Consolidated Financial Statements

AKKO INVEST

Public Limited Company

for the semester ending on 30 June 2024, prepared in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union

Abbreviations used in the consolidated financial statements:

IAS	International Accounting Standards IFRS
IFRS	International Financial Reporting Standards
IFRIC/SIC	International Financial Reporting Interpretation Committee/Standing Interpretation Committee
FVTOCI	Measured at fair value through other comprehensive income
FVTPL	Measured at fair value through profit or loss
CODM	Chief Operating Decision Maker
EPS	Earnings per share
AC	Audit Committee
ECL	Expected credit loss
ROU	Right-of-use assets

Figures in brackets indicate negative values in the financial statements!

Contents

The Consolidated Financial Statements comprise 48 pages.

All the figures are stated in HUF million unless otherwise indicated.

I. Interim comprehensive income statement

COMPREHENSIVE INCOME STATEMENT		30/06/2024	30/06/2023
Revenue	(1)	19 574	15 621
Direct expenditures	(2)	(18 051)	(14 144)
Gross profit or loss		**1 523**	**1 477**
Administrative and sales expenditures	(2)	(687)	(541)
Other expenditures, net	(3)	122	(174)
Financial expenditures, net	(3)	80	(275)
Negative goodwill		-	87
Profit or loss before tax		**1 038**	**574**
Income tax expenditure		(130)	(254)
Profit after tax		**908**	**320**
Part attributable to the owners of the parent company		**908**	**320**
Exchange difference		-	5
Other comprehensive income (after income tax)		**-**	**5**
Total comprehensive income from continuing operations		**908**	**325**
Part attributable to the owners of the parent company		908	325
Earnings per share in HUF	**(4)**	**27,22**	**9,65**
Diluted earnings per share in HUF	**(4)**	**27,22**	**9,65**
EBITDA	**(4)**	**1 542**	**1 358**

The Statement of Comprehensive Income contains the items with regard to sign!
References in brackets refer to Sections IX-X of the Financial Statements.
Certain comparative figures are presented again in these statements.

All the figures are stated in HUF million unless otherwise indicated.

II. Interim consolidated balance sheet

ASSETS		30/06/2023	31/12/2023
Non-current assets	**Notes**	**24 564**	**24 891**
Value of customes' relationships	(5)	10 849	11 139
Goodwill	-	5 645	5 645
Right-of-use-assets	(6)	325	282
Intangible asset	(7)	21	26
Investment properties	(8)	7 628	7 704
Real estates	(9)	37	39
Plant, fixtures and equipment	(10)	59	56
Current assets		**14 327**	**16 658**
Trade accounts receivable	-	5 777	12 642
Other receivables and prepayments and accrued income	(11)	5 561	1 984
Restricted cash	-	1 526	665
Cash and cash equivalents	-	1 463	1 367
Total assets		**38 891**	**41 549**

References in brackets refer to Sections IX-X of the Financial Statements.

(Continued on next page)

All the figures are stated in HUF million unless otherwise indicated.

EQUITY AND LIABILITIES		30/06/2023	31/12/2023
Equity	**Notes**	**9 193**	**8 442**
Subscribed capital (the nominal value of the shares is HUF 25/piece)	-	834	834
Share premium	-	5 480	5 480
Retained earnings	-	3 095	2 344
Treasury shares	(12)	-	-
Proprietary transactions	-	(207)	(207)
Accumulated exchange difference	-	(9)	(9)
Equity attributable to owners of the parent company		**9 193**	**8 442**
Non-controlling interest		**-**	**-**
Long-term liabilities		**16 083**	**16 794**
Long-term bank loans	(13)	9 613	9 967
Long-term borrowings	(14)	351	337
Provisions	(15)	633	789
Deferred tax liabilities and subsequently payable tax	-	1 411	1 508
Long-term lease liabilities	(6)	228	179
Deferred payment of acquisiton	-	3 847	4 014
Short-term liabilities		**13 615**	**16 313**
Short term loans	(13)	750	768
Trade accounts payable	-	4 017	7 830
Other short-term liabilities and accruals	(17)	8 716	7 455
Income tax liabilities	-	13	141
Short term lease liabilities	(6)	119	119
Equity and liabilities		**38 891**	**41 549**

(Continued from previous page)

References in brackets refer to Sections IX-X of the Financial Statements.

III. Interim consolidated statement of changes in equity

Designation	Subscribed capital	Share premium	Retained earnings	Treasury shares	Proprietary transactions	Accumulated exchange difference	Equity attributable to owners of the parent company	Non-controlling interest	Total
Notes				*(12)*					
31/12/2022	**834**	**5 480**	**1 187**	**(380)**	**(207)**	**(12)**	**6 902**	**-**	**6 902**
Comprehensive income for the first half year	-	-	**320**	-	-	**5**	**325**	-	**325**
Treasury share transactions	-	-	-	**380**	-	-	**380**		**380**
30/06/2023	**834**	**5 480**	**1 507**	**-**	**(207)**	**(7)**	**7 607**	**-**	**7 607**
Comprehensive income for the second half year	-	-	**837**	-	-	**(2)**	**835**	-	**835**
31/12/2023	**834**	**5 480**	**2 187**	**-**	**(207)**	**(9)**	**8 285**	**-**	**8 285**
Comprehensive income for the first half year	**-**	**-**	**908**	**-**	**-**	**-**	**908**	-	**908**
30/06/2024	**834**	**5 480**	**3 095**	**-**	**(207)**	**(9)**	**9 193**	**-**	**9 193**

The Statement of Changes in Equity contains the items with regard to sign.

IV. Interim consolidated cash flow statement

Designation	Notes	30/06/2024	30/06/2023
Profit/loss before tax + Profit/loss from discontinued operations	-	1 038	574
Net interest expenditure	(3)	194	187
Non-cash items	-		
Depreciation	(6-10)	584	509
Profit/loss impact of exchange loss	-	12	62
Profit/loss impact of expected credit loss	-	(46)	26
Interest income	-	(18)	(15)
Change of provisions	(15)	(156)	156
Change in restricted cash	-	(861)	
Negative goodwill	-	-	(87)
Result of the sale of tangible assets	(3)	(1)	-
Difference between deferred acquisition purchase price and fair value	-	(167)	-
Total non-cash items	-	***(653)***	***651***
	-		
Changes in working capital	-		
Change in trade accounts receivable	-	6 754	2 976
Change in current assets and accruals	(11)	(3 584)	(1 111)
Change in trade accounts payable	-	(3 814)	(1 204)
Change in current liabilities and accruals	(17)	1 236	(309)
Total changes in working capital	-	***592***	***352***
	-		
Interest paid	(3)	(180)	(167)
Income tax paid		(353)	(192)
Net cash flow from operating activities		**638**	**1 405**
Treasury shares transferred as consideration for the acquisition of equity interests less liquid cash received		-	17
Acquisition of tangible assets	(6-10)	(64)	(31)
Interest received		18	15
Net cash flow from investment activities		**(46)**	**2**
Loan refund	(13)	(383)	(383)
Borrowing	(13)	-	-
Lease payments	(6)	(113)	(156)
Net cash flow from financing activities		**(496)**	**(539)**
Change in liquid assets		**97**	**868**
Currency translation on cash and cash equivalents		**(1)**	**-**
Change in cash and cash equivalents		**96**	**868**
Cash and cash equivalents at the beginning of the year		1 367	1 819
Cash and cash equivalents at the end of the year		1 463	2 687

The cash flow statement contains the items with regard to sign.

V. Main elements of the accounting policy, changing standards

The Group has not changed the applied accounting policy between 2023 and 2024. An exception is the application of accounting policies related to the introduction of the new standards and to activities that did not exist earlier.

Changing standards

The International Accounting Standards Board (IASB) and the International Financial Reporting Standards Interpretations Committee (IFRIC) issued the following amendments in 2024:

Amendments to IFRS 9 and IFRS 7: The IASB clarified the requirements for the classification and measurement of financial instruments. New guidelines have been established concerning the management of loans with ESG-linked features and the settlement of liabilities through electronic payment systems. These amendments enter into force from 1 January 2026.

