

DUNA HOUSE GROUP

Quarterly measures 2025 Q3

6 October 2025



Quarterly measures

DUNA HOUSE GROUP hereby publishes financial indexes that are available for the given quarter beforehand, thus our respected shareholders and investors are given the chance to receive information on the tendencies within a short time following the expiry of the given quarter – prior to the quarterly financial statements publicly disclosed according to the Company's Event Calendar.

In accordance with Management intentions, these indexes shall be published on a regular basis, no later than on the 5th working day following the given quarter.

The Management of the Company asks its shareholders and investors to note that all indexes published in the present report are to be considered preliminary. Final figures shall be published in the quarterly financial statement.

Budapest, 6 October 2025

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EXECUTIVE SUMMARY

The Group achieved new record volumes in the third quarter of 2025: Real estate brokerage volume was the highest ever, up 35% compared to the same period last year and +21% quarter-on-quarter. The volume of financial brokerage remained close to the record levels achieved in the previous quarter, with an annual increase of 29% (-3% on a quarterly basis). The Home Start Program tripled the volume of Hungarian new loan applications in September, which will convert to disbursed loan volumes in October-November.

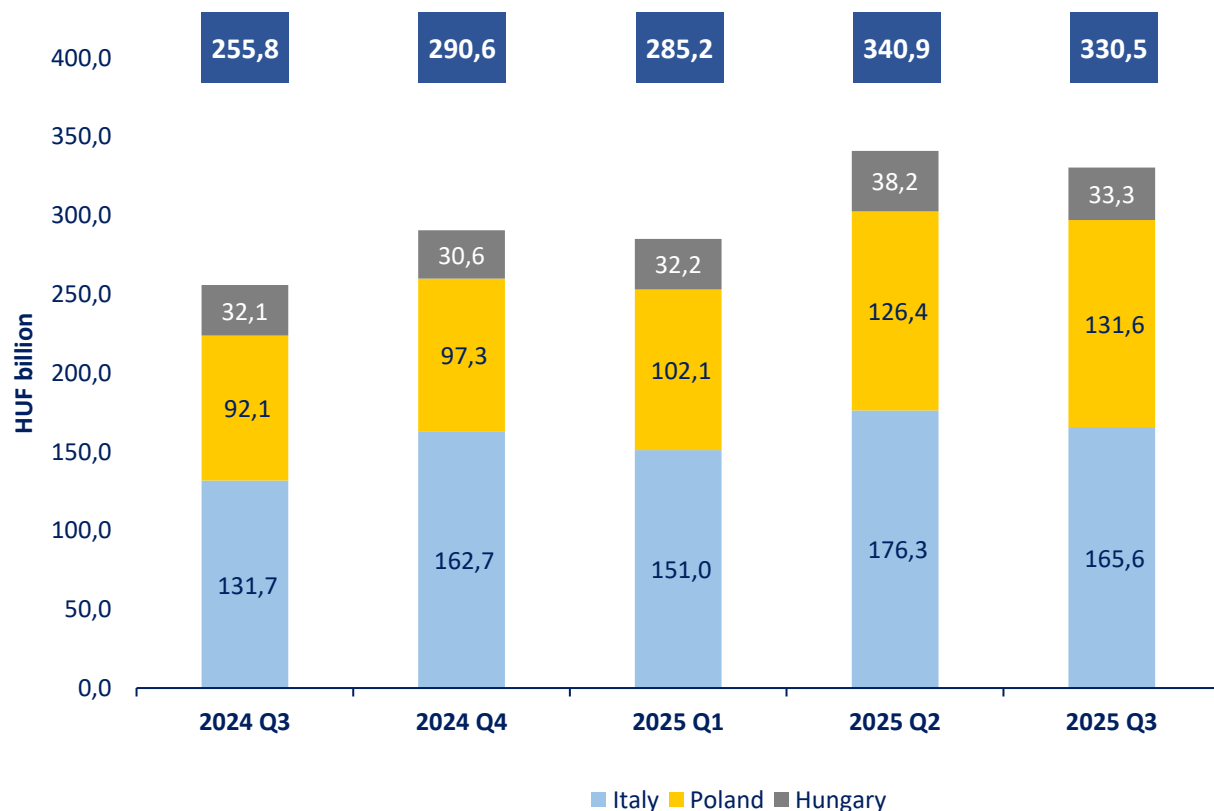
The volume of Italian financial brokerage grew by 26% year-on-year in the third quarter of 2025, thanks primarily to declining EUR interest rates. Volumes decreased by 6% compared to the record high in the second quarter of 2025.

