

EXTRAORDINARY INFORMATION

Refinancing Erste Loans

Appeninn Vagyonkezelő Holding Nyilvánosan Működő Részvénytársaság¹ (registered office: 1118 Budapest, Kelenhegyi út 43. B. ép. V. em. 1.; company registration number: 01-10-046538; hereinafter referred to as the “**Issuer**”) hereby informs the Honourable Investors and financial and capital market participants that, according to the credit line agreement (hereinafter referred to as the “**Credit Line Agreement**”) entered into on 8 December 2021, between **Appeninn E-Office Vagyonkezelő Zártkörűen Működő Részvénytársaság**² (registered office: 1026 Budapest, Pasaréti út 122-124.; hereinafter referred to as “**Appeninn E-Office Zrt.**”), directly owned by the Issuer, as debtor, and **Alagút Investments Ingatlanhasznosítási Korlátolt Felelősségű Társaság**³ (registered office: 1118 Budapest, Kelenhegyi út 43. B. ép. 5. em. 1.; hereinafter referred to as the “**Target Company**”), directly owned by the Issuer, as payment guarantor, and **MFB Magyar Fejlesztési Bank Zártkörűen Működő Részvénytársaság**⁴ (registered office: 1051 Budapest, Nádor u. 31.; hereinafter referred to as “**MFB Zrt.**”), as lender, MFB Zrt. provides loans of up to 25 568 776,-EUR, i.e. twenty-five million five hundred and sixty-eight thousand seven hundred and seventy-six euros, with a maximum term of 20 years to **Appeninn E-Office Zrt.**, the purpose of which is:

- (i) the provision of a credit line of up to 24 068 776,-EUR, i.e. twenty-four million sixty-eight thousand seven hundred and seventy-six euros, for the redemption of the outstanding debt under the loan agreement with Appeninn E-Office Zrt. and **ERSTE BANK HUNGARY Zártkörűen Működő Részvénytársaság**⁵ (registered office: 1138 Budapest, Népfürdő utca 24-26., hereinafter referred to as “**ERSTE Bank Zrt**”) entered into on 30 May 2018, and the outstanding balance of principal under the loan agreement between Appeninn E-Office Zrt. ERSTE Bank Zrt., and MFB Zrt. dated 25 July 2018;
- (ii) the provision of a credit line of up to 1 500 000,- EUR, i.e. one million five hundred thousand euros, for the payment of the purchase price of the Business Share under the Business Share Purchase Agreement entered into prior to the signing of the Credit Line Agreement, on 6 December 2021, between the Issuer and Appeninn E-Office Zrt. with regard to the business shares carrying 100 % core deposit of the Target Company (hereinafter referred to as “**Business Share**”).

¹ **Appeninn Vagyonkezelő Holding Nyilvánosan Működő Részvénytársaság** (in English: Appeninn Asset Management Holding Public Limited Company)

² **Appeninn E-Office Vagyonkezelő Zártkörűen Működő Részvénytársaság** (in English: Appeninn E-Office Asset Management Private Limited Company)

³ **Alagút Investments Ingatlanhasznosítási Korlátolt Felelősségű Társaság** (in English: Alagút Investments Property Management Limited Liability Company)

⁴ **MFB Magyar Fejlesztési Bank Zártkörűen Működő Részvénytársaság** (in English: MFB Hungarian Development Bank Private Limited Company)

⁵ **ERSTE BANK HUNGARY Zártkörűen Működő Részvénytársaság** (in English: ERSTE BANK HUNGARY Private Limited Company)

In addition to the above, under the Credit Line Agreement, MFB Zrt. provides a conditional credit line of 15 000 000,- EUR, i.e. fifteen million euros, for investment purposes to Appeninn E-Office Zrt., which will be made available by MFB Zrt. subject to the fulfilment of the conditions set out in the Credit Line Agreement and subject to a separate approval decision by MFB Zrt., provided that Appeninn E-Office Zrt. submits a written application to MFB Zrt. no later than 31 December 2022.

In the case of the loan agreement under Clause (i) and (ii) above, disbursement is expected to take place in the course of 2021.

Budapest, 09 December 2021

Appeninn Nyrt.
Board of Directors