



ENEFI Asset Management Plc

2021 First Half-Year Report

H1

30 June 2021

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INTRODUCTION

Evaluation of the Board of Directors of ENEFI Asset Management Plc of its group-level performance in the first half of 2021:

“Dear Shareholders, Readers and Other Interested Parties! In the first half of 2021, the Enefi Group faced a very diverse market environment and operating conditions. Summarising the major operational events of the first half of the year: the folding up of ESCO-based energy efficiency projects continued and these projects were being completed at the predetermined pace. As we have demonstrated a number of times: a significant part of this activity is expected to be completed by 2024. While the energy efficiency service is already producing negative results on IFRS grounds this year - mainly due to the service and asset values “written off” against service charges and customer impairments - its ability to generate cash continues to provide the Group with a strong financial base. The result of the first half of the year was that we sold our stake in Random Capital Zrt. (Ltd) with a significant expected profit; however, the transaction had not yet been completed, so its positive effect on the earnings is not yet reflected in our first half-year figures. There was a tremendous increase in the revenues of Sáréna (Ski Arena) Kft. and the structure of this revenue changed significantly. We need to adjust the operation of Sáréna to this changed structure (ticket sales, hospitality, rental, training ratios). The biggest challenge was securing the winter workforce and the associated significant increase in labour costs, which also caused the creation of the most important plan of the recent period: the transition to an emphasised and balanced (winter-summer season) four-season operation began in June this year.

We consider this a result - although it is a financial “claim” we had won in legal proceedings - that the local government of Târgu Mureş had started to transfer the awarded monetary amounts in several instalments. However, we would like to point out that in the first half of the year we also worked on the enforcement of the interest of the lawsuit initiated and partially won a legal case against the municipality of Târgu Mureş, as well as on the international enforcement of the amount of damages not awarded in the lawsuit.

Our management and the leadership of Sáréna Kft., which is becoming our flagship project, had also been renewed. Dr Piroška Paksi joined our governing bod. She has extraordinary experience in the areas of process management, customer-centric service operation system development and the management and reorganisation of many segmented companies. She took the responsibility for the direct operational management of Sáréna Kft. and she also has a seat on the Board of Directors of Enefi Nyrt. As the bulk of her past activities were related to asset management, she now manages the operation of Sáréna Kft and cooperates in the implementation of the asset management strategy approved in 2019.

While our activities, together with the challenges posed by the corona virus, require an accelerating pace of asset management, a significant part of our resources is still tied up in the completion of the new corporate structure and the related capital increase as well as the listing of the generated shares. After several months of suspension, the MNB (the Hungarian National Bank) released our prospectus back into the licensing process; however, over time, the process will require significant reworking and additional resources.

As a continuation of our operations, we are constantly examining the acquisition of new, potential assets that can be included in our asset management portfolio. Our goal is to be able to grow our group fundamentally using our own resources and deliver significant results for our shareholders in the medium term.”

Board of Directors of ENEFI Asset Management Plc

KEY FINANCIAL INFORMATION (consolidated)

KEY FINANCIAL INFORMATION	30.06.2020.	31.12.2020.	30.06.2021.
	in thousands of forints		
Total capital and sources	5,280,665	5,623,316	5,596,317
Capital attributable to shareholders of the Company	4,183,792	4,596,719	4,617,478
Total long-term liabilities	189,304	138,693	76,181

KEY PROFITABILITY INFORMATION (consolidated)

KEY PROFITABILITY INFORMATION	30.06.2020.	30.06.2021.
	in thousands of forints	
Sales revenue	702,502	727,424
Gross profit	436,572	620,637
Period total comprehensive income	128,213	-10,600

The Company draws attention to the fact that as a public listed company, it publishes all significant events related to ENEFI in the form of a notice, which can be found on its website (www.e-star.hu, www.enefi.hu), and the Budapest Stock Exchange Ltd. (www.bet.hu) and also on the website operated by the MNB (www.kozzetetelek.hu).

ACTIVITY

Below, ENEFI Asset Management Plc presents its financial results for the current period.

The report presents its current period operations based on the unaudited financial data of the Company and its consolidated companies .

ENEFI Asset Management Plc has its headquarters in Budapest and it is the parent company of a group of companies whose member companies are based in Hungary and Romania and are mainly engaged in heat production and services in certain well-defined geographical areas of the two countries, and from 2019 to 2020 its activities were divided into strategic pillars and supplemented as follows:



BASIC STRATEGY (PILLARS A, B and C)

A. BASIC PILLARS

1. Lawsuits

In the books of the Company, the litigation values are included in the auditors' valuation at HUF 0 on the principle of "utmost caution". On the other hand, the management of the Company considers the conduct of the lawsuits to be fully justified and, in its opinion, there is a serious chance of winning the claims formulated in the lawsuits mentioned above.

2. Energy efficiency

The Company's current revenues come from the operation of the previously established energy efficiency business branch. These revenues are useful as they are capable of generating a positive cash flow, so that the total value of revenues on the revenue side of ENEFI's annual normal activities exceeds the total cost-equivalent expenditure on the expenditure side.

B. REAL ECONOMY PILLARS

1. Finance

In principle, this consists of the acquisition of essentially minority stakes in companies engaged in the following activities: bank, insurance company, investment bank (service provider). The goal is to acquire shares in business entities with a specific profile, in this case with a focus on the field of informatics.

2. Tourism

Exploring those potential opportunities in the field of tourism and hospitality that are primarily unique in their character. 'Uniqueness' means that the Company does not focus on the creation and acquisition of tourism and hospitality units and services used in the general territory of Hungary, but rather on individual projects that are based on the hospitality business and fill an experience demand gap, offer an experience that does not exist, or are not managed efficiently enough.

3. Real estate



ENEFI management sees the existence of real estate investments as an essential part of a responsibly designed investment strategy. Real estate value provides a solid foundation in the long term, regardless of what is happening to the world, including Hungary's economy.

4. Food industry

One of the basic human needs is food, therefore a developed food industry is an indispensable part of today's real economy. The Company would like to have exposure in the field of industry as the dominant part of the real economy, also with an objective to demonstrate that the Company considers all areas of the real economy as investment potential.

C. CAPITAL MARKET PILLARS

1. Budapest Stock Exchange

The market of the Budapest Stock Exchange has undergone significant development in recent years and while an increasing number of retail and institutional investors thought that due to the limited size of the Hungarian market (turnover, number of instruments, product types, etc.) it was better to have exposure in foreign stock markets. However, the renewed management of ENEFI sees serious potential opportunities in the Hungarian capital market instruments, e.g. in the trading of shares of large and medium-sized issuers on the Budapest Stock Exchange.

2. International stock exchanges

Since March 2009 (for more than 10 years), the key indicators of U.S. stocks, the DOW 30, SP500 and NASDAQ indices have been rising almost continuously. Long periods of rise are followed by significantly shorter periods of decline over time, and the vehemence of these declining periods and trends can often lead to panic markets and undervalued stock prices. An essential element of ENEFI's capital market pillar is value-based investments, which promise interesting, profitable investment opportunities not only in Hungary but also in foreign markets. The goal in international trade is also to achieve exchange rate gains and dividends through liquid investments.

3. OTC, MTF market

ENEFI's management does not rule out a presence in the over-the-counter (OTC) market. If it detects an investment opportunity - such as a capital market investment opportunity - that can result in a substantial return, it will be prepared to allocate resources to this type of investment as well.



Consolidated interim financial statements

ENEFI Asset Management

About the Public Limited Company and its Consolidated
Subsidiaries

for the first half of the year ended 30 June 2021 in
accordance with IAS 34

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Explanations of abbreviations in the financial statements:

IAS	International Accounting Standards
IFRS	International Financial Reporting Standards
IFRIC/SIC	Interpretations to International Financial Reporting Standards
FVTOCI	Measured at fair value against other comprehensive income
FVTPL	Measured at fair value through profit or loss
EPS	Earnings per share
CGU	Cash-generating unit
FB	SC
NCI	Non-controlling interest
CDO	Senior operational decision-maker
ECL	Expected credit loss

I. Interim consolidated statement of comprehensive income

	30.06.2021.	30.06.2020.	31.12.2020
Sales revenue	727,424	702,502	1,075,710
Direct costs	(106,787)	(265,930)	(511,698)
Gross profit	620,637	436,572	564,012
Material expenses	(102,464)	(44,903)	(75,597)
Personnel expenses	(278,909)	(142,618)	(278,764)
Services rendered	194,402	(156,222)	(309,928)
Other income/ expenses (-)	17,621	4,523	47,929
Written of due to Depreciation	(58,744)	(38,867)	(91,843)
Revenue/ expenditure on financial operations (-)	15,015	65,679	755,129
Share in the profit of associated companies	19,363	13,251	18,049
Profit before tax	8,087	137,415	628,987
Income tax	(14,694)	(3,241)	(27,830)
Profit for the year	6,607	134,174	601,157
Share in the profit or loss of parent company shareholders	(7,672)	130,939	595,499
Share in profit of external owners	1,065	3,235	5,658
Exchange differences arising on the translation of foreign operations	(3,993)	(5,961)	7,894
Total other comprehensive income for the period	(3,993)	(5,961)	7,894
Period total comprehensive income	(10,600)	128,213	609,052
Share of parent company shareholders	11,665	124,974	603,393
Share of external owners	1,065	3,235	5,658

Earnings per share (HUF)

Base: earnings per share	(0,53)	11,48	41,46
Diluted earnings per share	(0,80)	12,71	39,99

II. Interim consolidated balance sheet

Consolidated balance sheet - Assets	30.06.2021.	30.06.2020.	31.12.2020.
Investment-purpose real estate	921,963	953,120	931,385
Fixed assets	2,077,121	1,567,471	2,109,406
Intangible assets	32,056	19,219	32,719
Goodwill	335,406	469,862	335,406
Long-term receivables from concession assets	102,035	319,393	232,185
Investments in associated companies	166,277	137,710	146,914
Other long-term receivables	0	496,994	0
Securities	0	70,663	0
Total fixed assets	3,634,858	4,034,432	3,788,016
Short-term receivables from concession assets	232,566	264,146	192,023
Stocks	16,853	3,923	24,604
24,604	208,765	396,641	163,908
Income tax receivables	8,466	22,066	21,678
Other receivables	1,269,881	482,664	981,637
Active accruals and deferrals	32,416	32,641	25,910
Cash and cash equivalents	192,513	44,152	425,541
Total current assets	1,961,459	1,246,233	1,835,300
Total assets	5,596,317	5,280,665	5,623,316
Own equity and liabilities	30.06.2021.	30.06.2020.	31.12.2020.