IFRS for SMEs: The IASB has recast the IFRS for SMEs, including the management of revenue from contracts and the elaboration of consolidated financial statements. New disclosure requirements have been introduced regarding the maturity analysis of financial liabilities and the expected contributions to pension plans.

DRM model: The presentation requirements of the DRM (Dynamic Risk Management) model have also been amended, based on which DRM adjustments and potential non aligned profit and loss must be presented in separate lines in the financial statements.

Clarifications to IFRS 15: The IASB has clarified the main concepts of IFRS 15, such as the definition of control and agent and has discussed the new disclosure requirements of regulatory activities.

Annual improvements: As part of annual improvements, the IASB has made minor amendments to IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7.

Standards and interpretations issued by the IASB and not approved by the European Union:

IFRS 17 - Insurance Contracts The introduction of IFRS 17 has already been approved by the EU, but further amendments are still pending approval. Those amendments mainly concern the guidelines on the management of insurance contracts.

IFRS 9 - Financial Instruments: The latest amendments regarding the management of loans with ESG-linked features and the settlement of liabilities through electronic payment systems are still pending approval from the EU.

IFRS 15 - Revenue from Contracts with Customers: The IASB has clarified the guidelines related to the definition of principal and agent, which have not yet been introduced in the EU.

Annual improvements: Annual improvements issued by the IASB, containing minor amendments and clarifications to several IFRS (e.g. IFRS 1, IFRS 7, IFRS 9, IFRS 10, IAS 7), are also pending approval.

All the figures are stated in HUF million unless otherwise indicated.

VI. The basis of preparation of financial statements

These interim financial statements were drawn up in accordance with IAS 34 Interim Financial Statements, thus they do not contain every information presented in the end-of-year financial statements in accordance with IAS 1 Presentation of Financial Statements. The present interim financial statement must be interpreted in conjunction with the financial statements for the financial year ending on 31 December 2023 (hereinafter: 'complete financial statement').

VII. Evolution of the structure of the Group

In the first semester of 2024, the structure of the Group remained unchanged

VIII. Presentation of financial statements in interim financial statements, seasonality, disclosures related to fair value and other priority disclosures

The Group presents the numerical sections of the financial statements in the same structure as in the end-of-year complete financial statement, no consolidation takes place.

In 2024, the Group changed the simplified ECL ratios for trade receivables:

In the case of the simplified approach, the Company used the following ECL ratios until 31 December 2023:

Past due	**ECL %**
Less than 90 days	1%
91– 365 days	50%
over 365 days	100% or on a case-by-case basis

In the case of the simplified approach, the Group uses the following ECL ratios as from 2024:

Past due	**ECL %**
not expired	1%
Less than 30 days	3%
Past due 31-90 days	5%
Past due 91-180 days	7,5%
Past due 180-365 days	25%
Expired 1-2 years ago	70%
Expired more than 2 years ago	100% or on a case-by-case basis

The Group publishes other additional notes only in case it considers that a significant event or the IAS 34 Interim Financial Statements so require.

IAS 34 provides that the Group has to disclose its information related to fair value. Currently, the Group does not possess any significant asset element which must be recorded at fair value in the balance sheet.

The revenue of the Group is generated evenly during the financial year, it has not a seasonal character arising from its activities.

All the figures are stated in HUF million unless otherwise indicated.

IX. Supplementary notes to the Interim Comprehensive Income Statement

1. Composition of the revenue of the Group

Designation	30/06/2024	30/06/2023
Real estate operation	19 457	15 551
Revenue from property lease	112	63
Other revenues	5	7
Total	**19 574**	**15 621**

Revenue from property operation has shown a considerable increase. This represents an improvement of 25.11% compared to the figures for the first half of 2023.

There has been an increase in the revenue from property lease. A major contributor to this growth has been the office building located in Szerémi út purchased by the Parent Company and leased out from the end of 2023.

2. Direct administrative and sales expenditures

Direct expenditures

Designation	30/06/2024	30/06/2023
Material costs	(331)	(411)
Rental fees	(84)	(79)
Health services	(4)	(3)
Miscellaneous expenses	-	(3)
Other services	(5)	(7)
Electricity, water, drainage	(1 080)	(810)
Depreciation	(585)	(377)
Heating, air conditioning	(93)	(82)
Packages	-	(7)
Official fees	(2)	(3)
Waste removal	(26)	(32)
IT services	(30)	(37)
Maintenance fees	(3 426)	(2 386)
Moving service	(98)	(51)
Lifts, Building engineering	(20)	(13)
Labor hiring	(3)	(3)
Plant care	(571)	(568)
Education expenses	(3)	(5)

All the figures are stated in HUF million unless otherwise indicated.

Parking charges, highway use	(16)	(12)
Delivery charges	-	(119)
Professional fees	-	(3)
Personel expenses	(2 696)	(2 177)
Membership fees	-	(1)
Cleaning services	(852)	(780)
Safety and fire protection	(81)	(69)
Business trip	(3)	(4)
Lawyer and legal services	(2)	(7)
Fuel	(77)	(61)
Operating cost	(50)	(40)
Property insurance	(714)	(1 094)
Projekt management	(7 199)	(4 898)
Advertisement	-	(2)
Total	**(18 051)**	**(14 144)**

Direct expenditures are expenditures that can be allocated beyond doubt to the revenue generating item when they are incurred.

The project management fee for the General Fit-Out business has increased significantly compared to the 30.06.2023 value. This is due to the increase in revenue from this business.

Personnel expenses increased by almost 24%, partly due to the increase in the number of employees and partly due to wage increases.

The increase in electricity, water and sewerage costs has been generated by the increased consumption.

The depreciation cost has increased due to the property located in Szerémi út, which was purchased by the Group in the second semester of 2023.

Maintenance costs have increased proportionally to the increase in property operation costs.

The Group aims to optimise its energy use. Its subsidiary NEO Property Zrt. not only monitors on its own energy use, but in the framework of its energy management services, its customers can save significant costs.

All the figures are stated in HUF million unless otherwise indicated.

Administrative expenditures

The administrative expenditures row contains the company's costs related to its governance and administration activity.

Designation	30/06/2024	30/06/2023
Rental charges	(21)	(3)
Insurance	(16)	(11)
Other services	-	(2)
Electricity, water, drainage	(1)	(1)
Official fees and levies	0	(7)
IT services	(54)	(28)
Maintenance	(1)	(1)
Stationery	(1)	-
Education expenses	(2)	(1)
Parking charges	(4)	(3)
Financial services	(41)	(37)
Postal fee	(4)	(2)
Advertisement	(25)	(6)
Delivery charges	(25)	(18)
Professional fees	(1)	-
Accounting services, financial audit	(51)	(38)
Personel expenses	(391)	(358)
Membership fees	(1)	
Communication fees	(10)	(9)
Consulting and analytical fees	(21)	-
Business trip	(1)	(1)
Lawyer and legal services	(6)	(2)
Fuel	(6)	(5)
Safeguarding	(2)	(1)
Total	**(685)**	**(534)**

Administrative expenditures increased by 28.13% compared to the previous period.

The significant cost increase may be due to several factors, such as the increases in transportation charges, insurance costs, IT services and advertising costs.

All the figures are stated in HUF million unless otherwise indicated.

Sales expenditures

Designation	30/06/2024	30/06/2023
Listing and maintenance fees, fees paid directly to securities, brokers	(2)	(7)
Communication and marketing expenses	-	-
Total	**(2)**	**(7)**

3. Evolution of earnings from other activities and financial activities

Other revenues and expenditures are items that cannot be linked to the core activity, but they have an impact on profit or loss.

