
**REPORT OF THE SUPERVISORY BOARD AND THE AUDIT COMMITTEE ON THE
CONSOLIDATED ACCOUNT OF THE DUNA HOUSE HOLDING NYRT COMPILED UNDER
THE INTERNATIONAL FINANCING REPORTING STANDARDS MADE WITH THE
CLOSING DATE OF 31 DECEMBER 2024.**

To the Annual General Meeting (“**General Meeting**”) of the **DUNA HOUSE HOLDING Nyrt.** (registered seat: 1016 Budapest, Gellérthegy u. 17.; comp.reg.no.: 01-10-048384; hereinafter: “**Company**”) on 30 April 2025.

The Supervisory Board and the Audit Committee reviewed the consolidated accounts of the business year 2024 compiled under the IFRS. As the Board regularly presented the quarterly financial reports during the year, the Supervisory Board and the Audit Committee could gain insight into the interim consolidated financial statements.

In accordance with the IFRS, the Consolidated Annual Financial Statement consisting of the consolidated balance sheet, the consolidated income statement, the consolidated cash flow statement and consolidated notes to the financial statements contain statements of equity, finances and income generation for the entire Group including balance sheet figures for the Company and figures for the subsidiaries, companies under joint management and associate companies which constitute the Group, with elimination of inter-company transactions.

On consolidation, the data for the Company and subsidiaries were amalgamated in full, the data for the joint ventures were consolidated on the basis of their capital share and the data for associate companies were amalgamated using the equity method.

In compliance with the IFRS, the consolidation process eliminated any inter-company transactions between the Company and its companies involved in consolidation, as well as the transactions between such companies involved in consolidation, as well as the transactions between such companies. As a result, the Consolidated Annual Financial Statement presents the Group as a single business entity.

Inter-company investments, accounts receivable, accounts payable, income and expenditure items and interim earnings have been all eliminated.

Judging by the audited Consolidated Annual Financial statements, consolidation was performed by the Company in compliance with the effective regulations.

**PROPOSAL OF THE SUPERVISORY BOARD AND THE AUDIT COMMITTEE FOR THE
ADOPTION OF THE
CONSOLIDATED ACCOUNT OF THE DUNA HOUSE HOLDING NYRT COMPILED UNDER
THE INTERNATIONAL FINANCIAL REPORTING STANDARDS MADE WITH THE
CLOSING DATE OF 31 DECEMBER 2024.**

Having reviewed the Consolidated Account of DUNA HOUSE Group for 2024 (HASH code: 6b56ed0be3fc89e82dc7bf49f439d47f2d67145e679d322aa7132dd5692903d1) prepared by the Company – as parent company- and submitted to the Annual General Meeting, the analysis and statement of authentication made by the Ernst & Young Könyvvizsgáló Kft., and the insight gained during the discussion of the Report, the Supervisory Board and the Audit Committee that the distinguished members of the General Meeting approve:

1. The Consolidated Account for 2024 submitted to the General Meeting (with total assets and total liabilities in the balance sheet being equally **HUF 32.534.517.000**), duly audited in compliance with the IFRS.
2. The total comprehensive income specified in the audited Consolidated Income statement for 2024 being **HUF 2.944.890.000**.

Budapest, 09 April 2025.

Károly Redling
Head of the Supervisory Board and the Audit
Committee