

**DUNA HOUSE HOLDING NYRT.**

**INTERIM FINANCIAL REPORT**

**30 SEPTEMBER 2025**



## Statement of financial position

figures in thousands of forints, unless otherwise indicated

### Balance sheet

	<u>30.09.2025</u>	<u>31.12.2024</u>
<b>ASSETS</b>		
<b>Long-term assets</b>		
Intangible assets	24,081	20,075
Right-of-use	155,669	15,501
Property	118,652	258,520
Machinery and equipment	314,577	130,685
Investments in subsidiaries	9,589,512	9,265,015
Investment in joint ventures	1,470	1,470
Other non-current assets	44,431	44,981
<b>Total long-term assets</b>	<b>10,248,392</b>	<b>9,736,247</b>
<b>Current assets</b>		
Inventories	0	2,121
Trade receivables	17,297	2,804
Amounts owed by related undertakings	4,784,629	4,950,787
Other receivables	28,087	179,333
Actual income tax assets	68,844	91,573
Cash and cash equivalents	4,930,066	1,722,159
<b>Total current assets</b>	<b>9,828,923</b>	<b>6,948,777</b>
<b>Total Assets</b>	<b>20,077,315</b>	<b>16,685,024</b>

Budapest, 7 November 2025

Gay Dymschiz  
Chairman of the Board

Dániel Schilling  
Member of the Board

## Statement of financial position

Data in thousands of forints, unless otherwise indicated

### Balance sheet

LIABILITIES	30.09.2025	31.12.2024
<b>Equity</b>		
Registered capital	171,989	171,989
Capital reserve	1,619,227	1,601,233
Treasury shares repurchased	-196,880	-214,249
Profit reserve	2,073,450	-636,006
<b>Total equity:</b>	<b>3,667,786</b>	<b>922,967</b>
<b>Long-term liabilities</b>		
Deferred tax liabilities	1,277	1,277
Other long-term liabilities	0	1,253,440
Bonds payable	11,550,399	13,008,028
Long-term liabilities from leases	591,302	68,618
<b>Total long-term liabilities</b>	<b>12,142,978</b>	<b>14,331,363</b>
<b>Current liabilities</b>		
Accounts payable	0	7,897
Liabilities to related undertakings	2,747,727	1,346,960
Other liabilities	1,504,371	58,263
Short-term liabilities from leases	14,453	17,574
<b>Total current liabilities</b>	<b>4,266,551</b>	<b>1,430,694</b>
<b>Total liabilities and equity</b>	<b>20,077,315</b>	<b>16,685,024</b>

Budapest, 7 November 2025

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**Report on profit and loss and other comprehensive income**  
data provided in thousands HUF, unless indicated otherwise

**Statement of profit or loss**

	<u>30.09.2025</u>	<u>31.12.2024</u>
Net sales revenues	274,537	348,601
Other operating income	25,576	19,319
<b>Total revenue</b>	<b>300,113</b>	<b>367,920</b>
Consumables and raw materials	(21,023)	(13,401)
Contracted services	(197,638)	(234,609)
Personnel costs	(257,663)	(248,742)
Depreciation and amortisation	(47,983)	(22,128)
Depreciation of right-of-use	(46,857)	(4,991)
Other operating charges	(10,484)	(39,105)
<b>Operating costs</b>	<b>(581,648)</b>	<b>(562,976)</b>
<b>Operating profit/loss</b>	<b>(281,535)</b>	<b>(195,056)</b>
Financial income	4,510,975	2,879,536
Financial charges	(637,259)	(702,039)
<b>Profit before tax</b>	<b>3,592,181</b>	<b>1,982,441</b>
Income tax expense	(8,380)	(7,710)
<b>Profit for the period</b>	<b>3,583,801</b>	<b>1,974,731</b>
<b>Total comprehensive income</b>	<b>3,583,801</b>	<b>1,974,731</b>

Budapest, 7 November 2025

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## 1. Basis for the preparation of the interim financial statements

The interim financial statements as of 30 September 2025, which include the balance sheet, income statement and equity reconciliation table, were prepared to support the business decision related to the planned dividend payment of Duna House Nyrt. In such cases, Section 3:222; 3:263§, Section 21 and Section 114/A.(2) of the Hungarian Accounting Act require the preparation of an interim balance sheet and a reconciliation table between equity in accordance with IFRS-EU and the Hungarian Accounting Act. According to the Hungarian Accounting Act, the publication of interim financial statements is not required.