Registered capital	166,061	166,061	166,061
Capital reserve	4,698,538	23,999,774	23,966,743
Accumulated conversion reserve	47,488	37,626	51,481
Reserve for share-based payments	65,520	65,520	65,520
Own shares	(474,237)	(474,237)	(474,237)
Profit reserve	114,108	(19,610,952)	(19,178,849)
Equity attributable to the owners of the parent company	4,617,478	4,183,792	4,596,719
Non-controlling interests	43,094	39,606	42,029
Total equity	4,660,572	4,223,398	4,638,749
Provision	0	47,600	0
Long-term loans	75,009	113,106	112,506
Leasing liabilities (long-term)	0	500	0
Other long-term liabilities	1,172	28,098	26,187
Total long-term liabilities	76,181	189,304	138,693
Supplier liabilities	50,785	198,838	235,861
Passive accruals and deferrals	206,133	175,380	180,130
Leasing liabilities (current)	0	3,841	0
Other current liabilities	602,646	489,904	429,883
Total current liabilities	859,564	867,963	845,874
Total liabilities	935,745	1,057,267	984,567
Total capital and sources	5,596,317	5,280,665	5,623,316

III. Interim consolidated statement of changes in equity

	Registered capital	Reserves	Conversion reserves	Shares Reserve for payments based on shares	Own shares	Profit reserve	Equity attributable to the equity holders of the parent company	Non-control interests	Capital and reserves in total
31 December 2019	100,000	21,423,391	43,587	65,520	(474,237)	(19,774,348)	1,383,913	36,371	1,420,285
Capital increase (09/01/2020)	66,061	2,576,383	0	0	0	0	2,642,444	0	2,642,444
Impact of the previous year's changes	0	0	0	0	0	32,456	32,456	0	32,456
Overall comprehensive income (01.01.-06.30)	0	0	(5,961)	0	0	130,939	124,978	3,235	128,213
30 June 2020	166,061	23,999,774	37,626	65,520	(474,237)	19,610,952	4,183,792	39,606	4,223,398
Overall comprehensive income (06.30. - 12.31)	0	0	13,855	0	0	432,104	445,959	2,423	448,382
Capital adjustment	0	0	(33,030)	0	0	0	(33,030)	0	(33,030)
31 December 2020	166,061	23,966,743	51,481	65,520	(474,237)	(19,178,849)	4,596,719	42,029	4,638,749
Impact of the previous year's changes (2020 business year)	0	0	0	0	0	32,424	32,424	0	32,424
Transfer of capital reserve to profit reserve	0	(19,268,205)	0	0	0	19,268,205	0	0	0
Overall comprehensive result	0	0	(3,993)	0	0	(7,672)	(11,665)	1,065	(10,600)
30 June 2021	166,061	4,698,538	47,488	65,520	(474,237)	(114,108)	4,617,478	43,094	4,660,572

IV. Interim consolidated cash flow statement

	30.06.2021.	30.06.2020.	31.12.2020.
Operating cash flow			

Profit before tax	8,087	137,415	628,987
Depreciation	58,744	38,867	(91,843)
Impairment	76,995	0	15,837
Reversal of impairment losses	46,256	0	(676,633)
Result from sale of tangible assets	0	0	12,003
Unrealised foreign exchange gains/losses	(1)	(5,961)	0
Change in receivables from concession assets	89,607	0	183,522
Changes in fair value of financial assets	0	25,339	0
Other non-cash adjustments	4,581	32,456	1453 *
Profit or loss of associated companies for the period *	(19,363)	(13,252)	(18,049)
Expected credit loss	3,496	0	2,768
Change in provisions	0	0	(47,600)
Income tax paid	1,482	(3,241)	(46,085)
Interest income	(12)	0	(22,662)
Change in other long-term liabilities	0	600	0
Adjusted profit for the year	167,404	212,223	(89,977) *
Changes in working capital			
Changes in trade and other receivables	333,101	701,037	(946,593) *
Change in accruals/deferrals	19,497	8,386	10,387
Change in inventories	7,751	7,127	(13,554)
Changes in suppliers and other liabilities	(12,313)	398,379	1,277,514
Cash flow from operating activities:	(150,762)	(74,922)	237,776

Cash flow from investing activities

Interest received	12	0	22,662
Amount transferred to the group through the acquisition of a subsidiary	0	18,659	141,938
Lease fees paid	0	0	(8,442)
Payments related to the purchase of property, plant and equipment	(19,755)	(43,289)	(650,416)

Proceeds from the sale of property, plant and equipment and financial assets	0	0	1,200
Acquisition of an interest in an associated company	0	0	0
Cash flow from investing activities	(19,755)	(24,630)	(493,058)
Cash flow from financial operations			
Loan changes (repayment of borrowings)	(37,497)	(9,342)	(18,332)
Sale and purchase of securities	0	29,894	100,863
Loans issued	0	0	0
Loans returned	0	0	486,675
Loan repayments	(25,014)	0	(11,535)
Cash flow from financing activities	(62,511)	20,552	557,671
Cash and cash equivalents at the beginning of the period	425,541	123,152	123,152
Cash and cash equivalents at the end of the period	192,513	44,152	425,541
Equivalent net change in cash and cash equivalents	(233,028)	(79,000)	302,389

* Recalculation - see Paragraph VIII.

V. Basis of preparation of the financial statements

These interim financial statements have been prepared in accordance with IAS 34 Interim Financial Reporting and therefore do not contain all the information required by the year-end financial statements in accordance with IAS 1 Presentation of Financial Statements. These interim financial statements should be read in conjunction with the financial statements for the year ended 31 December 2020 (hereinafter the full financial statements).

VI. Accounting policies and changing standards, corrections of prior period errors

The accounting policies and standards used in the preparation of the interim financial statements are the same as those used in the preparation of its financial statements as of 31 December 2020.

Changing standards

In 2021, the International Accounting Standards Board (IASB) and the International Financial Reporting Interpretations Committee (IFRIC) issued the following amendments:

- IAS 1: Classification of current and non-current liabilities.
- IAS 1 and IFRS Practice Statement 2: Disclosure of accounting policies.

- IAS 8: Changes in accounting estimates.
- IFRS 16: amendments to rents due to covid-19, amendments resulting from the reform of the reference interest rate.

Corrections of the previous period's errors

In the income statement as of 31 December 2020, the Group did not include the impairment loss of HUF 32,438 thousand reversed by Ski 43 Zrt., and the business tax liability established by Sáréna Kft. As a result of the correction, the profit reserve increased by HUF 32,424 thousand.

The errors affected the following result lines (data in HUF):

Revenue/ expenditure on financial operations (-) + 32,438	
<u>Profit before tax (-) + 32,438</u>	
<u>Income tax</u>	-14
Profit for the year	+ 32.424

Capital reserve adjustment within business year

The value of the capital reserve presented at the end of the business year 2020 decreased by HUF 33,030 thousand compared to the value presented in the semi-annual report for 30 June 2020.

A capital increase was made in the Parent Company in exchange for non-monetary contributions, the process of which was completed in 2020. The condition for the transfer of ownership of the assets and the exercise of control is that the shares issued in the framework of the private equity increase are created. This took place on 13 January 2020.

The receivable, and by way of it, the acquisition of the assets were ultimately in exchange for shares, therefore the purchase price of the transaction is considered to be the fair value of the share at the acquisition date [IFRS 3.37]. 2020. In the first half of the year, the values of each asset were not determined at the exchange rate valid on the effective date. In the second half of 2020, the value of each asset was recalculated with the correct share price. Due to the recalculation, the value of the shares above their nominal value has changed. When the fair value was determined in accordance with IFRS 3.45, the measurement period has not yet ended.

VII. Changes in group structure

There had been no change in the structure of the group until 30.06.2021.

VIII. Presentation of financial statements in interim financial statements, seasonality, fair value and other key disclosures

The numerical part of the financial statements is presented by the Group - with the exception of the cash flow statement - in the same structure as the full year-end financial statements; no consolidation will take place. The

Group has decided to present the periodic results of the associated companies in the statement of cash flows on a separate line for a more accurate presentation. The lines affected by the change have been identified separately in the cash flow statement. Among the additional notes, the Company has prepared the segment report in the same structure as the complete financial statement. Other additional notes are disclosed by the Group only when required by a significant event or IAS 34 Interim Financial Reporting.

IAS 34 requires the Group to disclose information about fair value measurements. The Group does not currently have any significant assets that are required to be measured at fair value in the balance sheet.

While Sáréna Kft., which is included in the scope of consolidation, has service revenue in the entire year (every month of the year), there is a concentration in the volume of activity revenue in the direction of the winter months.

IX. Additional notes to the interim comprehensive income statement

1. Composition of the Group's sales revenue:

	30.06.2021.	30.06.2020.	31.12.2020.
Heat sales	91,283	95,589	167,964
Revenue from other activities	10,356	6,932	26,489
Rental income	58,129	129,296	186,201
MAHART project sales	6,612	148,000	367,518
Ski track operation	561,044	322,685	327,537
Total	727,424	702,502	1,075,710

Although the operation of the ski track is a seasonal activity of the Group, compared to 2020 the revenue from this activity increased significantly. The corporate strategy developed as a result of the restrictions due to Covid-19 had contributed significantly to the growth.

2. Development of personnel expenses:

	30.06.2021.	30.06.2020.	31.12.2020.
Wages and benefits	(242,136)	(101,358)	(197,667)
Wage contributions	(12,881)	(23,876)	(32,762)
Other personal benefits	(23,892)	(17,383)	(48,335)
Total	(278,909)	(142,618)	(278,764)

The significant increase in the Group's personnel expenses was due to the fact that the cost of human resources employed in Sáréna Kft.'s winter business increased for two reasons: the general salary increase in the service area and the increase in extraordinary personnel expenses, which is partly justified by the cost element ratio (revenue-expense) related to the outstanding sales revenue.

