

**Proposal to the extraordinary general meeting
of Budapesti Ingatlan Hasznosítási és
Fejlesztési Nyrt. on July 13, 2026**



Proposal to the extraordinary general meeting of Budapesti Ingatlan Hasznosítási és Fejlesztési Nyrt. on July 13, 2026.

Budapesti Ingatlan Hasznosítási és Fejlesztési Nyrt. (registered office: 1065 Budapest Bajcsy-Zsilinszky út 57.; hereinafter: the "Company") hereby informs its shareholders and the market players of the money and capital market that the Board of Directors has prepared its proposals for the extraordinary general meeting to be held on July 13, 2026 and publishes the same together with its motions pertaining to the individual agenda items.

Place and date of the general meeting: July 13, 2026, 10:00 am, Bajcsy Zsilinszky út 57. 2nd floor (Bajcsy Office Building). the notice of meeting was posted on June 11, 2026. Closing of the Record of Shareholders: July 9, 2026; closing date of the shareholder identification: July 6, 2026.

Agenda item No. 1: Decision on the waiver to be granted to the member Board of Directors and the Audit Committee according to the financial year of 2026

The Board of Directors hereby informs the Shareholders that Mr. Miklós Vaszily, member of the Board of Directors, by his resignation letter delivered on May 19, 2026 has resigned from his positions as member of the Board of Directors and of the Audit Committee. Pursuant to the Articles of Association of the Company, the resignation shall become effective on the 60th day following its notification, unless the General Meeting has elected a new member of the Board of Directors and of the Audit Committee prior to that date, in which case the resignation shall become effective as of such election.

The Board of Directors proposes that the General Meeting acknowledge the resignation of the member of the Board of Directors and of the Audit Committee and grant him discharge from liability in accordance with Section 3:117 (1) of the Hungarian Civil Code and Section 9.2 of the Articles of Association.

The discharge from liability certifies that the resigning member of the Board of Directors and of the Audit Committee has performed his duties in both positions with due regard to the primacy of the interests of the Company.

Motions regarding Agenda item 1:

.../13.07.2026 motion for resolution of the General Meeting:

The General Meeting resolves to accept, as of July 13, 2026 the resignation of Mr. Miklós Vaszily (mother's name: Dr Mária Németh; address: 1021 Budapest, Bognár utca 2/b. 1a.) from his positions as member of the Board of Directors and of the Audit Committee.

.../13.07.2026 motion for resolution of the General Meeting:

The General Meeting resolves to grant to Mr. Miklós Vaszily (mother's name: Dr Mária Németh; address: 1021 Budapest, Bognár utca 2/b. 1a.), as member of the Board of Directors, discharge from liability in respect of his activities in the year 2026.

.../13.07.2026 motion for resolution of the General Meeting:

The General Meeting resolves to grant to Mr. Miklós Vaszily (mother's name: Dr Mária Németh; address: 1021 Budapest, Bognár utca 2/b. 1a.), as member of the Audit Committee, discharge from liability in respect of his activities in the year 2026.

Agenda item No. 2: Decision on the appointment of the new member of the Board of Directors and the Audit Committee.

The Board of Directors proposes Mr. György Vilmos Zdeborsky (address: 65. Verecke road, Budapest, 1025; mother's name: Alice Gróff) as new member of the Board of Directors and of the Audit Committee.

Brief professional background of Mr. György Vilmos Zdeborsky: György Vilmos Zdeborsky graduated from the Karl Marx University of Economic Sciences in 1967 as a certified economist. He began his career in 1967 at the Central Bank of Hungary (Magyar Nemzeti Bank), holding various positions within the Foreign Exchange Operations and Foreign Exchange Management Departments. From 1985 to 1988, he served as the Head of the Foreign Exchange Management Department. Between 1989 and 2002, he led CIB (Central-European International Bank) as Chief Executive Officer, and later as Chairman and CEO. Subsequently, he spent 8 years as the Chairman of the Board of Directors at the Hungarian Development Bank (MFB). He has served as Chairman or member of the Board of Directors and Supervisory Board at numerous companies, including Graboplast, Dunafer, Agrograin, Fotex, Vilyan Vineyards and Winery, Transelektro, Hungarian Export-Import Bank (Eximbank), Equilor, and Vadex Mezőföldi Zrt. He speaks Spanish, English, and Russian.

The Board of Directors informs the Shareholders that, if the proposed person is elected, he will,

- pursuant to Section 3:287 (1)–(2) of the Hungarian Civil Code, qualify as an independent member of the Board of Directors and
- will meet the requirements applicable to an executive officer as set out in Section 6 (1) of Act CII of 2011 on Regulated Real Estate Investment Companies.

The Board of Directors further informs the Shareholders that, in respect of the proposed person, no conflict of interest exists within the meaning of Section 3:115 (1) of the Hungarian Civil Code.

Pursuant to Section 11.2 of the Articles of Association of the Company, in the event of a partial replacement of the Board of Directors, the mandate of the new members shall be for the term of office of the original mandate of the Board of Directors. The original term of office of the Board of Directors expires on April 30, 2027.

In connection with agenda item 2 of the detailed submission to the General Meeting, the Board of Directors draws the attention of the Shareholders to the fact that they may submit proposals regarding the persons to be elected as members of the Board of Directors and of the Audit Committee.

.../13.07.2026 motion for resolution of the General Meeting:

The General Meeting has elected Mr. György Vilmos Zdeborsky (address: 65. Verecke road, Budapest, 1025; mother's name: Alice Gróff) as member of the Board of Directors for a fixed term, for the period between July 14, 2026 and April 30, 2027.

.../13.07.2026 d motion for resolution of the General Meeting:

The General Meeting has elected Mr. György Vilmos Zdeborsky (address: 65. Verecke road, Budapest, 1025; mother's name: Alice Gróff) as member of the Audit Committee for a fixed term, for the period between July 14, 2026 and April 30, 2027.

The proposal and all of its annexes can also be viewed in full at the Company's registered office in printed form and can be downloaded from the website of the Budapest Stock Exchange (www.bet.hu), the website of the Magyar Nemzeti Bank (www.kozzetetelek.mnb.hu) or the website of the Company (www.bif.hu).

We also inform our shareholders that at the time of convening the General Meeting and at the time of publishing this proposal, the Company's registered capital (share capital) consisted of 287,024,440 ordinary shares providing the same rights, each with a par value of 10 Hungarian forints. Number of voting rights related to the shares:

Share series	Issued shares	Shares entitling to voting right	Voting right per share	Total voting right	Number of treasury shares
common share	287,024,440	275,245,801	1	275,245,801	11,778,639

The number of voting rights is not the same with the number of issued shares due to the amount of treasury shares. The form to be used for voting via a proxy forms Annex 1 hereto.

This proposal and the Annexes hereof were published in Hungarian and English languages. In the event of any conflict between the versions, the Hungarian language version shall prevail.

Annexes

Annex 1: The proxy form to be used for voting

Budapest, June 22, 2026

Budapesti Ingatlan Hasznosítási és Fejlesztési Nyrt.
Board of Directors

