DUNA HOUSE GROUP

DHS BÉT PRIME MARKET

EXTRAORDINARY NOTICE

DUNA HOUSE HOLDING Public Limited Company (seat: 1027 Budapest, Kapás utca 6-12., 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 13 May 2025, the Company signed a share purchase agreement on the sale of 100% of the business shares of Pusztakúti 12. Korlátolt Felelősségű Társaság (registered office: 1027 Budapest, Kapás utca 6-12.; company registration number: 01-09-276819; hereinafter: "Company") to a consortium led by Dymschiz Gay and Dymschiz Doron (hereinafter: "Buyers").

As part of the transaction, the assets belonging to the previous phase of the residential park will be spun off from Pusztakúti 12. Kft., and the Buyers will only acquire the company owning the assets related to the Forest Hill Panorama development and the parking spaces of the area.

Under the agreement, the Buyers will pay a total purchase price of HUF 656.47 million to the Company, payable in two installments. The first installment of the purchase price is HUF 500.00 million, payable upon closing following the spin-off, while the remaining HUF 156.47 million installment is due on 13 May 2026. The transaction is expected to be closed after the spin-off, in September-November 2025. Until the conditions for closing are met, Pusztakúti 12. Kft. will commence the implementation of the project with the financing received from the Buyers.

The purchase price of the transaction was determined on the basis of independent valuations of the assets. The IFRS book value of the assets subject to the sale and purchase was HUF 485.51 million as of 31 December 2024, thus the expected result of the transaction is HUF 170.96 million.

The Company's Board of Directors and Supervisory Board approved the transaction on 12 May 2025.

Budapest, 14 May 2025

Duna House Holding Nyrt.