



Consolidated Financial Statements of

AKKO INVEST

Public Limited Company

**for the semester ending on 30 June 2022, prepared in
accordance with the International Financial Reporting
Standards (IFRS) adopted by the European Union**

Consolidated Financial Statements of AKKO Invest Plc. and its subsidiaries involved in the consolidation, prepared in accordance with the IFRS for the semester ending on 30/06/2022
All the figures are stated in HUF million unless otherwise indicated.

Abbreviations used in the consolidated financial statements:

IAS	International Accounting Standards
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!

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I. Interim comprehensive income statement

COMPREHENSIVE INCOME STATEMENT	Notes	30/06/2022	30/06/2021	31/12/2021
Revenue	(1)	11 276	7 781	22 138
Direct expenditures	(2)	(10 191)	(6 876)	(20 066)
Gross profit or loss		1 085	905	2 072
Administrative and sales expenditures	(2)	(457)	(336)	(769)
Other expenditures, net	(3)	(53)	6	(172)
Financial expenditures, net	(3)	(94)	(144)	(253)
Income from the sale of subsidiaries		-	7	7
Profit or loss before tax		481	438	885
Income tax expenditure		(117)	(115)	(300)
Profit after tax		364	323	585
Part attributable to the owners of the parent company		364	323	585
Part attributable to non-controlling interests		-	-	-
Exchange difference		(4)	1	(1)
Other comprehensive income (after income tax)		(4)	1	(1)
Total comprehensive income		360	324	584
Part attributable to the owners of the parent company		360	324	584
Part attributable to non-controlling interests		-	-	-
Earnings per share in HUF	(4)	11,17	9,70	17,90
Diluted earnings per share in HUF	(4)	11,17	9,70	17,90
EBITDA	(4)	1 032	705	1 853

*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.*

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II. Interim consolidated balance sheet

ASSETS	<i>Notes</i>	30/06/2022	30/06/2021	31/12/2021
Non-current assets		22 393	22 026	22 710
Value of customers' relationships	(5)	12 016	-	12 303
Goodwill		5 645	17 288	5 645
Right-of-use-assets	(6)	374	415	433
Intangible asset	(7)	29	26	29
Investment properties	(8)	4 225	4 200	4 203
Real estates	(9)	30	29	31
Plant, fixtures and equipment	(10)	74	68	66
Current assets		7 941	7 764	10 265
Trade accounts receivable		4 719	4 266	7 611
Other receivables and prepayments and accrued income	(11)	2 135	1 311	1 330
Cash and cash equivalents		1 087	2 187	1 324
Total assets		30 334	29 790	32 975
EQUITY AND LIABILITIES				
Equity		6 263	5 647	5 910
Subscribed capital (the nominal value of the shares is HUF 25/piece)		834	834	834
Share premium		5 480	5 480	5 480
Retained earnings		548	(74)	191
Treasury shares		(380)	(380)	(380)
Proprietary transactions	(12)	(207)	(207)	(207)
Accumulated exchange difference		(12)	(6)	(8)
Equity attributable to owners of the parent company		6 263	5 647	5 910
Non-controlling interest		-	-	-

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

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Liabilities	Notes	30/06/2022	30/06/2021	31/12/2021
Long-term liabilities		18 111	12 720	18 502
Long-term bank loans	(13)	11 308	11 656	11 301
Long-term borrowings	(14)	280	267	272
Provisions	(15)	246	100	291
Deferred tax liabilities and subsequently payable tax		1 545	438	1 579
Long-term lease liabilities	(6)	203	259	229
Deferred payment of acquisition	(16)	4 529	-	4 830
Short-term liabilities		5 960	11 423	8 563
Short term loans	(13)	368	727	746
Trade accounts payable		1 593	2 150	3 475
Other short-term liabilities and accruals	(17)	3 801	8 349	4 074
Income tax liabilities		13	26	54
Short term lease liabilities	(6)	185	171	214
Equity and liabilities		30 334	29 790	32 975