Other activities

Designation	30/06/2024	30/06/2023
Donation, scholarship payments	(5)	-2
Fine, penalty and default interest	(20)	-15
Building and land tax	(18)	-7
Net of gain on fixed asset sales and write off	1	0
French local tax	(3)	-7
Other taxes	(1)	-1
Employee cost contributions	-	0
Increase/decrease in provision	155	-156
Received penalty payment, compensation, received cost reimbursement	15	9
Miscellaneous sundry items	(2)	5
Total	**122**	**(174)**

The amount of provisions made in 2023 was reversed in the reporting year. The building tax increased as a result of the inclusion of the Szerémi út property in the Group.

Financial activities

Designation	30/06/2024	30/06/2023
Interest income from the banks	18	20
Interest expenses	(194)	(179)
Revaluation of foreign currency assets and liabilities (not realized)	6	(51)
Revaluation of foreign currency assets and liabilities (realized)	8	3
Expected Credit Loss (ECL)	46	(26)
Sconto	29	3

All the figures are stated in HUF million unless otherwise indicated.

Impairment of investments	-	(47)
Gain from acquisition of business interests	-	2
Difference between deferred acquisition purchase price and fair value	167	-
Total (with regard to sign)	**80**	**(275)**

The Group has changed its policy related to the computation of ECL, it has been using new ECL ratios following the repeated analysis of historical data.

4. Evolution of the EPS and EBITDA indicators of the Group

Earnings per share (EPS)

Ownership ratios on 30.06.2024 by share types:

Designation	Number of shares 30/06/2024	Number of shares 30/06/2023	Ownership	Parent company's profit or loss attributable to shareholders 30/06/2024	Parent company's profit or loss attributable to shareholders 30/06/2023
Ordinary share	33 355 200	33 355 200	1	908	320
Total	**33 355 200**	**33 355 200**	**1**	**908**	**320**

Designation	30/06/2024	30/06/2023
Annual profit or loss attributable to the Group's shareholders	908	320
Parent company's profit or loss attributable to shareholders after deduction of fixed dividends	908	320
Annual profit or loss attributable to ordinary shares	908	320
Weighted arithmetic mean of outstanding ordinary shares	33 355 200	33 150 095
Earnings per share from the continuing operations (in HUF)	**27,22**	**9,65**
Parent company's profit or loss attributable to holders of ordinary shares upon dilution	908	320
Weighted arithmetic mean of diluted ordinary shares	33 355 200	33 150 095
Diluted earnings per share from continuing operations (in HUF)	**27,22**	**9,65**

All the figures are stated in HUF million unless otherwise indicated.

EBITDA

The EBITDA is deducted as follows:

	30/06/2024	30/06/2023
Profit or loss before tax	1 038	574
Depreciation	584	509
Elimination of financial income and expenses	-80	275
EBITDA	**1 542**	**1 358**

All the figures are stated in HUF million unless otherwise indicated.

X. Supplementary notes to the interim balance sheet

5. Value of customer relations

Upon the inclusion of NEO Property Services Zrt., the Group identified the previously unstated intangible assets and separated them from the initial difference, in accordance with the rules of IFRS 3. In this regard, the Group identified the customer relations and determined their value with the involvement of an external expert, by deducting it from its cash-generating capacity.

Gross value	**Customer list**
Balance at 31 December 2023	**12 794**
Purchase	0
Balance at 30. June 2024	**12 794**

Depreciation	**Customer list**
Balance at 31 December 2023	**(1 655)**
Depreciation recognised	**(290)**
Balance at 30. June 2024	**(1 945)**

Net value	**Customer list**
Balance at 31 December 2023	**11 139**
Balance at 30. June 2024	**10 849**

The recoverable value of intangible assets was last tested by the Group by 31 December 2023. In that period, it did not identify any circumstance which would suggest depreciation.

6. Right-of-use assets and lease liability

Among the right-of-use assets, the Group presents the right-of-use (ROU) assets related to the leased car fleet and the rental rights of office premises, as well as the related depreciation charge.

Liabilities related to the right-of-use are recorded as lease liabilities in accordance with the rules of IFRS 16.

All the figures are stated in HUF million unless otherwise indicated.

Net value of the right-of-use assets on 30.06.2024:

Gross value	ROU car	ROU property	Total
Balance at 31 December 2023	827	9	836
New contracting	127	-	127
Changes to the lease payments	37	-	37
Impact of exchange rate changes	-	-	-
Balance at 30 June 2024	**991**	**9**	**1 000**

Depreciation	ROU car	ROU property	Total
Balance at 31 December 2023	(547)	(7)	(554)
Depreciation recognised	(119)	(2)	(121)
Balance at 30 June 2024	**(666)**	**(9)**	**(675)**
Net value at 30 June 2024	**325**	**-**	**325**

Lease liabilities

Designation	Car	Property	Total
Lease debt due within one year	119	-	119
Over a year, lease debt due within five year	228	-	228
Lease debt due within five year	-	-	-
Total	**347**	**-**	**347**

Designation	Car	Property	Total
Opening lease liabilities total	294	4	298
Impact of exchange rate changes	-	(2)	(2)
Interim contracting	127	-	127
Changes to the lease payments	37	-	37
Salary of lease payments	(111)	(2)	(113)
Outstanding lease liability at the end of the half-year	**347**	**-**	**347**

All the figures are stated in HUF million unless otherwise indicated.

7. Other intangible assets

Intangible assets not highlighted elsewhere are made up of licenses and of software purchased and developed by the Group itself.

Other Intangible assets on 30.06.2024:

Gross value	Intangible asset	Total
Balance at 31 December 2023	337	337
Purchase	4	**4**
Balance at 30 June 2024	**341**	**341**

Depreciation	Intangible asset	Total
Balance at 31 December 2023	**(311)**	**(311)**
Depreciation recognized	**(9)**	**(9)**
Balance at 30 June 2024	**(320)**	**(320)**

Net value	Intangible asset	Total
Balance at 31 December 2023	**26**	**26**
Balance at 30 June 2024	**21**	**21**

8. Investment properties

Net value of the properties on 30.06.2024:

Gross value	Industrial property	Residential property	Total
Balance at 31 December, 2023	**5 956**	**2 118**	**8 074**
Impact of exchange rate changes	-	30	**30**
Additions	-	25	**25**
Balance at 30 June, 2024	**5 956**	**2 173**	**8 129**

Depreciation	Industrial property	Residential property	Total
Balance at 31 December, 2023	**(319)**	**(51)**	**(370)**
Depreciation recognised	(47)	(84)	**(131)**
Balance at 30 June, 2024	**(366)**	**(135)**	**(501)**

0

Net value	Industrial property	Residential property	Total
Balance at 31 December, 2023	5 637	2 067	7 704
Balance at 30 June, 2024	5 590	2 038	7 628

All the figures are stated in HUF million unless otherwise indicated.

The changes in value in the first semester were influenced by the following factors: the accumulated depreciation, the conversion to HUF of the value of Hotel Cyrano recognised in EUR and the charges activated upon it.

The group measures investment properties based on the cost model.

Property	Book value of property on 30 june 2024
AKKO Invest Nyrt. -residential property (Bp. Kárpát utca)	78
AKKO Invest Nyrt. -industrial property (Bp. Szerémi út)	3 277
Moon-Facility Zrt -industrial property in Szolnok	474
ALQ SAS - Hotel (under reconstruction)	1 880
4 Stripe Zrt.- industrial property	1 198
A Plus Invest Zrt.-residential property	169
Deniro Zrt.-industrial property Budaörs	552
Total	**7 628**

The recoverable value of investment properties was last tested by the Group by 31 December 2023. In that period, it did not identify any circumstance which would suggest depreciation.

9. Properties

Among the properties, the Group keeps record of transformations, refurbishments performed and activated on rented properties, and of office containers used by the Group itself. Real estates are for investment purposes and are recognised in the books of NEO Property Zrt.

