DH GROUP

2026.Q2

Quarterly Report

Summary of DH Group's financial and operating results for the second quarter of 2026

25 August 2026

DHS BÉT PRIME MARKET
Listed on the Prime Market of the Budapest Stock Exchange

DH GROUP

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EXECUTIVE SUMMARY - 2026 SECOND QUARTER

DH GROUP

Quarterly results	**DH Group (the "Group") closed the second quarter of 2026 at record levels in spite of the strengthened HUF. Its clean core EBITDA rose 39% to HUF 2.3 billion and clean core profit after tax increased 74% to HUF 1.6 billion versus the same period last year. 84% of EBITDA was generated in the financial intermediation segment.** **66% of EBITDA was generated outside Hungary.** • The Group's consolidated revenue for the quarter was HUF 14.0 billion (+19% y/y), accounting EBITDA HUF 2.6 billion (+39%) and profit after tax HUF 1.6 billion (+29%). The HUF strengthened 10.9% against the EUR and 10.7% against the PLN year-on-year, reducing HUF-translated growth versus local currency. • In Italy, Credipass continued to grow: brokered loan volume rose 4% year-on-year (in EUR +17%) to HUF 184 billion and quarterly clean core EBITDA reached HUF 1.4 billion. • In Poland, the credit and real estate markets kept expanding; quarterly loan volume rose 27% (in PLN +42%) to HUF 160 billion and the Polish clean core EBITDA contribution reached HUF 292 million (+84% year-on-year). • In Hungary, activity was supported by the Otthon Start (Home Start) programme; core activities generated HUF 632 million of clean core EBITDA (+69% year-on-year). • The Group continued to divest its real estate portfolio, sold 5 apartments in H1 with total book value of HUF 557 million at sale price of HUF 604 million.
Acquisitions	On 30 June 2026 the Group successfully closed the acquisition of the CQS (salary- and pension-backed lending) business of Italy's Fincontatto S.r.l. via its subsidiary Hgroup S.p.A. The business is consolidated from 1 July 2026 and is expected to add at least EUR 1.5 million of annual EBITDA including synergies (about EUR 1.0 million on a standalone basis).
Guidance 2026	H1 performance came in better than expected, and **management is raising its full-year guidance from 7.5-8.3 billion to HUF 8.3–9.1 billion adjusted (clean core) EBITDA and from 4.5-5.0 billion to HUF 5.1–5.6 billion adjusted (clean core) net profit**. The updated guidance includes the H2 contribution from Fincontatto.

CONSOLIDATED FINANCIAL STATEMENTS

CONSOLIDATED INCOME STATEMENT

Consolidated income statement (data in mHUF, except earnings per share)	2026 Q2 (not audited)	2025 Q2 (not audited)	Variance		2026 Q1-Q2 (not audited)	2025 Q1-Q2 (not audited)	Variance	
			mHUF	%			mHUF	%
Net sales revenue	14 024,3	11 773,4	+2 250,9	+19%	26 923,4	21 768,7	+5 154,7	+24%
Other operating income	781,8	244,0	+537,8	+220%	827,9	478,2	+349,7	+73%
Variation in self-manufactured stock	108,6	-99,6	+208,2	-209%	115,0	-87,6	+202,7	-231%
Consumables and raw materials	-21,0	-23,6	+2,6	-11%	-46,1	-52,0	+5,9	-11%
Cost of goods and services sold	-411,6	-138,3	-273,3	+198%	-775,2	-177,3	-597,8	+337%
Contracted services	-10 855,1	-9 038,0	-1 817,0	+20%	-20 894,4	-16 999,3	-3 895,1	+23%
Personnel costs	-664,1	-685,7	+21,6	-3%	-1 419,5	-1 372,9	-46,6	+3%
Other operating charges	-397,8	-184,2	-213,5	+116%	-542,7	-340,4	-202,3	+59%
EBITDA	**2 565,2**	**1 847,9**	**+717,3**	**+39%**	**4 188,6**	**3 217,4**	**+971,2**	**+30%**
Depreciation and amortization	-141,6	-246,1	+104,5	-42%	-300,3	-483,9	+183,6	-38%
Depreciation of right-of-use assets	-149,4	-119,7	-29,7	+25%	-245,6	-235,3	-10,3	+4%
Operating income (EBIT)	**2 274,2**	**1 482,1**	**+792,1**	**+53%**	**3 642,7**	**2 498,2**	**+1 144,5**	**+46%**
Financial income	377,3	453,3	-76,0	-17%	452,8	555,2	-102,4	-18%
Financial charges	-537,2	-255,9	-281,3	+110%	-716,2	-512,7	-203,5	+40%
Share of the results of jointly controlled undertakings	-12,2	0,0	-12,3	-46253%	-12,0	0,5	-12,5	-2539%
Profit before tax from continuing operations	**2 102,1**	**1 679,5**	**+422,6**	**+25%**	**3 367,3**	**2 541,2**	**+826,1**	**+33%**
Income tax expense *(inlc. local taxes)*	-486,3	-373,5	-112,8	+30%	-830,3	-581,5	-248,8	+43%
Profit after tax from continuing operations	**1 615,7**	**1 306,0**	**+309,7**	**+24%**	**2 537,0**	**1 959,8**	**+577,2**	**+29%**
Profit or loss after tax from a discontinued operations	-1,9	-52,3	+50,4	-96%	-3,8	-111,6	+107,8	-97%
Profit after tax	**1 613,9**	**1 253,7**	**+360,1**	**+29%**	**2 533,2**	**1 848,1**	**+685,0**	**+37%**
Other comprehensive income	-1 166,0	-137,4	-1 028,6	+749%	-1 144,6	-368,1	-776,5	+211%
Total comprehensive income	**447,8**	**1 116,3**	**-668,5**	**-60%**	**1 388,6**	**1 480,0**	**-91,5**	**-6%**
attributable to								
Shareholders of the Company	536,0	1 083,2	-494,5	-48%	1 439,1	1 436,0	+3,1	+0%
Non-controlling interest	-88,2	33,2	-114,6	-434%	-50,5	44,1	-94,6	-215%
Earnings per share (diluted)	**42,0**	**34,5**	**+7,5**	**+22%**	**67,3**	**50,9**	**+16,4**	**+32%**