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
31/12/2020	834	5 480	(394)	(70)	(241)	(7)	5 602	-	5 602
Comprehensive income for the first half year	-	-	323	-	-	1	324	-	324
Sale of a subsidiary	-	-	-	-	34	-	34	-	34
Treasury share transactions (purchase)	-	-	-	(310)	-	-	(310)	-	(310)
30/06/2021	834	5 480	(71)	(380)	(207)	(6)	5 650	-	5 650
Comprehensive income for the second half year	-	-	262	-	-	(2)	260	-	260
Correction of comprehensive income for the year	-	-	(7)	-	-	-	(7)	-	(7)
31/12/2021	834	5 480	184	(380)	(207)	(8)	5 903	-	5 903
Comprehensive income for the first half year	-	-	364	-	-	(4)	360	-	360
30/06/2022	834	5 480	548	(380)	(207)	(12)	6 263	-	6 263

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

IV. Interim consolidated cash flow statement

Designation	30/06/202 2	30/06/202 1	31/12/202 1
Profit/loss before tax + Profit/loss from discontinued operations	481	438	884
Net interest expenditure	152	110	268
Non-cash items			-
Depreciation	457	123	714
Profit/loss impact of exchange loss	(44)	4	(4)
Profit/loss impact of expected credit loss	-	7	(10)
Interest income	(2)	(1)	(1)
Profit or loss on subsidiary sold	-	(7)	(7)
Change of provisions	(45)	(15)	176
Result from sale of tangible assets	-	-	(3)
Total non-cash items	366	111	865
			-
Changes in working capital			
Change in trade accounts receivable	2892	(527)	(3 861)
Change in current assets and accruals	(805)	462	200
Change in trade accounts payable	(1 882)	(596)	1 922
Change in current liabilities and accruals	(280)	(167)	(563)
Total changes in working capital	(75)	(828)	(2 302)
			-
Interest paid	(152)	(103)	(261)
Income tax paid	(192)	(136)	(303)
Net cash flow from operating activities	580	(408)	(849)
Amounts paid for the acquisition of equity interests less liquid assets received	-	(10 939)	(10 939)
Acquisition of tangible assets	(33)	(28)	(4)
Sales revenue of tangible assets	-	-	16
Interest received	2	1	1
Loan repayment	-	1 669	1 664
Net cash flow from investment activities	(31)	(9 297)	(9 262)
Loan refund	(664)	(138)	(471)
Borrowing	-	12 000	12 000
Lease payments	(122)	(41)	(159)
Net cash flow from financing activities	(786)	11 821	11 370
Change in liquid assets	(237)	2 116	1 258
Currency translation on cash and cash equivalents	-	-	(5)
Change in cash and cash equivalents	(237)	2 116	1 253
Cash and cash equivalents at the beginning of the year	1 324	71	71
Cash and cash equivalents at the end of the year	1 087	2 187	1 324

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

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V. Main elements of the accounting policy, changing standards

The Group has not changed the applied accounting policy between 2021 and 2022. 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 2022:

- IAS 1: Classification of Liabilities as Current or Non-Current.
- IAS 1 and IFRS Practice Statement 2: Disclosure of Accounting Policies.
- Amendment to IFRS17 “Insurance contracts”, incorporating the amendments to IFRS17
- Amendments to IFRS3 “Business Combinations”, IAS16 “Property, Plant and Equipment” and IAS37 “Provisions, Contingent Liabilities and Contingent Assets” – Package of narrow-scope amendments
- Standard amendments to IAS 12 “Income Taxes”, Deferred Tax related to Assets and Liabilities arising from a Single Transaction
- IAS 8 “Accounting Policies, Changes in Accounting Estimates and Errors” Standard – Definition of Accounting Estimates

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 2021 (hereinafter: ‘complete financial statement’).

VII. Evolution of the structure of the Group

The structure of the Group has not changed after 31 December 2021.

