

DUNA HOUSE GROUP

Quarterly measures 2021 Q2

7 July 2021



Quarterly measures

DUNA HOUSE GROUP hereby publishes financial indexes that are available for the given quarter beforehand, thus our respected shareholders and investors are given the chance to receive information on the tendencies within a short time following the expiry of the given quarter – prior to the quarterly financial statements publicly disclosed according to the Company’s Event Calendar.

In accordance with Management intentions, these indexes shall be published on a regular basis, no later than on the 5. working day following the given quarter.

The Management of the Company asks its shareholders and investors to note that all indexes published in the present report are to be considered preliminary. Final figures shall be published in the quarterly financial statement.

Budapest, 7 July 2021

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EXECUTIVE SUMMARY

Duna House Group continues year 2021 with all-time high volumes

In all of its core business lines, Duna House Group continues the second quarter with new records. Group reached new highs in both real estate and loan brokerage: franchise real estate brokerage grew by 87%, own office real estate brokerage by 137% and loan brokerage by 65% on a year-on-year basis. The growth was outstanding despite a weak base period due to COVID-19, with all business lines outperforming previous records.

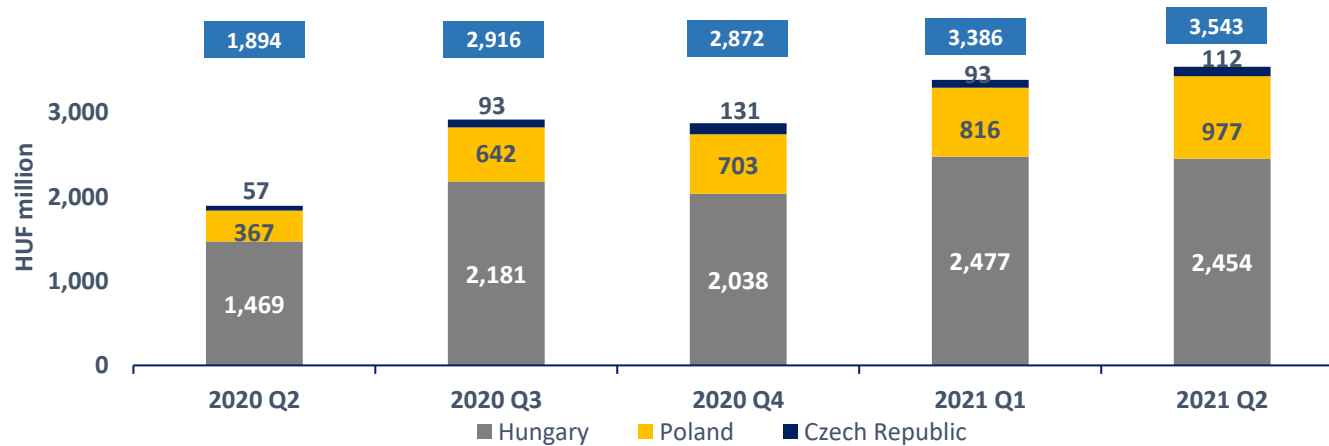
In Hungary, the residential real estate market started the year at levels unseen in the last 10 years, and growth did not slowed down in the second quarter. The outstanding activity in the market is partly explained by the emergence of family support measures in the real estate market and the changing demand due to COVID-19. The Group's Hungarian franchise real estate brokerage network grew by 67% in Q2 2021 compared to Q2 2020, while reaching a total commission volume of HUF 2.5 billion. The Group's office network is also steadily expanding, with the number of Hungarian real estate offices increasing by 11 to 167. The volume of own offices increased by 92%. Loan volumes went up by 43% while the the COVID-19 epidemic's negative impact was only marginal in the base period.

In Poland, the particularly strong organic growth path continued, the Group reached new highs in all areas in the second quarter of 2021. This outstanding performance was not influenced by one-off items, and the Group's management believes it is based on sustainable processes. The commission income of the Polish franchise network exceeded HUF 970 million with an outstanding 166% annual growth. The Polish real estate brokerage network grew by 12 offices to 90 sales points within the last 12 months. The performance of Polish own offices outperformed Q2 2020 by 173%. In loan brokerage, Duna House Group's financial intermediary business in Poland grew by 76%. The growth already slightly includes volumes from the network expansion launched earlier, but the impact is anticipated to be significantly stronger in the next quarters.

Besides the two largest markets of the Group, the Czech operations had strong performance reaching 174% in the own office real estate volumes.

