Consolidated Financial Statements of

AKKO INVEST

Public Limited Company

for the financial year ending on 31 December 2021, prepared in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union

Members of the Governing Board

Zoltán Prutkay (Chairman of the Board)

Imre Attila Horváth (deputy chairman)

Dr. László Csizma (until 1 February 2021)

Zoltán József Kalmár (until 3 March 2021)

Gábor Varga (from 20 February 2020)

István Matskási (from 1 February 2021)

Péter Márk Bosánszky (from 3 March 2021)

Gábor Székely (from 03 September 2020)

Members of the Audit Committee

Gábor Székely (chairman)

Dr. László Csizma (until 1 February 2021)

Zoltán József Kalmár (until 3 March 2021)

István Matskási (from 1 February 2021)

Péter Márk Bosánszky (from 3 March 2021)

Contact details of the Company

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Auditor's details:

Dr. László Péter Lakatos (007102)

UNIKONTO Számvitelkutatási Kft.

Chamber registration number: 001,724

Contents

The Consolidated Financial Statements comprise 71 pages.

Abbreviations used in the 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
EBITDA	Interest, depreciation and profit or loss before tax

Figures in brackets indicate negative values in the financial statements!

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

Consolidated Financial Statements

Consolidated comprehensive income statement for the period of 365 days that ended on 31 December 2021

COMPREHENSIVE INCOME STATEMENT	Comments	01.01.2021 – 31.12.2021	01.01.2020 – 31.12.2020
Revenue	(1)	22 137 928	182 940
Direct expenditures	(2)	(20 066 173)	(191 186)
Gross profit or loss		**2 071 755**	**(8 246)**
Administrative and sales expenditures	(3)	(768 610)	(62 037)
Other expenditure, net	(4)	(172 158)	(16 930)
Financial expenditures, net	(5)	(253 274)	80 433
Income from the sale of subsidiaries	(6)	7 161	59 972
Profit or loss before tax		**884 874**	**53 192**
Income tax expenditure	(7)	(299 611)	(3 915)
Net profit and loss		**585 263**	**49 277**
Share attributable to the owners of the parent company		**585 263**	**50 888**
Share attributable to non-controlling interest		**-**	**(1 612)**
Exchange difference		(1 127)	(6 447)
Other comprehensive income (after income tax)		**(1 127)**	**(6 447)**
Total comprehensive income from continuing operations	**(A)**	**584 136**	**42 829**
Share attributable to the owners of the parent company		584 136	44 441
Share attributable to non-controlling interest		-	(1 612)
Profit or loss from discontinued operations	**(B)**	**(569)**	**3 045**
Share attributable to the owners of the parent company from discontinued operations		(569)	2 253
Share attributable to non-controlling interests from discontinued operations		-	792
Earnings per share (HUF)	**(31)**	**17,90**	**1,53**
Earnings per share from discontinued operations in HUF		**(0,02)**	**0,09**
Diluted earnings per share (HUF)	**(31)**	**17,90**	**1,53**
Earnings per share from discontinued operations in HUF		**(0,02)**	**0,09**
EBITDA		**1 852 916**	**237 515**

The Statement of Comprehensive Income contains the items with regard to sign!
The Notes to Financial Statements form integral part of the Financial Statements.
References in brackets refer to Sections V-VII of the Financial Statements.
Certain comparative figures are presented again in these statements.

Budapest, 16 March 2022

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

Consolidated Balance Sheet
for 31 December 2021

ASSETS	Comments	31.12.2021	31.12.2020
Non-current assets		**22,709,733**	**4,803,393**
Value of customer relations	(8)	12 303 271	-
Goodwill	(9)	5 645 354	265 735
Right-of-use assets	(10)	431 975	-
Other intangible assets	(11)	29 488	-
Investment properties	(12)	4 203 456	4 537 260
Properties	(13)	30 840	-
Plant, fixtures and equipment	(14)	65 349	398
Current assets		**10 265 233**	**1 793 098**
Trade accounts receivable	(15)	7 610 503	6 660
Receivables from other companies	(16)	-	1 664 108
Other receivables and prepayments and accrued income	(17)	1 330 403	51 072
Cash and cash equivalents	(18)	1 324 326	71 258
Total assets		**32 974 966**	**6 596 491**

