EXTRAORDINARY NOTICE

DH GROUP Public Limited Company (seat: 1027 Budapest, Kapás utca 6-12, Hungary; company registration number: Cg. 01-10-048384; hereinafter referred to as "**Company**" or "**DH Group**"), with reference to the detailed provisions on public notice obligation of Decree No. 24/2008. (VIII.15.) PM of the Minister of Finance, publishes the following information within the form of extraordinary notice:

The Company hereby informs its investors that its wholly owned subsidiary, GDD Commercial Kft., has completed the sale of the office property located at 1016 Budapest, Gellérthegy utca 17 (Budapest District I, lot no. 7235), which previously served as the Group's headquarters.

The parties signed the real estate sale and purchase agreement on 3 September 2026. The buyer has paid the full purchase price of HUF 1,050 million, and the property was handed over on 17 November 2026.

Key data of the transaction:

- purchase price net of brokerage commission: HUF 1,020 million,
- IFRS carrying amount of the property: HUF 272 million,
- the Group realises a pre-tax gain of HUF 748 million on the transaction, which will be recognised in the Company's consolidated results for the fourth quarter of 2026.

The Company draws investors' attention to the fact that the gain realised on the transaction is not part of the Group's core earnings and is therefore not included in the updated 2026 guidance published in the report for the second quarter of 2026, according to which the Group expects clean core EBITDA in the range of HUF 8.3–9.1 billion and clean core profit after tax in the range of HUF 5.1–5.6 billion. The result of the transaction is to be understood as in addition to core earnings.

Budapest, 18 November 2026

DH Group Nyrt.