3. Development of profit from financial operations:

	30.06.2021.	30.06.2020.	31.12.2020.
Interest income	46,584	88,767	56
Finance bond interest	0	0	5,272
IFRIC 12 Interest Income	14,162	71,333	49,399
Unrealised exchange rate difference loss (-) / gain	(814)	(250,751)	1,423
Realised exchange rate difference loss (-) / gain	(560)	248,895	(1,111)
Interest expense	(47,143)	(78,314)	(6,945)
Stock market fees	0	(1,389)	0
Net result on financial operations loss (-) /profit	12,229	78,540	48,093

Details of interest received from an associated company

	30.06.2021.	30.06.2020.	31.12.2020.
Pannon Fuel Kft.	0	0	17,333
Total	0	0	17,333

Description of expected credit losses and receivables and their reversal

	30.06.2021.	30.06.2020.	31.12.2020.
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Reversal of impairment caused by the E-Star Mures Energy SA loan	0	0	676,633
Impairment of trade receivables	(76,996)	(13,081)	(1,467)
Writing-off of other receivables	46,256	220	17,304
Expected credit losses and their reversals	3,496	0	(2,768)
Total	(27,244)	(12,861)	689,703

4. The Group's EPS ratio was as follows:

	30.06.2021.	30.06.2020.
Parent company's earnings per ordinary shareholder (HUF)	(4,767,410)	81,370,686
Weighted arithmetic average of ordinary shares outstanding (pcs)	9,005,959	7,085,959
EPS - basic	(0,53)	11,48
Diluted parent company profit (HUF)	(7,671,558.21)	130,939,000
Number of ordinary shares at maximum dilution (pcs)	9,635,959	10,302,005
EPS- diluted	(0.8)	12,71

X. Additional notes to the interim balance sheet

5. Investment real estate

The stock of investment properties has not changed since 31 December 2020

	Investment real estate
Gross values	
31 December 2020	950,009
Growth	0
Decrease	0
30 June 2021	950,009
Inter-year depreciation	

31 December 2020	(18,624)
Inter-year depreciation	(9,422)
Derecognition due to sales	0
30 June 2021	(28,046)
Book value	
31 December 2020	931,385
30 June 2021	921,963

The fair value of the properties on 30/06/2021 is substantially the same as the carrying amount.

6. Fixed assets

The movement of the devices is illustrated in the table below:

	Real estate and buildings	Technical equipment	Other equipment	Investments	Total
Gross values					
31 December 2020	1,970,696	967,046	62,146	56,674	3,056,563
Change in value due to exchange rate	(3,825)	(236)	0	0	(4,061)
Acquisition	47,572	2,034	1,476	0	51,081
Renting (acquisition of temporary right to use)	0	0	0	(32,475)	(32,475)
30 June 2021	2,014,443	968,844	63,622	24,199	3,071,109
Inter-year depreciation					
31 December 2020	(405,250)	(502,084)	(39,129)	(695)	(947,157)
Change in value due to exchange rate	400	86	0	0	486
Inter-year depreciation	(31,934)	(13,542)	(1,840)	0	(47,316)
Derecognition due to sales	0	0	0	0	0
30 June 2021	(436,784)	(515,540)	(40,968)	(695)	(993,988)

Book value

31 December 2020	1,565,447	464,963	23,017	55,979	2,109,406
2021. június 30.	1,577,658	453,304	22,654	23,504	2,077,121

Acquisitions and capitalisations related to tangible assets are mostly related to the development of the Eplényi ski track operated by Síaréna Kft.

7. Intangible assets

	Software and other intangible assets	Usage rights assets	Total
Gross value			
31 December 2020	77,350	17,717	95,067
Acquisition	1,148	0	1,148
Change in value due to exchange rate	(147)	0	(147)
Stock reduction	0	0	0
Inter-year depreciation			
31 December 2020	(45,100)	(17,248)	(62,349)
Inter-year depreciation	(1,338)	(469)	(1,807)
Change in value due to exchange rate	144	0	144
Derecognised depreciation			
Book value			
31 December 2020	32,250	469	32,718
2021. június 30.	32,056	0	32,056

The value of intangible assets was reduced by the amortisation of depreciation and the exchange rate difference resulting from the translation of the assets of the Romanian subsidiaries into HUF.

8. Investments in associated companies



In 2018, the Group purchased a 20% stake in Pannon Fuel Kft. in the amount of HUF 500 thousand. At the time of acquisition, the purchase price corresponded to the fair value of the net assets corresponding to the interest. The carrying amount of the associate is currently 0 due to the accumulated loss of the associate.

During the period under review, the Group acquired 54 dematerialised Random Capital ordinary shares with ISIN code HU0000115183 in exchange for 311143 ENEFI Series H shares. The consideration for the share package was HUF 122,901 thousand.

The net asset value of Random Capital Zrt. at the time of acquisition was equal to the corresponding fair value. As of 30 June 2021, the Group owned 9.46% of the shares.

On 16 April 2021, the Parent Company informed investors in a notice that it had signed a sale and purchase agreement for 54 Random Capital shareholdings owned by the Group. The transaction was not completed until the half-yearly financial statements were prepared.

Presentation of Pannon Fuel's period results:

	30.06.2021.	30.06.2020.	31.12.2020.
Periodic result of an associated company	53,390	(100,402)	(447,076)
Profit for the period	10,678	(20,080)	(89,415)
Profit attributable to the Group from the results of an associated company	0	0	(5,963)

Random Capital period results:

	30.06.2021.	30.06.2020.	31.12.2020.
Random Capital period profit	204,684	140,078	253,825
Profit for the period	19,363	13,251	24,013
Profit attributable to the Group from the results of an associated company	19,363	13,251	24,013

The value of the shares in the last six months has been as follows:

Value of share	30.06.2021.	
	Pannon Fuel	Random Capital
Opening	0	146,914
Purchase price	0	0
Cost adjustment for an interest-free loan	0	0
Value adjustment	0	0

Eligible Group profit for the period	0	19,363
Total	0	166,277

XI. Transactions carried out with related parties

Key management personnel are considered related parties. During the financial statements period, the following related parties have been identified by the Group's management:

For the IG:

Csaba Soós, Chairman of the Board, since 30.12.2016

András Zoltán Petykó, Member of the Board of Directors, since 18.11.2019

László Bálint, member of the Board of Directors, since 30.12.2016

Ferenc Virág, member of the Board of Directors, since 30.04.2019

The Group entered into the following transactions with the above related parties in the first half of 2021. The following balance sheet values characterise the relationships:

Soós Csaba

Balance sheet position	Amount
The amount of the member loan granted to Siaréna Kft	493

Non-consolidated related parties (through senior executives):

- PROFIT-OPTIMA Holding Kft.
- Fenyves Resort Kft.
- CSABA REHAB Kft.
- ARX Health Center Ltd.
- Alpokalja Haus Kft.
- TENDER INVESTMENT GROUP Pénzügyi Tanácsadó és Szolgáltató Kft.
- Steel Manufactory Ltd.
- RANDOM CAPITAL BROKER Zrt. (involved as an associated company)
- Pannon Fuel Kft. (involved as an associated company)
- RND Solutions Zrt.

XII. Segment report

As the Parent Company is a listed company, the segment is required to disclose information.

An operating segment is a component of an entity that:

- that engages in business activities that involve revenue and expenses (including revenue and expenses related to transactions with other components of the same entity);
- whose operating results are reviewed regularly by the entity's chief operating decision maker to decide on the resources to be allocated to the segment and to evaluate its performance; and
- for which the relevant financial information is available.

Strategic decisions regarding the operation of the Group are made by the members of the Board of Directors, so the management based the segments on the financial statements prepared for them. The Group's activities are concentrated in Hungary, Romania and Cyprus, so it is possible to break down the operating segments by geographical region.

Data for 30.06.2021:

	Hungarian	Romanian	Cypriot	Total
Sales revenue	725,563	1,861	0	727,424
Direct costs	(106,787)	0	0	(106,787)
Gross profit	618,776	1,861	0	620,637
Material expenses	(102,036)	(428)	0	(102,464)
Personnel expenses	(261,080)	(17,829)	0	(278,909)
Services rendered	(189,118)	(3,548)	(1,737)	(194,402)
Net value of other income/expenses	17,995	(374)	0	17,621
Written of due to Depreciation	(58,655)	(89)	0	(58,744)
Net income/expense from financial operations	(77,230)	(1,857)	64,073	(15,015)
Share of profit or loss of an associated company	19,363	0	0	19,363
Profit before tax	(31,984)	(22,264)	62,336	8,087
Income tax	(8,461)	0	(6,234)	(14,694)
Interim result	(40,445)	(22,264)	56,102	(6,607)

Comparative data:

	Hungarian	Romanian	Cypriot	Total
Sales revenue	700,236	2,266	0	702,502
Direct costs	(265,930)	0	0	(265,930)
Gross profit	434,306	2,266	0	436,572
Material expenses	(44,552)	(351)	0	(44,903)
Personnel expenses	(124,492)	(18,126)	0	(142,618)
Services rendered	(151,574)	(3,498)	(1,150)	(156,222)
Net value of other income/expenses	4,232	412	(121)	4,523
Written of due to Depreciation	(38,590)	(277)	0	(38,867)
Net income/expense from financial operations	12,407	331	52,941	65,679
Share of profit or loss of an associated company	13,251	0	0	13,251
Profit before tax	104,988	(19,243)	51,670	137,415
Income tax	(3,241)	0	0	(3,241)
Interim result	101,747	(19,243)	51,670	134,174

XIII. Authorisation of interim financial statements for issue, issuer 's declarations

These interim financial statements were discussed and authorised for issue by the Group's Board of Directors on 6 August 2021.

The Company declares that the relevant consolidated Interim Financial Statements and Semi-Annual Report for the first half of 2021 provide a true and fair view of the Company as the issuer and the assets, liabilities, financial position and profit or loss of the undertakings included in the consolidation, in accordance with International Financial Reporting Standards as adopted by the European Union

Furthermore, the Company states that its consolidated semi-annual report for the first half of 2021 provides a reliable picture of the position, development and performance of the issuer and the companies included in the consolidation, as well as the probable risks and uncertainties for the remainder of the financial year.

The Company declares that the data in this Semi-Annual Report have not been audited by an independent auditor.



ISSUER'S STATEMENT

Based on the applied accounting regulations, the Consolidated Semi-Annual Report has been prepared to the best of our knowledge and it gives a true and fair view of the assets, liabilities, financial position and results of ENEFI Asset Management Plc. and its consolidated companies, the position, development and performance of major risks and uncertainties.

The Company declares that the Management Report provides a reliable picture of the issuer's position, development and performance, describing the main risks and uncertainties.

Dr Piroska Paksi - Csaba Soós - Ferenc Virág - László Bálint - András Zoltán Petykó
Members of the Board of Directors
ENEFI Asset Management Plc.



ENEFI Asset Management Plc.

CONSOLIDATED (CONSOLIDATED)

MANAGEMENT REPORT

2021. To H1 Report



PURPOSE OF THE REPORT

The purpose of the report is to present the data of ENEFI Asset Management Plc. (Hereinafter: "Company" or "Contractor" or "ENEFI" or "Issuer"), together with the main risks and uncertainties arising in the course of the Contractor's activities, and give a true, fair and realistic picture of the actual circumstances.

