

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:

Pusztakúti 12 Ltd. (hereinafter „Subsidiary”), the 100% indirect subsidiary of the Company that develops the Forest Hill residential project, has repaid all project loans due to MTB Bank of Hungarian Savings Cooperatives Co. Ltd. on 18 July 2022. The repaid capital and interest amounted to HUF 3,604.8 million. The repayment was financed by: i) HUF 2,648.7 million from the already received sale price of the sold Forest Hill apartments; ii) HUF 230.0 million from the partial sale of DHG’s own real estate portfolio; iii) HUF 51.1 million from own cash of the Subsidiary; and iv) HUF 675 million short term loan received from Medasev Holding Ltd., the majority shareholder of the Company.

The interest of the loan received from the related party Medasev Holding Ltd. is 8.87% per annum, equaling the interest rate achievable by the Company on bank deposits.

Prior to the repayment of the loan, the interest payable on the project loan was 10.3% per annum, while the sale price from the sold apartments was deposited to a non-interest bearing escrow account – hence providing no interest income for the Subsidiary.

Budapest, 20 July 2022

Duna House Holding Plc.