In Hungary, following strong real estate market demand in the first half-year, growth continued in the third quarter, primarily in the real estate brokerage segment, but volumes in the financial brokerage segment were also outstanding. The volume of brokered financial products increased by 4% year-on-year, while franchise network commission income grew by 39%. The 3% Home Start Program for first-time home buyers started on 1 September 2025 and brought substantial demand to the real estate market. On the loan market, the total volume of mortgage loan applications tripled in September, however its full impact on loan disbursements might be delayed to October-November.

In Poland, the volume of financial intermediation grew by 43% to a record level compared to the previous year (+4% quarter-on-quarter), and franchise network commissions also increased by 23% (+12% quarter-on-quarter). Markets are supported by the Polish interest rate cut cycle and are expected to remain strong in the coming months.

Trends in intermediated loan volumes

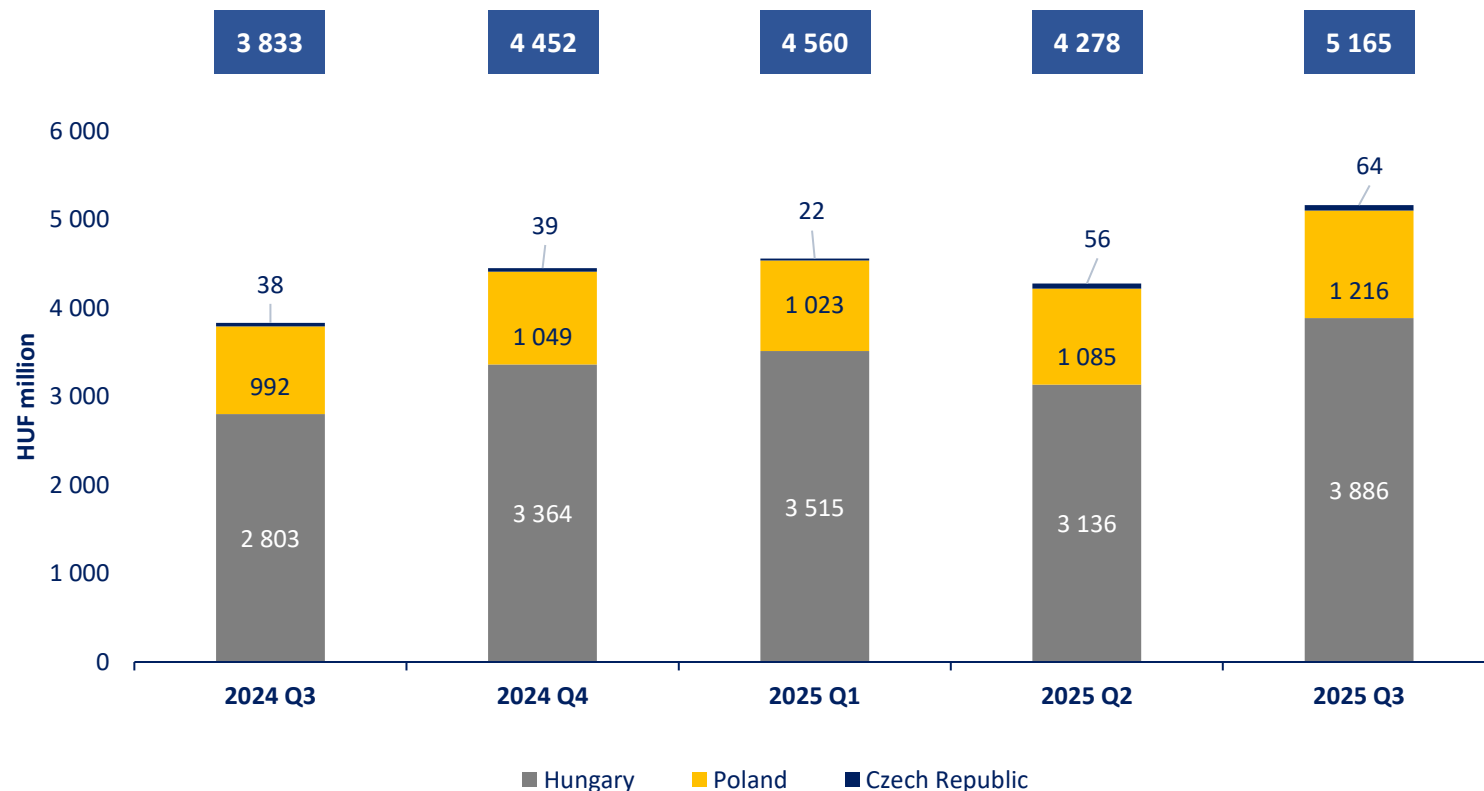
Intermediated loan volumes by quarters



- In the third quarter of 2025, the volume of intermediated loans remained close to the historic high of the previous quarter at HUF 331 billion, increasing by 29.2% compared to the third quarter of 2024.
- In Italy, the loan volume amounted to HUF 165.6 billion (EUR 418.2 million) in the third quarter of 2025, which represents a 25.8% increase in HUF terms (25.2% in EUR terms) compared to the third quarter of 2024. Volumes decreased slightly quarter-on-quarter, by 6.1% in HUF terms and 4.1% in EUR terms.
- In Poland, the Group's loan volumes reached record-level of HUF 131.6 billion in the third quarter of 2025, a 4.2% quarter-on-quarter increase in HUF terms (+6.3% in PLN terms) and 42.9% growth year-on-year in HUF terms (+41.4% in PLN terms) in an easing interest rate environment.