Consolidated Financial Statements of AKKO Invest Plc. and its subsidiaries involved in the consolidation, prepared in accordance with the IFRS for the semester ending on 30/06/2022

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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.

Compared to the 2021 financial statements, the Group presents the figures in HUF million. The conversion of comparative figures took place.

In 2021, there was a major change on 26 February 2021 when Neo Property Services Zrt. and Elitur Invest Zrt. became part of the Group.

As a result of the interim acquisition, the consolidated figures for 2021 include data for 10 months instead of 12 months in relation to the above mentioned subsidiaries, therefore their comparability is limited.

In the second semester of 2021, there was a change in the categorisation of direct expenditures and of administrative and sales expenditures; for the sake of comparability, the figures of 30 June 2021 were recalculated in accordance with the new categorisation.

In the income statement of 31 December 2021, part of the loan interest recognised by 4 Stripe Zrt. as a subsidiary was not consolidated. The impact of this error is detailed in section 18 of Chapter XI.

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.

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IX. Supplementary notes to the Interim Comprehensive Income Statement

1. Composition of the revenue of the Group

Designation	30/06/2022	30/06/2021	31/12/2021
Real estate operation	11 215	7 715	22 010
Revenue from property lease	60	61	123
Other revenues	1	5	5
Total	11 276	7 781	22 138

Compared to 30 June 2021, on 30 June 2022 the revenue from the facility management activity slightly increased, by 1,43%.¹

2. Direct administrative and sales expenditures

Direct expenditures

Designation	30/06/2022	30/06/2021	31/12/2021
Material costs	(42)	(26)	(79)
Rental fees	(19)	(38)	(88)
Health services	(4)	(4)	(10)
Other material costs	(29)	(24)	(58)
Miscellaneous expenses	(5)	(2)	(4)
Other services	(84)	(70)	(201)
Electricity, water, drainage	(690)	(444)	(1 148)
Asset management	(34)	(1)	(2)
Depreciation	(338)	(61)	(627)
Operation of heating and air conditioning equipment	(100)	(70)	(172)
Official fees	(1)	(2)	(3)
Waste removal	(2)	(9)	(37)
IT services	(25)	(19)	(41)
Maintenance fees	(1 157)	(685)	(2 123)
Moving service	(4)	(7)	(12)
Lifts, Building engineering	(21)	(13)	(38)
Parking service	(6)	(3)	(9)
Delivery charges	(80)	(56)	(140)
Personel expenses	(1 841)	(1 226)	(3 092)
Cleaning services	(1 094)	(758)	(1 789)

¹ On 30 June 2021, the total revenue for the semester arising from property operation was: HUF 11,055 million, the published figures include data for only four months due to the interim acquisition.

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Safety and fire protection	(71)	(46)	(114)
Business trip	(2)	(2)	(6)
Fuel consumption	(47)	(26)	(94)
Operating costs	(789)	(512)	(1 272)
Property insurance	(901)	(529)	(1 322)
Cost of enterprise activity	(2 805)	(2 243)	(7 584)
Advertisement	-	(1)	-
Total	(10 191)	(6 876)	(20 066)

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

Administrative expenditures

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

Designation	30/06/2022	30/06/2021	31/12/2021
Rental fees	(17)	(10)	(25)
Insurance	(15)	(13)	(30)
Health services	-	-	(1)
Miscellaneous material expenses	(2)	-	(2)
Other services	-	(3)	(17)
Miscellaneous expenses	-	(1)	-
Electricity, water, drainage	(1)	-	(1)
Official fees and levies	(5)	(5)	(10)
IT services	(21)	(13)	(33)
Maintenance	(1)	(1)	(1)
Environmental charges	-	(1)	(2)
Use of stationery	(1)	(2)	(1)
Education expenses	(4)	(5)	(9)
Parking services	(3)	(2)	(4)
Financial services	(52)	(11)	(29)
Postal fees	(2)	(2)	(4)
Delivery charges	(12)	(5)	(18)
Accounting services and financial audit	(28)	(20)	(40)
Personnel expenses	(262)	(186)	(462)
Business trip	(1)	-	(1)
Lawyer and legal services	(1)	(26)	(30)
Fuel consumption	(2)	(2)	(8)
Safeguarding	(3)	(2)	(5)
Total	(434)	(310)	(733)

Environmental protection costs presented by the Group include the costs of transporting electronic waste to the recycler.