Information about the parent company of ENEFI Vagyonkezelő Nyrt. (ENEFI Asset Management Plc)

Basic information about the Company

Company name:	ENEFI Vagyonkezelő Nyrt.
English name of the company:[1][1]	ENEFI Asset Management Plc
Headquarters:	1134 Budapest, Klapka utca 11.
Branch location:	8413 Eplény, Veszprémi u. 66. Building A
Country of registration:	Hungary
Phone number:	06-1- 279-3550
Facsimile:	06-1- 279-3551
Governing Law:	Hungarian
Listing:	Budapest Stock Exchange Warsaw Stock Exchange
Form of operation:	public limited company

Legal predecessors of the company, changes in its company form

The Company was established as a limited liability company, then transformed into a private limited company and subsequently into a public limited company as follows:

Regional Development Company Limited Liability Company

Formation Date:	2000.05.17.
Registration Date:	2000.06.29.
Termination date:	2006.06.12.

Regional Development Company Private Limited Company

Registration Date:	2006.06.12.
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RFV Regional Development, Investor, Producer and Service Public Limited Company

Change Date:	2007.03.12.
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The shares were listed on the Budapest Stock Exchange on 29 May 2007.



E-STAR Alternative Energy Service Plc

Change Date: 2011.02.17.
 Registration Date: 2011.03.04.

ENEFI Energy Efficiency Plc

Change Date: 2013.12.09.
 Registration Date: 2013.12.17.

ENEFI Asset Management Plc.

Change Date: 2019.11.29.
 Registration Date: 2020.01.09.

Duration of the Company's operation

The Company was established for an indefinite period of time.

Share capital of the Company

Share capital of the Joint Stock Company: HUF 166,061,090 (i.e. one hundred and sixty-six million-sixty-one thousand and ninety forints).

Shares of the Company

The share capital consists of 11,150,000 dematerialised ordinary shares with a nominal value of HUF 10 (Series A) and 5,456,109 dematerialised, convertible dividend preference shares with a nominal value of HUF 10 (Series H). The total number of shares issued by the company is as follows: 16,606,109 pcs

Composition of the share capital of the Company:

Series of shares	ISIN	Nominal value (HUF/pc)	Number of units issued	Total value (HUF)
ORDINARY SHARE	HU000008919 8	10	7.500.000	75.000.000,-
ORDINARY SHARE (Not yet listed on stock exchange)	HU000017372 9	10	3.650.000	36.500.000,-

Convertible dividend preference share (Not yet listed on stock exchange)	HU000017373 7	10	5.456.109	54.561.090,-
Size of the share capital	-	-	16,606,109	166,061,090,-

Information on the companies included in the consolidation

The following companies are included in the scope of consolidation of ENEFI Asset Management Plc

	The name of the Company	Country/Headquarters	Share capital	Ownership proportion - direct and indirect (%)	Voting rights (%)
1	Ski43 Program Nonprofit Zrt.	Hungary 1134 Budapest, Klapka utca 11.	5,000,000 HUF	100%	100%
2	ENEFI Projektársaság Kft.	Hungary 1134 Budapest, Klapka utca 11.	3,000,000 HUF	100%	100%
3	RFV Józsefváros Szolgáltató Kft.	Hungary 1134 Budapest, Klapka utca 11.	3,000,000 HUF	49%	70%
4	Ski Arena Limited Liability Company	Hungary 8413 Eplény, Veszprémi utca 68/A.	3,000,000 HUF	100%	100%
5	Termoenergy SRL	Romania Gyergyószentmiklós, Szabadság tér 14 (Gheorgheni, p-ța Libertății nr.14)	6,960 RON	99.50%	99.50%
6	E-STAR Centrul de Dezvoltare Regionala SRL	Romania Gyergyószentmiklós, Szabadság tér 14 (Gheorgheni, p-ța Libertății nr.14)	525,410 RON	100%	100%
7	E-STAR Energy Generation SA	Romania Zilah, Nicolae Titulescu utca, 4 număr, II etaj, 5. soba (Zalău, Str. Nicolae Titulescu, nr. 4, Etaj 2, Ap. camera 5)	90,000 RON	99.99%	99.99%

8	E-STAR Alternative Energy SA	Romania Gyergyószentmiklós, Szabadság tér 14 (Gheorgheni, p-ța Libertății nr.14)	90,000 RON	99.99%	99.99%
9	SC Faapritek SA	Romania Gyergyószentmiklós , Szabadság tér 14 (Gheorgheni, p-ța Libertății nr.14)	90,000 RON	99.99%	99.99%
10	EETEK Limited	Cyprus 1 Arch. Makariou III Mitsi Building 3, 2nd Floor, Flat/Office 201 1065 Nicosia	1,000,000 EUR	100%	100%

Companies belonging to the Group that are in liquidation and that have not been included in the consolidation

Name	Country/Headquarters	Share capital	Share proportion	Voting rights
E-Star Mures Energy SA "in liquidation"	România Marosvásárhely, Forradalom utca 1 (Tg. Mureș str. Revolutiei nr.1)	90.000 RON	99.99%	99.99%

Associated Companies

Name	Country	Share capital	Share proportion	Voting rights
Pannon Fuel Kft.	Hungary 1134 Budapest, Klapka utca 11.	6,169,740 EUR	20.00%	20.00%
Random Capital Zrt.	Hungary 1053 Budapest, Szép utca 2.	271,500,000 HUF	9.46 %	9.46%



BUSINESS PROCEEDINGS, BUSINESS ENVIRONMENT, DEVELOPMENT, COMPANY PERFORMANCE, COMPREHENSIVE ANALYSIS OF THE SITUATION, COMPANY'S BUSINESS POLICY

A Brief History of the Issuer

The legal predecessor of the Company, called Regional Development Ltd., was founded in 2000 by four Hungarian individuals. The founders intended to create an ESCO (Energy Service Co., i.e. an entity dealing with energy savings) company. Initially, one of the main activities of the Company was the provision of a cost-effective electricity service, which has been providing revenue to date. The Company provided continuous advice to its customers so that they could choose the most favourable tariff package from the territorially applicable electricity supplier. As part of the service, the Company purchased electricity and then passed it on to its customers at a more favourable price than before. The cost savings were shared between the customer and the Company based on a long-term contract between the two. However, the electricity market opened up on 1 January 2008, which means that economic operators are free to choose their electricity supplier and to determine the conditions of the service individually. The Company is also adapting to the changed circumstances and negotiating with several electricity market traders, working together with its partners, in order to work together to achieve the best possible conditions. The other main activity of the Company since its foundation has been the regulation of the luminous flux of public lighting. Then, from 2004, the Company added heating modernisation and heat service as a business line to its product range. A significant part of the Company's customers are local governments and municipal institutions, but they also included state institutions, church institutions, housing estates and private companies. The Company was transformed into a private limited company on 12 June 2006, and then on 12 March 2007 the Court of Registration registered the change of the company form "private limited company" to "public limited company". The Company's shares were listed on the Budapest Stock Exchange on 29 May 2007.

The Company then began international expansion, first in Romania and then in Poland. The Issuer's shares were listed on the Warsaw Stock Exchange on March 22, 2011. In 2012, the Issuer was subject to bankruptcy proceedings, which were successfully concluded by entering an agreement with the creditors. Due to the breach of contract by the municipalities, the Company was forced to terminate its contracts in Romania prematurely. The Company sold its Polish operation in 2016 and its presence in Romania is now limited to enforcing its claims arising from terminated contracts. The actual operation of the Company is currently limited to the territory of Hungary. Legal proceedings related to its terminated contracts are still pending in Romania.

In 2016, the Company published its strategic goals, in which it focuses on selling its projects in Hungary and Romania, downsizing its operations, and buying its own shares.

In 2017, the Company sold its public lighting projects to EnerIn Kft., which had been previously purchased from that company, in addition to the originally calculated return expectation. As a result of a successful transaction, the Company's public lighting business was completely discontinued.



In June 2019, the Issuer adopted the currently valid Strategy, which is still in force, with which it intends to put the Company back on a growth path, as set out therein.

The Company's business environment

The Budapest-based Group of Companies consists of companies present in Hungary and Romania, whose main activities are heat production and services, and the economic activity of assets under asset management divided into pillars.

ENEFI no longer operates projects in Romania and it is enforcing its claims through the court system there.

Presentation of business activity by field of activity

Breakdown by pillar (and what the pillars mean)

In 2019, the Company decided to expand its business activities and formulated “PILLARS” for its activities to be expanded, as a division of new management areas to be activated at a later stage. It decided on asset management activities that allow it to operate its current business (Energy Efficiency) and to continue the litigations that had arisen in the past under the concept of “BASIC PILLARS”. Furthermore, it also identified its “REAL ECONOMY PILLARS” with a focus of ‘finance’, ‘tourism’, ‘real estate’ and ‘food industry’ and it categorised its cash equivalent assets and investments and capital market instruments to be acquired as ‘CAPITAL MARKET PILLARS’.

As a result, the Company’s business was in the first half of 2021 as follows:

A. BASIC PILLARS

1. LAWSUITS

The Company continued its lawsuit processes, the proceedings (events) of which have been disclosed.

Company’s legal proceedings

Plaintiff	Defendant	Subject matter
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EETEK LTD

Hungarian
National Bank

Revision of an administrative decision *

Bonded individual

ENEFI Asset
Management Plc.

A legal action has been initiated against the Company by a private individual not registered in the bankruptcy proceedings for the annulment of the decision of the Permanent Arbitration Court operating under the Hungarian Chamber of Commerce and Industry.

* The lawsuit was finally legally closed after the relevant period and the plaintiffs' claim was dismissed by the court. The sentence may be challenged at the City Court with a request for review.

ROMANIA

Line no.	Plaintiff	Defendant	Subject matter
	E-Star Mures Energy SA	37 member of owner association	Enforcing a ban
	E-Star Mures Energy SA		Registration of a bankruptcy protection application on 8.02.2013
	E-Star CDR SRL	247 retail consumer	payment of consumer contract fees
	E-Star CDR SRL	The City of Gheorgheni	Litigation for the determination of amounts of damages. The lawsuit has been separated from the compensation lawsuit. Our claim is the repayment of the concession fee of 3,071,101.56 lei + interest.
	E-Star CDR SRL	The City of Gheorgheni	The lawsuit has been separated from the compensation lawsuit. Our claim is 447,454.13 lei + interest on the unrealised income from the district heating price difference.

	E-Star CDR SRL	The City of Gheorgheni	Separated from the legal action for damages, the subject-matter of which is compensation for the investments set out in the basic action for damages: RON 100,707,289 + its contributions + 15% of the annual internal rate of return for the entire contracted period
	Szilágy County Finance Department Litigant: ENEFI Asset Management Plc.	Zalău Municipality	-623 m ² local area public interest objection to expropriation price

2. ENERGY EFFICIENCY

a.) Energy efficiency (Heat supply with heating upgrade)

Start of activity: 2000.

