

**Report of the Governing Board of  
AKKO Invest Public Limited Company**

(registered office: 1118 Budapest, Dayka Gábor utca 5., company registration number: 01-10-140179, hereinafter: “Company”) on its business activity in 2024

The Governing Board held 8 meetings in 2024. Out of the 8 meetings, two had an attendance rate of 80% and 6 had an attendance rate of 100%, therefore the quorum was reached at each meeting. At the Governing Board meetings, the Company decided on the adoption of the work plans for 2024 and the business plans for 2024, on the agenda items of the General Meeting, on the adoption of separate and consolidated financial statements and on the adoption of the report for the first semester of 2024. At its meetings, the Governing Board made additional decisions on expressing its opinion on the public bid for the Company’s shares, on the sale of two external parking lots owned by a subsidiary, ALQ SAS, on drafting the Company’s Sustainability Report (CSRD, ESRS) and on the involvement of an external expert in the EU Taxonomy Alignment Assessment, on the share capital increase by the Company by issuing new shares, on the mandate to be given for the audit of the Company’s Sustainability and Taxonomy Report, as well as on the adoption of the work plan for 2025 and the event calendar for 2025.

The Company intends to implement its long-term plans by carrying out further acquisitions, thereby underpinning the increase of its profits and profitability, thus creating value for investors and shareholders.

The Governing Board examined the separate and consolidated IFRS statements of the Company, as well as the Sustainability and Taxonomy Report forming part of the statements, and considered them as well-founded and correct, and suitable for being presented to the General Meeting.

According to the separate IFRS financial statement of the Company, its profit before tax for 2024 was HUF -342 million.

Based on the consolidated IFRS financial statement, its total comprehensive income amounted to HUF 1,151 million in 2024, as compared to HUF 1,160 million in 2023.

Based on the consolidated IFRS financial statement, its revenue increased to HUF 43,509 million in 2024, which exceeds the amount of its 2023 revenue by 13,81%. All these results are due to the continuous growth of NEO Property Services Zrt.

In the separate IFRS financial statement of the Company, the equity amounting to HUF 5,786 million recorded on 31.12.2023 decreased to HUF 5,452 million on 31.12.2024.

In the consolidated IFRS financial statement, the equity amounting to HUF 8,442 million recorded on 31.12.2023 increased to HUF 9,593 million on 31.12.2024. The profit before tax amounting to HUF 1,640 million on 31.12.2023 decreased to HUF 1,514 million on 31.12.2024, whereas the value of the EBITDA increased from HUF 3,051 million on 31.12.2023 to 3,416 million on 31.12.2024.

The Governing Board does not recommend to pay dividends for 2024, having regard to the fact that it intends to use this amount partly for reducing the existing debt and partly for further acquisitions, therefore it proposes to the General Meeting to transfer the total amount of the profit after tax to the retained earnings.

The Governing Board fully supports the reports to be submitted to the Annual General Meeting scheduled for 30 April 2025, as well as the proposals and draft resolutions prepared by the Company, intended to be submitted to the General Meeting.

Budapest, 09 April 2025

Zoltán Prutkay  
chairman of the Governing Board  
AKKO Invest Plc.