EQUITY AND LIABILITIES	Comments	2021.12.31	2020.12.31
Equity		**5 910 168**	**5 599 773**
Subscribed capital (the nominal value of the shares is HUF 25/piece)	(19)	833 880	833 880
Share premium	(20)	5 479 954	5 479 954
Retained earnings		190 923	(396 725)
Treasury shares	(21)	(380 300)	(70 300)
Proprietary transactions	(22)	(206 640)	(240 514)
Accumulated exchange difference	(23)	(7 649)	(6 522)
Equity attributable to owners of the parent company		**5 910 168**	**5 599 773**
Long-term liabilities		**18 501 548**	**911 291**
Long term bank loans	(24)	11 300 953	462 246
Received long-term loans	(24)	272 207	-
Provisions	(25)	291 273	-
Deferred tax liabilities	(26)	1 578 587	449 045
Long-term lease liabilities	(14)	228 528	-
Deferred purchase price of the acquisition	(27)	4 830 000	-
Short-term liabilities		**8 563 249**	**85 427**
Short term loans and borrowings	(24)	746 035	54 311
Trade accounts payable	(28)	3 474 740	2 403
Other short-term liabilities and accruals	(29)	4 073 839	25 748
Income tax liabilities	(30)	53 906	2 965
Short-term lease liabilities	(14)	214 730	-
Equity and liabilities		**32 974 966**	**6 596 491**

The Notes to Financial Statements form integral part of the Financial Statements.

References in brackets refer to Sections V-VII of the Financial Statements.

Budapest, 16 March 2022

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

Consolidated Cash Flow Statement
for 365 days ending on 31 December 2021

Designation	Comments	31.12.2021	31.12.2020
Profit or loss before tax		884 305	58 318
Net interest expenditure		267 582	1 976
Non-cash items			
Depreciation		714 769	103 890
Profit/loss impact of exchange loss		(4,321)	(4 321)
Profit/loss impact of expected credit loss		(10 456)	-
Interest income		(1 370)	(7 453)
Profit/loss impact of the sale of investment properties		-	-
Profit/loss impact of the sale of subsidiaries		(7 161)	(59 972)
Changes of provisions		176 326	-
Gain on sale of fixed asset		(3 056)	-
Non-cash items – Total		***864 732***	***23 882***
Changes in working capital			
Changes of trade receivables		(3 860 940)	(46 280)
Changes in other current assets and accruals		200 329	(541 048)
Changes in receivables from suppliers		1 922 138	(1 088)
Changes in other short-term liabilities and accruals		(563,715)	(563 715)
Total net changes in working capital		**(2 302 188)**	**(285 653)**
Interest paid		(260 524)	(1 519)
Income tax paid		(303 368)	(22 677)
Net cash flow from operating activities		**(849 461)**	**(225 673)**
Amounts paid for the acquisition of equity interests less liquid assets received	**(33)**	(10 939 262)	3 623
Acquisition of tangible assets		(3 992)	(151 964)
Gain on sale of fixed asset		15 825	-
Received interest		1 370	5 929
Amount received for subsidiary net of cash transferred		(300)	(47 060)
Repayment of granted loans		1 664 108	-

Continued on next page.

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

Net cash flow from investment activities	**(9 262 251)**	**(189 472)**
Loan repayment	(471 030)	(14 528)
Borrowing	12 000 000	420 050
Execution of lease liabilities	(159 346)	-
Net cash flow from financing activities	**11 369 624**	**405 522**
Change in liquid assets	**1 257 912**	**(9 623)**
Revaluation of foreign currency assets	**(4 844)**	**(720)**
Balance-sheet change in liquid assets	**1 253 068**	**(10 343)**
Cash and cash equivalents at the beginning of the year	71 258	80 881
Cash and cash equivalents at the end of the period	**1 324 326**	**71 258**

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

The Notes to Financial Statements form integral part of the Financial Statements.

Consolidated Statement of Changes in Equity
for 365 days ending on 31 December 2021

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
31.12.2019	**833 880**	**5 479 954**	**(451 045)**	**-**	**82 017**	**(76)**	**5 944 732**	**25 550**	**5 970 282**
Adjustment of the profit for the year (restatement)			2 955				2 955		**2 955**
Comprehensive income for the year	**-**	**-**	**54 318**	**-**	**-**	**(6 447)**	47 871	**(820)**	**47 051**
Acquisitions of subsidiaries	**-**	**-**	**-**	**-**	**-**	**-**	-	**(40)**	**(40)**
Own share transactions	**-**	**-**	**-**	**(70 300)**	**-**	**-**	(70 300)	**-**	**(70 300)**
Acquisition of non-controlling interest	-	-	-	-	(322 531)	-	(322 531)	(11 301)	**(333 832)**
Derecognition of non-controlling interest	**-**	**-**	**-**	**-**	**-**	**-**	-	**(13 388)**	**(13 388)**
31.12.2020	**833 880**	**5 479 954**	**(393 771)**	**(70 300)**	**(240 514)**	**(6 522)**	**5 602 728**	**-**	**5 602 727**
Comprehensive income for the year	**-**	**-**	**584 694**	**-**	**-**	**(1 127)**	**583 567**	**-**	**583 567**
Sale of subsidiaries	**-**	**-**	**-**	**-**	33 874	**-**	**33 874**	**-**	**33 874**
Own share transactions	**-**	**-**	**-**	**(310 000)**	**-**	**-**	**(310 000)**	**-**	**(310 000)**
31.12.2021	**833 880**	**5 479 954**	**190 923**	**(380 300)**	**(206 640)**	**(7 649)**	**5 910 169**	**-**	**5 910 169**

The Statement of Changes in Equity contains the items with regard to sign.
The Notes to Financial Statements form integral part of the Financial Statements.