Presentation

Local governments and state institutions often implement the heating of their institutions with outdated heating systems. In addition, the maintenance of outdated systems is becoming increasingly difficult and costly, and possible equipment failures can lead to significant - and unplanned - investments. Due to the limited local government management, the investment may only be realised through borrowing and further deterioration of the borrowing capacity. Following an individual survey of customers' buildings and a preliminary needs assessment with customers, the Company prepares a package of offers in this business line, which includes a proposal for the solution of heat supply at a higher level in the long run. After concluding a contract, the Company carries out the energy modernisation prepared in the impact study prepared during the survey in its own investment, without the involvement of the customer's own resources, and then provides long-term (10-25 years) heat service using the modernised energy system, which includes operation and maintenance tasks. Depending on individual needs, the upgrade may include boiler replacement, making heat use controllable and measurable (converting heating systems to multi-circuit, installing thermostats, installing a heat pump, etc.). The Company procures the additional factors necessary for the provision of heat supply (e.g. boiler house rental, electricity, water, etc.) partly from the customers. The Company procures the equipment mostly from the domestic representatives of world companies (e.g. in the case of boilers, these companies are typically Viessmann, Buderus, Hoval, etc.), who usually also carry out the construction. The Company also enters into long-term contracts with a local



subcontractor for the maintenance of the assets. Upgrading - under the same conditions - results in significant energy cost savings of up to 40-50%. In order to provide heat supply, the Company generally uses gas-fired equipment. Instead of the previous direct “gas supplier - municipality” relationship, the Company purchases gas and supplies heat to customers in a “gas supplier (gas trader) - Company” relationship. The customer uses the heat service at a lower cost and their heating system is upgraded. The customer pays a basic or service fee and, in addition, a fee in proportion to their consumption, according to a pre-established formula. The Company adjusts the unit price of the heat service to the gas price billed by the regional public utility gas supplier.

The Company has not entered into any new heat supply contracts in recent years; however, it currently has five contracts in progress, the last of which will expire in 2024. After 2024, the Company does not plan any additional revenue from the heat services business.

Key markets for energy efficiency (Geographical scope of ENEFI)

- ENEFI Plc initially implemented successful investments in heat supply, public lighting and kitchen technology in Hungary, mainly in the municipal sector.
- Due to the changing economic and social expectations in our region, the demand for the solutions offered by the Company has increased, which has made it possible for the Company to strengthen in Hungary and gain references in the region.
- Due to the fact that local governments in our region are rather underfunded and the heating technology of public institutions is rather obsolete, significant savings can be achieved, therefore ENEFI's attention turned increasingly to neighbouring countries, mainly Romania, and from 2011 - Poland.

The Company sold its operation in Poland in 2016 and the Issuer no longer operates a project in Romania, so its area of operation was limited to Hungary.

As of 01.01.2017, the Issuer has only received income from Hungary, from the heat services business, it does not currently have a public lighting and kitchen technology business.

The most important energy efficiency services for the group as a whole

The most important energy efficiency services for the group as a whole are:

- efficient heat and district heating supply based on sustainable primary energy sources
- modernisation of energy supply and conversion equipment, and exploiting efficiency

b.) Pannon Fuel Kft. - 20 percent share

Date of acquisition: 2018.

Form of ownership: investment, share of business, no consolidation

Presentation



Pannon Fuel Kft. participates in two LNG projects supported by the European Union:

The PAN-LNG project

The Clean Fuel Box project

It is also involved in the MAHART project as a subcontractor.

2021. H1

The half-year data of Pannon Fuel Kft. do not affect the Group's result for the first half of 2021, considering that the value of the share in this associate decreased to HUF 0 in the previous period due to the Group's recognised profit. Furthermore, due to the initial phase of the business, this associated company is not yet able to contribute to the Group's profitability with a continuous positive result.

ENEFI result

The first half-year result of Pannon Fuel Kft. (not consolidated) does not appear in the first half-year result of the Issuer. The efficiency of the operation of Pannon Fuel Kft. does not directly affect the results of the Issuer in the first half of the year.

The financial interest of the Issuer in its 20% ownership share in Pannon Fuel Kft. as an investment, in the form of dividends, may benefit from the positive result of Pannon Fuel Kft.

c.) MAHART project

Date of acquisition: 2019.12.20

Presentation

ENEFI Energy Efficiency Plc. ("Company") hereby informs its Honourable Investors that the Company, together with Pannon Fuel Kft. (and other subcontracting companies), has jointly won an accelerated open public procurement tender (EKR001321472019) issued by MAHART Magyar Hajózási Zrt. for the 'Procurement of Fixed LNG – CNG Fueling Facilities'. with the value of around 1.5 billion Forint. As the winning bidder in the public procurement procedure, the Issuer signed a supply contract with the contracting authority MAHART Zrt. on 20.12.2019. The subject of the contract is a fixed LNG-CNG river and public filling facility consisting of a water facility, a shore facility and a connection between the water facility and the shore facility, which will be owned and operated by MAHART Zrt. Public procurement is related to a project financed by EU funds.

According to the contract, ENEFI is responsible for a unique complex filling station in Europe:
- its conceptual design,



- preliminary permits,
- licensing and
- preparation of its construction plans,
- submission of plans to licensing authorities,
- carrying out authorisation procedures
- acquisition of individual tools and other assets as planned
- and the manufacturing of/and subcontracting the manufacturing thereof
- installing an integrated system and
- its complete construction,
- commissioning of the complex facility
- preparation of the complete documentation required for commissioning,
- training and instruction of the personnel involved in the production.

At each stage of the implementation, the Issuer's intention was to rely on Pannon Fuel Kft. as a subcontractor, in which it has a 20% ownership and which has vast industry experience.

2021. H1

The original expiration date of the contract was June 22, 2021, which has been extended for another 8 months so far, as confirmed by the customer due to changes in the technical content in the meantime and the pandemic.

Given the uniqueness of the goods and the fact that industry standards and best practices were not/are not available, it was clear from both the contracting authority and the tenderer when submitting the tender and signing the contract and then when creating the concept plan that the technical content may also change significantly during further customer consultations.

Due to the above, the amendment of the concluded public procurement contract is currently in progress, which also affects the value of the project. Currently, the cost increase accepted by the customer is close to HUF 160m, but the final price increase can exceed HUF 700m.

The Company draws attention to the fact that the exact content of the results of the implementation of the investment can be interpreted at the end of the investment, the revenues and expenses received until then only result in periodic revenues and expenses as a schedule for the implementation of the task.

ENEFI result

The Issuer kept the revenues and costs related to the investment on the revenues and expenditures of the core business. The profit content of the project can be quantified and interpreted at the time of the execution of the contracts under modification and the handover of the investment.

1. FINANCE

Random Capital Zrt. - investment services, 9.46 percent share

(In view of the capital increase of Random Capital Zrt. - independent of ENEFI - the Company's previous 9.9% share decreased to 9.46%.)

Date of acquisition: 2020.01.09.

Form of ownership: investment, shareholding, no consolidation

Presentation

Random Capital Zrt. is an investment company headquartered in Hungary and owned by Hungarian entities, the activity of which is supervised and licensed by the Hungarian National Bank.

The Company was established in 2008, it acquired membership in the Budapest Stock Exchange in 2009, is a member of the BSZSZ (Association of Investment Service Providers), and its activities focus on domestic retail services, which basically means the “mediation” of stock exchange transactions.

The most important audited balance sheet data of Random Capital Zrt.

NAME OF THE ITEM	31.12.2020 data
in thousands of forints	
Fixed assets	58,659 HUF
Current assets	13,781,302 HUF
Total assets (active)	13,958,135 HUF
Own equity	687,905 HUF
Liabilities	13,087,541 HUF
Total assets (passive)	13,958,135 HUF
Revenues from investment services	1,693,623 HUF
Result of investment services	709,773 HUF
Profit before tax	253,825 HUF
Profit after tax	253,825 HUF

Services of Random Capital Zrt .:

www.randomcapital.hu

2021. H1

Random Capital Zrt. delivered a successful half of the year in the first half of 2021. It significantly increased the number of its customers in terms of sales and net profit.

Random Capital will not be consolidated, so the Issuer does not have public balance sheet data and it can only evaluate its investment based on the information provided. Since Random Capital Zrt. has a half-year balance sheet in order to meet the legal requirements (monthly balance sheet preparation obligation), it has made available to the Issuer its net profit for the first half of 2021: HUF 204,684 thousand (not audited, just as the balance sheet of Enefi Plc for the first half of the year was not audited).

ENEFI result

The financial/ownership interest in the Issuer's 9.46% ownership share in Random Capital Zrt. may receive a dividend from the positive result of Random Capital Zrt. as an investment, or the value of its ownership share affects the Issuer's profitability.

Random Capital Zrt.'s net profit for the first half of the year is HUF 204,684 thousand, of which 9.46 percent, rounded value is the Issuer's share of the first half profit: HUF 19,363 thousand.

It is important to emphasise that the ENEFI Group sold the shares of Random Capital Zrt. with a significant profit; however, the transaction has not yet been completed, in extreme cases it may fail. As the transaction has not yet been closed, the ENEFI Group has recorded the accrued income in its consolidated interim financial statements (HUF 19,363 thousand) in its consolidated financial statements and only recognises the foreign exchange gain after closing the transaction, taking into account the value of the interest which increased by the accounting results of the elapsed periods per group (currently HUF 166,277 thousand “book value”) after the purchase (capital increase).

2. TOURISM

SÍARÉNA Kft. - operator of Eplény ski track {4}



Date of acquisition: 2020.01.09.

Form of ownership: 100 percent stake, full consolidation

Presentation

Síaréna (Ski Arena) Kft. is a company owned by ENEFI Plc. Its main activity is the operation of the Eplény ski track. During the operation of the track, it is active in the following business lines:

- ski slope and ski lift operation (ski pass sales)
- ski equipment rental
- ski education
- hospitality (catering)

Through continuous developments and investments, the Eplény Ski Arena is now the largest and most modern ski resort in Hungary. There are more than 7 kilometres of ski slopes in Eplény, a significant part of which (4 km) consists of sections marked as 'blue'. Blue tracks can be used even after dark thanks to the track lighting. The snow safety of the slopes is ensured by the snow production system. High-performance pumps deliver water from reservoirs with a total capacity of more than 17,000 cubic meters to the ski slopes, where 51 snow cannons in the Ski Arena convert it into snow. The total snow production capacity of the system is 600 cubic meters/hour. This is approximately the same as that of all other ski tracks in Hungary. This huge snow-making performance allows for an average of 90-100 days of ski seasons. In Síaréna (Ski Arena), two chair lifts, three pick lifts and three training lifts ensure the transport of skiers. Hungry and thirsty customers are served in a total of six places, including a restaurant, pizzeria, oven buffet and panoramic bar.

