

DUNA HOUSE GROUP

Quarterly measures 2022 Q1

5 April 2022



Quarterly measures

DUNA HOUSE GROUP hereby publishes financial indexes that are available for the given quarter beforehand, thus our respected shareholders and investors are given the chance to receive information on the tendencies within a short time following the expiry of the given quarter – prior to the quarterly financial statements publicly disclosed according to the Company’s Event Calendar.

In accordance with Management intentions, these indexes shall be published on a regular basis, no later than on the 5. working day following the given quarter.

The Management of the Company asks its shareholders and investors to note that all indexes published in the present report are to be considered preliminary. Final figures shall be published in the quarterly financial statement.

Budapest, 5 April 2022

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EXECUTIVE SUMMARY

Ciao Italia

Duna House Group took a major step in the loan segment with the acquisition of Hgroup in Italy, while the real estate activities also reached new record highs: Franchise real estate brokerage grew by 24%, own office real estate brokerage by 29% and financial brokerage by 171% on a year-on-year basis.

In Hungary, the real estate market 2022 started with strong investor presence as inflation started to rise. The Group's Hungarian franchise real estate brokerage network grew by 26% YoY in Q1 2022, reaching an all-time high total commission volume of HUF 3.1 billion. The volume of own offices soared to record levels too with 78% YoY growth. Loan volumes increased by 5%.

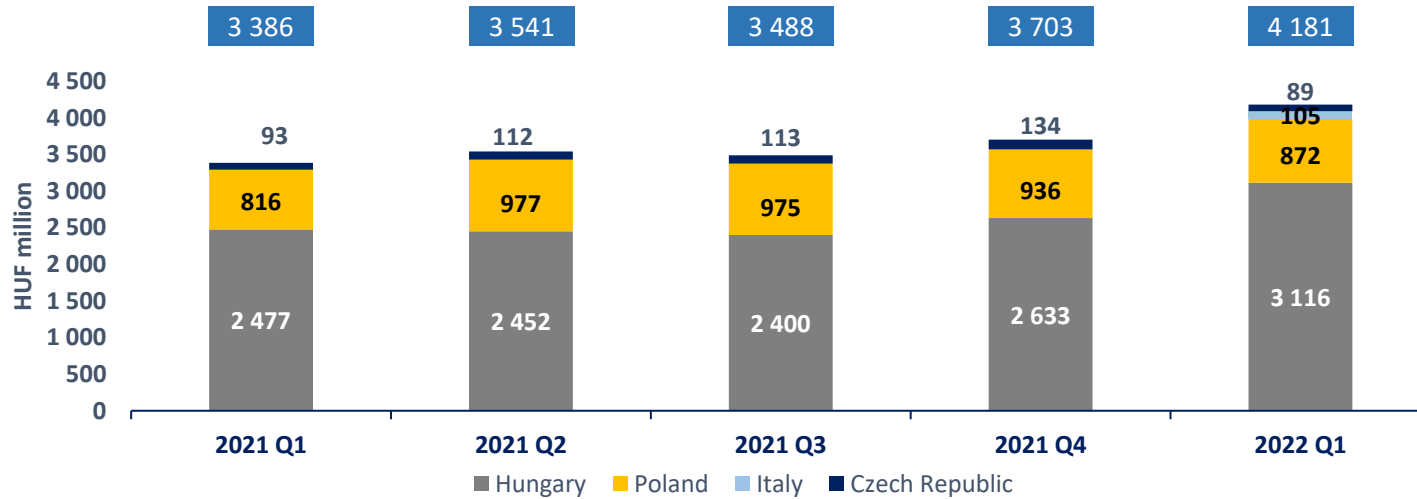
In Poland, growth continued in most segments. In franchise the volumes grew by 7% YoY, while the own office volumes were reduced by 6%. In loan brokerage, the volumes increased by 48% YoY.

