



## REPORT OF THE AUDIT COMMITTEE

of Graphisoft Park SE Ingatlanfejlesztő Európai Részvénytársaság  
 (Graphisoft Park SE Real Estate Development European Company Limited by Shares)  
 (1031 Budapest, Záhony utca 7., Reg.No.: 01-20-000002, hereinafter: „Company”)  
 to the General Meeting and Board of Directors of the Company

The Audit Committee of Graphisoft Park SE has evaluated the Company's business activities for the year 2023 and submits the following report for approval based on this evaluation.

1. The Audit Committee of Graphisoft Park SE, and its members, maintained regular contact with the Company's executives; the activities of the Company and its subsidiaries, especially the significant business events of Graphisoft Park SE (particularly: the change of the Company's trading currency from Hungarian Forint to Euro and dividend payments in EUR currency) were continuously monitored by the Audit Committee, and these were presented appropriately in the Company's reports and publications. The Company's management kept the Audit Committee and its members continuously informed about the development of the Company's economic activities and results.
2. The Audit Committee reviewed the report prepared by the Board of Directors for presentation to the General Meeting, regarding the management of the Board of Directors, the financial position of the Company, and its business policy (business report). The Audit Committee concludes that the report contains information that is true to reality. The report does not omit any fact or circumstance known to the Audit Committee, which would be significant from the perspective of the owner's decision.

Based on these findings, the Audit Committee recommends that the Board of Directors present the report to the General Meeting and recommends that the General Meeting accept the report.

3. The Audit Committee reviewed the Annual Report of 2023 prepared in accordance with IFRS (standalone) and the consolidated Annual Report prepared in accordance with IFRS presented by management and found that the data and conclusions contained therein are well-founded and true, thus the reports accurately reflect the results of the Company's financial performance in 2023, and the quantitative and qualitative changes in its equity.

Based on these findings, the Audit Committee recommends that the Board of Directors present the Annual Reports to the General Meeting and recommends that the General Meeting accept the Annual Reports.

4. At the request of the Board of Directors, the Audit Committee examined the Board of Directors' proposal for the use of profit after tax. The Audit Committee found that there are no legal or accounting restrictions on the proposed dividend payment, the financial position of the Company allows the dividend payment, and the proposal complies with the requirements of the 2011 Act CII on regulated real estate investment companies.
5. The Audit Committee examined the Remuneration Report prepared by the Company. The Audit Committee found the Remuneration Report to be appropriate.

Based on the examination, the Audit Committee recommends that the Board of Directors present the report to the General Meeting and recommends that the General Meeting accept the report through a vote of opinion.



6. The appointment of the Company's auditor expires on May 31, 2024. The Audit Committee recommends extending the current auditor's appointment for additional two years, from the day of the general meeting until May 31, 2026. Background: In 2022, based on the recommendation of the Audit Committee, the Company conducted a tender for the selection of the auditor. Based on the tender, the Audit Committee made a recommendation for the 2022 General Meeting, which recommendation the General Meeting accepted and elected Ernst & Young Könyvvizsgáló Kft. (1132 Budapest, Váci út 20., MKVK reg. no.: 001165) as the Company's auditor for the period from the day of the general meeting until May 31, 2024. The auditor's fee for the year 2022 was set at 14,800 EUR + VAT, and for the year 2023, it was set at an amount increased by the January 1, 2023, euro HICP index (for the audit of the standalone and consolidated annual reports).

Considering that the Company requested bids for a 1+1 year period during the 2022 tender process, and considering that Ernst & Young Könyvvizsgáló Kft. (1132 Budapest, Váci út 20., MKVK reg. no.: 001165) offered favorable terms for the current extension, **the Audit Committee recommends re-electing Ernst & Young Könyvvizsgáló Kft. as the auditor of the Company from the day of the general meeting until May 31, 2026. The Audit Committee suggests setting the auditor's fee for the year 2024 at 17.910 EUR + VAT, and for the year 2025 at 17.910 EUR + VAT, increased by the January 1, 2025, euro HICP index.**

The General Meeting elects only the auditor of Graphisoft Park SE European Company for Real Estate Development from the Group of Companies, hence the AC's proposal only includes the audit fee of this Company. However, the evaluation was conducted on Group level.

7. In addition to the above, the Audit Committee is not aware of any matter or event related to the year 2023 that the General Meeting should be informed about or that would require a decision.
8. The Audit Committee concludes that it has fulfilled its duties outlined in section 3:27 of the current Civil Code and point 19.1 of the Articles of Association during the year 2023.

Budapest, March 26, 2024.

**Dr. János Kálmán**  
Chairman of the Audit Committee