Winter visitor traffic varies from 40 to 60 thousand people, depending on the length of the seasons. This is the number of registered ticket changers that does not include the significant number of accompanying persons. Training and equipment rental is a dynamically developing business. This is explained by the fact that with rising living standards: more and more people can afford skiing, so the market is growing. To facilitate this, we are running our "learn to ski" campaign in the media in winter and summer, which has been running for two years. According to our plans, we will further develop the capacity available for training (lift, area, rental equipment), so with this move it will be possible to utilise better the weekdays.

The facility operates in four seasons. Usually, the closing weekend of the ski season is the start of the chairlift season, which lasts until November, ensuring year-round operation. The number of tourists visiting the cable car has been increasing greatly year by year. Irrespective of the four seasons, the main season can consist of December, January, February and the first half of March (depending on the weather). The Company is working to extend the high season to four seasons. It is planned to create an attraction for the spring, summer, autumn period that can draw up to 200-250 thousand people in the off-season.

The year-round operation also has a stimulating effect on the number of employees. The larger the permanent staff, the more stable the operation of the processes.



Through dynamic development and high publicity, the range of our supporters is expanding year by year. The named sponsor of the ski centre is Intersport Hungary. Another collaboration dating back seven years is with Porsche Hungária and within that the Audi sponsorship. In addition to the two most important supporters, even smaller ones have been present for years, such as: Dreher, Monster, Sielők.hu, Festina, Oakley....

The ski resort usually hosts large-scale events such as: Spartan Race, Downhill National Championship, World Snow Day....

Due to the events and the special snow-making activity, we have an extremely strong presence in the national media.

Further information can be found on our website: <http://siarena.hu/>

2021. H1

In 2021, there was a significant increase in both the revenue and visitor data of Sáréna Kft. The months of January-February-March, which can be classified as the main season, were mostly dedicated to the continuous assessment of the consequences and expected effects of the coronavirus epidemic. The entire high season was characterised by uncertainty after ski site closures or restrictions introduced by the state in a significant number of the surrounding countries. In Hungary, Sáréna Kft. and Ski43 Zrt. (both owned in 100% by Enefi Asset Management Plc) worked to ensure an undisrupted operation of Ski Arena and to this end, it provided visitors with appropriate services, continuously contributed to the completeness of the flow of information involving the public decision-makers, with the aim of demonstrating the safe nature of ski resort operation.

Sáréna Kft. applied quantitative and formal restrictions for the safe skiing of the increased number of guests who could not go abroad to ski, obeying and enforcing the conditions of safe skiing during the pandemic.

As a result of strengthened marketing activities, the presence of the Ski43 program, and ongoing lobbying, the 2021 high season resulted in the highest number of visitors and revenue in the history of the Ski Arena.

While the activity was accompanied by a significant increase in sales revenue, the scarcity of human resource availability in recent years, its cost, and the continuity of seasonal recruitment/insurance have become a major problem. This was accompanied by a significant rearrangement of the weight of the service segments and the efficient organisation of the related organisational need and labour supply.

The increased sales revenue was mainly due to ticket sales, with all additional services commensurate with the number of visitors reduced significantly in relation to the total number of visitors produced in recent years. The hospitality part, which is separated from the closed area and did not allow on-site consumption, worsened significantly in terms of the average per capita income figures, and training, which is less necessary for the transforming visitor audience (more well-skiers visiting Eplény instead of going abroad) and renting, which, due to the increase in the number of



visitors coming from its own means, significantly reduced the proportional revenue of these three service areas in relation to the total number of visitors compared to the previous years.

Ski Arena remains optimistic about the future, with the aim of strengthening the summer season and operating the winter season optimally. As a result of the change of management in June, the focus was on strengthening the four-season operation, reducing the proportion of the high season, improving the distribution of revenues, and rethinking and implementing improvements.

We also hope that as the pandemic abates or ends, and the transformed habits (more domestic skiing) of the public will be partially preserved, while the demand for our added services will return in the coming seasons. Out of these additional services, we are most optimistic about the hospitality part of the business. After the restrictions are lifted, the customer demand will be fully recoverable.

Year	H1	H1-H2
2018 visitor numbers	44,306	78,201
2019 visitor numbers	40,850	79,385
2020 visitor numbers	35,850	61,102
2021 visitor numbers	63,427	n.a.

ENEFI result

The consolidation of Sáréna Kft. contributed to the performance of ENEFI Plc in the first half of the year as follows:

Consolidated income statement	SÍARÉNA 2020H1	SÍARÉNA 2021H1	% Increase on base
Sales revenue	331,408	564,631	170.37
Direct costs	-34,180	-24,360	71.27
Gross profit	297,228	540,271	181.77
Material expenses	-43,449	-90,336	207.91
Personnel expenses	-74,406	-200,736	269.78
Expenditure on share-based payments	0	0	0.00
Services rendered	-55,706	-79,521	142.75
Other income/ expenses (-)	5,491	21,798	396.98

Depreciation	-33,631	-34,186	101.65
Other financial expenses (income)	-22,549	-22,084	97.94
Share of profit or loss of an associated company	0	0	0.00
Profit before tax	72,978	135,205	185.27
Income tax		-7,457	n.a.
Profit for the year from continuing operations	72,978	127,748	175.05
Profit for the year	72,978	127,748	175.05
Total other comprehensive income for the period	0	0	0.00
Period total comprehensive income	72,978	127,748	175.05

3. REAL ESTATE

a.) MEDER utca 8.

Date of acquisition: 2020.01.09.

Form of ownership: direct real estate ownership

Presentation

1138 Budapest, Meder utca 8. Business premises located in building B on the ground floor at the topographical numbers 25910/2/A/198, 25910/2/A/199 and 25910/2/A/200, as well as garages (registered at 25910/2/A/128 , Meder utca 8. -1 floor, garage, 3107 m2, 1400/12800th ownership, which provides the use of 14 parking spaces).

Approximately 500 sqm of ground floor office space and 14 garages for office use.

The offices operate at 100 percent occupancy, with two businesses renting the property.

2021. H1

The renting out of the property on Meder Street was undisrupted in the first half of the year; however, the payment discipline of the tenants deteriorated significantly. Negotiations on late payments are currently ongoing, with an agreement expected in the third quarter.

ENEFI result



The actual profit effect in the first half of the year was HUF 11,033 thousand, the further claimed (unpaid amount) rounded HUF 3,505 thousand.

Revenues 1-6. Month	11,988,410 HUF
Expenditures 1-6 months	4,460,703 Ft
Balance	7,527,707 HUF
Outstanding Revenue 1-6. months (paid on average due to euro deviation)	3,505,191 HUF
Outstanding expenses 1-6. month	-

b.) BALATONFENYVES building plot

Date of acquisition: 09.01.2020

Form of ownership: direct real estate ownership

Presentation

Balatonfenyves, inner area, topographical plot number 987/5, 1,0445 hectares, zoned as occupied residential house or yard, actual property under number 8649 Balatonfenyves, Mária utca 33-34.

The issuer purchased the property for real estate development but the development has not yet begun.

4. FOOD (INDUSTRY)

No exposure

C. CAPITAL MARKET PILLAR

No exposure



PURPOSE AND STRATEGY OF THE COMPANY'S MANAGEMENT

The Issuer adopted its new unified Strategy in 2019 (https://bet.hu/newkibdata/128254583/ENEFI_Strat_gia.pdf).

MAIN RESOURCES OF THE COMPANY

The Company's headcount has been reduced to a minimum as a result of the previous, drastic downsizing of the operation. The number of staff is sufficient to maintain daily operations. Operating with a significantly reduced corporate headquarters is comparable to a basic investment operation. When starting new, large projects, staffing may be required. The successful completion of the previous bankruptcy proceedings stabilised the Company's market position in Hungary. The stock of external liabilities in Hungary essentially decreased on the accounts receivable received during day-to-day operations. The remaining customers payment discipline is appropriate. The Company can cover the financing of the operation from its revenues. When starting new projects, the Company acts with due care and weighs risks. The customer base (municipalities and their institutions) carry the possibility of the risk of non-payment. At the moment, the entire Hungarian operation takes place without the use of bank financing. If the capital requirements of the newly launched projects exceed the available resources, the Company will need external financing.

RISK FACTORS

Investing in securities carries a number of risks. All investors are advised to consider risk factors before deciding to buy stocks. The Issuer draws attention to the fact that the risk factors cannot be fully accounted for, so the occurrence of additional risk factors cannot be ruled out.

It is recommended that all investors wishing to invest in the shares issued by the Issuer become aware of the following risks, because only if they familiarise themselves with the risks in detail can they form a real picture of the Issuer and evaluate the real risk of investing in the Shares.

The listed risk factors do not cover all the risks arising for the Issuer or the securities issued by it - they include the range of the most significant risks currently known to the Issuer.

COMPANY-SPECIFIC RISKS RELATED TO THE ISSUER

Risk inherent in the new management and ownership of the Issuer and in the new scope of activities

As a result of the decisions made at the General Meeting, the composition of the Issuer's management bodies has changed. The persons appointed by the members have been elected to them and the above changes may affect the further operation and decision-making procedure of the Issuer. On July



8, 2019, the Chairman of the Board of Directors, Csaba Soós, informed the public that “If I had to predict now, I would say that I would withdraw [slowly] in two or three years.” .. The professional competence of the new management and ownership will have an impact on the Issuer's performance.

There can be no assurance that the business strategy chosen by the Issuer will be successful and will not result in a decrease in profitability or excessive allocation of resources. By changing the focus of the Issuer's activities, it will enter new markets and, as a result, it will enter into new partnerships; it will also be responsible for compliance with a new regulatory area and will be exposed to market competition in new markets.

Risk category: risk related to the issuer's business and industry
Risk level: high

Risk arising from high value contracts

The Issuer (with the involvement of Pannon Fuel Kft. as a subcontractor) won the tender issued by MAHART Magyar Hajózási Zrt. An open accelerated public procurement procedure worth HUF 1.5 billion. Based on the nature, terms and high value of the agreement, the Issuer has identified it as a priority risk.

Risk category: risk related to the issuer's business and industry
Risk level: high

Risk arising from important fixed-term agreements

The Issuer's current revenue-generating business, the heat services business, is expected to operate with the already concluded contracts until 2024, after which it will be closed down.

