
**REPORT OF THE SUPERVISORY BOARD AND THE AUDIT COMMITTEE ON THE
SEPARATE ANNUAL ACCOUNTS OF THE DUNA HOUSE HOLDING NYRT. MADE UNDER
THE INTERNATIONAL FINANCING REPORTING STANDARDS WITH THE CLOSING
DATE OF 31 DECEMBER 2023.**

To the Annual General Meeting (“*General Meeting*”) of the **DUNA HOUSE HOLDING Nyrt.** (registered seat: 1016 Budapest, Gellérthegy u. 17.; comp.reg.no.: 01-10-048384; hereinafter: “*Company*”) on 29 April 2024.

The Supervisory Board and the Audit Committee reviewed the separate annual accounts of the business year 2023 made under the IFRS and the relevant documents. As the Board regularly presented the quarterly financial reports during the year, the Supervisory Board and the Audit Committee could gain insight into the interim consolidated financial statements.

The Supervisory Board agree with the content of the separate annual accounts of the business year 2023 made under the IFRS, as well as the assessment findings which are in the audit statements.

Based on the above, the Supervisory Board and the Audit Committee recommended the General Meeting to adopt the 2023 balance sheet, profit and loss account, supplementary appendices and business report of the Company – the authenticity and the regularity of the content are confirmed by audit certificates.

**PROPOSAL OF THE SUPERVISORY BOARD AND THE AUDIT COMMITTEE FOR THE
ADOPTION OF THE
SEPARATE ANNUAL ACCOUNTS OF THE DUNA HOUSE HOLDING NYRT. MADE UNDER
THE INTERNATIONAL FINANCING REPORTING STANDARDS WITH THE CLOSING
DATE OF 31 DECEMBER 2023**

Having reviewed the Separate Annual Account of Company for 2023 (individual financial statements for year 2023 within 529900H88CH9J67U0764-2023-12-31-hu.zip digital file with HASH code: EA93585F0B2DDA477E5D2A0313683ACA3A58DAA54F4228DB71E9B2F5C90820E8) prepared by the Company and submitted to the Annual General Meeting, the analysis and statement of authentication made by the Ernst & Young Könyvvizsgáló Kft., and the insight gained during the discussion of the Report, the Supervisory Board and the Audit Committee that the distinguished members of the General Meeting approve:

1. The Separate Annual Account for 2023 submitted to the General Meeting (with total assets and total liabilities in the balance sheet being equally HUF **18.922.637.000**), duly audited in compliance with the International Financial Reporting Standards.
2. The total comprehensive income specified in the audited consolidated income statement for 2023 being HUF **2.934.517.000** profit.

Budapest, 08 April, 2024

Károly Redling
Head of the Supervisory Board and the Audit
Committee