Comments

- **Quarterly consolidated revenue was HUF 14.0 billion (+19% year-on-year), while accounting EBITDA was HUF 2.6 billion (+39% year-on-year). EBITDA performance was influenced by specific factors; see the reconciliation of clean core result on pages 7–11.**
- Accounting EBITDA rose HUF 717 million year-on-year, driven mainly by the financial intermediation segment (+HUF 643 million). The average HUF/EUR and HUF/PLN rates strengthened 10.9% and 10.7% year-on-year, respectively, so this growth would have been significantly higher in local-currency terms.
- The sale of Pusztakúti Kft (MyCity Panorama project) was closed in Q2 generating other operating income of HUF 433 milliion and other operating charges of HUF 240 million.
- During the quarter, the Group's net financial result was a loss of HUF 160 million (financial income HUF 377 million less financial charges HUF 537 million).
- As a result of the higher EBIT, profit after tax amounted to HUF 1 614 million, a 29% increase versus the same period last year. Clean core profit after tax reached HUF 1,637 million (+74%); the reconciliation is shown on pages 7–11.
- Other comprehensive income includes goodwill values recorded in foreign currency and exchange rate changes on the equity of foreign subsidiaries recorded in HUF. The 10.9% and 10.7% appreciation of the HUF against the EUR and PLN, respectively, generated a negative translation adjustment, reducing other comprehensive income.
- Earnings per share are calculated by deducting the earnings attributable to non-controlling interests from the profit after tax.
- *Comparative information for Q2 and H1 2025 have been re-presented to reflect the classification of Czech and certain Hungarian operations as discontinued in accordance with IFRS 5. Details of the re-presentation are shown on* *page 20**.*

DH GROUP

CONSOLIDATED BALANCE SHEET

Consolidated balance sheet data in mHUF	30 June 2026 (not audited)	31 December 2025 (audited)	Variance	
			mHUF	%
Intangibles and Goodwill	10 990,2	10 422,1	+568,1	+5%
Property, plant	1 372,1	1 452,2	-80,1	-6%
Right-of-use asset	1 606,9	1 816,4	-209,5	-12%
Other	2 039,1	1 962,6	+76,6	+4%
Non-current assets	**16 008,4**	**15 653,4**	**+355,0**	**+2%**
Inventories	301,9	1 047,2	-745,3	-71%
Trade receivables	4 780,9	5 148,4	-367,5	-7%
Cash and cash equivalents	6 299,1	9 582,1	-3 283,1	-34%
Accruals	1 955,4	1 671,8	+283,6	+17%
Assets held for sale	700,7	1 241,3	-540,6	-44%
Related party receivables	251,9	828,2	-576,2	-70%
Other	3 584,5	2 856,5	+728,0	+25%
Current assets	**17 874,4**	**22 375,4**	**-4 501,0**	**-20%**
Total assets	**33 882,8**	**38 028,8**	**-4 146,0**	**-11%**
Share capital	**4 262,7**	**5 083,2**	**-820,5**	**-16%**
Borrowings	12 065,3	12 196,0	-130,8	-1%
Other non-current liabilities	5 275,0	7 867,1	-2 592,1	-33%
Non-current liabilities	**17 340,2**	**20 063,1**	**-2 722,9**	**-14%**
Borrowings	0,0	0,0	+0,0	
Trade payables	5 254,0	5 860,6	-606,6	-10%
Liabilities of assets held for sale	452,2	779,5	-327,4	-42%
Related party liabilities	193,9	534,7	-340,8	-64%
Deferrals	1 283,5	1 036,3	+247,2	+24%
Other liabilities	5 096,3	4 671,4	+424,9	+9%
Current liabilities	**12 279,9**	**12 882,5**	**-602,6**	**-5%**
Total equity and liabilites	**33 882,8**	**38 028,8**	**-4 146,0**	**-11%**

Comments

- The value of the intangible assets and goodwill increased as a combined impact of the acquisition of Fincontatto and appreciation of HUF against the EUR.
- The group's balance sheet included properties for own use and investments in leased properties with a book value of HUF 1.4 billion, as well as properties held for sale with a book value of HUF 1.0 billion (inventories and assets held for sale).
- The Group’s cash and cash equivalents amounted to HUF 6.3 billion at the end of the quarter.
- Related-party receivables amounted to HUF 252 million at the end of the quarter, composing of financing given to non-controlled group entities.
- The Group’s consolidated equity amounted to HUF 4.3 billion on 30 June 2026.
- At the end of the quarter, the total value of long-term loans and borrowings was HUF 12.1 billion, consisting mainly of issued bonds and Hgroup’s bank loans in Italy. Net external debt amounted to HUF 7.1 billion (0.9x last 12 months’ clean core EBITDA).
- Among other non-current liabilities, the Group recognizes a lease liability and a deferred liability related to the acquisition of HGroup: an expected option liability of EUR 4.9 million (HUF 2.0 billion) related to the buyout of the remaining minority interest,.
- Related party liabilities include the dividend payable on class B employee shares.

CLEAN CORE RESULT – EBITDA and Profit after tax

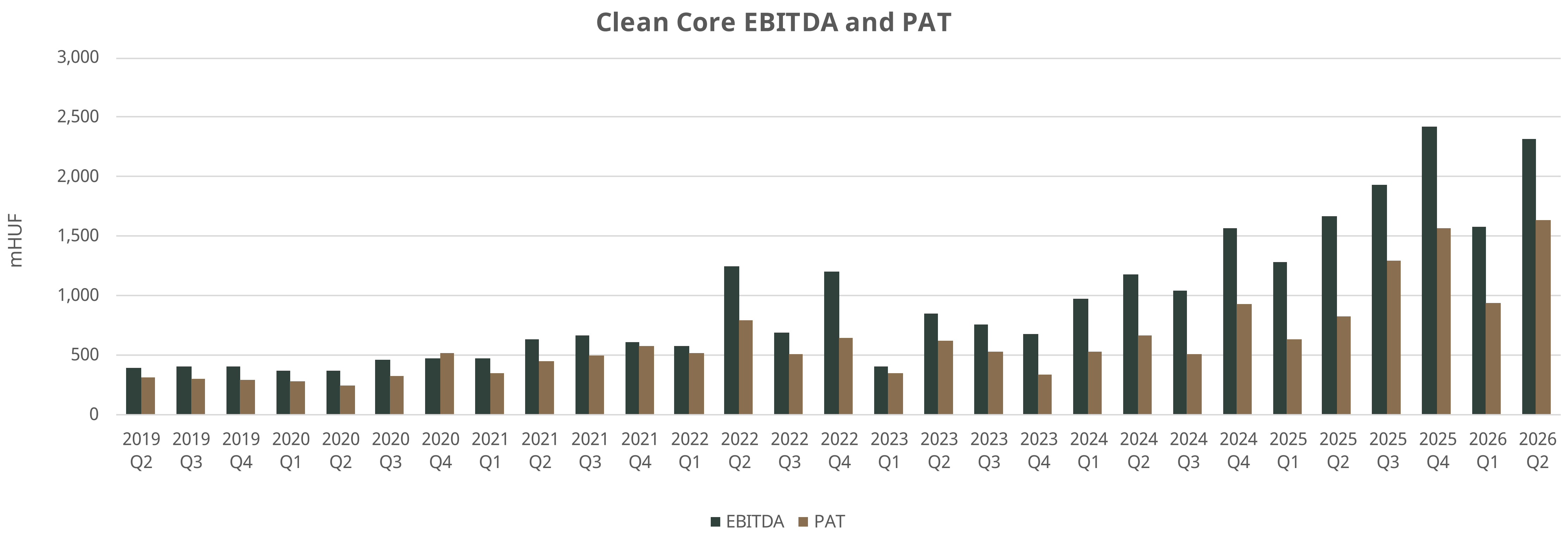
data in million of HUF	2026Q2	2025Q2	Variance %	2026Q1-Q2	2025Q1-Q2	Variance %
EBITDA	**2 565,2**	**1 847,9**	**+39%**	**4 188,6**	**3 217,4**	**+30%**
(-) MyCity EBITDA	68,9	130,7	-47%	74,7	202,2	-63%
Core EBITDA	**2 496,3**	**1 717,2**	**+45%**	**4 113,9**	**3 015,2**	**+36%**
(-) Gain on sale of property, plant and equipment	-6,2	53,7	-111%	47,4	53,7	-12%
(-) The result of the sale of Pusztakúti	214,0	0,0	-	214,0	0,0	-
(-) Acquisition costs	-4,1	-7,3	-43%	-9,4	-40,6	-77%
(-) GDPR penalty	-25,0	0,0	-	-25,0	0,0	-
Total core adjustments	**-178,7**	**-46,4**	**+285%**	**-226,9**	**-13,1**	**+1630%**
Clean core EBITDA	**2 317,6**	**1 670,8**	**+39%**	**3 886,9**	**3 002,1**	**+29%**