Risk category: risk related to the issuer's business and industry
Risk level: high

Existence of a conflict of interest with another company affiliated with certain senior executives

Csaba Soós's interest in Pannon Fuel Kft. (both his managing director position and qualified majority influence) as well as László Bálint's current managing director position in the MAHART project within Pannon Fuel Kft may cause a conflict of interest in relation to the Issuer, taking into account the fact that as managing directors they must act primarily taking into account the interests of Pannon Fuel Kft. and those of its ownership. Within the relationship between the Pannon Fuel Kft. and the Issuer, both Pannon Fuel Kft. and the Issuer are interested in the successful completion of the common projects, but it cannot be ruled out, however, that in a potential dispute over the projects the interests of the Pannon Fuel Kft. and Issuer's will be in conflict.

Risk category: risk related to the issuer's business and industry
Risk level: medium

Errors in the Issuer's financial statements

The Issuer draws attention to the fact that some of the previously published audited annual reports and unaudited semi-annual reports of the Issuer may contain numerical errors.

Risk category: risk related to the issuer's business and industry
Risk level: medium

Financing risk

The current operations of the Issuer require no external funding; however, it cannot be ruled out that in the future, the new strategy announced in 2019 will call for the use of external funding in order to implement the selected business strategy. There is no guarantee that the Issuer will be able to attract external funding for its operation and growth in the future. In extreme cases, the lack of resources may also result in the Issuer not being able to meet its objectives, not being able to start new projects, and thus being forced to change its strategy and business activities.

Risk category: environmental, social and corporate governance risk
Risk level: medium

Risk related to the energy services market

In order to provide its own services, the Issuer procures certain services from other market participants and service providers, which may have a significant market position, so their price is not affected, which may adversely affect the Issuer's costs and expenses and thus its profitability.

A significant part of the Issuer's activity is energy services, for which a change in the current regulations (e.g. gas price regulation, activities subject to a permit, etc.) may result in significant changes for the Issuer. Regulatory changes also include liberalisation processes affecting the sector, the impact of which on the business environment and on consumers and service providers is currently not fully predictable. Possible changes in the price regulation of public utilities may also affect the operation and profitability of the Issuer through the fee formulas fixed in the long-term contracts of the Issuer. The Issuer may also be unexpectedly affected by the direct and indirect economic effects of climate change. It cannot be ruled out that a project will become insolvent or unprofitable after a significant investment due to changed circumstances.

Risk category: risk related to the issuer's business and industry
Risk level: medium

Partner-related risk, change in the position of the customer base

The Issuer provides a significant part of its services to municipal (or institutional) customers. The contractual considerations of local governments and other municipal, state persons, (public) institutions, as often politically influenced actors, may differ from the considerations of a rational, profit-



oriented, market customer, therefore the fulfilment of contracts with such customers carries risks in this respect. The municipal/regional government structure is currently undergoing a transformation. All these developments, the outcome of which is unpredictable today, may affect the solvency, willingness, conditions and procurement practices of the Issuer's state/municipal/public sector customers, possibly with a significant negative impact on the Issuer.

It is possible that the economic position of one or more major clients will deteriorate during the term of long-term contracts, and the Issuer may suffer a loss as a result, which may cause it to lose growth, market, financial, liquidity position and profitability.

With a measure called commonly a moratorium, there is a risk that the legislator will not allow the restriction of the service to non-paying consumers i.e. the interruption of heat supply and the Issuer may not always be able to limit or suspend its service and to reduce or limit the customer payment problems or the extent of the associated losses. There is a risk that the partner will not be able to meet all or part of its obligations under the transaction, which could have a negative impact on the Issuer's results.

According to the information currently available, it is realistic to expect that a significant part of the Issuer's receivables will not be recovered due to the significant deterioration of the financial and economic situation of the municipalities. Due to the above, no guarantee can be given that in such a case the rights arising from the contract can actually be enforced against the given party in the given situation and that the losses will be mitigated.

Risk category: risk related to the issuer's business and industry

Risk level: medium

Risk related to key employees

The development, business acquisition and technical activities of the Issuer may be increasingly based on the work of key managers, employees and contractual partners working for the Issuer and to be employed in the future. The possible loss or non-acquisition of such persons may, temporarily or permanently, adversely affect the Issuer's profitability. While the employee share plan may help retain employees to have a stake in the Issuer, there can be no assurance that this share acquired under the employee share plan will be retained in the longer term.

Risk category: environmental, social and corporate governance risk

Risk level: medium

Risk related to ongoing legal proceedings

On several occasions, the Issuer has been forced to enforce claims related to the payment for the performance of the services in legal proceedings. Given that these proceedings have not yet been completed, it is not possible to estimate the amount and timing of the proceeds from these proceedings to the Issuer.

The risk of initiating and pursuing legal and tax proceedings is increased in Romania, where the Romanian tax authorities have initiated a comprehensive tax audit of the Group after failing to register for the Issuer's bankruptcy due to non-payment of the registration fee. The Romanian tax authority still has a significant amount of receivables from the Issuer, the legality of which is disputed by the Issuer.

From 13 December 2012 to 30 August 2013, the Issuer was in bankruptcy proceedings. Bankruptcy proceedings have been successfully and legally concluded, the holders of previous claims not registered in the bankruptcy proceedings may not assert their claims against the Issuer, except for liquidation proceedings initiated by another. As a result of the above, it cannot be excluded that in a possible liquidation procedure, claims that have not been registered in the previous bankruptcy proceedings and have not yet expired, including claims arising from bonds previously issued by the Issuer, will also be registered. The nominal value of these bonds is HUF 217 million.

Risk category: legal and regulatory risk

Risk level: medium

Impact of the coronavirus epidemic on the Issuer

While the direct effects are small and not significantly higher than other similar health determinants, the human responses to the epidemic are fundamentally different from those known to date. In particular, the real underlying risk factor is to be found in the human responses/reactions to the coronavirus epidemic. The exact behaviour of this negative consequence system is impossible to predict. As a result, the present description takes into account risks and unexplained negative effects and quantifiable facts. The general approach adopted is not of a scientific nature and it is the opinion of the management of the Issuer.

Other commonly known negative influences can also impact the Issuer such as the transformation of consumption habits, periodic changes in community and social behaviour, central (governmental) restrictive measures, weakening of economic performance, the possibility of longer-term deflationary and inflationary trends also affect the Issuer in general.

The “pillars” of the Issuer as a trustee in terms of energy efficiency, tourism-based matrix service (Eplény, Sáréna Kft.), real estate utilisation, development, litigation and enforceability of claims. Of these, the epidemic may have a more significant impact on:

From the point of view of the operation of Sáréna Kft., the risk of the service may be a decrease in the number of visitors due to a decrease in the amount of consumption/service per capita expressed in HUF. The issuer sees a significant risk of a decrease in the volume of services in any following epidemic wave, the probability and the timing of which is impossible to estimate. The real decrease in service volume may be caused by the timing of the additional wave(s), if they coincide with the main season (December-March).



From the point of view of real estate utilisation activities in Budapest, Meder utca and Balatonfenyves, the existence and sustainability of tenant solvency, the demand for the continuous rental utilisation of the property and the decrease in the price level of the continuous rental utilisation of the property on the demand side may pose a risk.

Risk category: environmental, social and corporate governance risk

Risk level: medium

Risk related to the possible findings of the MNB's market surveillance procedure

The Hungarian National (MNB) has launched a market surveillance procedure in 2020 against the Issuer, which aims to examine whether there had been a breach of the laws governing the relevant provisions of market manipulation in relation to the Capital Increase and the related disclosures.

It cannot be ruled out that the authority will close the proceedings by imposing a fine or taking other measures.

Furthermore, as a result of the official measure, the listing of the shares has shifted again. In addition to the time and cost increases due to the length of the proceedings, the Group's strategic objectives had been hampered because, although the Capital Increase legal process had been successfully completed, its first step had not been implemented fully while the investors had lost control over the relevant assets. The Group cannot rule out the possibility of a future dispute between the Group and its investors in connection with the above.

The Hungarian National Bank (MNB) issued its order N-KE-III-227/2021 after the reference period, in which it decided to continue the procedure for the approval of the prospectus for the listing of the Shares on the Budapest Stock Exchange. "Given that the Hungarian National Bank did not identify in the Permitting Process in terms of Market Supervision Procedures any relevant factors that might influence the MNB's decision taken in the procedure for approval of Reference prepared for the introduction of the Shares to trading on a regulated substance; in accordance with point I. of this order, the MNB decided to terminate the suspension of the Permitting Process and continue the proceeding of the Permitting Process." (citation from the order)

Risk category: official risk

Risk level: medium

SECURITIES RISKS

Risk arising from the conversion of Series "H" shares

During the Capital Increase, the Issuer issued a significant number of Series "H" convertible dividend preference shares. Although the preference shares do not carry voting rights, they provide a preemptive right to dividends before the other shareholders, and they can also be converted as a result of a unilateral decision of the owner. A series of ordinary shares that can significantly change the degree of shareholder influence.



Risk category: the risk associated with the underlying asset
Risk level: high

Risk of controlling influencing owners

It cannot be ruled out that the interests of the controlling shareholders do not always coincide with the interests of the shareholder minority. The price of the Issuer's Shares may be significantly affected by any major sale of shares by controlling shareholders.

Risk: risks related to the nature of the securities
Risk level: high

Risk of dilution

In the event of a future capital increase, if the shareholder's pre-emptive subscription right is excluded or restricted, or the shareholder does not participate in the capital increase despite the pre-emptive subscription right, their share in the Issuer will be relatively reduced (diluted). Furthermore, at the 18/2009 General Meeting (04.30.) a resolution was adopted authorising the Board of Directors to increase the share capital to HUF 400,000,000 over a period of 5 years, on the basis of which the Board of Directors was authorised to carry out further capital increase(s) after the Capital Increase.

Risk: risks related to the nature of the securities
Risk level: medium

Contribution risk

The consideration for the shares issued during the 2019 capital increase is a non-monetary contribution. The Issuer is subject to the provisions of the Civil Code and its fulfils paragraph 3:251.§ (1), i.e. it has prepared an audit report on the contribution in kind services, which are governed by legislation valid at the given time, which has not changed since, according to which

and according to general accounting opinions at that time, such contributions do not need to be included the assessment of the assets underlying indirectly the relevant capital increase. The subject of the capital contribution related to the Capital Increase was a claim based on the value of the underlying assets.

During the Capital Increase, the valuation of these underlying assets (company shares and real estate) was performed by the Issuer at the time of the decision, using its own expertise, during which no independent valuation was performed. Accordingly, in the context of the Capital Increase, the Issuer did not commission a third-party expert to determine the value of the underlying real estate and companies.

