

**Takarék Jelzálogbank Nyilvánosan Működő
Részvénytársaság (Takarék Mortgage Bank
Public Limited Company)**

To: Mr. Vida József
Chairman

Re: information on exceeding the threshold of
shareholdings pursuant to Section 61(3) of Act
CXX of 2001, on the Capital Market (Capital
Market Act)

Dated: Budapest, 14 July 2021

1117 Budapest,
Magyar Tudósok körútja 9. G. ép.

Dear Mr. Chairman,

We, the undersigned, for and on behalf of **Felis Magántőkealap (in English: Felis Private Equity Fund)** (a closed-end private equity fund registered by the Hungarian National Bank, registration number: 6122-85; "**Felis**"; represented by **QUARTZ Befektetési Alapkezelő Zártkörűen Működő Részvénytársaság [in English: QUARTZ Investment Fund Management Private Limited Company]** [registered office: 1024 Budapest, Lövház utca 39. IV. em.; company registry place and number: Company Registry Court of Budapest-Capital Regional Court, Cg. 01-10-049427; "**Fund Manager**"), pursuant to our obligation under Section 61(1) of Act CXX of 2001, on the Capital Market (the Capital Market Act), hereby inform you of the following.

On 14 July 2021, pursuant to Resolution No. H-EN-I-423/2021 of the Hungarian National Bank, Felis acquired a 20.61% indirect controlling stake in **Takarék Jelzálogbank Nyilvánosan Működő Részvénytársaság (Takarék Mortgage Bank Public Limited Company)** (registered office: 1117 Budapest, Magyar Tudósok körútja 9. G. ép., company registration number: 01-10-043638; hereinafter referred to as: "**Takarék Mortgage Bank Plc.**").

As a result of the above transaction, the voting rights of Felis in Takarék Mortgage Bank Plc. increased from 9.54% to 20.61%, thus exceeding the thresholds of 10, 15% and 20% pursuant to Section 61(3) of the Capital Market Act.

Please take note of my information.

Sincerely:

FELIS Private Equity Fund
Represented by: **QUARTZ Investment Fund Management
Private Limited Company**
Represented by: Mr. Valkó Mihály CEO

Form used for notification of the acquisition or disposal of shares granting voting rights or voting rights under Section 61 of the Capital Market Act

1. Name of issuer or original issuer of existing shares with attached voting rightsⁱⁱ: **Takarék Mortgage Bank Co Plc.**
2. Reason for notification (tick the appropriate box/boxes):
 - acquisition or disposal of voting rights
 - purchase or sale of financial instruments that may result in the acquisition of already issued shares with attached voting rights
 - event changing the distribution of voting rights
3. Full name of person(s) required to give notificationⁱⁱⁱ: **QUARTZ Befektetési Alapkezelő Zártkörűen Működő Részvénytársaság**
4. Full name of shareholder(s) (if other than the person in clause 3)^{iv}: **Felis Magántőkealap**
5. Date of the transaction and date of exceeding or reaching the threshold^v: **2021.07.14.**
6. Exceeded or reached threshold(s): **10, 15, 20%**
7. Reported data:

Voting rights related to the shares^{vi}								
Class/type of shares (with use of ISIN code where possible)	Situation prior to the triggering transaction ^{vii}		Situation after the triggering transaction ^{viii} :					
	Number of shares	Number of voting rights ^{ix}	Number of shares		Number of voting rights ^x		% of voting rights	
			Direct	Indirect ^{xi}	Direct ^{xii}	Indirect ^{xii}	Direct	Indirect
Series A Ordinary Share (HU0000078175)	-	5,724,928	-	-	12,372,024	-	18.74	
Series B Preference Share (HU0000140868)	-	1,532,503	-	-	3,311,861	-	23.38	
Series C Ordinary Share (HU0000140884)	-	3,065,005	-	-	6,623,721	-	23.38	
A) SUBTOTAL (based on aggregation of voting rights)	-	10,322,436	-	-	22,307,606	-	20.61	

8. Where relevant, the chain of controlled undertakings through which the voting rights and/or financial instruments are effectively held^{xvi}:

The chain of ownership is shown in the attached table.

9. In relation to proxy voting:
The proxy of [name of proxy holder] for the holding of [number of] votes shall expire on [date].
10. Additional information, if necessary:

Dated: Budapest, 2021.07.14.

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Number of voting rights	Number of voting rights						% of voting rights						Total:
	indirect			direct			indirect			direct			
	„A”	„B”	„C”	„A”	„B”	„C”	„A”	„B”	„C”	„A”	„B”	„C”	
Dry Immo Ingatlankezelő Zrt.	-	-	-	12,372,024	3,311,861	6,623,721	-	-	-	20.14	25.13	25.13	22.15
QUARTZ Befektetési Alapkezelő Zrt.	-	-	-	12,372,024	3,311,861	6,623,721	-	-	-	20.14	25.13	25.13	22.15
UNCIA Magántőkealap	-	-	-	5,724,928	1,532,503	3,065,005	-	-	-	8.67	10.82	10.82	9.54
UNCIA Alpha Kft.	-	-	-	5,724,928	1,532,503	3,065,005	-	-	-	8.67	10.82	10.82	9.54
UNCIA Finance Zrt.	-	-	-	5,724,928	1,532,503	3,065,005	-	-	-	8.67	10.82	10.82	9.54
Blue Robin Management Sárl.	-	-	-	5,724,928	1,532,503	3,065,005	-	-	-	8.67	10.82	10.82	9.54
Blue Robin Investments S.C.A.	-	-	-	5,724,928	1,532,503	3,065,005	-	-	-	8.67	10.82	10.82	9.54
AURUM Magántőkealap	-	-	-	6,647,096	1,779,358	3,588,716	-	-	-	10.07	12.56	12.56	11.07
Magyar Takaréék Holding Zrt.	-	-	-	6,647,096	1,779,358	3,588,716	-	-	-	10.07	12.56	12.56	11.07
Magyar Bankholding Zrt.	-	-	-	52,909,923	14.163.430	28.326.860	-	-	-	80.17	100	100	88.14
MTB Magyar Takarékszövetkezeti Bank Zrt.	52,909,923	14,163,430	2,832,860	-	-	-	80.17	100	100	-	-	-	88.14