Budapest, 16 March 2022

II. Key elements of the accounting policy; basis of preparation of financial statements

1. Basis of the preparation of financial statements and the entity's ability to continue as a going concern

Declaration on conformity with the IFRSs

The management declares that the consolidated financial statements have been made in conformity with the International Financial Reporting Standards that were adopted by the European Union. The management made this declaration in the knowledge of its liability.

Contents of the financial statements

These financial statements present the assets, the performance and the financial position of AKKO Invest Plc., as parent company and its subsidiaries involved in the consolidation (together: Group). The Group's financial statements are prepared, approved and announced by the Parent Company's management.

The Group publishes the Consolidated Financial Statements both on the website of the Budapest Stock Exchange (www.bse.hu) and on its own website (www.akkoinvest.hu).

Basis of preparing the financial statements; applied set of rules and the underlying presumptions; evaluation philosophy

The financial statements have been prepared based on the International Financial Reporting Standards (IFRS) created by the International Accounting Standard Board (IASB).

The IFRS include the IFRS, the IAS, the IFRIC and SIC interpretations developed by the IFRS Interpretation Committee. The Group applied the IFRSs in the form as those were adopted by the European Union.

The management of the Parent Company established that the going concern assumption is appropriate, i.e. there is no sign implying that the Plc. will terminate or significantly curtail its operations within the foreseeable future, i.e. beyond one year.

The Group generally evaluates its assets at historical cost, except for the situations where the given element must be evaluated at fair value, on the basis of the IFRSs. In the financial statements, the financial instruments held for trading had to be measured at fair value.

2. Presentation of the Group and the Accounting policies related to consolidation

The basis of the consolidation

The consolidated financial statements cover the financial statements (assets) of the Group and the entities (Group's subsidiaries) controlled by the Group. From the business year starting on 1 January 2014, the term of control is defined in the IFRS 10 standard. Accordingly, the investor has control over the investee if it is entitled to the changing, positive returns (earnings) produced by the investee and bears the consequences of negative returns and is able to control operations through its decisions (power) and thus to influence these returns. Thus, the management ability and the control derive from rights.

Control can be mainly gained through an ownership share, an agreement with other owners or a special market position (e.g. monopoly).

Regarding the enterprises covered by this financial statement, the parent company gained control through ownership share, without any exceptions.

The revenues and the expenditures of subsidiaries purchased and sold through the year are included in the Consolidated Statement of Comprehensive Income, from the actual date of acquisition until the actual date of sale.

The total, comprehensive result of the subsidiaries is due to the owners of the Group and the non-controlling shares. The amount of the comprehensive result must also be assigned to the non-controlling unit if it is negative.

If needed, the subsidiaries' financial statements are modified so that their accounting policies conform with the accounting policies applied by other Group members.

At the date of consolidation, the transactions, balances, revenues and expenditures are fully filtered out even if the produced result appears in form of an asset value.

Non-controlling interest

The parent company recognises the net assets (assets and liabilities) of subsidiaries in the consolidated financial statements in full. However, of the consolidated equity, the Group only recognises the part after the acquisition that is allocable to the group as equity attributable to the parent company.

The value of the subsidiaries' net assets allocated to the non-controlling interest (including also the impacts of the fair value adjustments existing at the acquisition, arising after the acquisition and the acquisition-date fair value adjustments) is stated by the Group separately in single row entitled non-controlling interest. The non-controlling interest is the part of equity that is attributable to non-parent owners. The Group recognises non-controlling interest as a proportion of net assets (at carrying amount) on the individual reporting dates, and does not measure it at fair value at the end of the individual financial years.

When the equity interest acquired earlier in a subsidiary changes, but it still qualifies as a subsidiary even after the transaction, the Group treats the difference between the acquired net assets and the consideration paid as an increase or decrease in equity.

Rules for consolidation

Accounting treatment of business combinations

Business combination is the situation where the Group gains control over a new company, and the purpose of the acquisition was to acquire the business activity of the purchased entity and not only to acquire the assets of the purchased business entity. The control shall be regarded as acquired from the day when any situation required for qualification as a subsidiary was fulfilled.

The value of the goodwill/negative goodwill must be determined for the date of the business combination. This is the difference between the fair value transferred for the equity interest (consideration) and the fair value of the acquired net assets (proportionately). When determining the consideration the value of the previous equity interest must be taken into account.