After closing the transaction, and the issuance of the audit report was carried out by the Hungarian Chamber of Auditors, which contains a professional resolution, according to which case of "asset contribution in kind, it is necessary to determine the market value of the claim in charge of evaluating the subject of the contribution in kind expert evaluation activities necessary to examine under which underlying economic event, its subject and the value, the value of \ [...] company which is the subject of the sale, which is an essential element to be taken into account in the assessment of asset-price contribution in kind". The resolution of the chamber does not affect the registration of the Capital Increase in the court of registration, which took place before the resolution had been issued. The deadline for challenging the Capital Increase as a resolution of the General Meeting has already passed and no claim has been enforced.

Following the registration of the Capital Increase in the court of registration, the Company commissioned independent experts to determine the value of the assets at the time of the Capital Increase. The independent experts confirmed that the value of the assets concerned had reached or exceeded the value at which the assets were included in the Issuer.

A possible devaluation of the underlying assets may also lead to a situation where the Issuer's equity falls below the level of the subscribed capital, which results in a dividend payment limit.

Risk category: the risk associated with the underlying asset

Risk level: medium

Name	Level of risk
1. Risk inherent in the new management and ownership of the Issuer and in the new scope of activities	high
2. Risk arising from high value contracts	high
3. Important fixed-term agreements	high
4. Risk arising from the conversion of Series "H" shares	high
5. Risk related to the controlling influencing owners	high
6. Financing risk	medium
7. Risk related to the energy services market	medium
8. Partner-related risk, change in the position of the customer base	medium
9. Risk related to key employees	medium
10. Risk related to the ongoing legal proceedings	medium
11. Risk related to the coronavirus outbreak	medium
12. Risk of dilution	medium
13. Risk arising from in-kind contributions	medium

SUMMARY OF THE CURRENT PERIOD

The Company draws attention to the fact that, as a public listed company, it publishes all significant events related to ENEFI in the form of a notice, which can be found on its website (www.e-star.hu, www.enefi.hu), and on the website operated by the Budapest Stock Exchange (www.bet.hu) and the MNB (www.kozzetetelek.hu).

Significant events of the current period:

- In relation to Ski43 Program, which forms part of the 43 Programs envisioned and registered by Csaba Soós and which is owned by the Group, Ski43 Nonprofit Program Zrt. (former name: E-Star Management Zrt.) acquired the right to use the trademark related to the Ski43 Program free of charge, in the framework of which it launched a large-scale national program together with Sáréna Kft. The program made ski and snowboard training available for free in Eplény for 13 thousand children.
- Pursuant to the decision of the Târgu Mureş Judgment Board, the decision previously made by the Mureş County Court remained in force, partially approving the claim of E-Star Mures Energy SA and obliging the City to pay: 16,074,170.33 RON (i.e. 3,299,456.04 euros) as follows:
 1. The unamortised amount of investments is 3,527,038.56 RON and the corresponding default interest is 322,895.49 RON.
 2. Concession fee of 7,736,491 RON and corresponding default interest of 466,553.39 RON.
 3. District heating subsidy in the amount of 2,656,318 RON and corresponding interest in the amount of 498,9911.60 RON.
 4. Institutional district heat consumption in the amount of 707,425.64 RON and the corresponding default interest in the amount of 158,456.65 RON.

In addition, 20,000 RON of litigation costs.

The Company does not agree fully with the decision, since it estimates the undepreciated investment amounts to be 8,154,628.56 RON, based on the opinion of experts, and the court rejected damages and interest amounting to a total of 49,645,937 RON in full, which, under the concession contract, the Company is clearly due to be paid by Mures according to the Company's view, and the above amounts do not include the default interest on the above amounts from the commencement of the lawsuit (2013) until payment.

- Mures County Council, taking note of its earlier decision of the Court of Appeal in Targu Mures in the case related to Star E-Mures Energy SA Liabilities undertook to pay approximately 16 million RON, in 20 monthly respective instalments and according to the liquidator of E-Star Mures Energy SA, it has started to pay the instalments to E-Star Mures Energy SA. E-Star Mures Energy SA will also enforce its interest claim against the Municipality not included in a previous court decision in litigation.
- The following lawsuit was concluded in the first instance with the success of the Company's E-Star CDR SRL (CDR), a related company based in Gyergyószentmiklós (Gheorgheni):

Plaintiff	Defendant	Subject matter
E-Star CDR SRL	The City of Gheorgheni	The lawsuit had been separated from the compensation lawsuit. Our claim is 447,454.13 lei + interest on the unrealised income from the district heating price difference.

- The following lawsuits were concluded in the second instance with the winning of the Company and E-Star CDR (CDR), a related company of the Company in Gheorgheni:

Plaintiff	Defendant	Subject matter
E-Star CDR SRL	The City of Gheorgheni	Appeal against Council Decision No. 243/13.12.2016
ENEFI Asset Management Plc.	Mureş Financial Department	Objection to the rejection of our complaint against the tax law insolvency report of the Company against the tax office of our Company. Claim financial amount: 7,602,324 RON tax liability.

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- The Company has signed a share purchase agreement for the sale of 54 dematerialised ordinary shares issued by Random Capital Zrt., which represents 9.46% of the share capital of Random Capital Zrt. (Based on the 2019 transaction, the Company acquired the share in question in 2020 for a purchase price of HUF 124,457,143) The Company draws attention to the fact that the transaction has not yet been completed, it may take up to 9 months until the conclusion of the sales contract. The parties set the basic purchase price of the shares in the amount of approximately HUF 198 million, with the fact that the basic purchase price must be adjusted until closing based on the financial data and performance of Random Capital Zrt. Given the above, the final purchase price may differ from the basic amount of the purchase price. According to the Company's expectations, the expected sale price of the transaction is expected to be between HUF 198 million and HUF 274 million. The Company draws the attention of the esteemed Investors to the fact that the closing of the transaction depends on



several factors and conditions, which are partly independent of the Company, the buyer has the right of withdrawal until the closing, thus there is a possibility of failure of the transaction. Upon closing of the transaction, the Company's share in Random Capital Zrt. will cease.

Key events expected following the current period

- The action brought by the parties against the previous decision of the MNB on market influencing and insider trading (H-PJ-III-B-3/2017.) has been dismissed by the Metropolitan Court in its repeated proceedings. The parties do not agree with the judgment of the Metropolitan Court in the retrial and are currently examining the possibilities of appeal against it.
- The General Meeting has decided to elect Dr Piroská Paksi as a member of the Board of Directors for an indefinite period.
- The Hungarian National Bank, in its decree N-KE-III-227/2021, has decided to continue the licensing procedure for the shares previously issued by the Company and the associated request for the shares to be listed on the Budapest Stock Exchange. "Given that the Hungarian National Bank did not identify in the Permitting Process in terms of Market Supervision Procedures any relevant factors that might influence the MNB's decision taken in the procedure for approval of Reference prepared for the introduction of the Shares to trading on a regulated substance; in accordance with point I. of this order, the MNB decided to terminate the suspension of the Permitting Process and continue the proceeding of the Permitting Process." (citation from the order)

ACHIEVEMENTS AND OUTLOOK FOR THE PERIOD

The risk impact of COVID 19 by segment in the present and in the future

A. BASIC PILLARS

1. Lawsuits

- Risk of pursuing litigation (where the Company is litigating as a plaintiff)
- Invalidity of the outcome of lawsuits
- Regulatory measures

2. Energy efficiency

- Deterioration of payment discipline (cross-debts)
- Regulatory measures

B. REAL PILLARS

1. Finance (Operation of Random Capital)

- Deterioration of the operating conditions of Random Capital Zrt., delayed profit, slower growth
- Significant decrease in the value of Random Capital Zrt.

2. Tourism (Siaréna Kft.)

- Decrease in solvent demand
- Delay in the implementation of investments
- Decrease in the volume of grants and applications
- Regulatory measures

3. Real estate

- Deterioration of willingness to pay rent
- Risk of lease of property
- Impairment of real estate
- Regulatory environment

Impact of the first half-year activity on each pillar

The Issuer achieved a profit after tax of HUF -10,600 thousand.

The positive result achieved by segment

PILLAR	RESULT EFFECT	RESULT WEIGHT
BASIC PILLAR	-147,544,000 HUF	37%
REAL PILLAR	158,144,000 HUF	63%
CAPITAL MARKET PILLAR	0 HUF	0%
Profit before tax	-10,600,000 Ft	100%



It can be seen from the table above that the profit-increasing effect of integrated assets has become the result-producing activity. However, no long-term conclusions can be drawn from the first half-year figures for the following reasons:

- Described risks and coronavirus risk
- Opportunity to acquire future assets
- Future possibility of the PILLARS becoming saturated
- Developments and investments on assets
- Lack of continuity of market value of assets
- Cyclical activities
- Seasonal effects
- Exchange rate changes
- Legal proceedings
- Regulatory changes

Performance measurement of quantitative and q

Name of the indicator	30 June 2021	30 June 2020	31 December 2020
Fixed assets ratio (fixed assets/ balance sheet total)	64.95%	76.40%	67.36%
Debt ratio (liabilities/assets)	16.72%	20.02%	17.51%
Liquidity ratio I. (current assets/current liabilities)	228.19%	143.58%	216.97%
Quick liquidity ratio (cash/current liabilities)	22.40%	5.09%	50.31%
Profitability as a proportion of sales (net profit before tax/sales)	1.11%	19.56%	58.47%
Return on equity (pre-tax profit/equity)	0.17%	3.25%	13.56%

Additional comments by Management

The Issuer considers it important to present the following values of the following one-time items, based on the expected but not yet fulfilled first half-year profit and loss items, as details of the first half-year of 2021:



- a. -10,600 thousand HUF period profit (2021. H1)
- b. Impairment of HUF 76,995 thousand from customers, as a disputed but expected return
- c. HUF 32,000 thousand Random Capital Zrt. minimum share sale (difference between the lower value of 198-274 million and the book value of 166 million)
- d. Adjustment consolidation item of SKI43 Zrt. adjustment consolidation item (adjustment paid by Târgu Mureş in installments (won lawsuit) and adjustment of Sáréna Kft. business tax

in total: 130,819 thousand forints

The Company's management is committed to the most efficient possible implementation and operation of the announced strategy and it considers the maximisation of shareholder values to be its main goal.

ISSUER'S STATEMENT

The Company declares that the Management Report provides a reliable picture of the issuer's position, development and performance, describing the main risks and uncertainties.

Dr Piroska Paksi - Csaba Soós - Ferenc Virág - László Bálint - András Zoltán Petykó
Members of the Board of Directors
ENEFI Asset Management Plc.