data in million HUF	2026Q2	2025Q2	Variance %	2026Q1-Q2	2025Q1-Q2	Variance %
Profit after tax	**1 613,9**	**1 253,7**	**+29%**	**2 533,2**	**1 848,1**	**+37%**
(-) Profit after tax for MyCity	75,2	128,0	-41%	86,6	209,8	-59%
Core PAT	**1 538,7**	**1 125,7**	**+37%**	**2 446,6**	**1 638,3**	**+49%**
(-) Gain on sale of property, plant and equipment	-6,2	53,7	-111%	47,4	53,7	-12%
(-) The result of the sale of Pusztakúti	214,0	0,0	-	214,0	0,0	-
(-) Result of discontinued operations	-1,9	-52,3	-96%	-3,8	-111,6	-97%
(-) Result of foreign currency exchange	-208,1	27,0	-871%	-201,3	15,7	-1383%
(-) Hgroup EarnOut liability revaluation	0,0	272,2	-100%	0,0	278,5	-100%
(-) Amortization of Hgroup intangibles	-97,8	-110,4	-11%	-203,4	-221,1	-8%
(-) Acquisition costs	-4,1	-7,3	-43%	-9,4	-40,6	-77%
(-) GDPR penalty	-25,0	0,0	-	-25,0	0,0	-
Total core adjustments	**129,1**	**-182,9**	**-171%**	**181,6**	**25,4**	**+616%**
Tax effect of adjustments	**-31,0**	**-2,9**	**+966%**	**-55,8**	**-44,8**	**+24%**
Clean core PAT	**1 636,8**	**939,9**	**+74%**	**2 572,5**	**1 618,8**	**+59%**

- In the second quarter of 2026, the Group applied the following adjustments to reach the clean core result (see table):
    - The sale of the Pusztakúti contributed HUF 214.0 million at EBITDA level, while the disposal of other property, plant and equipment resulted in a HUF 6.2 million loss.
    - The Group incurred a GDPR penalty of HUF 25.0 million in Hungary in present quarter. The case started in Q3 2024 with an initial penalty of HUF 50.0 million from NAIH, subsequently cancelled by court in Q3 2025. The current penalty is challenged by the company.
    - HUF 97.8 million of planned amortization of Hgroup intangibles (brand name, value of bank and agency contracts) was recognised.

Clean core EBITDA reached HUF 2,318 million in the quarter (+39% year-on-year) and clean core profit after tax HUF 1,637 million (+74%). For the first half of 2026, clean core EBITDA was HUF 3,887 million and clean core PAT HUF 2,572 million.

EVOLUTION OF CLEAN CORE RESULT



DH Group posted its strongest-ever second-quarter clean core result, with clean core EBITDA of HUF 2.3 billion and clean core PAT of HUF 1.6 billion in 2026 Q2.

DH GROUP

REVENUE, EBITDA, OPERATING INCOME AND PROFIT AFTER TAX BY COUNTRY

in million HUF	Hungary		Poland		Czech Republic		Italy		DH Group	
	2026 Q2	2025 Q2	2026 Q2	2025 Q2	2026 Q2	2025 Q2	2026 Q2	2025 Q2	2026 Q2	2025 Q2
Net sales revenue	2 482,7	1 875,2	3 760,5	3 126,6		0,0	7 781,1	6 771,6	**14 024,3**	**11 773,4**
EBITDA	879,6	550,8	292,1	158,7		0,0	1 393,5	1 138,4	**2 565,2**	**1 847,9**
Operating income	794,5	416,6	238,8	93,4		0,0	1 240,9	972,1	**2 274,2**	**1 482,1**
Profit after tax	545,3	490,0	183,6	73,7		10,6	884,9	679,4	**1 613,9**	**1 253,7**

in million HUF	Hungary		Poland		Czech Republic		Italy		DH Group	
	2026 Q1-2	2025 Q1-2	2026 Q1-2	2025 Q1-2	2026 Q1-2	2025 Q1-2	2026 Q1-2	2025 Q1-2	2026 Q1-2	2025 Q1-2
Net sales revenue	4 964,6	3 416,2	7 309,9	5 900,8		-2,8	14 649,0	12 454,6	**26 923,4**	**21 768,7**
EBITDA	1 431,2	1 076,2	550,9	269,2		0,0	2 206,4	1 872,0	**4 188,6**	**3 217,4**
Operating income	1 306,7	815,9	441,5	140,8		0,0	1 894,4	1 541,5	**3 642,7**	**2 498,2**
Profit after tax	879,5	647,2	330,2	108,0		-2,0	1 323,5	1 095,0	**2 533,2**	**1 848,1**

- Revenues from Italian operations increased by 28% in EUR terms year-on-year in the quarter, while growth in HUF represented 15%; quarterly EBITDA reached HUF 1.4 billion, accounting for the largest share of the Group’s EBITDA.
- In Hungary, quarterly EBITDA was HUF 880 million; the Hungarian operations bear the costs of central group management and stock-exchange listing, as well as group-level financing, while the sale of Pusztakúti Kft (MyCity Panorama project) contributed to the local result.
- Poland continued to grow strongly: Polish subsidiaries’ quarterly revenue rose to HUF 3.8 billion and EBITDA to HUF 292 million. Revenue growth in PLN was remarkable 34%.
- Czech operations were reclassified as discontinued operations.
- The clean core results by country are presented on the following pages, while market characteristics are presented on page 14.