Changes in network commission revenues and office numbers

Commission revenues for the entire network*

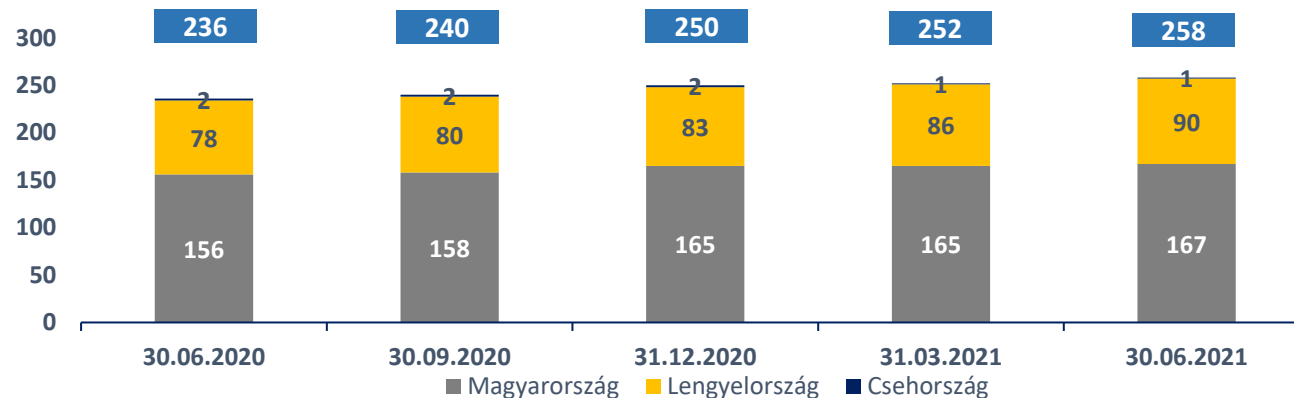


*total revenue realized as a result of property market transactions intermediated by Duna House Holding franchise networks altogether

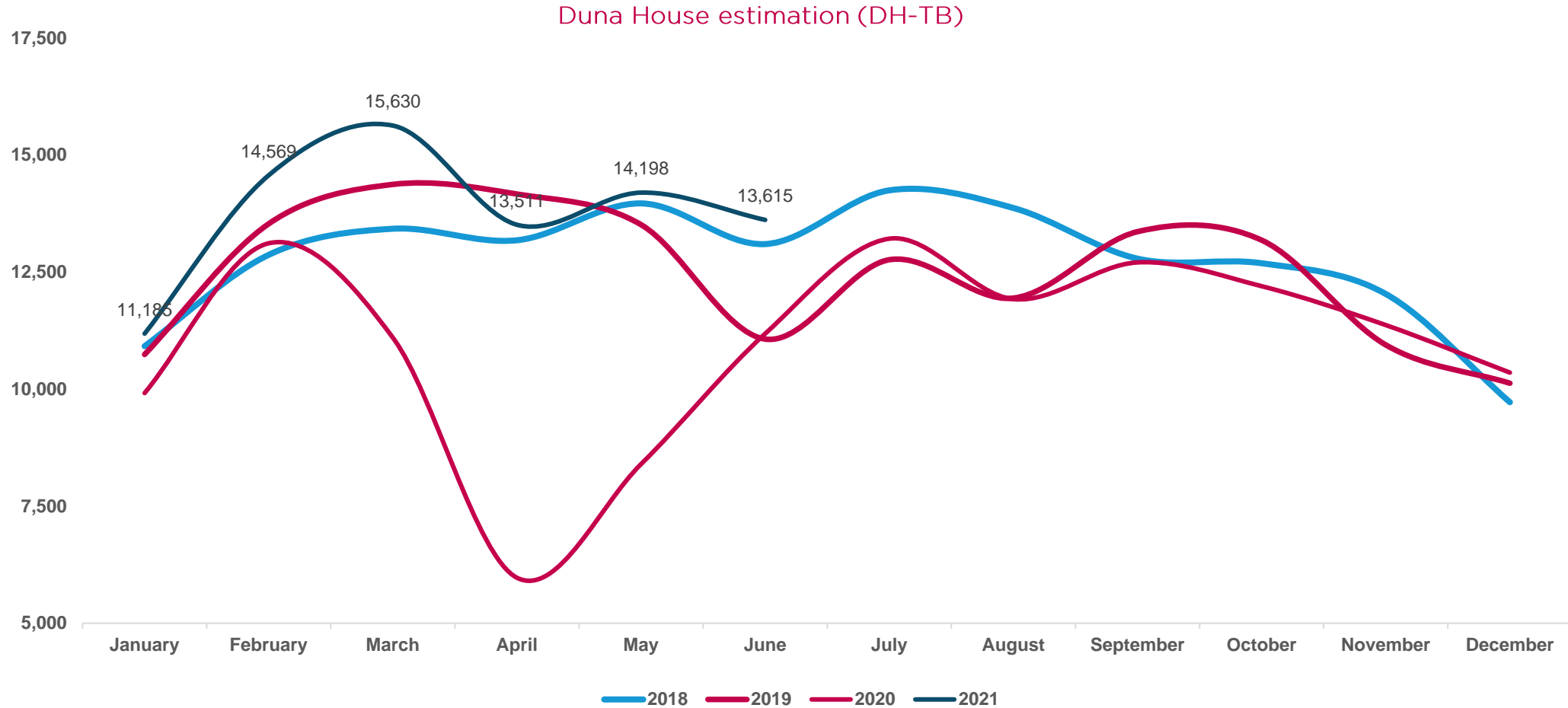
Note: Quarterly volume figures have been restated for the past periods after the correction of a non-material technical mistake.