With the acquisition of Hgroup in Italy, the new market became the largest loan broker of Duna House Group. With the intermediation of loans worth of HUF 99.2 billion, it is responsible for 50% of the Group`s total volume. It`s loan volume YoY growth was 9% in EUR terms. The real estate activity of Hgroup generated commissions of HUF 105 million with 22 offices.

The Czech operations performed at the same levels as in Q1 2021.

Changes in network commission revenues and office numbers

Commission revenues for the entire network*

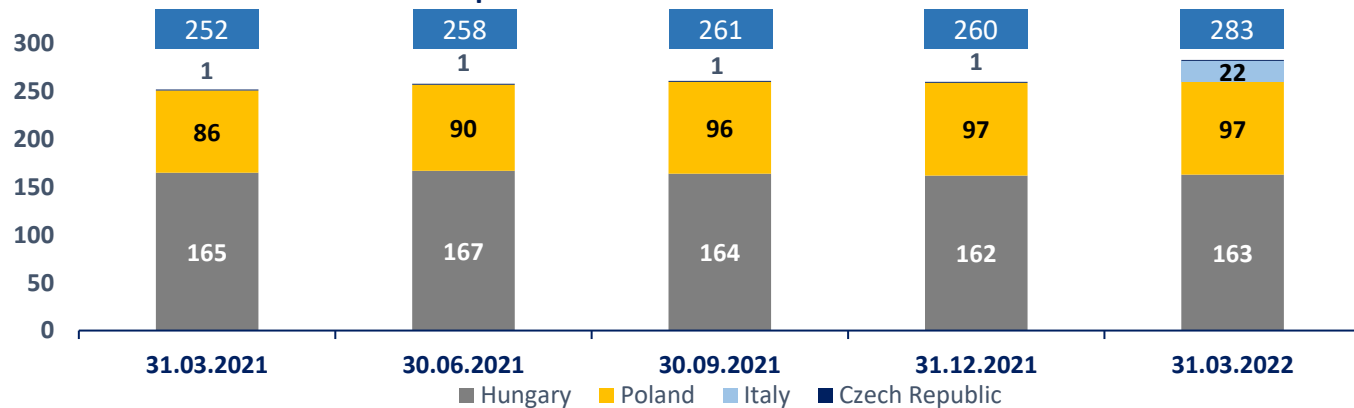


- Franchise real estate brokerage network started 2022 with record breaking commission levels of HUF 4.2 billion (+23.5% YoY) in Q1.
- Commission volumes grew by 25.8% on a year-on-year basis in Hungary and 6.8% in Poland. The start of the year is strong even with the usually weak Q1 seasonal performance.
- In Italy the newly acquired Realizza brand in Italy generated commissions of HUF 105 million.
- The number of offices increased by one in Hungary. Realizza has 22 offices in Italy.

*total revenue realized as a result of property market transactions intermediated by Duna House Holding franchise networks altogether

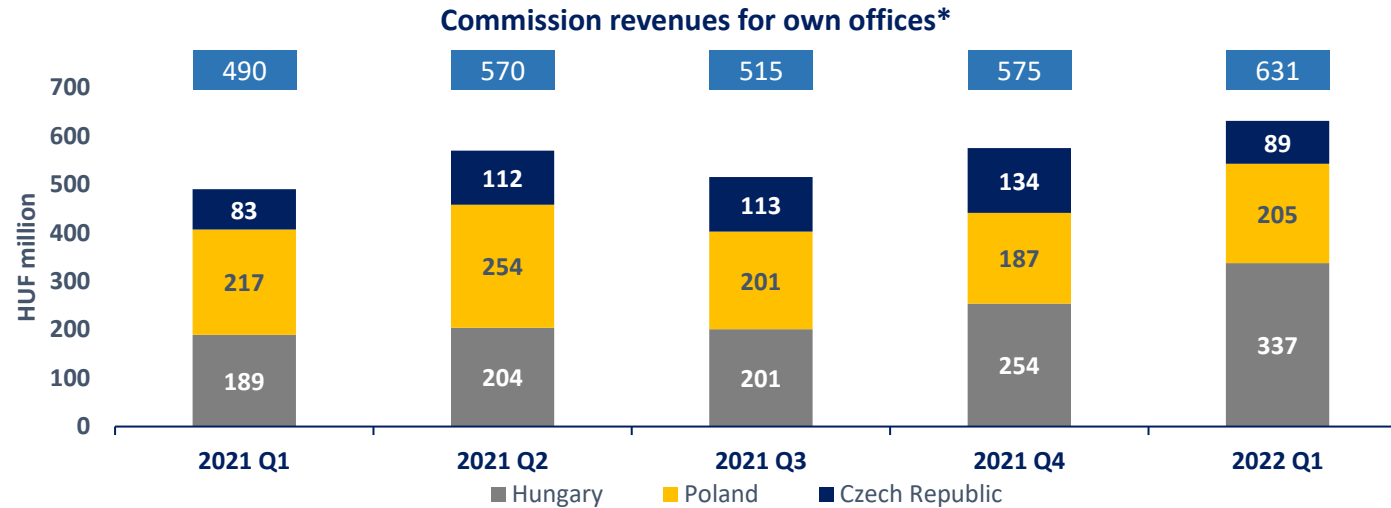
Note: Quarterly volume figures have been restated for the past periods after the correction of a non-material technical mistake.