Gross value	Properties
Balance at 31 December, 2023	92
Purchase	0
Balance at 30 June, 2024	**92**

Depreciation	Properties
Balance at 31 December, 2023	(53)
Depreciation recognised	(2)
Balance at 30 June, 2024	**(55)**

Net value	Properties

Balance at 31 December, 2023	39
Balance at 30 June, 2024	37

10. Plant, fixtures and equipment

Evolution of the assets classified in this category in the first semester of 2024:

Gross value	**Plant, fixtures and equipment**	**Total**
Balance at 31 December 2023	**651**	**651**
Purchase	**35**	**35**
Balance at 30 June 2024	**686**	**686**

Depreciation	**Plant, fixtures and equipment**	**Total**
Balance at 31 December 2023	(595)	(595)
Depreciation recognised	(32)	**(32)**
Balance at 30 June 2024	**(627)**	**(627)**

Net value	**Plant, fixtures and equipment**	**Total**
Balance at 31 December 2023	**56**	**56**
Balance at 30 June 2024	**59**	**59**

11. Other receivables and prepayments and accrued income

The Group had the following other receivables and prepayments and accrued income:

Designation	**30/06/2024**	**31/12/2023**
Other non-income tax receivables	68	100
Advances granted	581	593
Accrual of sales revenue, other interest income, other revenue	4 709	1 173
Prepaid costs, other interest paid, other expenditures	155	30
Overpaid suppliers	-	2
Fees	7	7
Collateral	2	2
Performance and warranty guarantees	39	77
Total	**5 561**	**1 984**

All the figures are stated in HUF million unless otherwise indicated.

Advances granted are composed of advances granted to suppliers and personnel for subsequent recognition. The amount of advances granted to suppliers is Million HUF 574 in the records of the Group.

Revenue accruals include the amount of revenue which was not yet invoiced for the first semester of 2021. The Group states the costs and expenditures charged to profit or loss, incurred in the first semester of 2024 but partially belonging to the second semester or the subsequent financial year in the prepaid costs, other interest paid, other expenditures row.

Bails, security deposits and collaterals are related to complex property operation services.

12. Treasury shares

The quantity and value of treasury shares did not change in the first semester of 2024.

On 30.06.2024, no treasury shares (Parent Company shares) were held.

Designation	30/06/2024 (pcs)	31/12/2023 (pcs)
Opening balance	-	937
Number of treasury shares sold through the stock exchange	-	-
Treasury shares transferred as consideration for the assignment of a receivables	-	(592)
Treasury shares transferred as consideration for the purchase of a share	-	(345)
Changes in shares (pcs)	**-**	**-**
Of which: held by subsidiaries		-
Designation	**30/06/2024**	**31/12/2023**
Opening balance	-	(380)
Treasury shares sold through the stock exchange	-	-
Treasury shares transferred as consideration for the assignment of a receivables	-	240
Treasury shares transferred as consideration for the purchase of a share	-	140
Changes in treasury shares at carrying amount (with regard to sign)	**-**	**-**
Of which: held by subsidiaries	0	-

*The signs shown in the table are from equity perspective.

All the figures are stated in HUF million unless otherwise indicated.

13. Bank loans

Debtor	Expiry date	Interest rate	30 June 2024	Due within 1 year	Due within 5 year	Due over 5 years
AKKO Invest Nyrt.	2036.03.31	2,5%	9 792	723	3 091	5 978
4 Stripe Zrt.	2032.02.29	1,9%	386	23	363	-
Deniro Zrt.	2034.12.31	1 month Bubor+1,8%	185	4	57	124
Total			**10 363**	**750**	**3 511**	**6 102**

The carrying amount of bank loans essentially corresponds to their fair value.

A HUF loan was disbursed to Deniro Zrt. at the end of 2021.

The changes in outstanding loans are shown in the table below:

Designation	Long term loans	Short term loans
Opening balance	9 967	768
Principal instalment	(5)	(378)
Interest payment in 2021	-	132
Reclassification due to maturity	(359)	359
Year-end revaluation	10	1
Closing	**9 613**	**750**

14. Received loans

In addition to bank loans, the Company also has received loans from other undertakings. In the course of 2019, Elitur Invest Zrt. received a long-term loan from WING Zrt., its former parent company. The maturity date of the loan is 31.12.2024, the interest rate is 2% higher than the actual basic interest rate of the central bank.

Compared to 31.12.2023, the loan amount increased by the interest accumulated during the financial year.

15. Provisions

All the figures are stated in HUF million unless otherwise indicated.

Provisions were created and used in relation to the following grounds:

Creation of provisions	Opening balance	Creation of provisions	Use of provisions	Closing balance
Penalties and claims from contracting	587	-	(135)	452
Guarantee liabilities	181	-	-	181
Severance pay	21	-	(21)	-
Litigation	-	-	-	-
Total	**789**	**0**	**(156)**	**633**

16. Deferred purchase price of the acquisition

In the course of the acquisitions of business shares in 2021, it was not the entire purchase price which was settled, therefore the Group had liabilities vis-à-vis the Seller, amounting to MHUF 4,830. On 31 December 2023, its long-term liabilities amounted to MHUF 4,014 due to redemptions. At the end of the first semester of 2024, no new redemption took place. On 30.06.2024, the discounted present value of liabilities amounted to MHUF 3,847. During the determination of the discounted value, a fair value difference of MHUF 167 was recognised.

During the second semester, an additional amount of MHUF 739 was paid from the outstanding liabilities until the preparation of the financial statements.

17. Other short-term liabilities and accruals

This position includes liabilities not connected to suppliers or loans. These mostly include tax balances – other than income tax – wage-related liabilities, accruals and deferred income. The items are stated at non-discounted value, and their fair value corresponds to their carrying amount.

Designation	30/06/2024	31/12/2023
Tax balances	756	1 297
Wage-related items	488	507
Penalty, self-revision and default penalty	5	-
Accrued expenses and expenditures charged to the period before the balance sheet date	6 294	4 548
Revenue accruals and deferrals	101	43
Advance received from buyer	176	460
Security deposit received	23	24
Collateral received	2	2
Guarantee received	350	-
NTCA duty	-	85
Loan liabilites from MEVINVEST Ltd.	517	489
Miscellaneous items	4	-

Total	**8 716**	**7 455**

The revenue of operations performed contractually, but not yet invoiced NEO Property Zrt. were presented in the accrued income.

The security deposits obtained are linked to the following Group members.

Designation	2024.06.30
4Stripe Zrt.	13
ALQ SAS	10
Total	**23**

All the figures are stated in HUF million unless otherwise indicated.

XI. Other disclosures

18. Operating segments

The Group identified the following operating segments:

1. Industrial property segment
2. Residential property segment
3. Facility Management line of business
4. ITS line of business
5. GKI, formerly Fit-Out line of business

Segments 3 to 5 are related to the property operation service. The pool of contracts related to service provision is stable and long-term.

Facility Management includes activities related to property operation.

The ITS line of business covers the area of technical facility management and the area of infrastructure management.

Within the FIT-out line of business, it performs the design and complete construction related to office buildings and various facilities. The name of the business line was changed to General Fit-out Business (GKI)

Consolidated profit and loss statement by segments, 30/06/2024

Designation	Industrial property segment	Residential property segment	Facility Management industry	Part of a total
Real estate operation	-	-	8 255	8 255
Revenue from property lease	49	63	-	112
Other revenue	4	-	1 073	1 077
Sales revenue of the segment	**53**	**63**	**9 328**	**9 444**
Direct expenditures	(60)	(84)	(8 227)	(8 371)
Administrative and sales expenditures	(3)	(52)	(300)	(352)
Other expenditures, net	(7)	(3)	68	53
Financial expenditures, net	(25)	-	31	6
Negative goodwill	-	-	-	-
Profit or loss before tax within the segment	**(42)**	**(76)**	**900**	**780**

All the figures are stated in HUF million unless otherwise indicated.

