

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 has signed investment agreement re. the purchase of 70% of the shares of Hgroup Sp.a. with additional option to buy the remaining 30% on 10 December 2021. A preliminary purchase price, payable at closing, was set in the agreement and it was subject to a price adjustment based on final 2021 financials of Hgroup. The upfront payment at closing represented 44.8% of the equity value.

Duna House Holding Plc. hereby informs the capital market participants that it has agreed with the Sellers on the Final Purchase Price of Hgroup Sp.a..

Final Purchase Price

The Final Purchase Price was calculated based on the Financial Statements for financial year 2021 and is set at Euro 8,046,670.00 without prejudice to potential Earn Out payments.

Please find further details of the calculation in the table below.

	Provisional	Final
Consolidated 2021 Adjusted EBITDA	2 983 000 €	2 456 827 €
Multiplier	10,50	10,50
Enterprise Value	31 321 500 €	25 796 683 €
Net Financial Position of the Group	6 200 000 €	7 835 365 €
Equity Value	25 121 500 €	17 961 318 €
	44,80%	44,80%
Purchase Price	11 254 432 €	8 046 670 €
Amount to be repaid to DHG		3 207 762 €

Therefore the amount to be repaid to date to the Company is definitively set at Euro 3,207,762.00 (the “Adjustment Amount”).

HGroup demonstrated a stellar performance in the first two quarters of 2022. With the acquisition of Hgroup in Italy, the new market became the largest loan broker of Duna House Group.

With the intermediation of loans worth of HUF 107, then 137 billion, it was responsible for 50% and 57% of the Group’s total volume respectively in the first and second quarters. Its loan volume YoY growth was 9% in EUR terms in Q1 and 6% in Q2 despite the decline of

the mortgage market in the second quarter (24% y/y in April and 17% y/y in May).

Budapest, 13 July 2022

Duna House Holding Plc.