The consideration shall include:

– the cash paid or due;

– the fair value of shares issued by the acquirer in connection with the combination (the fair value is to be derived from the share price prevailing on the issue date);

– the fair value of other assets transferred (less the liabilities transferred, if any);

– the fair value of contingent consideration, i.e. part of the consideration that must be transferred or returned upon the occurrence (or non-occurrence) of specified future events.

If the actually transferred (returned) amount differs from the estimated value of the contingent consideration, the Group recognises the difference to the debit or credit of the profit or loss in the period when the amount of the difference becomes calculable.

Determination of acquired net assets

The assets and liabilities acquired within the framework of a business combination must be measured at the fair value prevailing on the date of the business combination. When performing the measurement those assets and liabilities must be also included in the balance sheet that are not stated in the separate financial statements of the acquired enterprises, but the standards prescribe their recognition. These include particularly the internally generated intangible assets existing at the acquired enterprise. In addition, the contingent liabilities that burdened the acquired entity on the day of the business combination must be recognised – at fair value – among the liabilities, irrespective of the fact that according to IAS 37 these should not be recognised as liabilities in the separate financial statements.

Goodwill

The value obtained as the difference between the consideration paid for the subsidiary acquired during the business combination and the net asset value of the subsidiary on the day of the acquisition may be identified and recognised as goodwill among the Group's assets, if the difference is positive.

The negative difference must be recognised to the credit of profit or loss, as a profit realised on a bargain purchase. The profit must be allocated to the acquirer.

Goodwill may only arise when the control is acquired; subsequent transactions are recognised in the equity.

Measurement period

If the initial accounting of a business combination is not full at the end of the reporting period when the combination took place, the purchaser must indicate temporary amounts in its own financial statements for the items where the accounting is not full.

During the measurement period the purchaser must retroactively modify – with regard to the date of acquisition – the indicated temporary amounts in order to reflect new information on facts and circumstances prevailing at the date of acquisition which – had they been known – would have influenced the measurement of the amounts presented at that date.

During the measurement period the purchaser must also indicate further assets or liabilities if it obtained new information on facts and circumstances prevailing at the date of acquisition which – had they been known – would have resulted the presentation of assets and liabilities at that date.

The measurement period is over when the purchaser receives the information that it searched about the facts and circumstances prevailing at the date of acquisition, or it learns that no further information can be obtained.

The measurement period shall not exceed one year calculated from the date of acquisition.

Presentation of the Group (headquarters of operation, legal form, ownership structure, governing law)

AKKO Invest Plc. is a public limited company registered in Hungary by the Metropolitan Court as Company Court. AKKO Invest Plc. and its legal predecessor is listed by the Budapest Stock Exchange since 15 February 2011. The Company's core activity is asset management.

AKKO Invest Plc. is a holding company, i.e. a company with equity stake is several undertakings, the economic objective of which is to realise long-term increase in value through efficient cooperation between the holding and the subsidiaries. AKKO Invest Plc. invests its own assets, without performing external asset management. Its fundamental objective is to achieve asset accumulation and increase in value in the subsidiaries (and thus also in the parent company). The subsidiaries are entities operating primarily in the property market.

AKKO Invest Plc. is a public limited company established under the laws of Hungary. Registered office of the Company: 1118 Budapest, Dayka Gábor u. 5. Since 23 April 2021 (before that date: 1124 Budapest, Lejtő utca 17/A)

The Company's subscribed capital is HUF 833,880,000, which comprises of 33,355,200 pieces of ordinary shares on 31 December 2021. The nominal value of the shares is HUF 25/piece.

Ownership structure of the parent company on 31 December 2021:

	31.12.2021		31.12.2020	
Name	**Nominal value of business share in HUF thousands**	**Equity stake %**	**Nominal value of business share in HUF thousands**	**Equity stake %**
Free Float	491 155	58,90%	515 421	61,81%
DAYTON-Invest Kft.	0	0,00%	199 965	23,98%
Chantili Invest Zrt.	91 727	11,00%	118 494	14,21%
MEVINVEST Vagyonkezelő Kft.	250 998	30,10%	0	0,00%
Total	**833 880**	**100%**	**833 880**	**100%**

Number of voting rights attached to the shares on 31 December 2021:

Share series	Issued pieces	Number of voting shares	Voting right per share	Total voting right	Number of treasury shares
Ordinary shares	**33 355 200**	**33 355 200**	**1**	**33 355 200**	**936 988**

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

Total	**33 355 200**	**33 355 200**	**N/A**	**33 355 200**	**936 988**

Members of the Group and their core activity on 31 December 2021:

The Group comprises the Parent Company and subsidiaries.