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Sales expenditures

Designation	30/06/2022	30/06/2021	31/12/2021
Listing and maintenance fees, fees paid directly to securities, brokers	(18)	(4)	(9)
Communication and marketing expenses	(5)	(22)	(27)
Total	(23)	(26)	(36)

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	30/06/2022	30/06/2021	31/12/2021
Other revenues	188	22	5
Other expenditures	(241)	(16)	(177)
Total	(53)	6	(172)

The increase in the value of other income is mostly due to the interim use and creation of provisions. In the course of the year, provisions amounting to HUF 130 million were reversed and provisions amounting to HUF 85 million were created.

Financial activities

Designation	30/06/2022	30/06/2021	31/12/2021
Financial revenues	78	20	16
Financial expenditures	(172)	(164)	(269)
Total	(94)	(144)	(253)

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

Earnings per share (EPS)

Ownership ratios on 30.06.2022 by share types:

Consolidated Financial Statements of AKKO Invest Plc. and its subsidiaries involved in the consolidation, prepared in accordance with the IFRS for the semester ending on 30/06/2022
All the figures are stated in HUF million unless otherwise indicated.

Designation	Number of shares 30/06/2022	Number of shares 30/06/2021	Ownership	Parent company's profit or loss attributable to shareholders 30/06/2022	Parent company's profit or loss attributable to shareholders 30/06/2021
Ordinary share	33 355 200	33 355 200	1	364	323
Total	33 355 200	33 355 200	1	364	323

Designation	30/06/2022	30/06/2021	31/12/2021
Annual profit or loss from continued operations attributable to the Group's shareholders	364	323	585
Parent company's profit or loss attributable to shareholders after deduction of fixed dividends	364	323	585
Annual profit or loss attributable to ordinary shares	364	323	585
Weighted arithmetic mean of outstanding ordinary shares	32 598 313	33 175 154	32 702 681
Earnings per share (in HUF)	11,17	9,70	17,9
Parent company's profit or loss attributable to holders of ordinary shares upon dilution	364	323	585
Weighted arithmetic mean of diluted ordinary shares	32 598 313	33 175 154	32 702 681
Diluted earnings per share (in HUF)	11,17	9,70	17,9

EBITDA

The EBITDA is deducted as follows:

	30/06/2022	30/06/2021	31/12/2021
Profit or loss before tax	481	438	885
Depreciation	457	123	715
Elimination of financial revenues and expenditures	94	144	253
EBITDA	1 032	705	1 853

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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	Value of customer relations
Balance at 31.12.2021	12 794
Purchase	-
Balance at 30.06.2022	12 794

Depreciation	Value of customer relations
Balance at 31.12.2021	(491)
Depreciation recognised	(287)
Balance at 30.06.2022	(778)

Net value	Value of customer relations
Balance at 31.12.2021	12 303
Balance at 30.06.2022	12 016

The recoverable value of intangible assets was last tested by the Group by 31 December 2021. 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.

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Net value of the right-of-use assets on 30.06.2022:

Gross value	ROU car	ROU property	Total
Balance at 31 December 2021	420	336	756
New contracting	45	-	45
Impact of exchange rate changes	-	12	12
Balance at 30 June 2022	465	348	813

Depreciation	ROU car	ROU property	Total
Balance at 31 December 2021	(163)	(160)	(323)
Depreciation recognised	(74)	(42)	(116)
Balance at 30 June 2022	(237)	(202)	(439)
Net value at 30 June 2022	228	146	374

Lease liabilities

Designation	Car	Property	Total
Lease debt due within one year	99	86	185
Over a year, lease debt due within five year	136	67	203
Lease debt due within five year	-	-	-
Total	235	153	388