Designation	ITS industry	GKI industry	Not allocated to segment	Total
Real estate operation	5 069	4 808	253	**18 385**
Revenue from property lease	-	-	-	**112**
Other revenue	-	-	-	**1 077**
Sales revenue of the segment	**5 069**	**4 808**	**253**	**19 574**
Direct expenditures	(4 471)	(4 751)	(458)	**(18 051)**
Administrative and sales expenditures	(163)	(155)	(14)	**(684)**
Other expenditures, net	37	35	(8)	**117**
Financial expenditures, net	17	16	41	**80**
Negative goodwill	-	-	-	**-**
Profit or loss before tax within the segment	**489**	**(47)**	**(186)**	**1 038**

Designation	Industrial property segment	Residential property segment	Facility Management industry	Part of a total
Sales revenue from external parties	53	63	9 328	9 444
Intragroup sales revenue	-	-	-	-
Sales revenue of the segment (including inter-segment revenues)	**53**	**63**	**9 328**	**9 444**
				-
Profit or loss of the segment (before tax)	**(42)**	**(76)**	**900**	**780**

Designation	ITS industry	GKI industry	Not allocated to segment	Total
Sales revenue from external parties	5 069	4 808	253	19 574
Intragroup sales revenue	-	-	-	-
Sales revenue of the segment (including inter-segment revenues)	**5 069**	**4 808**	**253**	**19 574**
				-
Profit or loss of the segment (before tax)	**489**	**(47)**	**(186)**	**1 038**

Reconciliation of sales revenues	**2024.06.30**
Total sales revenues allocated to segment	19 321
Elimination of intragroup sales revenues	-
Revenues not allocated to segment	253
Reconciliation of profit or loss	
Profit or loss allocated to segment	1 224
Profit or loss not allocated to segment	(186)
Total	**1 038**

Customers under the control of government	**2024.06.30**	**2023.06.30**

Revenue	2 766	2 669
Direct material cost	(1 813)	(2 040)
Result	**953**	**629**

Comparative figures (30.06.2023)

Designation	Industrial property segment	Residential property segment	Facility Management industry	Part of a total
Real estate operation	-	-	7 154	7 154
Revenue from property lease	60	2	-	62
Other revenue	-	-	795	795
Sales revenue of the segment	**60**	**2**	**7 949**	**8 011**
Direct expenditures	(76)	(15)	(6 865)	(6 956)
Administrative and sales expenditures	(2)	(40)	(265)	(307)
Other expenditures, net	(5)	(8)	(112)	(125)
Financial expenditures, net	1	(3)	-	(2)
Negative goodwill	87	-	-	87
Profit or loss before tax within the segment	**65**	**(64)**	**707**	**707**

Designation	ITS industry	GKI industry	Not allocated to segment	Total
Real estate operation	4 668	2 805	129	14 756
Revenue from property lease	-	-	-	62
Other revenue	-	8	-	803
Sales revenue of the segment	**4 668**	**2 813**	**129**	**15 621**
Direct expenditures	(4 086)	(2 692)	(410)	(14 144)
Administrative and sales expenditures	(153)	(92)	11	(541)
Other expenditures, net	(49)	-	-	(174)
Financial expenditures, net	-	-	(273)	(275)
Negative goodwill	-	-	-	87
Profit or loss before tax within the segment	**380**	**29**	**(543)**	**574**

Consolidated sales revenue and profit or loss by segments

Designation	Industrial property segment	Residential property segment	GKI industry	Part of a total
Sales revenue from external parties		2	7 949	8 011
Intragroup sales revenue		-	-	-
Sales revenue of the segment (including inter-segment revenues)	**60**	**2**	**7 949**	**8 011**

All the figures are stated in HUF million unless otherwise indicated.

Profit or loss of the segment (before tax)	**65**	**(64)**	**707**	**707**

Designation	ITS ndustr y	GKI industr y	Not allocate d to segment	Total
Sales revenue from external parties	4 668	2 813	129	15 621
Intragroup sales revenue	-	-	-	-
Sales revenue of the segment (including inter-segment revenues)	**4 668**	**2 813**	**129**	**15 621**
				-
Profit or loss of the segment (before tax)	**380**	**29**	**(543)**	**574**

Reconciliation of sales revenues	30/06/2023
Total sales revenues allocated to segment	15 492
Elimination of intragroup sales revenues	-
Revenues not allocated to segment	129
Reconciliation of profit or loss	
Profit or loss allocated to segment	1 116
Profit or loss not allocated to segment	(543)
Total	**574**

Customers under the control of government	30/06/2023	30/06/2022
Revenue	2 669	1 846
Direct material cost	(2 040)	(1 366)
Result	**629**	**480**

The Group omits the presentation of the segments' assets and liabilities, since CODMs do not monitor that on a continuous basis.

19. Transactions with related parties

The transactions and balances between the parent company and its subsidiaries – being the related parties of the Group – are eliminated for the purposes of consolidation, and thus they are not presented in this section. The Company had no business relation with other related party outside the scope of consolidation.

The members of the Governing Board and of the Audit Committee are related parties. The members of the Governing Board received the following remuneration during the financial year.

All the figures are stated in HUF million unless otherwise indicated.

Designation	Governing Board	Audit Committee	Total
Wages	5	-	5
Benefits	3	-	3
Total	**8**	**-**	**8**

Emoluments were recognised as part of the allowances.

20. Material events after the Interim Period

- The Group published its first sustainability report on 31.07.2024.
- AKKO Invest Plc. had already purchased the 50% ownership interest of the property located at Szerémi út and is currently conducting negotiations on purchasing the remaining 50% and the financial settlement of the purchased 50% ownership share. It is planned that the necessary funds will be provided through private placement of share capital or borrowing.
- NEO Property Services Zrt. has concluded a lease contract for a specific part of the Parent Company’s office building located in Szerémi út.

21. Disclosures related to the situation of war between Russia and the Ukraine

The management continuously monitors whether the war between Russia and the Ukraine, that started at the end of February 2022, has any impact on the course of business of the Group.

The increase in energy prices has led to significant cost increases in the property operation sector. Higher energy costs have increased operation costs, which has reduced profit margins and increased the need to raise rents.

The increase in raw material prices has led to rising maintenance costs.

Overall, the war between Russia and the Ukraine has brought major challenges and cost increases in the property operation and rental sectors. However, adopting an appropriate strategy will make it possible to maintain market stability and to ensure long-term growth.

22. Accountancy service provider

The financial statement of the Group for the first semester of 2024 have been compiled by Hajnalka Réti, IFRS chartered accountant (registration number: 202580).

23. Authorisation of the disclosure of the interim financial statements, statements made by the issuer

The Group authorised the disclosure of these interim financial statements to the Governing Board and the Audit Committee on 11 September 2024.

The Company declares that its consolidated Interim Financial Statements for the first semester of 2024 and its six-monthly report were prepared in accordance with the International Financial Reporting Standards adopted by the European Union, to the best of knowledge of the Company, and that they present a true and fair view of the assets, liabilities, financial situation, profit and loss of the Company in its capacity as an issuer and of the undertakings involved in the consolidation.

The Company also declares that its consolidated six-monthly report for the first semester of 2024 presents a fair view of the situation, development and performance of the issuer and of the undertakings involved in the consolidation, and that it gives an overview of the likely risks and uncertainty factors regarding the remaining period of the financial year.

The Company declares that the figures of the present six-monthly report have not been inspected by any independent auditor.

Budapest, 11.09.2024

on behalf of AKKO Invest Plc.

………………………………..	………………………………..
Zoltán Prutkay	Imre Horváth
chairman of the Governing Board	member of the Governing Board

AKKO Invest Plc.

Business and Management Report

on the first semester of 2024

I. Business and Management Report of AKKO Invest Plc and AKKO Group

Business environment and results of the year

The Company closed the first semester of 2024 above expectations, with a record-level profit. Compared to the same period last year, the revenue increased by 25.30%, the profit before tax was 1.8 times higher, the equity was 20.85% higher, whereas the total comprehensive income was nearly 3 (2.79) times higher. Consequently, the earnings of the Company in this first semester are close to the amount of the total comprehensive income realised in 2022.