DH GROUP

CLEAN CORE EBITDA AND PROFIT AFTER TAX BY COUNTRY – 2026 Q2

data in million HUF	Hungary		Poland		Czech Republic		Italy		DH Group	
	2026Q2	2025 Q2	2026Q2	2025 Q2	2026Q2	2025 Q2	2026Q2	2025 Q2	2026Q2	2025 Q2
EBITDA	**879,6**	**550,8**	**292,1**	**158,7**	**0,0**	**0,0**	**1 393,5**	**1 138,4**	**2 565,2**	**1 847,9**
(-) MyCity EBITDA	68,9	130,7							68,9	130,7
Core EBITDA	**810,7**	**420,1**	**292,1**	**158,7**	**0,0**	**0,0**	**1 393,5**	**1 138,4**	**2 496,3**	**1 717,2**
(-) Gain on sale of property, plant and equipment	-6,2	53,7							-6,2	53,7
(-) Sale of Pusztakúti	214,0	0,0							214,0	0,0
(-) Acquisition cost	-4,1	-7,3							-4,1	-7,3
(-) GDPR fine	-25,0	0,0							-25,0	0,0
Total core adjustments	**-178,7**	**-46,4**	**0,0**	**0,0**	**0,0**	**0,0**	**0,0**	**0,0**	**-178,7**	**-46,4**
Clean core EBITDA	**632,0**	**373,7**	**292,1**	**158,7**	**0,0**	**0,0**	**1 393,5**	**1 138,4**	**2 317,6**	**1 670,8**

data in million HUF	Hungary		Poland		Czech Republic		Italy		DH Group	
	2026Q2	2025 Q2	2026Q2	2025 Q2	2026Q2	2025 Q2	2026Q2	2025 Q2	2026Q2	2025 Q2
Profit after tax	**545,3**	**490,0**	**183,6**	**73,7**	**0,0**	**10,6**	**884,9**	**679,4**	**1 613,9**	**1 253,7**
(-) Profit after tax for MyCity	75,2	128,0							75,2	128,0
Core PAT	**470,2**	**362,0**	**183,6**	**73,7**	**0,0**	**10,6**	**884,9**	**679,4**	**1 538,7**	**1 125,7**
(-) Gain on sale of property, plant and equipment	-6,2	53,7							-6,2	53,7
(-) Sale of Pusztakúti	214,0	0,0							214,0	0,0
(-) Result of discontinued operations	-1,9	-65,7			0,0	13,4			-1,9	-52,3
(-) Result of foreign currency exchange	-208,1	27,0							-208,1	27,0
(-) Hgroup EarnOut liability revaluation	0,0	272,2							0,0	272,2
(-) Amortization of Hgroup intangibles							-97,8	-110,4	-97,8	-110,4
(-) Acquisition cost		-7,3					-4,1		-4,1	-7,3
(-) GDPR fine	-25,0	0,0							-25,0	0,0
Total core adjustments	**27,2**	**-279,9**	**0,0**	**0,0**	**0,0**	**-13,4**	**101,9**	**110,4**	**129,1**	**-182,9**
Tax effect of adjustments	**-2,4**	**25,2**	**0,0**	**0,0**	**0,0**	**2,8**	**-28,5**	**-30,9**	**-31,0**	**-2,9**
Clean core PAT	**494,9**	**107,3**	**183,6**	**73,7**	**0,0**	**0,0**	**958,3**	**758,9**	**1 636,8**	**939,9**

CLEAN CORE EBITDA AND PROFIT AFTER TAX BY COUNTRY – 2026 H1

data in million HUF	Hungary		Poland		Czech Republic		Italy		DH Group	
	2026Q1-2	2025Q1-2	2026Q1-2	2025Q1-2	2026Q1-2	2025Q1-2	2026Q1-2	2025Q1-2	2026Q1-2	2025Q1-2
EBITDA	**1 431,2**	**1 076,2**	**550,9**	**269,2**	**0,0**	**0,0**	**2 206,4**	**1 872,0**	**4 188,6**	**3 217,4**
(-) MyCity EBITDA	74,7	202,2							74,7	202,2
Core EBITDA	**1 356,5**	**874,0**	**550,9**	**269,2**	**0,0**	**0,0**	**2 206,4**	**1 872,0**	**4 113,9**	**3 015,2**
(-) Gain on sale of property, plant and equipment	47,4	53,7							47,4	53,7
(-) Sale of Pusztakúti	214,0	0,0							214,0	0,0
(-) Acquisition cost	-9,4	-40,6							-9,4	-40,6
(-) GDPR fine	-25,0	0,0							-25,0	0,0
Total core adjustments	**-226,9**	**-13,1**	**0,0**	**0,0**	**0,0**	**0,0**	**0,0**	**0,0**	**-226,9**	**-13,1**
Clean core EBITDA	**1 129,6**	**860,9**	**550,9**	**269,2**	**0,0**	**0,0**	**2 206,4**	**1 872,0**	**3 886,9**	**3 002,1**
Guidance 2026 full year - low	*1 884,0*		*733,0*		-		*4 904,0*		*7 521,0*	
Guidance 2026 full year - high	*2 083,0*		*811,0*		-		*5 420,0*		*8 313,0*	

data in million HUF	Hungary		Poland		Czech Republic		Italy		DH Group	
	2026Q1-2	2025Q1-2	2026Q1-2	2025Q1-2	2026Q1-2	2025Q1-2	2026Q1-2	2025Q1-2	2026Q1-2	2025Q1-2
Profit after tax	**879,5**	**647,2**	**330,2**	**108,0**	**0,0**	**-2,0**	**1 323,5**	**1 095,0**	**2 533,2**	**1 848,1**
(-) Profit after tax for MyCity	86,6	209,8							86,6	209,8
Core PAT	**792,9**	**437,3**	**330,2**	**108,0**	**0,0**	**-2,0**	**1 323,5**	**1 095,0**	**2 446,6**	**1 638,3**
(-) Gain on sale of property, plant and equipment	47,4	53,7							47,4	53,7
(-) Sale of Pusztakúti	214,0	0,0							214,0	0,0
(-) Result of discontinued operations	-3,8	-111,6				-2,6			-3,8	-111,6
(-) Result of foreign currency exchange	-201,3	15,7							-201,3	15,7
(-) Hgroup EarnOut liability revaluation	0,0	278,5							0,0	278,5
(-) Amortization of Hgroup intangibles							-203,4	-221,1	-203,4	-221,1
(-) Acquisition cost	-5,3	-40,6					-4,1		-9,4	-40,6
(-) GDPR fine	-25,0	0,0							-25,0	0,0
Total core adjustments	**-25,9**	**-195,7**	**0,0**	**0,0**	**0,0**	**2,6**	**207,5**	**221,1**	**181,6**	**25,4**
Tax effect of adjustments	**2,3**	**17,6**	**0,0**	**0,0**	**0,0**	**-0,5**	**-58,1**	**-61,9**	**-55,8**	**-44,8**
Clean core PAT	**769,4**	**259,2**	**330,2**	**108,0**	**0,0**	**0,0**	**1 472,9**	**1 254,2**	**2 572,5**	**1 618,8**
Guidance 2026 full year - low	*1 062,0*		*361,0*		-		*3 107,0*		*4 531,0*	
Guidance 2026 full year - high	*1 174,0*		*399,0*		-		*3 434,0*		*5 008,0*	