Designation	Car	Property	Total
Opening lease liabilities total	262	181	443
Impact of exchange rate changes	-	14	14
Interim contracting	53	-	53
Salary of lease payments	(80)	(42)	(122)
Outstanding lease liability at the end of the half-year	<u>235</u>	<u>153</u>	<u>388</u>

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 30.06.2022:

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Gross value	Intangible asset	Total
Balance at 31 December 2021	311	311
Purchase	6	6
Balance at 30 June 2022	317	317

Depreciation	Intangible asset	Total
Balance at 31 December 2021	(282)	(282)
Depreciation recognized	(6)	(6)
Balance at 30 June 2022	(288)	(288)

Net value	Intangible asset	Total
Balance at 31 December 2021	29	29
Balance at 30 June 2022	29	29

8. Investment properties

Net value of the properties on 30/06/2022:

Property	Book value of property on 30 June 2022
AKKO Invest Nyrt. -residential property (Bp. Kárpát utca)	88
Vár-Logisztika Zrt.- industrial property in Nagykanizsa	305
Moon-Facility Zrt -industrial property in Szolnok	517
ALQ SAS - Hotel (to be reconstruction)	1 864
4 Stripe Zrt.- industrial property	1 274
A Plus Invest Zrt.-residential property	177
Total	4 225

Gross value	Industrial property	Residential property	Total
Balance at 31 December 2021	2 394	2 083	4 477
Impact of exchange rate changes	-	68	68
Balance at 30 June 2022	2 394	2 151	4 545

Depreciation	Industrial property	Residential property	Total
Balance at 31 December 2021	(258)	(16)	(274)
Depreciation recognised	(39)	(7)	(46)
Balance at 30 June 2022	(297)	(23)	(320)

Net value	Industrial property	Residential property	Total
Balance at 31 December 2021	2 136	2 067	4 203
Balance at 30 June 2022	2 097	2 128	4 225

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

In the first semester of 2021, the accumulated depreciation, as well as the conversion to HUF of the value of Hotel Cyrano recognised in EUR brought changes in value.

The group measures investment properties based on the cost model.

Net value of the properties on 31 December 2021:

Property	Initial cost	Accumulated depreciation	Net Value
Office in Kárpát street	99	(6)	93
Industrial property in Szolnok	587	(60)	528
Industrial property in Nagykanizsa	419	(104)	315
Cyrano Hotel, France	1 796	-	1 796
Industrial property in Budaörs	1 388	(94)	1 293
Residential property in Eötvös street in Budapest	188	(10)	179
Total	4 477	(274)	4 203

The recoverable value of investment properties was last tested by the Group by 31 December 2021. 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.

Gross value	
Balance at 31 December 2021	76
Purchase	1
Balance at 30 June 2022	77
Depreciation	
Balance at 31 December 2021	(45)
Depreciation recognised	(2)
Balance at 30 June 2022	(47)
Net value	
Balance at 31 December 2021	31
Balance at 30 June 2022	30

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

10. Plant, fixtures and equipment

Evolution of the assets classified in this category in the first semester of 2022:

Gross value	Plant, fixtures and equipment	Total
Balance at 31 December 2021	569	569
Purchase	34	34
Balance at 30 June 2022	603	603

Depreciation	Plant, fixtures and equipment	Total
Balance at 31 December 2020	(503)	(503)
Depreciation recognised	(26)	(26)
Balance at 30 June 2022	(529)	(529)

Net value	Plant, fixtures and equipment	Total
Balance at 31 December 2021	66	66
Balance at 30 June 2022	74	74

11. Other receivables and prepayments and accrued income

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

Designation	30/06/2022	30/06/2021	31/12/2021
Other non-income tax receivables	72	60	61
Advances granted	283	282	354
Accrual of sales revenue, other interest income, other revenue	1 734	784	848
Prepaid costs, other interest paid, other expenditures	-	140	23
Fees	8	9	8
Collateral	1	1	2
Performance and warranty guarantees	37	35	34
Total	2 135	1 311	1 330