Company	Address	Core activity
AKKO Invest Plc.	1118 Budapest, Dayka Gábor u. 5.	Asset management
VÁR-Logisztika Zrt.	1124 Budapest, Lejtő út 17/A.	Property development (industrial property)
MOON Facility Zrt.	1124 Budapest, Lejtő út 17/A.	Property development (industrial property)
A PLUS INVEST Zrt.	1124 Budapest, Lejtő út 17/A.	Residential property development
4 Stripe Zrt.	1124 Budapest, Lejtő út 17/A.	Property development (industrial property)
ALQ SAS	06600 Antibes, 18 Avenue Louis Gallet, France	Property development (hotel)
Elitur Invest Zrt.	1124 Budapest, Lejtő utca 17/A	Asset management (Holding)
NEO Property Services Zrt.	1095 Budapest, Máriássy utca 7.	Operation of superstructures

Relevant figures of the companies:

Company	Registered capital on 31 December 2021	Equity stake (%) on 31 December 2021	Effective date of the change	Registered capital on 31 December 2020	Equity stake (%) on 31 December 2020	Classification
AKKO Invest Plc.	833 880	-	-	833 880	-	parent
VÁR-Logisztika Zrt.	5 000	100%	-	5 000	100%	subsidiary
MOON Facility Zrt.	5 000	100%	-	5 000	100%	subsidiary
A PLUS INVEST	20 000	100%	-	20 000	100%	subsidiary
4 Stripe Zrt.	20 000	100%	-	20 000	100%	subsidiary
ALQ SAS	4 796	100%	-	4 796	100%	subsidiary
Aquaphor Zrt.	5 000	0%	19.05.2021	5 000	100%	subsidiary
Elitur Invest Zrt.	5 100	100%	26.02.2021	0	0%	subsidiary
NEO Property Services Zrt.	20 000	49%	26.02.2021	0	0%	subsidiary

Comparative figures:

Members of the Group and their core activity on 31 December 2020:

Company	Address	Core activity
AKKO Invest Plc.	1124 Budapest, Lejtő út 17 A.	Asset management

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

VÁR-Logisztika Zrt.	1124 Budapest, Lejtő út 17/A.	Property development (industrial property)
MOON Facility Zrt.	1124 Budapest, Lejtő út 17/A.	Property development (industrial property)
A PLUS INVEST Zrt.	1124 Budapest, Lejtő út 17/A.	Residential property development
4 Stripe Zrt.	1124 Budapest, Lejtő út 17/A.	Property development (industrial property)
ALQ69 Zrt.	1124 Budapest, Lejtő út 17/A.	Residential property development
ALQ SAS	06600 Antibes, 18 Avenue Louis Gallet, France	Property development (hotel)
Aquaphor Zrt.	1124 Budapest, Lejtő utca 17/A	Property development (hotel)

Relevant figures of the companies on 31 December 2020:

Company	Registered capital on 31 December 2021	Equity stake (%) on 31 December 2021	Effective date of the change	Registered capital on 31 December 2020	Equity stake (%) on 31 December 2020	Classification
AKKO Invest Plc.	833 880	-	-	833 880	-	parent
VÁR-Logisztika Zrt.	5 000	100%	-	5 000	100%	subsidiary
MOON Facility Zrt.	5 000	100%	-	5 000	100%	subsidiary
A PLUS INVEST Zrt.	20 000	100%	13.01.2020	20 000	74%	subsidiary
4 Stripe Zrt.	20 000	100%	10.01.2020	20 000	74%	subsidiary
ALQ69 Zrt.	5 000	0%	01.07.2020	5 000	74%	subsidiary
ALQ SAS	4 796	100%	-	4 796	100%	subsidiary
Aquaphor Zrt.	5 000	100%	09.01.2020	-	0%	subsidiary

All companies disclose separate financial statements publicly.

Changes in the structure of the Group

In the reporting period, there was one transaction that was very important for the Group. The Parent Company acquired all the shares of NEO Property Zrt., partly directly, partly indirectly, through the acquisition of Elitur Invest Zrt. From the perspective of the Group, the acquisition is quite material. It has to be taken into consideration when comparing the two presented periods. As a result of the consolidation, there was a considerable increase in the balance of both the net profit and loss items and in the balance of asset elements. The Group unequivocally concluded that the acquisition is a business combination.

During the year, the Company sold all its shares in Aquaphor Zrt.

Activity of the individual Group members:

MOON Facility Zrt.

MOON Facility Zrt. is the owner of an industrial property located in Szolnok, which it utilises by rental. The Company is a member of the Group since 22 March 2019. Address of the property: 5000 Szolnok, Kombájn utca – stated in the land register as three properties.

Vár-Logisztika Zrt.