DH GROUP

CONSOLIDATED CASH FLOW STATEMENT

Consolidated cash flow statement Data in mHUF	1-6. 2026 (not audited)	1-6. 2025 (not audited)
Cash flow from operating activity		
Profit before tax from continuing operations	3 367,3	2 455,9
Profit/(loss) before tax from discontinued operations	(3,8)	(26,2)
Profit before tax	***3 363,5***	***2 429,7***
Depreciation and impairment of property, plant and equipment and right-of-use assets	560,5	583,1
Amortisation and impairment of intangible assets and impairment of goodwill	(14,6)	148,2
Share-based payment expense	19,0	71,3
Net foreign exchange differences	(316,5)	43,2
Gain on disposal of property, plant and equipment	0,0	0,0
Fair value adjustment of a contingent consideration	0,0	(278,5)
Finance income	(452,8)	(279,6)
Finance costs	716,2	519,7
Net loss on derivative instruments at fair value through profit or loss	0,0	0,0
Share of profit of an associate and a joint venture	12,0	(0,5)
Movements in provisions, pensions and government grants	6,7	1,7
Changes of working capital		
Decrease/(increase) in trade receivables, contract assets, prepayments and restricted cash	(166,9)	(965,4)
Decrease in inventories and right of return assets	276,0	354,2
Sale / (purchase) of asset held for sale	677,7	(109,8)
Increase in trade and other payables, contract liabilities and refund liabilities	(626,3)	579,2
Interest received	53,6	90,9
Interest paid	(313,8)	(349,4)
Income tax paid	(1 478,0)	(303,7)
Net cash flow from operating activity	***2 330,8***	***2 534,3***

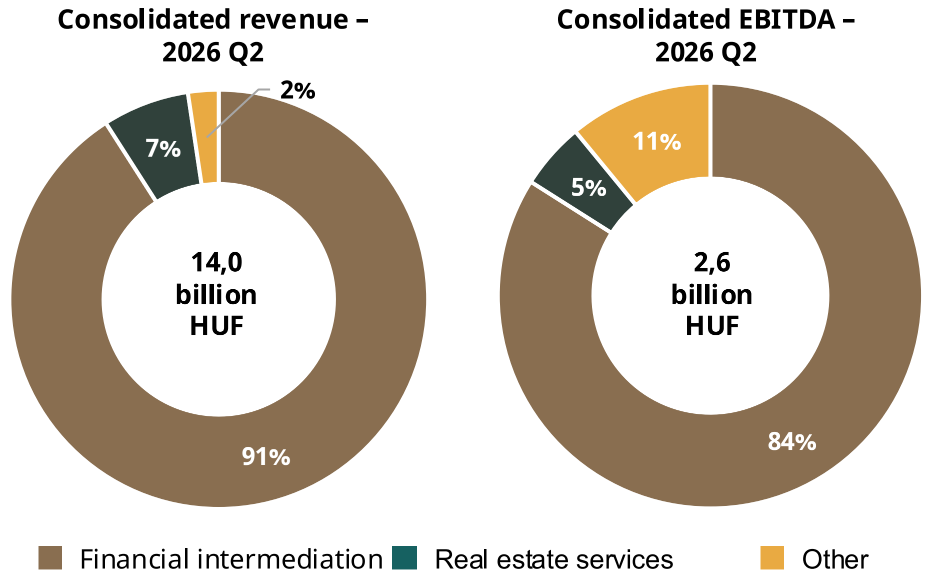
Consolidated cash flow statement Data in mHUF	1-6. 2026 (not audited)	1-6. 2025 (not audited)
Cash flow from investing activity		
Proceeds from sale of property, plant and equipment	(0,0)	200,9
Purchase of property, plant and equipment	0,0	(450,3)
Purchase of investment properties	0,0	0,0
Purchase of financial instruments	3,6	(6,0)
Dividends from associates and joint ventures	0,0	(2,4)
Development expenditures	(114,2)	(79,5)
Acquisition of a subsidiary, net of cash acquired	(1 761,8)	0,0
Net cash flow from investing activity	***(1 872,4)***	***(337,3)***
Cash flow from financing activity		
Proceeds from exercise of share options	0,0	0,0
Purchase of own shares	(48,8)	(21,0)
Acquisition of non-controlling interests	0,0	0,0
Payment of principal portion of lease liabilities	(270,1)	(247,3)
Payment of deferred payments	(2 109,2)	(920,7)
Proceeds from borrowings	0,0	0,0
Repayment of borrowings	(79,7)	(46,2)
Dividends paid to equity holders of the parent	(1 328,1)	(80,8)
Dividends paid to non-controlling interests	0,0	0,0
Net cash flow from financing activity	***(3 835,8)***	***(1 315,9)***
Net change of cash and cash equivalents	(3 377,4)	881,0
Cash and cash equivalents at start of period	9 519,8	5 656,2
Currency exchange differences on cash and cash equivalents	61,7	159,6
Cash and cash equivalents at end of period	***6 204,1***	***6 696,7***

SEGMENT
REPORT

DH GROUP

SEGMENT LEVEL RESULTS

CONSOLIDATED (data in mHUF)	2026 Q2	2025 Q2	Variance	Variance (%)	2026 Q1-Q2	2025 Q1-Q2	Variance	Variance (%)
Financial intermediation segment	12 751,8	10 546,2	+2 205,5	+21%	24 217,3	19 556,1	+4 661,2	+24%
Real estate services segment	940,7	1 004,8	-64,1	-6%	2 053,2	2 030,4	+22,8	+1%
Other segment	331,9	222,4	+109,5	+49%	652,9	182,2	+470,7	+258%
Total net revenue	**14 024,3**	**11 773,4**	**+2 250,9**	**+19%**	**26 923,4**	**21 768,7**	**+5 154,7**	**+24%**
Financial intermediation segment	2 154,4	1 511,2	+643,2	+43%	3 705,0	2 585,8	+1 119,2	+43%
Real estate services segment	129,6	200,2	-70,5	-35%	233,6	448,0	-214,4	-48%
Other segment	281,2	136,5	+144,7	+106%	249,9	183,6	+66,4	+36%
Total EBITDA	**2 565,2**	**1 847,9**	**+717,3**	**+39%**	**4 188,6**	**3 217,4**	**+971,2**	**+30%**
Financial intermediation segment	*17%*	*14%*	*+3%p*		*15%*	*13%*	*+2%p*	
Real estate services segment	*14%*	*20%*	*-6%p*		*11%*	*22%*	*-10%p*	
Other segment	*85%*	*61%*	*+23%p*		*38%*	*101%*	*-62%p*	
Total EBITDA margin	***18%***	***16%***	***+2%p***		***16%***	***15%***	***+1%p***	