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Advances granted are composed of advances granted to suppliers and personnel for subsequent recognition. The amount of advances granted to suppliers is Million HUF 271 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 2021 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 2022:

Designation	30/06/2022 (pcs)	30/06/2021 (pcs)	31/12/2021 (pcs)
Opening balance	936 988	190 000	190 000
Number of treasury shares sold through the stock exchange	-	-	-
Treasury shares accepted as consideration for tangible assets	-	-	-
Treasury shares accepted as consideration for the sale of a share	-	746 988	746 988
Changes in shares (pcs)	936 988	936 988	936 988

Designation	30/06/2022	30/06/2021	31/12/2021
Opening balance	(380)	(70)	(70)
Treasury shares sold through the stock exchange	-	-	-
Treasury shares accepted as consideration for tangible assets	-	-	-
Treasury shares accepted as consideration for the sale of a share	-	(310)	(310)
Changes in treasury shares at carrying amount (with regard to sign)	(380)	(380)	(380)

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

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13. Bank loans

Debtor	Expiry date	Interest rate	30 June 2021	Due within 1 year	Due within 5 year	Due over 5 years
AKKO Invest Nyrt.	2036.03.31	fix 2,5%	11 189	342	2 900	7 947
VÁR-Logisztika Zrt.	2024.11.04	fix 2,5%	46	2	44	-
4 Stripe Zrt.	2032.02.29	fix 1,9%	441	24	181	236
Total			11 676	368	3 125	8 183

Vár-Logisztika Zrt. concluded an investment loan contract on 3 July 2018 with Orgovány és Vidéke Takarékszövetkezet "in liq.". The loan agreement was taken over by Takarékbank Zrt., thus the redemption also takes place by executing payments to the successor financial institution.

Oberbank AG Hungarian Branch disbursed a loan of EUR 1,250,000 to 4 Stripe Zrt. on 05.03.2020.

A loan of HUF 12 billion was disbursed by OTP Bank Nyrt. to the AKKO Invest Nyrt. on 26.02.2021.

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

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

Designation	Long term loans	Short term loans
Opening balance	11 301	746
Principal instalment	-	(371)
Interest payment until 30.06.2022	-	(152)
Reclassification due to maturity	7	(7)
Closing	11 308	368

14. Received loans

In the course of 2019, Elitur Invest Zrt. obtained a long-term loan from WING Zrt., its previous Parent Company. The maturity of the loan is 31/12/2024. The interest rate is 2% higher than the actual basic interest rate of the central bank.

Designation	30/06/2022
Opening balance	272
Interest liabilities until 30.06.2022	8
Total	280

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15. Provisions

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	213	85	(130)	168
Guarantee liabilities	75	-	-	75
Severance pay	2	-	-	2
Litigation	2	-	-	2
Total	291	85	(130)	246

16. Deferred purchase price of the acquisition

Designation	30/06/2022
Opening balance	4 830
Principal instalment	(301)
Total	4 529

In the course of the acquisitions of business shares in 2021, it was not the entire purchase price which was settled, therefore the Group generated liabilities vis-à-vis the Seller. The purchase price was stated at non-discounted value.

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	30/06/2022	30/06/2021	31/12/2021
Tax balances	607	500	632
Wage-related items	189	302	433
Accrued expenses and expenditures charged to the period before the balance sheet date	383	2 221	2 307
Revenue accruals and deferrals	2 528	31	38
Advance received from buyer	65	426	623
Security deposit received	17	17	17
Other liabilities related to the purchase of shares	-	4 830	-
Miscellaneous items	12	22	24
Total	3 801	8 349	4 074

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

Upon the acquisition of business shares in 2021, it was not the entire purchase price which was settled, therefore the Group generated liabilities amounting to Million HUF 4,830. From 1 January 2021, this amount is recognised by the Group in a separate balance sheet row, as the deferred purchase price of the acquisition.

