DUNA HOUSE GROUP

DHS BÉT PRIME MARKET

EXTRAORDINARY NOTICE

DUNA HOUSE HOLDING Public Limited Company (seat: 1016 Budapest, Gellérthegy str. 17, Hungary; company registration number: Cg. 01-10-04838; hereinafter referred to as "**Company**" or „**DHG**"), with reference to the detailed provisions on public notice obligation of Decree No. 24/2008. (VIII.15.) PM of the Minister of Finance publishes the following information within the form of extraordinary notice:

The Company issued bonds under MNB Bond Funding for Growth Scheme (hereinafter: "**Programme**") announced by Magyar Nemzeti Bank (hereinafter: "**MNB**") in 2020 and 2022. The precondition of the participation in the Programme is that the bonds to be issued get at least a B+ rating by a credit rating agency accepted by European Securities and Markets Authority (ESMA).

We hereby inform the honoured investors that Scope Ratings GmbH performed the annual revision of **the rating of the Company's bonds** and **affirmed a BB- rating** which is one grade better than the minimum level expected by the MNB. **The rating agency has also affirmed Duna House Group's issuer rating of BB-/Stable.**

The affirmation is mainly supported by the solid financial metrics, which remain aligned with Scope's rating case despite the slowing real estate and loan brokerage markets. The lower revenue in H1 2023 will put pressure on EBITDA at year-end, but the effect will be temporary thanks to a stabilisation in the issuer's main markets of Poland and Hungary and the likely increased market share in Italy.

Click on the link below to read the report of the credit rating agency:

https://www.scoperatings.com/ratings-and-research/rating/EN/175702

Budapest, 16 November 2023

Duna House Holding Nyrt.