Derivatives, securities:

In the first half of 2024, the Group did not enter into securities transactions and it is not planning to carry out such transactions in the future, either.

Longer term capital market investments:

The Group does not have such investments.

Real economy:

The main strand and strategy for the Group concern the realisation of investments in the real economy.

The current property portfolio of the Company Group

- industrial properties in Szolnok and Budaörs,
- in Budapest: a villa building to be renovated,
- office premises located in a residential property in district XIII of Budapest,
- and it holds a 50% ownership interest of an office building located in a prominent area of district XI of Budapest.

Industrial properties are mostly commercial and logistic facilities.

Through the ALQ SAS subsidiary, the property portfolio includes a hotel project in France (Cyrano Hotel – Juan-Les-Pins, Antibes) whose investment form will be decided in the future. The necessary permit to renovate the building was obtained in 2023.

Property located at Szerémi út 4. – Kaposvár u. 3-11.

The property is located in the Southern Buda region, which has provided the settings and opportunities for the realisation of countless major real estate developments in recent years, and continues to do so today (e.g. Kopaszi dam, new MOL headquarters, residential complexes, office buildings, etc.). In view of the easy access to the property and its privileged location, it offers numerous opportunities for further exploitation. The offices that can be found in the property are currently used by means of rental.

Surface area of the land plot: 3.597 m^2

Superstructures: 18.891 m^2

Property located at Kárpát utca 50.

The property comprises the office space at the ground floor of the housing association in district XII. The aim is to use the office space by means of rental.

Superstructure: 121 m^2

MOON Facility Zrt.

The property is located in the industrial sector of Szolnok, in the South Western part of the town. The property is suitable for being used for multiple purposes because of its location and design.

Currently, the property is rented by one tenant and the Parent Company intends to use it by further rental and development.

The property also comprises industrial railway sidings connected to the countrywide network.

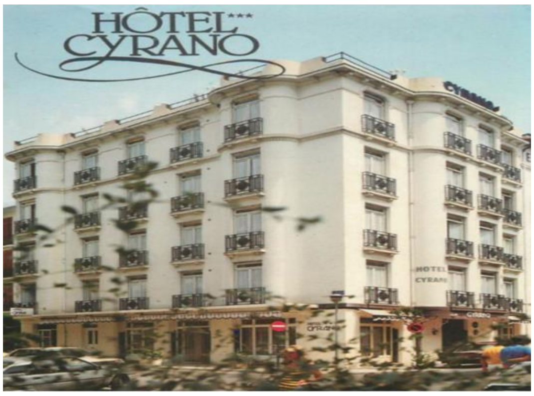
Surface area of the land plot: 48.627 m^2

Superstructures: 3.330 m^2

ALQ SAS

The hotel is located in France, in the town of Antibes, 50 m from the sandy beach of Juan-Les-Pins. Juan-Les-Pins is one of the most popular towns in the surroundings.

The 3-star hotel needs to be renovated so as to provide an appropriate yield to the Company in its capacity as an Issuer and to its shareholders. The licensing procedure needed for its renovation was successfully completed in autumn 2023. The 5-storey property with 36 rooms has a total surface area of 1,200 m^2, for which two external parking lots were purchased as well.



4 Stripe Zrt.

Surface area of the land plot: 3.932 m^2

Superstructures: 3.904 m^2

The property is currently rented by seven tenants. The occupancy rate is 70%. The Company seeks to reach an occupancy rate of 100%.

A PLUS Invest Zrt.

Surface area of the land plot: 2.269 m^2

Superstructures: 438,17 m^2

The property will be used after its improvement by renting and/or selling.

Deniro Zrt.

Surface area of the land plot: 1518 m^2

Superstructures: 1334 m^2

The property is located in Pest county, in the town of Budaörs at an easily accessible and prominent location in the Budakeszi district.

The occupancy rate of the property is 100%.

Presentation of the scope of activities

The Parent Company was registered by the Company Court on 07.08.2006, and it was transformed into a public limited company on 10.11.2010. Subsequently, on 15.02.2011, its ordinary shares were admitted to trading on the Budapest Stock Exchange and on 08.04.2011, they were admitted to trading on the Böerse Stuttgart as well.

The long-term strategy of the Parent Company set as an objective to generate a source of income for the shareholders of the Company through acquisitions and real investments.

Name of the Company	Equity stake
VÁR-Logisztika Zrt. (registered office: 1124 Budapest, Lejtő út 17/A.; company registration number: 01-10-046822)	100%
MOON Facility Zrt. (registered office: 1124 Budapest, Lejtő út 17/A.; company registration number: 01-10-049534)	100%
ALQ SAS (registered office: France, Antibes 06600, 18 Avenue Louis Gallet; registration number: 841 053 077 R.C.S. Antibes, tax number: FR93841053077)	100%
4 Stripe Zrt. (registered office: 1124 Budapest, Lejtő út 17/A.; company registration number: 01-10-049777)	100%
A PLUS Invest Zrt. (registered office: 1124 Budapest, Lejtő út 17/A.; company registration number: 01-10-049740)	100%
Elitur Invest Zrt. (registered office: 1124 Budapest, Lejtő út 17/A.; company registration number: 01-10-049966)	100%
NEO Property Services Zrt. (registered office: 1095 Budapest, Máriássy utca 7; company registration number: 01-10-045154)	100%
Deniro Zrt. (registered office: 1124 Budapest, Lejtő út 17/A.; company registration number: 01-10-140820)	100%

Size and composition of the share capital

Composition of the share capital of the Company on 30 June 2024:

Stock series	Par value (HUF/piece)	Issued pieces	Total par value
Ordinary shares	25	33355200	833880000
Share capital size	25	33355200	833880000

The ordinary shares of the Company constitute voting rights the extent of which depends on the par value of the shares. Accordingly, each ordinary share with a par value of HUF 25 gives an entitlement to 1 vote.

In the first half of 2024, the share capital of the Company did not change.

The Company does not possess any treasury shares.

Share capital increase, decrease

The decision on increasing the share capital is made by the General Meeting based on the proposal of the Governing Board. The decision of the General Meeting is not necessary when the increasing of the share capital takes place within the competence of the Governing Board based on the authorisation of the General Meeting laid down in its decision.

Changes in the structure of the Group

The structure of the Group remained unchanged in the first semester of 2024.

Performance figures of the previous semester

In its report, AKKO Invest Plc. presents its processes that took place in the first semester of 2024. The Group has drawn up its consolidated financial statement for the first semester of 2024 in accordance with the International Financial Reporting Standards (IFRS).

The Company closed the first semester of 2024 with profit, which was primarily due to NEO Property Services Zrt., the Company's largest revenue-generating subsidiary. In addition, it has generated a considerable profit due to the income from the rents of the office building owned in 50% by the parent company, located in Szerémi út, which became its property at the end of 2023.

The most relevant figures for the Company Group include the evolution of equity and profit before tax, which are the most reliable performance measurement indicators. They were as follows:

Summary figures in Hungarian Forint (IFRS consolidated statement, HUF)	30/06/2024	30/06/2023	30/06/2022	2021.06.30	2020.06.30
Equity	9 193 000 000	7 607 000 000	6 263 000 000	5 646 797 000	5 633 173 000
Profit or loss before tax	1 038 000 000	574 000 000	481 000 000	438 299 000	19 236 000

Business report of NEO Property Services Zrt. on the first semester of 2024

In the first semester of 2024, NEO Property Services Zrt. was able to significantly improve its financial indicators compared to the same period in 2023, therefore the company achieved a **record-level first-semester revenue** and **earnings** in its lifetime.