Vár-Logisztika Zrt. is the owner of an industrial property located in Nagykanizsa, which it utilises through rental. The Company is a member of the Group since 15 February 2019. Address of the property: 8800 Nagykanizsa, Vár utca 12.

ALQ SAS

ALQ SAS is a company registered under the laws of France. It performs the development and improvement of an apartment building owned by the Company on the French Riviera, which will be rented or sold upon completion. Address of the property: 18 Avenue, Louis Gallet, Juan-Les-Pins, Antibes, France

4 Stripe Zrt.

4 Stripe Zrt. owns an industrial property in Budaörs, which it utilises by rental. Address of the property: 2040 Budaörs, Kinizsi 4-6. The Company is a member of the Group since 2 October 2019.

A PLUS Invest Zrt.

A PLUS Invest Zrt. performs the conversion of a property in district XII of Budapest into luxury property to be sold or leased upon completion. Address of the property: 1121 Budapest, Eötvös út 31. The Company is a member of the Group since 18 December 2019.

Elitur Invest Zrt.

The Company has acquired 100% of the business shares of Elitur Invest Zrt., thereby it owns 100% of NEO Property Services Zrt., 51% of which it owns indirectly, through Elitur Invest Zrt. Date of acquisition: 26.02.2021.

The Group owns ***NEO Property Services Zrt***. Date of acquisition: 26.02.2021. NEO Property Services Zrt. is one of the leading property operators and service providers in Hungary.

Aquaphor Zrt.

Aquaphor Zrt. owned a hotel to be renovated in Zamárdi, which was subsequently sold. Address of the properties: 8621 Zamárdi, Rózsa u. 53., 8621 Zamárdi, Liliom u. 3.

The Company was a member of the Group between 09 January 2020 and 19 May 2021.

Presentation currency and accuracy of the financial statements

The functional currency of the parent company is Hungarian forint. The financial statements have been prepared in Hungarian forint (presentation currency) and unless it is indicated, otherwise the figures are stated in thousand HUF.

Euro is an important foreign currency for the Group. The exchange rate of the foreign currency in the reporting period was as follows (one currency unit/HUF, MNB exchange rates):

Currency	2021		2020	
	Closing	Average	Closing	Average
Euro (EUR)	369,00	358,52	365,13	351,17

3. Essential elements of the accounting policy

Presentation of the financial statements

The Group publishes consolidated financial statements jointly for the enterprises controlled by it and for the parent company (hereinafter: financial statements). The financial statements of the Group comprise the following parts:

- consolidated balance sheet;
- consolidated statement of comprehensive income ;
- consolidated statement of changes in equity;
- consolidated cash flow statement;
- notes to the consolidated financial statements.

Essential decisions related to the presentation

The Group decided to include the comprehensive income statement in a separate statement in such a way that it presents the items connected to other comprehensive income in the same statement after the net profit (loss) for the period.

The Group prepared its consolidated financial statements under the IFRS for the last time for the 2020 financial year, with comparative data from 2019.

The Group publishes consolidated financial statements in Hungarian forint. This is the presentation currency. The consolidated financial statements cover one calendar year. The balance sheet date of the consolidated financial statements is the last day of the calendar year, i.e. 31 December, in each year.

In accordance with the stock exchange requirements, the Group prepares interim statements semi-annually. The interim financial statements shall be governed by the rules of IAS 34, which do not include all disclosures prescribed by IAS 1 and contain the figures in condensed form.

The consolidated financial statements contain comparative figures, except when a period must be restated or the accounting policy had to be changed. In this case, the Group also presents the opening balance sheet values of the comparative period.

When for the purposes of presentation it is necessary to reclassify an item (e.g. due to a new row in the financial statements) the Group adjusts the previous year’s figures so as to ensure comparability.

The Group also needs to publish information related to the operating segments in the notes to financial statements. The operating segments are determined in accordance with the strategic requirements of the Board members.

As compared to 2020, the operating segment changed in 2021.

The Group's activity can be broken down to the following categories (segments):

- utilisation of industrial properties
- utilisation of residential properties
- Facility Management line of business
- ITS line of business
- Fit-Out line of business

The characteristics of the operating segments are presented in section 33 of Chapter VII.

Foreign Currency

Foreign currency is a currency that differs from the functional currency of the entity.

The Group presents its consolidated financial statements in Hungarian forint. Within the Group, each entity determines its functional currency. Functional currency is the currency that best characterises the operation of the respective company.

An entity may incur exchange rate difference only on foreign currency.

One of the Group's subsidiary is ALQ SAS, a company registered in France with euro being its functional currency.

For the purposes of consolidation, the Group converts the profit or loss and financial position into the functional currency of the parent company.

These financial statements contain both monetary and non-monetary items.