Development in network office numbers



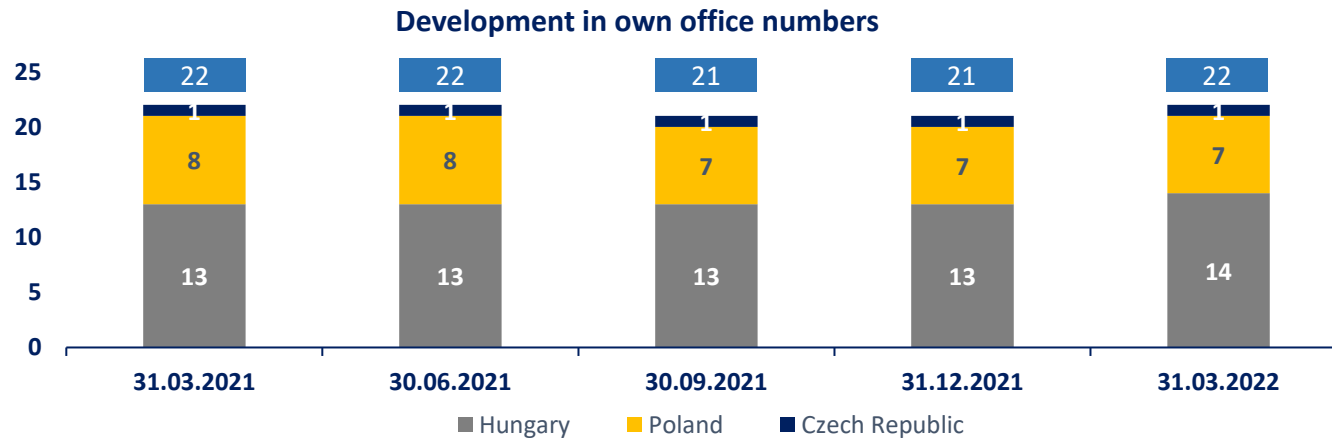
Technical note: The Realizza subsidiary in Italy does not operate in a franchise model, however its revenue model compares to such. Gross profit to commission revenue ratios are similar to our franchise models in Hungary and Poland. Own offices (currently one office) will not be reported separately until the activity reaches a relevant size.