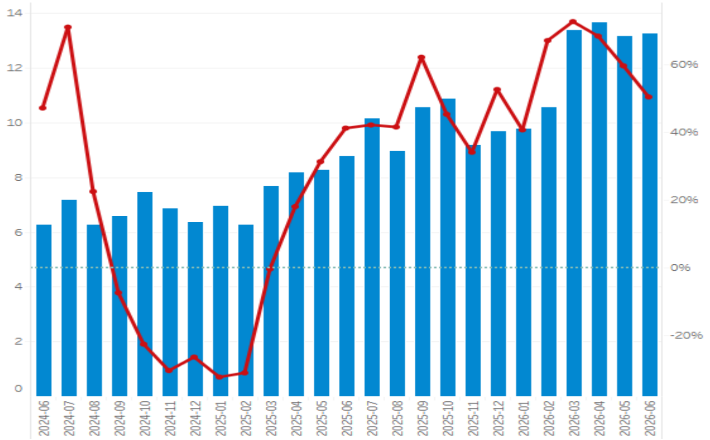
- **The Group's revenue rose 19% and accounting EBITDA 39% year-on-year in the quarter.**
- Financial intermediation revenues grew 21% year-on-year to HUF 12.8 billion, with segment EBITDA of HUF 2.2 billion (+43%).
- The real estate services segment's revenue was HUF 0.9 billion (-6%), with EBITDA of HUF 130 million.
- The other segment includes inter-segment eliminations and investment activities; segment revenue was HUF 332 million and EBITDA HUF 281 million.
- *EBITDA performance was impacted by specific factors, which are presented in the* *Clean Core Result derivation on page 7.*

DH GROUP

MARKET UPDATE

Poland

Monthly evolution of home loan disbursement
PLN bn (left axis, bar) and y-o-y change (right axis, line)

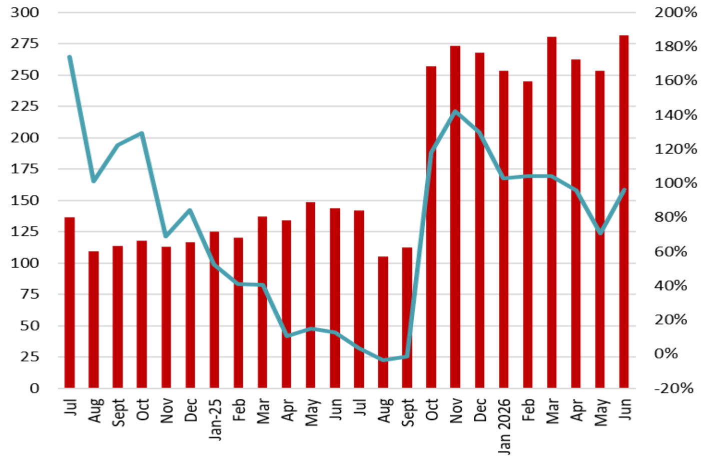


Source: BIK, https://media.bik.pl/analizy-rynkowe

- In the second quarter, the Polish mortgage market remained robust, as evidenced by record monthly lending in April (PLN 13.7 billion), while the quarter ended at PLN 13.7 billion in June.
- Following the seasonal slowdown at the end of the year, April 2026 was historically the strongest month in terms of the value of loans granted and the trend persisted in the following months.
- Lower interest rates and improving creditworthiness continue to drive the market, suggesting that the momentum of the second quarter will continue into 2026.

Hungary

Monthly evolution of home loan disbursement
HUF bn (left axis, bar) and y-o-y change (right axis, line)

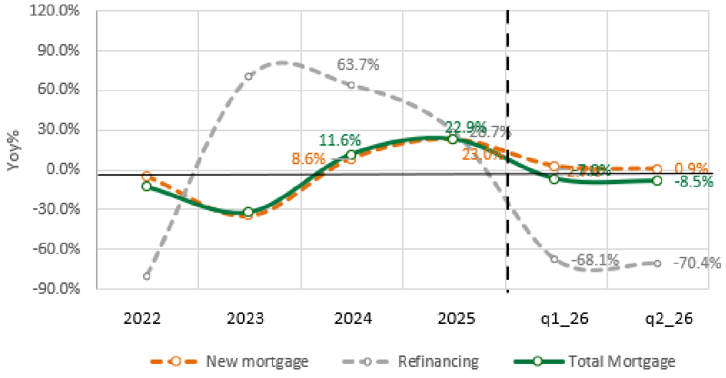


Source: MNB

- Mortgage lending accelerated sharply toward the end of 2025 and maintained strong momentum into the first half 2026, with activity reaching a new peak in June.
- The Otthon Start Program announced in July 2025 had a significant impact on the market. The 3% loan scheme launched in September, but only available at most banks from the end of the month, brought loan disbursements to a halt in August and September. By the end of the year, a significant proportion of loan applications had been realized. This trend continued into 2026, whereby loan disbursements in Q2 2026 is up 87% compared to the same period last year.

Italy

Quarterly change y-o-y in home loan disbursement



Source: Assofin

- Following an impetuous growth in 2025, new mortgage volumes increased by 0.9% y/y in Q2 2026, while refinancing dropped by 70.4%, resulting in total market decline of 8.5% year-on-year.
- According to the CRIF Barometer, new mortgage applications declined in Italy by 5.9% during the first half of 2026, while the Group grew applications by 19.3%.
- With intermediary channels accounting for approximately 27-32% of the market, the segment still offers substantial additional growth potential and consolidation opportunities for the Group.

DH GROUP

SEGMENT LEVEL RESULTS

FINANCIAL INTERMEDIATION SEGMENT (data in mHUF)	2026 Q2	2025 Q2	Variance	Variance (%)	2026 Q1-Q2	2025 Q1-Q2	Variance	Variance (%)
Net sales revenue	**12 751,8**	**10 546,2**	**+2 205,5**	**+21%**	**24 217,3**	**19 556,1**	**+4 661,2**	**+24%**
Direct expenses	9 656,1	7 897,9	+1 758,2	+22%	18 411,0	14 714,1	+3 696,8	+25%
Gross profit	**3 095,7**	**2 648,3**	**+447,3**	**+17%**	**5 806,3**	**4 842,0**	**+964,4**	**+20%**
Indirect expenses	941,3	1 137,1	-195,8	-17%	2 101,3	2 256,2	-154,9	-7%
EBITDA	**2 154,4**	**1 511,2**	**+643,2**	**+43%**	**3 705,0**	**2 585,8**	**+1 119,2**	**+43%**
Gross profit margin (%)	*24%*	*25%*	*-1%p*		*24%*	*25%*	*-1%p*	
EBITDA margin (%)	*17%*	*14%*	*+3%p*		*15%*	*13%*	*+2%p*	
Loan volume (bn HUF)	**406,4**	**340,9**	**+65,5**	**+19%**	**779,2**	**626,1**	**+153,0**	**+24%**
Hungary	62,3	38,2	+24,0	+63%	124,3	70,4	+53,9	+77%
Poland	160,1	126,4	+33,7	+27%	299,5	228,4	+71,1	+31%
Italy	184,0	176,3	+7,7	+4%	355,3	327,3	+28,0	+9%

