

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:

On 22 September 2023, DHG's subsidiary, Hgroup S.p. A. (“**Hgroup**”) has signed an investment and cooperation agreement with Professione Casa S.p.A. (“**Professione Casa**”), one of Italy's largest real estate agencies with 280 offices around the country. The agreements are subject to certain conditions to be fulfilled by 30 October 2023. Hgroup will purchase 10% ownership in Professione Casa and form an exclusive cooperation to provide loan brokerage services to the clients of Professione Casa. Hgroup will pay a fixed fee of EUR 1.5 million for the investment and the cooperation in addition to a fee that will be paid conditional on the quantity and quality of leads generated by the cooperation. A majority of the fixed fee will be paid in 2023, and DHG expects to gradually reach an additional annual gross profit of EUR 2.0 million from the cooperation with Professione Casa within 2-3 years. The cooperation between the companies will be for a duration of minimum 15 years.

Budapest, 25 September 2023

Duna House Holding Nyrt.