Changes in commission revenues and office numbers for own offices



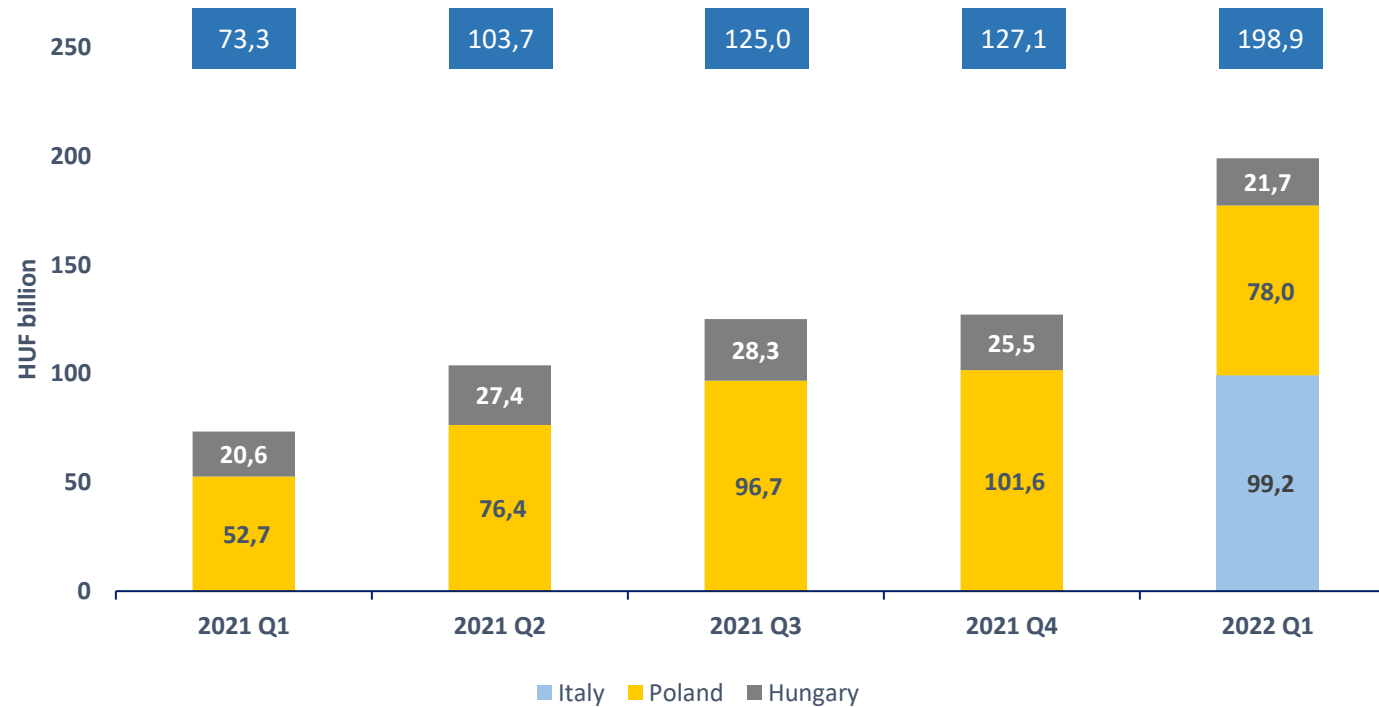
- Own office segment soared to record levels again reaching commission revenues of HUF 631 million (+28.8% YoY) in Q1 2022.
- In Hungary, commission revenues exploded by 78.2% YoY generating a local all-time record.
- The commission revenues of Polish own offices lowered by 5.8% YoY, but still ahead of the two latest quarters.
- The revenues of the Czech own office increased by 6.6% YoY in Q1 2022. Due to its relatively small size, the performance of the Czech own office fluctuates significantly among quarters.
- The number of offices increased by one in Hungary.

*total revenue realized as a result of property market transactions intermediated by Duna House Holding franchise networks altogether



Changes in intermediated loan volumes

Development in intermediated loan volumes by quarters



- Intermediated loan volumes almost tripled to HUF 199 billion (+171.3% YoY), as the newly acquired Credipass brand in Italy intermediated more loans in Q1 2022, than DHG in Hungary and Poland in total in Q1 2021.
- In Italy, the volumes reached EUR 272.2 million (HUF 99.2 billion) that is a 9.1% increase compared to Q1 of the previous year (EUR 249.5 million).
- In Poland, the volume of loans brokered by the Group increased by 48.1%.
- In Hungary, loan volumes increased by 5.3% YoY to HUF 21.7 billion.