Magyar Nemzeti Bank,
1054 Budapest,
Szabadság tér 8-9.

cc:

MBH Jelzálogbank Nyrt.
1117 Budapest, Magyar
Tudósok körútja 9. G. ép.

SUBJECT: **Notification of a transaction pursuant to Article 19(1) of Regulation (EU) No 596/2014 of the European Parliament and of the Council**

Dear Supervisory Authority,
Dear Jelzálogbank Nyrt.,

The undersigned, JVM Capital Befektetési Alapkezelő Private Limited Company (registered office: 1117 Budapest, Alíz utca 6/A, Staircase D, 8th floor, door 5; company registration number: 01-10-143391; tax number: 32879368-2-43; represented by: József Vida, Chief Executive Officer; hereinafter: **"JVM Capital"),** pursuant to its obligation under Article 19(1) of Regulation (EU) No 596/2014 on market abuse (MAR), hereby informs the Issuer and the Supervisory Authority of the following.

JVM Capital Befektetési Alapkezelő Zártkörűen Működő Részvénytársaság, being a person closely associated with a person discharging managerial responsibilities within MBH Jelzálogbank Public Limited Company (registered office: 1117 Budapest, Magyar Tudósok körútja 9., Building G; company registration number: 01-10-043638) pursuant to Article 3(1), point (26)(d) of MAR, hereby

notifies,

that, on 2 November 2026, JVM Capital Befektetési Alapkezelő Zrt. entered into the following transaction, which also extends indirectly to the shares of MBH Jelzálogbank Public Limited Company as Issuer.

1.	**Data relating to persons discharging managerial responsibilities/persons closely associated with them**	
a)	Name	**JVM Capital Befektetési Alapkezelő Zártkörűen Működő Részvénytársaság (registered office: 1117 Budapest, Alíz utca 6/A, Staircase D, 8th floor, door 5; company registration number: 01-10-143391; tax number: 32879368-2-43)**
2.	**Reason for notification**	
a)	Position/status	**Person discharging managerial responsibilities** (József Vida is the Chairman of the Board of Directors of MBH Jelzálogbank Nyrt. and, at the same time, the Chief Executive Officer and sole shareholder of JVM Capital Zrt.)
b)	First notice/Modification	**First notice**
3.	**Data relating to the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor**	
a)	Name	**MBH Jelzálogbank Nyrt.**
b)	LEI	**5299007F4BUUY6S14E44**
4.	**Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted**	

a)	Description of the financial instrument, type of instrument Identification code	**dematerialised ordinary shares** HU0000078175	
b)	Nature of the transaction	With effect from 2 November 2026, SHM Magántőkealap, which holds shares representing 6.20% of the share capital and voting rights of MBH Bank Nyrt. (registered office: 1117 Budapest, Alíz utca 6/A, Staircase D, 8th floor, door 5; registering authority: Magyar Nemzeti Bank; registration number: 6122-290; hereinafter: the "Fund"), is managed by JVM Capital, which is entitled to make legal declarations with full legal effect in the name and on behalf of the Fund and to take decisions regarding the assets of the Fund, within the statutory framework and the limits set out in the management regulations of the Fund. MBH Bank Nyrt. holds an 80.55% ownership interest in MBH Befektetési Bank Zrt. (company registration number: 01-10-041206; registered office: 1117 Budapest, Magyar Tudósok körútja 9., Building G; hereinafter: "MBH Befektetési Bank"). MBH Befektetési Bank holds a direct ownership interest of 48.42%, while MBH Bank Nyrt. holds a further direct ownership interest of 0.04%, in MBH Jelzálogbank Nyrt.	
c)	Price(s) and volume(s)	**Price(s)**	**Volume(s)**
		N/A	3 259 301 pieces
d)	Aggregated information - Aggregated volume - Price	**Price(s)**	**Volume(s)**
		N/A	3 259 301 pieces
e)	Date of the transaction	**02-11-2026**	
f)	Place of the transaction	**outside a trading venue (OTC)**	

This notification shall also serve as a power of attorney, whereby the notifier authorises MBH Jelzálogbank Nyrt. (registered office: 1117 Budapest, Magyar Tudósok körútja 9., Building G) **to notify the Magyar Nemzeti Bank (1054 Budapest, Szabadság tér 8-9.), as Supervisory Authority, in fulfilment of the disclosure obligation set out in Regulation (EU) No 596/2014 of the European Parliament and of the Council.**

On the basis of the foregoing, we kindly request that you acknowledge our notification and forward it to the Magyar Nemzeti Bank, as supervisory authority, through the system designed for the receipt of authenticated data via the Supervisory Authority's electronic system (the so-called ERA system).

Budapest, 2 November 2026

Respectfully,

JVM Capital Befektetési Alapkezelő Zártkörűen Működő Részvénytársaság
József Vida, Chief Executive Officer