case of a foreign private individual, the advance dividend will be transferred with the deduction of 15% personal income tax. In case when the foreign shareholder is in possession of the documents defined in point 6. and 7. of Annex No. 7. of Act CXVII of 1995 on Personal Income and a convention for the avoidance of double taxation exists between the two countries, which defines a preferential tax rate, but the shareholder fails to submit the documents to KELER Plc. until the E-5th business day, the advance dividend shall be transferred with the deduction of the 15% personal income tax in case of foreign private individuals. The shareholder may reclaim the difference between the 15% and the preferential tax rate based on the certificate issued by the Company, and from the tax authority.

In compliance with the amendment of Act CXVII of 1995 on Personal Income Tax in force since 1 January 2016, the advance dividend paid in year 2021, as a general rule, shall be calculated with 15% personal income tax.

Budapest, 12 February 2021.

Gay Dymshiz, President of the Board of Directors
representing the Board of Directors