### 1.1 The interim balance sheet was prepared on the basis of

The interim balance sheet has been prepared in accordance with the provisions of the Hungarian Accounting Act, modified by the provisions of the Company's accounting policy based on the IFRS-EU disclosure and valuation principles in effect on the date of the interim balance sheet.

The interim balance sheet does not comply with the interim financial statements required by IAS 34 Interim Financial Reporting, as it does not contain all the statements and additional information required by the standard.

The interim balance sheet is presented in thousands of Hungarian forints.

## 2. Basis for preparing the equity reconciliation table

The equity reconciliation table was prepared in accordance with Section 114/B of the Hungarian Accounting Act and contains the opening and closing data of the capital items included in the interim balance sheet, as well as the opening and closing data of the capital items derived from these capital items as described in Section 114/B(4) of the Hungarian Accounting Act.

The equity reconciliation table also contains, based on Section 114/B(5) of the Hungarian Accounting Act, it also contains a derivation of the difference between the capital registered with the company court and the note capital included in the interim balance sheet determined on the basis of the preparation principles, as well as the free profit reserve available for dividend payment, which is the profit reserve including the taxed profit for the last reporting period closed with the financial statements.

The equity reconciliation table is prepared in thousands of Hungarian forints.

	<u>30.09.2025</u>	<u>31.12.2024</u>
Registered capital	171,989	171,989
Reserves	108,876	-1,009,504
Treasury shares	-196,880	-214,249
Profit / loss for the year	3,583,801	1,974,731
<b>Equity as per Section 114/B (4) of the IFRS</b>	<b>3,667,786</b>	<b>922,967</b>

<b>Section 114/B (4) a) Equity</b>	<b>3,667,786</b>	<b>922,967</b>
Registered capital as defined in the instrument of incorporation, if it qualifies as an equity instrument	171,989	171,989
Nominal value of treasury shares repurchased (-)	-1,187	-1,431
<b>Registered capital as per Section 114/B (4) b) of the IFRS*</b>	<b>170,802</b>	<b>170,558</b>
<b>Section 114/B (4) c) Capital subscribed but not paid up</b>		
The sum of all elements of equity that do not meet the IFRS definition of registered capital, capital subscribed but not paid up, profit reserve, valuation reserve, profit/loss for the year, or retained reserves	1,619,227	1,601,233
<b>Section 114/B (4) d) Capital reserve</b>	<b>1,619,227</b>	<b>1,601,233</b>
Profit retained from prior years not distributed to owners, which may not include other comprehensive income, recognised in the IFRS Annual Report (±)	-1,510,351	-2,610,737
<b>Section 114/B (4) e) Profit reserve</b>	<b>-1,510,351</b>	<b>-2,610,737</b>
<b>Section 114/B (4) f) Valuation reserve</b>		
Profit/loss for the year presented for continuing operations in the profit and loss section of the statement of comprehensive income or in the separate income statement	3,583,801	1,974,731
<b>Section 114/B (4) g) Profit/loss the target year</b>	<b>3,583,801</b>	<b>1,974,731</b>
<b>Section 114/B (4) h) Tied-up reserves</b>	-	-
<b>Section 114/B (5) a) Reconciliation of the amount of registered capital registered by the court of registry and the registered capital as per the IFRS</b>		
Registered capital registered at the court of registry	171,989	171,989
Registered capital as per the IFRS	170,802	170,558
<b>Difference (Nominal value of treasury shares repurchased)</b>	<b>1,187</b>	<b>1,431</b>
<b>Section 114/B (5) b) Profit reserve available for dividend payments</b> profit reserve (including the profit/loss for the financial year ending with the last Annual Report)		
<b>Profit reserve available for dividend payments</b>	<b>2,073,450</b>	<b>-636,006</b>

Budapest, 7 November 2025

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