REPORT OF THE SUPERVISORY BOARD AND THE INTERIM ACCOUNTS AND INTERIM BALANCE SHEET OF COMPANY UNDER THE INTERNATIONAL FINANCING REPORTING STANDARDS MADE WITH THE CLOSING DATE OF 30 SEPTEMBER 2025.

To the General Meeting ("**General Meeting**") of the **DUNA HOUSE HOLDING Nyrt**. (registered seat: 1027 Budapest, Kapás utca 6-12.; comp.reg.no.: 01-10-048384; hereinafter: "**Company**") on 28.11.2025.

The Supervisory Board and the Audit Committee reviewed the interim accounts and interim balance sheet of Company compiled under the IFRS with the closing date of 30 September 2025 and the connected report of the Auditor of the Company.

In the interim accounts and interim balance sheet of Company compiled under the IFRS with the closing date of 30 September 2025 the total assets and total liabilities in the balance sheet being equally HUF 20,077,315,000, and the total comprehensive income being HUF 3,583,801,000.

Budapest, 07.11.2025.

Redling Károly István
Head of the Supervisory Board and the Audit
Committee

PROPOSAL OF THE SUPERVISORY BOARD AND THE AUDIT COMMITTEE FOR THE ADOPTION OF THE INTERIM ACCOUNTS AND INTERIM BALANCE SHEET OF COMPANY UNDER THE INTERNATIONAL FINANCING REPORTING STANDARDS MADE WITH THE CLOSING DATE OF 30 SEPTEMBER 2025.

Having reviewed the interim accounts and interim balance sheet of Company compiled under the IFRS with the closing date of 30 September 2025 and the statement of authentication made by the Auditor of the Company, and the insight gained during the discussion of the interim accounts and interim balance sheet, the Supervisory Board and the Audit Committee that the distinguished members of the General Meeting approve:

The interim accounts and interim balance sheet of Company compiled under the IFRS with the closing date of 30 September 2025 submitted to the General Meeting (with total assets and total liabilities in the balance sheet being equally HUF 20,077,315,000).

Budapest, 07.11.2025.

Redling Károly István
Head of the Supervisory Board and the Audit Committee