- In Hungary, the volume of brokered loans was HUF 33.3 billion, representing an annual increase of 3.9%. Compared to the previous quarter, the brokered loan portfolio decreased by 12.9% as those waiting for the Home Start Program postponed their borrowing. **In September, Home Start applications skyrocketed. Compared to the average of HUF 10.0 billion between June and August 2025, the Group brokered HUF 31.7 billion in mortgage loan applications to banks in September.** Under normal market conditions, 97-98% of these applications are converted into disbursements. As the OSP is a new product, there is somewhat greater uncertainty, but even with a lower than usual disbursement rate, it could have a very strong impact on the growth of disbursed volumes from October onwards.

Trends in network commission revenues

Commission revenues for the entire network*



- The Group's franchise network generated commission income of HUF 5.2 billion in the third quarter of 2025, a historic high, achieving outstanding results in all countries in both quarterly and annual comparisons.
- In the Hungarian market, commission revenue rose by 38.7% year-on-year and by 23.9% compared to the previous quarter. With a volume of HUF 3.9 billion, Q3 was the strongest quarter in the Group's history. The market was fueled in August and September with the launch of the Home Start Program on 1 September and reached a quarterly peak.
- In Poland, network commission revenue reached HUF 1.2 billion, which represents a 12.0% increase in HUF terms compared to the previous quarter (+14.3% in zloty terms). Year-on-year, network commission income increased by 22.6% in HUF terms (+21.3% in PLN terms), showing a strong growth trajectory.

*total revenue realized as a result of property market transactions intermediated by Duna House Group franchise networks altogether