Monetary items are elements whose settlement or receipt entails cash movement and cash itself also qualifies as monetary item. The asset and liability items not entailing cash movement (e.g. advances for services and inventories) do not qualify as monetary items.

Monetary items in foreign currency must be revalued on the reporting date to the spot exchange rate of the reporting date. For the conversion, each entity uses the exchange rate published by the Magyar Nemzeti Bank on the reporting day.

Accounting policies related to the income statement

Sales revenues

The Group recognises its sales revenues in accordance with the rules of the IFRS 15 (effective from 2018) – Recognition of revenue from contracts with customers – Standard.

The IFRS 15 Standard created a uniform model to be applied to revenues from contracts. The Standard contains to revenue recognition rules, among others, for revenues falling within the IFRS 9 Financial Instruments Standard and for revenues falling within the IFRS 16 Leases Standard.

The five-step model helps define when revenues must be recognised and in what amount:

1. Based on the Standard, a contract is created when the following conditions are satisfied:

    - The parties have accepted the contract and are committed to fulfilling it;

- The rights of the parties can be clearly determined based on it;
- The contract offers economic benefits;
- It is probable that the seller will receive the consideration for the goods delivered/services performed, even if it applies legal instruments to collect it.
- In the case of contract amendment it must be examined how its content has changed, since there may be cases when the amendment is to be interpreted as an independent, separate contract.

2. Identification of performance obligations: When concluding the contract, the Group shall assess the goods or services promised in a contract with a customer and shall identify as a performance obligation each promise to transfer to the customer either

   a) distinct goods or services (or a package of goods or services); or

   b) a series of distinct goods or services that are substantially the same and that have the same pattern of transfer to the customer.

3. Determining the transaction price: The transaction price is the amount of consideration to which the Group expects to be entitled in exchange for transferring the promised goods or services to a customer, excluding amounts collected on behalf of third parties (for example, certain sales taxes). The consideration promised in a contract with a customer may include fixed amounts, variable amounts, or both.
4. Allocation of the transaction price to individual obligations: The seller must distribute the transaction price among the individual obligations. When no separate prices can be allocated to the individual obligations, an estimation shall be applied for the distribution, in accordance with the method accepted by the Standard.
5. Revenue recognition: The revenue may be recognised when the control over the purchased goods or services devolves from the seller on the buyer. This may take place during a definite period or at a specified time. The control devolves on the buyer when as a result of that the buyer is able to control the use of the assets and is entitled to collect the benefits deriving from the assets.

The Group measures and assesses its customer contracts individually. It applies the five-step model to contract with customers. In the present contracts the settlement date does not differ from the invoicing period. Sales revenue is recognised when it is effectively invoiced, adjusted to the periods in the case of rents, while in the case of property sale upon the fulfilment of the PO, which – as a main rule – is connected to the transfer of ownership right. In case of property management, the charges may generally be addressed by simple time apportioning, even if they are linked to a particular period. In case of long-term construction projects, the Group determines the revenue by using apportioning, i.e. readiness is determined by the input method, in proportion of the recognised costs and the total planned costs.

Operating expenditures

As a result of the Group's current activity, it breaks down the expenditures as follows:

- direct expenditures: the expenditures directly related to the sales revenue, with the proviso that if an item is to be recognised on a net basis (e.g. profit realised on property sales), it will not be charged to expenditures but rather it will reduce revenues.
- administrative expenditures: these include the items that are meant to support the Group's operation, but may not be directly related to the sales revenue (e.g. accounting fees, insurance, etc.).
- sales expenditures: expenditure connected to publication, advertising and PR activities.

Other revenues and expenditures

The Group states the consideration for sales not classifiable as sales revenue and all other revenues that cannot be regarded as financial income or items increasing other comprehensive income among other revenues.

Other expenditures are expenditures that are indirectly related to the operation and do not qualify as financial expenditure or do not reduce other comprehensive income. The Group states other revenues and other expenditures on a net basis on the main page of the income statement, but it details the components of it in the notes to financial statements.

Financial revenues and expenditures

The Group presents primarily the interest expenditures (as one of the burdens of its own funding) in the financial profit or loss position.

According to the rules of the impairment model, introduced by the IFRS 9 Financial Instruments Standard, the Group recognises impairments also here.

The Group states the exchange rate difference of foreign currency items (unless it is part of the other comprehensive income based on the IAS 21 Effects of Changes in Foreign Exchange Rates) in the financial profit or loss.

The Group states financial profit or loss in the income statement on a net basis.

Income tax expenditure

The income tax expenditure is the sum of the actual and deferred income tax and the local business tax.

Other comprehensive income

Other comprehensive income comprises the items (including amendments due to reclassification) that are not stated in the income statement as part of the profit or loss of the reference period, but belong to the Group's returns or expenditures in the broad sense.