- The segment’s revenue was 21% higher than in Q2 2025; gross profit margin was 24% and EBITDA reached HUF 2.2 billion (+43% year-on-year), an EBITDA margin of 17%.
- In Italy, the intermediated loan portfolio amounted to a record HUF 184.0 billion (EUR 510.8 million) in Q2 2026, which represents a 4.4% increase in HUF terms (+17.1% in EUR terms) compared to Q2 2025, with HUF-term growth moderated by the appreciation of the forint. Volumes increased quarter-on-quarter by 7.4% in HUF terms and 14.5% in EUR terms, as the Group maintained momentum despite the ECB’s 25 basis point rate hike in June.
- On 30 June 2026 the Group closed the acquisition of the CQS (salary- and pension-backed lending) business of Italy’s Fincontatto S.r.l., through its subsidiary Hgroup S.p.A. (100% of Fincontatto Mediazione Creditizia S.r.l.). The business is consolidated from 1 July 2026 and is expected to contribute about EUR 1.0 million of annual EBITDA on a standalone basis — at least EUR 1.5 million including integration synergies.
- In Poland, the Group’s intermediated loan portfolio rose to a new peak of HUF 160.1 billion in Q2 2026. The Group achieved a 14.8% quarter-on-quarter growth in HUF terms (+22.9% in PLN terms). Volumes increased by 26.7% in HUF terms year-on-year (+41.8% in PLN terms), supported by the declining interest rate environment and reviving credit demand.
- In Hungary, the volume of brokered loans reached a new record of HUF 62.3 billion, representing an outstanding 62.8% year-on-year increase thanks to the Home Start Program. Compared to the previous quarter’s peak, the brokered loan portfolio increased by a further 0.3%.

DH GROUP

SEGMENT LEVEL RESULTS

REAL ESTATE SERVICES SEGMENT (data in mHUF)	2026 Q2	2025 Q2	Variance	Variance (%)	2026 Q1-Q2	2025 Q1-Q2	Variance	Variance (%)
Net sales revenue	**940,7**	**1 004,8**	**-64,1**	**-6%**	**2 053,2**	**2 030,4**	**+22,8**	**+1%**
Direct expenses	277,7	220,4	+57,3	+26%	597,8	452,1	+145,7	+32%
Gross profit	**663,0**	**784,4**	**-121,5**	**-15%**	**1 455,4**	**1 578,3**	**-122,9**	**-8%**
Indirect expenses	533,4	584,3	-50,9	-9%	1 221,8	1 130,3	+91,5	+8%
EBITDA	**129,6**	**200,2**	**-70,5**	**-35%**	**233,6**	**448,0**	**-214,4**	**-48%**
Gross profit margin (%)	*70%*	*78%*	*-8%p*		*71%*	*78%*	*-7%p*	
EBITDA margin (%)	*14%*	*20%*	*-6%p*		*11%*	*22%*	*-11%p*	
Network commission revenues* - consolidated entities	**4 365,5**	**4 277,6**	**+88,0**	**+2%**	**8 590,9**	**8 837,4**	**-246,5**	**-3%**
Hungary	3 324,5	3 136,3	+188,3	+6%	6 476,9	6 650,8	-173,9	-3%
Poland**	1 041,0	1 085,4	-44,4	-4%	2 114,1	2 108,3	+5,8	+0%
Czech Republic	0,0	55,9	-55,9	-100%	0,0	78,3	-78,3	-100%
Network commission revenues* - not consolidated entities	**852,8**		**+852,8**		**1 859,4**		**+1 859,4**	
Spain	852,8		+852,8		1 859,4		+1 859,4	
Gross profit / Network commission revenues (%)	*15%*	*18%*	*-3%p*		*17%*	*18%*	*-1%p*	
EBITDA / Network commission revenues (%)	*3%*	*5%*	*-2%p*		*3%*	*5%*	*-2%p*	

- The real estate services segment consists of the Group's three former business segments: franchise real estate brokerage, own office, and supplementary services.
- Network commission income from consolidated entities rose 2% year-on-year in the quarter to HUF 4.4 billion (Hungary +6%, Poland -4%; the Czech operation is reclassified as discontinued). Despite slight overall growth, segment EBITDA fell to HUF 130 million (–35% year-on-year) due to i) an accounting error of HUF 35.5 million that caused a profit shift from Q2 to Q1 2026; ii) a disputed GDPR fine of HUF 25 million in Hungary (refer to page 7 for details); and iii) lower relative performance in the own office activity focused on the capital cities of Hungary and Poland.
- In the Hungarian market, commission revenues increased by 6.0% year-on-year to HUF 3.3 billion, growing by 5.5% compared to the previous quarter, as the housing market stabilised at a high price level and lending remained strong.
- In Poland, network commission income reached HUF 1.0 billion, a 4% decline in HUF terms year-on-year (7% increase in PLN terms).
- In November 2025, the Group acquired a 22% stake in Spain’s Donpiso, increasing ownership to 34% in February 2026 (consolidated using the equity method). The Barcelona-based network generated HUF 0.9 billion in network commission income in the quarter.
- The Group’s marginal Czech operations were closed and contributed no commission revenue in the quarter.

*The total revenue that realized of the real estate market transactions mediated by the franchise networks of the DH Group
** The Polish network commission of HUF 1 041 million shown here is lower than the HUF 1 160 million reported in the 2026 Q2 KPI (Quarterly measures) report. Deviation was caused by data mismatches related to system migration.

Real Estate and Loan market data published by DH Group’s subsidiaries are available at the following links: https://dh.hu/barometer, https://barometr.metrohouse.pl

DH GROUP

SEGMENT LEVEL RESULTS

OTHER AND ELIMINATIONS (data in mHUF)	2026 Q2	2025 Q2	Variance	Variance (%)	2026 Q1-Q2	2025 Q1-Q2	Variance	Variance (%)
Net sales revenue	**331,9**	**222,4**	**+109,5**	**+49%**	**652,9**	**182,2**	**+470,7**	**+258%**
Direct expenses	252,4	11,4	+241,0	+2123%	482,7	-54,5	+537,1	-986%
Gross profit	**79,5**	**211,1**	**-131,5**	**-62%**	**170,3**	**236,7**	**-66,4**	**-28%**
Indirect expenses	-201,6	74,5	-276,2	-370%	-79,7	53,1	-132,8	-250%
EBITDA	**281,2**	**136,5**	**+144,7**	**+106%**	**249,9**	**183,6**	**+66,4**	**+36%**
Gross profit margin (%)	*24%*	*95%*	-71%p		*26%*	*130%*	-104%p	
EBITDA margin (%)	*85%*	*61%*	+23%p		*38%*	*101%*	-62%p	
Carrying amount of properties	**1 944,8**	**4 763,9**	**-2 819,1**	**-59%**	**1 944,8**	**4 763,9**	**-2 819,1**	**-59%**
Property held for sale	572,7	3 100,9	-2 528,2	-82%	572,7	3 100,9	-2 528,2	-82%
Operational properties	1 372,1	1 663,0	-290,9	-17%	1 372,1	1 663,0	-290,9	-17%

- The other and eliminations segment covers the holding, inter-segment eliminations and investment activities.
- During the quarter the Group continued to divest its real estate portfolio by selling two apartments with total sale price of HUF 256 million. In H1 2026, the Group sold 5 apartments with total sale price of HUF 604 million and book value of HUF 557 million.
- At the end of the quarter, the carrying value of properties held for sale was HUF 0.6 billion and operational properties HUF 1.4 billion.
- The Holding's operating expenses not allocated to operating segments consist primarily of the costs of employee share programs, BSE and KELER fees, and the proportionate share of audit fees related to the audit of the Holding's annual separate and consolidated financial statements.