Security deposit received

Designation	30/06/2022
4Stripe Zrt.	15
VÁR-Logisztika Zrt.	2
Total	17

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XI. Other disclosures

18. Corrections of the errors of the previous period, restatement

In the income statement of 31 December 2021, part of the loan interest recognised by 4 Stripe Zrt. as a subsidiary was not consolidated. The sum of the error is HUF 7 million and concerned the following rows of the income statement:

COMPREHENSIVE INCOME STATEMENT	31/12/2021 audited	Correction	31/12/2021 restated
Revenue	22 138	-	22 138
Direct expenditures	(20 066)	-	(20 066)
Gross profit or loss	2 072	-	2 072
Administrative and sales expenditures	(769)	-	(769)
Other expenditures, net	(172)	-	(172)
Financial expenditures, net	(253)	(7)	(260)
Income from the sale of subsidiaries	7	-	7
Profit or loss before tax	885	(7)	878
Income tax expenditure	(300)	-	(300)
Profit after tax	585	(7)	578
Part attributable to the owners of the parent company	585	-	578
Part attributable to non-controlling interests	-	-	-
Exchange difference	(1)	-	(1)
Other comprehensive income (after income tax)	(1)	-	(1)
	-	-	-
Total comprehensive income	584	(7)	577

Within the balance sheet, the error concerned the retained earnings, as well as the other short-term liabilities and accruals row.

19. 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. 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.

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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.

Consolidated profit and loss statement by segments, 30/06/2022

Designation	Industrial property segment	Residential property segment	Facility Management industry	Part of a total
Real estate operation	-	-	6 519	6 519
Revenue from property lease	60	-	-	60
Other revenue	-	1	-	1
Sales revenue of the segment	60	1	6 519	6 580
Direct expenditures	(61)	(8)	(5 696)	(5 765)
Administrative and sales expenditures	(3)	(37)	(226)	(266)
Other expenditures, net	(5)	(1)	(38)	(44)
Financial expenditures, net	(12)	(1)	-	(13)
Profit or loss before tax within the segment	(21)	(46)	559	492

Designation	ITS industry	Fit out industry	Not allocated to segment	Total
Real estate operation	3 739	406	551	11 215
Revenue from property lease	-	-	-	60
Other revenue	-	-	-	1
Sales revenue of the segment	3 739	406	551	11 276
Direct expenditures	(3 247)	(413)	(766)	(10 191)
Administrative and sales expenditures	(129)	(14)	(47)	(457)
Other expenditures, net	(19)	-	10	(53)
Financial expenditures, net	-	-	(81)	(94)
Profit or loss before tax within the segment	344	(21)	(334)	481

Consolidated sales revenue and profit or loss by segments on 30 June 2022:

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

Designation	Industrial property segment	Residential property segment	Facility Management industry	Part of a total
Sales revenue from external parties	60	1	6 519	6 580
Intragroup sales revenue	-	-	-	-
Sales revenue of the segment (including inter-segment revenues)	60	1	6 519	6 580
				-
Profit or loss of the segment (before tax)	(21)	(46)	559	492

Designation	ITS industry	Fit out industry	Not allocated to segment	Total
Sales revenue from external parties	3 739	406	551	11 276
Intragroup sales revenue	-	-	-	-
Sales revenue of the segment (including inter-segment revenues)	3 739	406	551	11 276
				-
Profit or loss of the segment (before tax)	344	(21)	(334)	481

Reconciliation of sales revenues	30/06/2022
Total sales revenues allocated to segment	10 725
Elimination of intragroup sales revenues	-
Revenues not allocated to segment	551
Reconciliation of profit or loss	
Profit or loss allocated to segment	815
Profit or loss not allocated to segment	(334)
	481

Customers under the control of government	30/06/2022	30/06/2021	31/12/2021
Revenue	1 846	1 681	4 117
Direct material cost	(1 366)	(1 108)	(2 820)
Result	480	573	1 297

