

EXTRAORDINARY NOTICE

DUNA HOUSE HOLDING Public Limited Company (seat: 1027 Budapest, Kapás utca 6-12, Hungary; company registration number: Cg. 01-10-04838; hereinafter referred to as “**Company**” or “**DH Group**”), 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 in the form of an extraordinary notice:

DH Group hereby informs capital market participants that on 25 November 2025, following the approval of the Board of Directors, the Company signed a binding Investment Agreement in Barcelona, consisting of two key elements: i) the gradual acquisition of the Spanish **Don Piso Group**, and ii) the establishment of a joint venture under the **Credipass** brand in Spain to develop financial product brokerage services in the country (“**JV**”).

i) **Don Piso Group**

Don Piso Group comprises two main entities: DON PISO FRANQUICIAS, S.L.U., engaged in real estate brokerage and franchising, and NORESTRAIT, S.L.U., engaged in the purchase and sale of real estate properties and property improvements. Each entity has two subsidiaries.

Under the agreement, DH Group acquired an initial 22.08% stake in Don Piso Group and its ownership will rise to 34% at the beginning of 2026.

For DON PISO FRANQUICIAS, the stake will subsequently expand from 34% to 67% within three years and DH Group to reach full ownership within six years. For NORESTRAIT, DH Group retains call options to acquire 33% after three years and reach 100% ownership after the 6th year. The purchase prices for these future tranches will be determined based on Don Piso Group’s actual performance using an EBITDA-based mechanism.

ii) **Credipass Spain JV**

The parties will establish Credipass Spain, a joint venture of DH Group (51% ownership and control) and the current owners of Don Piso Group (49% ownership). DH Group will increase its ownership also in the JV to 100%, either in one step after 3 years or in two steps, after 3 and 6 years (at its own discretion). The purchase prices for these future transactions will be determined based on the JV’s actual performance using an EBITDA-based mechanism.



Further details regarding the transaction and strategic rationale are available in the Investor Presentation (Annex 1) and Press Release (Annex 2).

Budapest, 25 November 2025

Duna House Holding Nyrt.