DH GROUP

STATEMENT IN CHANGES OF EQUITY

data in million HUF	Share capital	Share premium	Foreign currency translation reserve	Retained earnings	Attributable to the shareholders of the Company	Attributable to non-controlling interests	Total equity
31 December 2024	**172,0**	**2 043,6**	**989,2**	**-404,2**	**2 586,3**	**388,5**	**2 974,8**
Dividend paid				-875,4	-875,4		-875,4
Total comprehensive income			-847,6	4 237,8	3 390,2	181,1	3 571,3
Exchange rate differences of foreign subsidiaries					0,0	-128,7	-128,7
Purchase of treasury shares					30,9		30,9
Company restructuring				50,6	50,6		50,6
Revaluation of Hgroup purchase price liability		-567,0			-567,0	-9,4	-576,4
Employee Share-based payment provision		36,1			36,1		36,1
31 December 2025	**172,0**	**1 512,7**	**141,6**	**3 008,8**	**4 651,8**	**431,4**	**5 083,2**
Dividend paid				-2 255,4	-2 255,4		-2 255,4
Total comprehensive income			-1 010,1	2 449,2	1 439,1	84,0	1 523,1
Exchange rate differences of foreign subsidiaries					0,0	-134,5	-134,5
Purchase of treasury shares					48,8		48,8
Dividend to related party				-17,3	-17,3		-17,3
Employee Share-based payment provision		15,0			15,0		15,0
30 June 2026	**172,0**	**1 527,6**	**-868,5**	**3 185,2**	**3 881,8**	**380,9**	**4 262,7**

DH GROUP

RE-PRESENTATION OF 2025 COMPARATIVES – DISCONTINUED OPERATIONS

Consolidated income statement (mHUF)	2025 Q2			2025 H1		
	As published	Re-presented	Δ	As published	Re-presented	Δ
Net sales revenue	11 837,0	11 773,4	-63,6	21 863,2	21 768,7	-94,5
Other operating income	245,1	244,0	-1,1	478,2	478,2	0,0
Variation in self-manufactured stock	-99,6	-99,6	0,0	-87,6	-87,6	0,0
Consumables and raw materials	-23,9	-23,6	+0,3	-52,5	-52,0	+0,5
Cost of goods and services sold	-138,3	-138,3	0,0	-177,3	-177,3	0,0
Contracted services	-9 099,5	-9 038,0	+61,5	-17 119,3	-16 999,3	+120,0
Personnel costs	-706,1	-685,7	+20,4	-1 411,9	-1 372,9	+39,0
Other operating charges	-186,0	-184,2	+1,8	-344,5	-340,4	+4,1
EBITDA	**1 828,8**	**1 847,9**	**+19,1**	**3 148,3**	**3 217,4**	**+69,1**
Depreciation and amortization	-246,2	-246,1	+0,1	-484,0	-483,9	+0,1
Depreciation of right-of-use assets	-125,7	-119,7	+6,0	-247,3	-235,3	+12,0
Operating income (EBIT)	**1 456,9**	**1 482,1**	**+25,2**	**2 416,9**	**2 498,2**	**+81,3**
Financial income	455,0	453,3	-1,7	558,2	555,2	-3,0
Financial charges	-259,2	-255,9	+3,3	-519,7	-512,7	+7,0
Share of results of jointly controlled undertakings	0,0	0,0	0,0	0,5	0,5	0,0
Profit before tax from continuing operations	**1 652,6**	**1 679,5**	**+26,9**	**2 455,9**	**2 541,2**	**+85,3**
Income tax expense (incl. local taxes)	-373,5	-373,5	0,0	-581,6	-581,5	+0,1
Profit after tax from continuing operations	**1 279,1**	**1 306,0**	**+26,9**	**1 874,3**	**1 959,8**	**+85,5**
Profit/(loss) after tax from discontinued operations	-25,3	-52,3	-27,0	-26,2	-111,6	-85,4
Profit after tax	**1 253,7**	**1 253,7**	**0,0**	**1 848,1**	**1 848,1**	**0,0**
Other comprehensive income	-137,4	-137,4	0,0	-368,1	-368,1	0,0
Total comprehensive income	**1 116,3**	**1 116,3**	**0,0**	**1 480,0**	**1 480,0**	**0,0**
attributable to:						
Shareholders of the Company	1 083,2	1 083,2	0,0	1 436,0	1 436,0	0,0
Non-controlling interest	33,1	33,1	0,0	44,1	44,1	0,0
Earnings per share, diluted (HUF)	**34,5**	**34,5**	**0,0**	**50,9**	**50,9**	**0,0**

Commentary

- *The 2025 comparatives are re-presented under IFRS 5 to show certain Hungarian activities and the Czech operations as discontinued operations. Reclassification as "discontinued" was made after the publication of Q2 figures. The Group presents re-presented 2025 figures in order to ensure consistency with audited annual report for year 2025.*
- *Changes are presentation only — no effect on total profit after tax, total comprehensive income, EPS, total assets, equity or net assets in any period.*
- *Continuing-operations revenues are lower, EBITDA and profit are higher; the difference is reclassified in full to discontinued operations.*
- *A re-presentation under IFRS 5, not a correction of a prior-period error under IAS 8 — originally published figures were correct on the basis applicable at the time.*

Annex 1.

Time-series report of the different operational segments for the previous quarters is attached to the interim report as a separate file, as well as the consolidated balance sheet and interim income statement for the current record date.

DH Group Nyrt 2026Q2 quarterly ENG_Annex1.xlsx

DH GROUP

Disclaimer

Undersigned, members of the Board of Directors of DH Group Plc. (seated 1027 Budapest, Kapás utca 6-12. Hungary; Company Reg. No. 01-10-048384; hereinafter „Company”) declare that the present quarterly report has been prepared with our best knowledge and conviction, and with the aim to present an extensive look at the financial state of the Company, including statements and estimates referred to for the present.

All statements and estimates are based on estimates and forecasts up-dated with our best knowledge and conviction, and in relation to which we shall not be held responsible for publicly up-dating any of the statements or estimates based on any future information, or events. Statements referring to the present bear a certain level of risk and uncertainty in themselves, thus factual results in some cases may significantly differ from forecast-type statements.

We believe that the present quarterly interim report presents a trustworthy and real picture regarding the assets, liabilities, financial state, as well as the profit and loss of the Company and joint ventures included in the consolidation. The report also presents a trustworthy picture of the state, development and performance of the Company and joint ventures included in the consolidation.

Simultaneously, we shall call attention to the financial statements presented in the interim report not being subject of an accounting audit, and in its present form not being in full compliance with all requirements of the International Financial Reporting Standards implemented by the European Union. The audited annual report of the Company, prepared in compliance with the regulations of International Financial Reporting Standards shall be published following the approval of the ordinary General Meeting of the Company planned to take place in April 2027.

Budapest, 25. August 2026

DH Group Nyrt. Board of Directors