Comparative figures (31.12.2021)

Designation	Industrial property segment	Residential property segment	Facility Management industry	Part of a total
Revenue from property lease	116	6	-	122
Revenue from parking space lease	1	-	-	1
Revenue from recharged costs	-	1	-	1
Property operation	-	-	12 497	12 497
Revenue from property sale	-	-	-	-
Sales revenue of the segment	117	7	12 497	12 621
Direct expenditures	(113)	(10)	(11 047)	(11 170)
Administrative and sales expenditures	(4)	(103)	(380)	(487)
Other expenditure, net	(9)	(3)	(47)	(59)

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Financial expenditures, net	(6)	(239)	-	(245)
Income from the sale of subsidiaries	-	-	-	-
Profit or loss before tax within the segment	(15)	(348)	1 023	660

Designation	ITS industry	Fit out industry	Not allocated to segment	Total
Revenue from property lease	-	-	-	122
Revenue from parking space lease	-	-	-	1
Revenue from recharged costs	5	-	-	6
Property operation	6 004	2 076	1 432	22 009
Revenue from property sale	-	-	-	-
Sales revenue of the segment	6 009	2 076	1 432	22 138
Direct expenditures	(5 117)	(2 011)	(1 768)	(20 067)
Administrative and sales expenditures	(183)	(63)	(35)	(769)
Other expenditure, net	(28)	-	(86)	(173)
Financial expenditures, net	-	-	(8)	(253)
Income from the sale of subsidiaries	-	-	7	7
Profit or loss before tax within the segment	681	2	(458)	885

Designation	Industrial property segment	Residential property segment	Facility Management industry	Part of a total
Sales revenue from external parties	117	7	12 497	12 621
Intragroup sales revenue	-	-	-	-
Sales revenue of the segment (including inter-segment revenues)	117	7	12 497	12 621
				-
Profit or loss of the segment (before tax)	(15)	(348)	1 023	660

Designation	ITS industry	Fit out industry	Not allocated to segment	Total
Sales revenue from external parties	6 009	2 076	1 432	22 138
Intragroup sales revenue	-	-	-	-
Sales revenue of the segment (including inter-segment revenues)	6 009	2 076	1 432	22 138
				-
Profit or loss of the segment (before tax)	681	2	(458)	885

Reconciliation of sales revenues	31/12/2021
Total sales revenues allocated to segment	20 706
Elimination of intragroup sales revenues	-
Revenues not allocated to segment	1 432
Reconciliation of profit or loss	
Profit or loss allocated to segment	1 343
Profit or loss not allocated to segment	(458)
	885

Consolidated Financial Statements of AKKO Invest Plc. and its subsidiaries involved in the consolidation, prepared in accordance with the IFRS for the semester ending on 30/06/2022
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20. 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.

Designation	Governing Board	Audit Committee	Total
Wages	2	-	2
Benefits	3	-	3
Total	5	-	5

Emoluments were recognised as part of the allowances.

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

The management examined whether the war between Russia and the Ukraine that started at the end of February 2022, had an impact on the course of business of the Group and did not identify any fact which would significantly increase the financial situation of the Group.

22. Accountancy service provider

The financial statement of the Group for the first semester of 2021 have been compiled by Hajnalka Réti, IFRS chartered accountant (registration number: 202580). The chartered accountant performed her duty on behalf of Rean Hungary Kft.

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

The Group authorised the disclosure of this interim financial statement to the Governing Board and the Audit Committee on 8 September 2022.

The Company declares that its consolidated Interim Financial Statements for the first semester of 2022 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.

Consolidated Financial Statements of AKKO Invest Plc. and its subsidiaries involved in the consolidation, prepared in accordance with the IFRS for the semester ending on 30/06/2022

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

The Company also declares that its consolidated six-monthly report for the first semester of 2022 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, 08 September 2022

on behalf of AKKO Invest Plc.

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Zoltán Prutkay
Chairman of the Governing Board

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Gábor Varga
Member of the Governing Board