- Duna House Group reached the strongest quarter in franchise real estate brokerage in its history, generating HUF 3.5 billion in brokerage commissions, which is 4.6% above the previous record-setting first quarter of 2021 and 87.1% above the second quarter of 2020, which was hit by COVID-19.
- Commission volumes grew by 67.0% on a year-on-year basis in Hungary and 166.2% in Poland, with Poland setting new record highs.
- In the Czech Republic, volumes increased significantly by 95.8%. Due to its relatively small size, the performance of the Czech own office can fluctuate significantly between quarters.
- The number of offices in Hungary and Poland has been steadily increasing since 30 June 2020. With 258 offices the Group has reached its largest network size so far.

Development in network office numbers

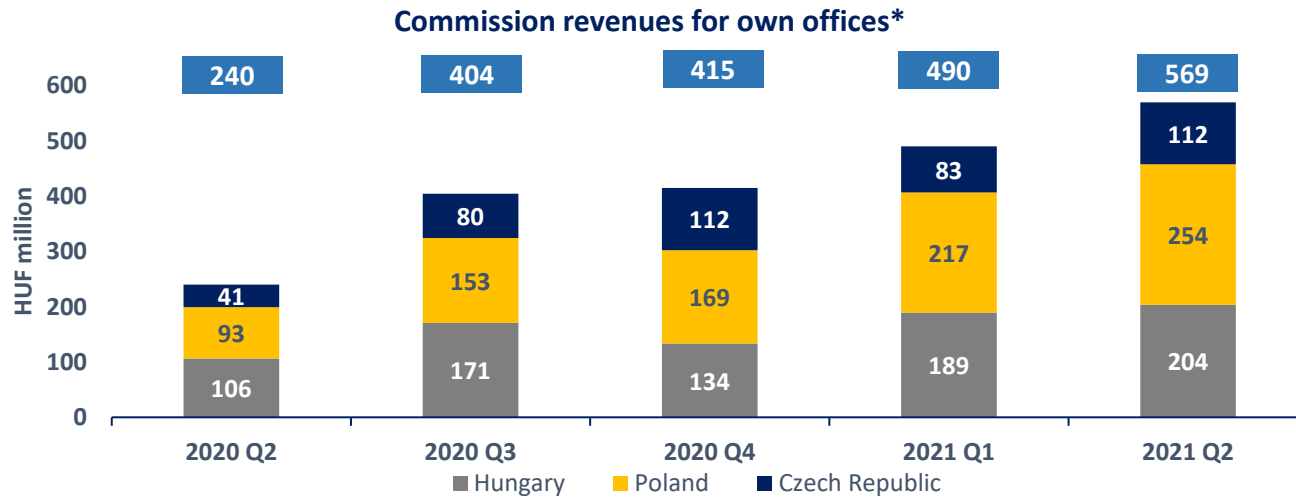


HUNGARIAN PROPERTY MARKET TRENDS BASED ON DH-BAROMETER*



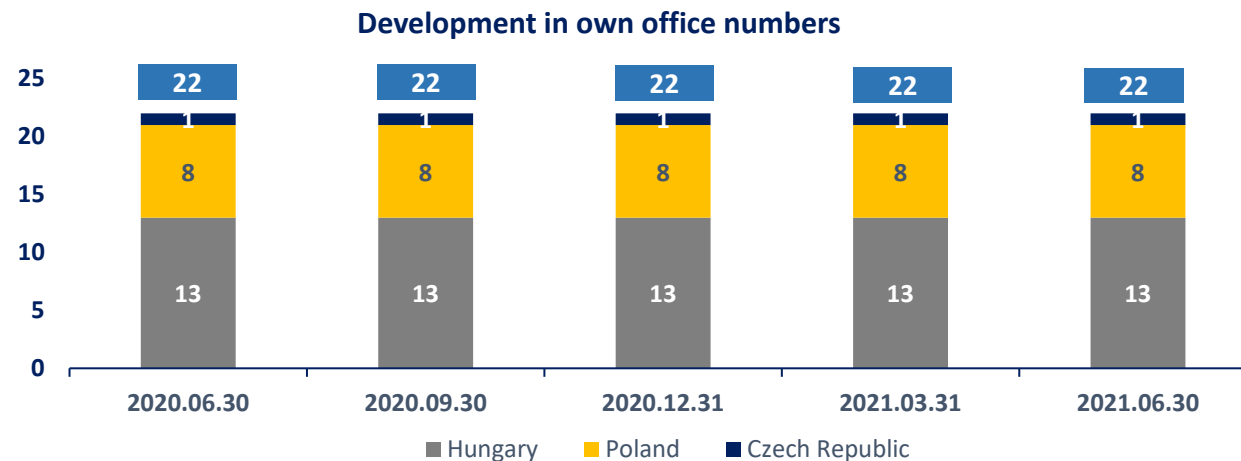
*Due to the lack of up-to-date official data, the above presented data is based on Duna House own estimates.