	2018 H1	*2019 H1*	*2020 H1*	*2021 H1*	*2022 H1*	*2023 H1*	*2024 H1*
ÁRBEVÉTEL	8 454	9 528	11 012	11 058	11 219	15 558	19 457
EBT	505	534	666	844	852	1 079	1 292

adatok MFt-ban

The stable market position of the company is well illustrated by the fact that despite the unstable economic context prevailing since 2020 (COVID, war, high inflation, major challenges in the job market), its growth has been unbroken, the listed events did not have a negative impact on the operation of the company. The company continues to provide high quality service to its nearly 300 clients. Despite the tense situation at the property operation market, NEO could extend its portfolio with **new orders** (comprehensive operation of the Corvinus campus located at Ménesi út, technical operation of 7 hospitals in Western Hungary, cleaning of MÁV facilities in the North Hungary region, technical operation of Joyson Safety System Hungary Kft., mechanical maintenance of SPAR stores). In addition, the fact that the company could obtain the technical operation of the office buildings of Magyar Telekom Nyrt., as well as the comprehensive operation of its T-Point shops and base stations for a period of 2 further years from 01 January 2024, can be seen as an event of strategic importance. The cooperation that started in 2023 on behalf of YETTEL/CETIN on the countrywide technical and infrastructural maintenance of towers and base stations has been extended for a further 2 years following a successful test period.

Besides operation, the **general construction** team was further reinforced; engineers, project managers and preparatory staff were hired to assist the business line director, and a mobile construction group consisting of 4-5 persons was also set up. The business line will soon report the completion of the general construction of the 165-flat condominium called Le Jardin, started in mid-2022, owned by **LIVING**; within the framework of a new order, it has successfully completed the shell & core works of the Liberty office building and is going to complete the other fit out works in mid-September.

Particular emphasis is put on the construction works in the short- and medium-term plans of the company, with regard to the design of rental properties, green field investments, extension or alteration of properties. This is the area where NEO sees the highest growth potential both in terms of future revenue and profit. NEO was also able to expand further in the area of condominium management services (BPart Lucius Condominium); more and more old and newly built condominiums decide to entrust the management of their property to the company’s Property Management Team.

Our priority clients (WING, Magyar Telekom, MOL, MÁV, Praktiker, EON/MVM, Coloplast, Opella/Chinoin) continue to pursue close cooperation with us, which means an ever increasing range of optional orders and a correct business relationship which is beneficial for both parties.

The company puts great emphasis on the **digitalisation** process that was started several years earlier, thus the web-based CAFM system (NMBS) developed by the company itself is being continuously further developed.

In line with the expectations from the market and the owners, NEO’s management took its positive decision on drafting the first annual ESG report in 2022. As a professional advisor in this field, it works closely with one of the best-known companies in the market, PwC Könyvvizsgáló Kft. Following the first ESG report issued in 2022, NEO PS is going to issue its second ESG report in autumn 2024.

In the second half of the year, NEO expects an exceptionally large number of one-off orders, which are expected to further improve the great performance achieved in the first semester. Owing to this, despite the difficulties caused by the external economic environment (increase in raw material prices and overhead costs, as well as the continuous requests for the closely related subcontractor’s fees), **NEO is again forecasting an outstanding profit for business year 2024.**

Disclosures made by AKKO Invest Plc. in the first semester of 2024		
January	31	Voting rights and share capital size
February	6	Extraordinary information - announcement by owners
	7	Extraordinary information - announcement by owners
	29	Voting rights and share capital size
March	20	Invitation to the General Meeting - 19/04/2024
	28	Proposals submitted to the General Meeting
	28	Voting rights and share capital size

April	19	Resolutions of the General Meeting (Report from the Governing Board, Report from the Audit Committee)
	19	Specific and Consolidated annual IFRS statements, Report and Auditor's report for 2023
	19	Corporate Governance Report for 2023
	19	Statement on remunerations for 2023
	30	Voting rights and share capital size
May	22	Article of Association - 19/04/2024
	31	Voting rights and share capital size
June	28	Voting rights and share capital size

On **6 February 2024**, the Company provided information on the fact that Chantili Invest Zrt. (registered office: 1124 Budapest, Lejtő út 17/A.; company registration number: 01-10-140387) sold 3,336,000 AKKO Invest Plc. ordinary shares in an OTC transaction, by using the services of Erste Befektetési Zrt. The total number of AKKO Invest Plc. ordinary shares owned by Chantili Invest Zrt. passed to 0. Its equity stake fell below the 10% and 5% thresholds.

On 7 February 2024 the Company announced that Mr. György Ádámosi (residence: 2 impasse des Carrières, Monaco) purchased 3,336,000 AKKO Invest Plc. ordinary shares in an OTC transaction, by using the services of Raiffeisen Bank Zrt. The number of Mr. György Ádámosi's AKKO Invest Plc. ordinary shares passed to 3,336,000; thereby his equity stake exceeded the 5% and 10% thresholds, thus he holds 10,00% of the issued capital stock and the voting shares.

The invitation of the Annual General Meeting of the Company convened for 19 April 2024 was published on **20 March 2024**.

On **28 March 2024**, the Company disclosed the recommended agenda of its Annual General Meeting.

On **19 April 2024**, following the Annual General Meeting, the Company disclosed the Resolutions of the General Meeting, as well as the separate and Consolidated annual IFRS statements for 2023, the Auditor's Report, the Corporate Governance Report, the Remuneration Report, the Report from the Governing Board and the Report from the Audit Committee.

The Articles of Association of the Company were published on **22 May 2024**, following the registration by the Company Court of the resolutions adopted at the Annual General Meeting.

Disclosures made after the reporting period:

Disclosures made by AKKO Invest Plc. in the period following the balance sheet date		
July	31	Voting rights and share capital size
	31	Sustainability Report (ESG)
August	12	Extraordinary information note - Szerémi
	31	Voting rights and share capital size
September	9	The 2023 ESG Report of NEO Property Services Plc. has been published

The Company published its first Sustainability Report (ESG) for 2023 on **31 July 2024**.

As part of an extraordinary information provision, the Company announced on **12 August 2024** that it concluded a sales contract on 20 December 2023 on the 50% ownership interest of the office building complex (hereinafter: the “Property”) located at 1117 Budapest, Szerémi út 4. – Kaposvár utca 3-11.; its subsidiary, NEO Property Services Zártkörűen Működő Részvénytársaság (registered office: 1095 Budapest, Máriássy utca 7.) concluded a lease contract for the parts of the Property specified in the lease contract, as well as for the purchase of the remaining 50% ownership interest of the said Property. Negotiations were initiated on the previously signed property sales contract and the financing of the purchase price of the remaining 50% ownership interest for the possible purchase thereof. The Company wishes to raise the necessary funds through private placement of share capital and/or borrowing.

The Company published on **9 September 2024,** the provided information of the publication of the 2023 ESG Report of NEO Property Services Zrt.

Objectives and strategy

AKKO Invest Plc. is a holding company, i.e. a company with equity stake is several undertakings, the economic objective of which is to realise long-term increase in value through efficient cooperation between the holding and the subsidiaries. Akko Invest Plc. invests its own assets, without performing external asset management. Its fundamental objective is not necessarily the sale of the subsidiaries owned by it, but to achieve asset accumulation and increase in value in the subsidiaries (and obviously in the parent company), and through that in the parent company.

Despite the evolution of good indicators, the first semester of 2024 has not yet resulted in any change in the life of the Company, regardless of the fact that at the Annual General Meeting, the Governing Board was authorised by the General Meeting to purchase treasury shares and to increase the share capital. By using these powers, the Governing Board aims to take business decisions by involving the necessary resources, that fit the long-term strategy of the Company and generate additional profit and income for the Group.

A further objective is to lay the foundations of the Company’s long-term stability and positive perception by increasing revenue and profit.

The Group’s purpose is to establish a successful holding. Its most important objective is to generate added value for the Parent Company and in parallel, to generate value for the shareholders.

As the Parent Company intends to carry out investments in the real economy with a high yield-generating capability, it intends to carry out further acquisitions in the future.

Resources and risks

Financial and economic risk factors:

The Parent Company (has) earned profit (revenue) mainly through its subsidiaries which also provide it with a sufficient source of income to cover maintenance costs and to repay the outstanding loans and the outstanding arrears of the purchase price of NEO Property Services Zrt. shares.