Changes in commission revenues and office numbers for own offices

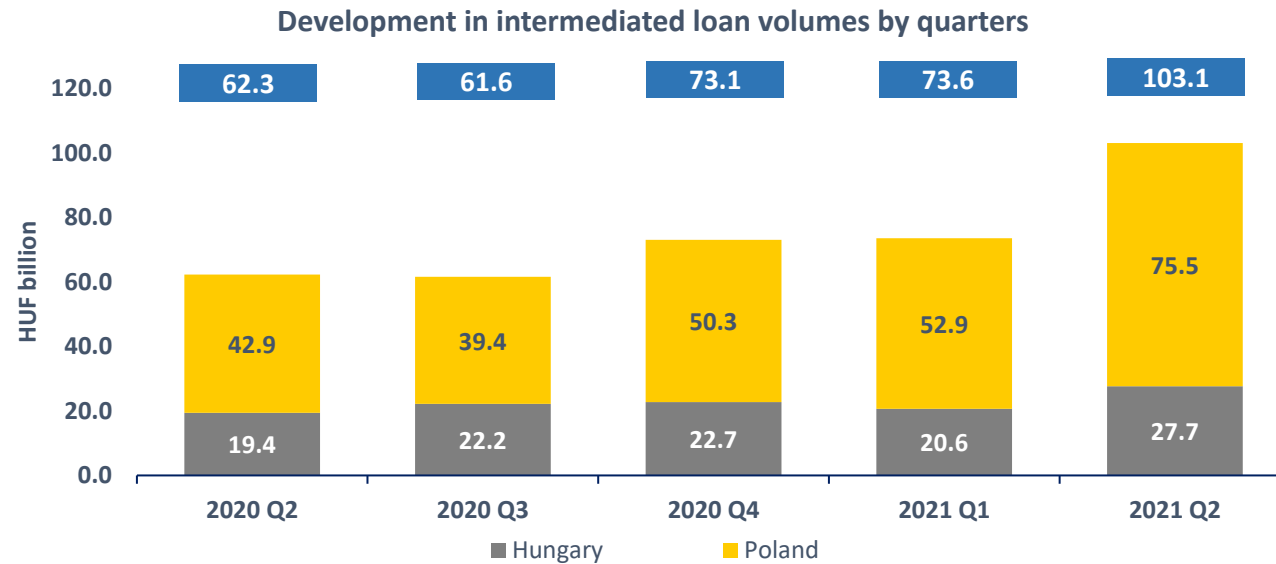


*total revenue realized as a result of property market transactions intermediated by Duna House Holding franchise networks altogether

- In Q2 2021 the own office segment reached again all time highs and generated commission revenues of HUF 569 million (+137.1 % YoY).
- In Hungary, commission revenues increased by 91.6% YoY. The growth is partly due to the strong market performance and improving operational processes.
- The commission revenues of Polish own offices increased by 173.1% year-on-year terms and set a new national record. Growth is mostly due to the improving operational process.
- The revenues of the Czech own office increased by 173.8 % YoY in Q2 2021. Due to its relatively small size, the performance of the Czech own office fluctuates significantly among quarters.
- The number of offices remained stable in the quarter.



Changes in intermediated loan volumes



- In Q2 2021, intermediated loan volumes reached new highs with exceeding HUF 103 billion (+65.5% YoY),
- In Poland, the volume of loans brokered by the Group increased by 75.8% thus reaching the all-time record of HUF 75.5 billion. These record figures include approximately 8% of intermediated loan volumes from the intensive network expansion mentioned in the published Management Guidance 2021. Its effect on volumes is expected to become more visible in the following quarters.
- In Hungary, loan volumes increased by 42.6% YoY compared to Q1 2020; mainly due to the acceleration of banking administration processes that were unusually slow in the first two months of 2021. May 2021 has been the strongest month of the Hungarian loan market until now, with a total of HUF 120 billion of mortgage lending in the country.