Scale of the expenditure:

AKKO Invest Plc. is highly human resource-oriented, its success depends on the right decisions of the Governing Board. Risks are due to the same fact. ***The evolution of the assets of the Parent Company (and consequently the price of the shares) may show quite significant variations and there is a chance for capital loss at any time.***

The level of financial liquidity:

Due to its high liquid cash balance, the Company is not threatened by being unable to pay the costs it incurs.

Credit risk:

Within the Group, AKKO Invest Plc., 4 Stripe Zrt. and Deniro Zrt. have outstanding bank loans and the Parent Company has currently outstanding purchase price arrears (for the shares of NEO Property Services Zrt.), which were partly repaid after the reporting period on 8 and 9 August 2024 (an amount of HUF 739,000,000 was transferred to the seller). The bank loans of its subsidiaries can be settled mainly from rental income, the outstanding loans and purchase price arrears can be settled from its dividend received from NEO Property Services Zrt. and from the dividend paid to Elitur Invest Zrt. The Parent Company provides member's loan to cover the costs of its subsidiaries that do not generate any income so as to cover the incurred expenses.

<u>Operational risk factors include the following:</u>

Risks inherent in each internal process:

The staff number of the Parent Company can be considered as minimal at the level of strategy, operational complexity and stock market presence. Due the low staff number, many work processes can only be carried out with the involvement of external experts (e.g. ESG reporting, management of legal affairs, etc.) There are no other committees at the Company, audit tasks are performed by the chairman of the Governing Board and the members of the Audit Committee, together with the accountant.

<u>Environmental risk factors:</u>

1. Risks arising from the legal context and its changes

With the entry into force of European regulations and the introduction of effectively stricter rules (e.g. ESG reporting, ESEF compliance, etc.), compliance with EU regulations has become and is becoming a necessity for all listed companies, especially those listed in the premium category. The entry into force of those regulations allows to reduce risks and to significantly increase the scope of activities of the Company and the expenditure side of its budget.

2. Partner risk

AKKO Invest Plc. considers its account management partners to be reliable, stable, secure and prudent.

In the case of income-generating subsidiaries the main partner risk is to be sought in the tenants, since part of the income comes from rents. In the case of loss / non-payment of rents, as well as in the case of subsidiaries that do not generate any income, supplementary funding is provided by a member's loan from the Parent Company.

3. Risk of natural disasters

Fire, flood or other natural disasters may have an impact on the activities of the Company's subsidiaries owning properties. AKKO Invest Plc.'s subsidiaries owning properties are therefore exposed to the effects of the environment, so this aspect is relevant for the operation of the Company.

AKKO Invest shares owned by executive officers:

On 30 June 2024, the following executive officers owned AKKO Invest Plc. shares:

Name	Function	Ordinary shares, "C" series
Zoltán Prutkay	chairman of the Governing Board	29,000 pieces
Imre Attila Horváth	vice-chairman of the Governing Board	43,000 pieces
Gábor Székely*	member of the Governing Board, chairman of the Audit Committee	1,000 pieces
István Matskási	member of the Governing Board, member of the Audit Committee	0 pieces
Péter Márk Bosánszky	member of the Governing Board, member of the Audit Committee	650 pieces

*Mr. Gábor Székely owns additionally 14,500 AKKO Invest. Plc. shares through G&T Vagyonkezelő Zrt..

Executive officers

Pursuant to the Company's Articles of Association in force, single governance is ensured by the Governing Board.

The General Meeting is entitled to elect the members of the Governing Board. Members of the Governing Board may be re-elected.

Governing Board membership ceases to exist:

(a) upon the expiry of the duration of the mandate,

(b) upon recall,

(c) upon the occurrence of a ground for exclusion,

(d) upon resignation,

(e) upon death.

Members of the Governing Board:

- Zoltán Prutkay – chairman of the Governing Board
- Imre Attila Horváth (vice-chairman of the Governing Board)
- Gábor Székely – member of the Governing Board
- István Matskási – member of the Governing Board
- Péter Márk Bosánszky – member of the Governing Board

Members of the Audit Committee:

- Gábor Székely– chairman of the Audit Committee
- István Matskási – member of the Audit Committee
- Péter Márk Bosánszky – member of the Audit Committee

Members of the Audit Committee do not receive any specific financial compensation for their work.

Employment policy

Since 11 February 2019, the Parent Company has been employing an investment contact person and since 13 March 2019 it has been employing a Chief Executive Officer, its staff number increased by 1 contact person responsible for tenants as of 1 March 2020, and subsequently, on 1 December 2022, 2 further persons were engaged as project managers, thereby the number of employees increased to 5. The daily operation of the Company Group is ensured by 3 persons.

In its capacity as an Issuer, the Parent Company has not issued shares to employees, it has no employee share-ownership scheme in place and it has not concluded any agreement by which employees could acquire ownership over the capital of the Issuer.

The Parent Company presents the compensation and remuneration to be paid to its nominated postholders in the form of a Remuneration Report to the General Meeting.

The Parent Company does not have employees in its subsidiaries, with the exception of NEO Property Services Zrt., and the executive officers do not receive any financial or in-kind benefit, either.

Research and experimental development

In the current period, research and experimental development costs were not recognised in the financial statements.

Environmental protection

NEO Property Services Zrt. published its first ESG Report in 2023 and AKKO Invest Plc. published its first Sustainability Report on 31 July 2024, which contains detailed information on how to address environmental aspects.

Presentation of the premises

At the date of the drafting of this report, Parent Company does not have any premises.

NEO Property Services Zrt. as a subsidiary has the following premises:

- HU 4026 Debrecen, Bethlen utca 1.
- HU 6724 Szeged, Rókusi krt. 2-10.
- HU 6750 Algyő, Technológiai Ipartelep
- HU 5000 Szolnok, Ady Endre út 26.
- HU 8000 Székesfehérvár, Kaposi út 9.
- HU 2443 Százhalombatta, Olajmunkás utca 2.
- HU 9700 Szombathely, Hefele Menyhért utca 2.
- HU 7624 Pécs, Mátyás király utca 23.
- HU 3525 Miskolc, Régiposta utca 9.
- HU 3580 Tiszaújváros, TVK Ipartelep, "Régi Számítóközpont"
- HU 9023 Győr, Verseny utca 11.
- HU 8900 Zalaegerszeg, Zrínyi utca 6.

The other subsidiaries do not have any premises.

Disclaimer

To the consolidated IFRS Report of AKKO Invest Plc. for the first semester of 2024

I, the undersigned, as a person authorised to sign for the Company, in my capacity as the chairman of the Governing Board of AKKO Invest Plc., hereby declare that:

the consolidated financial statements were made in conformity with the International Financial Reporting Standards that were adopted by the European Union.

The consolidated financial statements for the first semester of 2024 were prepared in accordance with the accounting standards, to the best of our knowledge, presenting a true and fair view of the assets, liabilities, financial situation, profit and loss of AKKO Invest Plc. and of the enterprises involved in the consolidation, and the Management Report presents a fair view of the situation, development and performance of AKKO Invest Plc., setting out the main uncertainty factors and risks.

The Report does not conceal any fact which is significant in terms of the perception of the situation of AKKO Invest Plc.

AKKO Invest Plc. is aware of the fact that it is liable to reimburse any damage caused by failing to provide regular and extraordinary information or by providing misleading information (disclosure of regulated information) in accordance with Section 57(1) of the Capital Market Act.

From 11 September 2024, the consolidated IFRS report of AKKO Invest Plc. for the first semester of 2024 can be consulted in its entirety at the registered office of the Company (1118 - Budapest, Dayka Gábor utca 5.) and on its website (www.akkoinvest.hu), on the website of the Budapest Stock Exchange (www.bet.hu) and on the mandatory disclosure portal of the National Bank of Hungary (www.kozzetetelek.hu).

Budapest, 11 September 2024

Zoltán Prutkay
chairman of the Governing Board
AKKO Invest Plc.