Earnings per share

Basic earnings per share is calculated by dividing the profit or loss attributable to ordinary shareholders of the Group by the weighted average number of ordinary shares outstanding during the period. The Group calculates diluted earnings per share by taking into consideration, in addition to the ordinary shares, the weighted average number of the dilutive share options.

Use and concept of EBITDA

Although the IFRS do not use the concept of EBITDA, the Group has decided to use this commonly used index, having regard to the widespread practice in the industry, and to the fact that the Group is convinced that the statement of this value provides useful information to the users of the financial statements.

For the sake of interpretability, the calculation method is set out below:

+/-	Profit or loss before tax	X/(X)
-/+	Elimination of financial revenues and expenditures	(X)/X

-/+	Elimination of depreciation and impairment	(X)/X
	EBITDA	**X/(X)**

The Group amends the profit or loss before tax with the following items:

- *Financial profit or loss:* the Group adjusts the profit or loss before tax with all the items in the financial profit or loss (effective interest, foreign exchange difference, etc.), i.e. it totally neutralises the impact of the financial profit or loss when calculating this index.
- *Depreciation and impairment:* when calculating the index, the depreciation and impairment of the assets subject to IAS 16, IAS 38 and IFRS, and of the assets stated as assets at the Group, the assets allocated in operating lease or concession are filtered. (they are "given back"). The unsystematic reduction (typically: the impairment loss) of such assets are also adjusted back by the Group, similarly to the depreciation and impairment. [The impairment of other assets, e.g. financial instruments is not adjusted during the calculation of the index.]

Accounting policies related to the balance sheet; presentation and measurement of assets and liabilities

Investment properties

Investment properties include those properties that the Company has typically purchased for the purpose of realising profit on the lease or appreciation of the property, without utilising it or bearing the business risk of it. These properties (typically office buildings, warehouses and factory buildings) are not used for own purposes in the longer run and the Company does not plan to sell them in the near future.

The Company treats investment properties according to the cost model, i.e. these properties are recognised at cost after deducting any accumulated depreciation and impairment losses.

The cost of the property comprises the following items:

- purchase cost (the costs of acquiring the property, including also tax payments if they can be linked to the property);
- property reconstruction costs, which includes the items incurred due to the reconstruction for the anticipated sale;
- other costs directly related to the property, if the direct relationship can be proven.

The Company classifies investment properties as industrial property or residential property.

The Company recognises depreciation on the investment properties measured using the cost model, assuming a useful life of 20 years.

The reclassification of investment properties – since the Company uses the cost model – must be executed by reclassification between the balance sheet lines.

Plant, fixtures and equipment

The Group states plant, fixtures and equipment at cost reduced by accumulated depreciation and impairment losses.

Cost includes the purchase prices less discounts, including customs duties and other non-reclaimable taxes, and all costs necessary for the operation of the asset at the specific place in the specific manner.

The estimated costs of dismounting and removal of the asset and of the remediation of the location also form part of the costs, if provisions must be recognised for the liabilities in accordance with the requirements of IAS 37 (Provisions, Contingent Liabilities and Contingent Assets).

If the asset is of significant value, it must be examined whether it can be decomposed into components. The components must be assessed separately for the purposes of depreciation. At present the Company has no such assets that should be broken down into components.

The costs incurred in connection with assets in use are stated as assets, if they fulfil the condition of capitalisation or additional capitalisation as assets. Maintenance and repair cost are recognised as cost when incurred. The Group also states the costs of major inspections as assets, as a separate component.

The depreciation of assets is recognised in accordance with the straight-line method. The Company depreciates the acquisition value of the assets from the date when it is taken into use, during the useful life of the assets.

Typical useful life of assets:

Plant and equipment	3-7 years
Office equipment, fittings	5 years
Properties	20-50 years

When the assets are scrapped, the cost and the accumulated depreciation are derecognised. When the asset is sold, the cost and the accumulated depreciation are derecognised, while any profit or loss is stated in the net profit or loss (among other items).

In the case of assets in respect of which depreciation is recognised, in all cases when any event or change in circumstances imply that their carrying amount would not recover, we examine if any impairment has occurred.

The impairment loss is the difference between the asset’s carrying amount and its recoverable amount. Recoverable amount is the higher of an asset's fair value less costs to sell and its value in use.

Intangible assets

The Group states intangible assets at cost reduced by accumulated depreciation and impairment losses. During the expected life depreciation was recognised according to the straight-line method.

Leases

Identification of lease

A contract qualifies as a lease contract or contains lease if this contract transfers the right to use the underlying asset – for a specific period – against fee payment. Then the lessee may collect the profit arising from the asset usage and may make decisions on the usage. It does not qualify as a lease, when the company concludes a rental agreement for an asset, but the underlying asset is controlled not in the interest of the company (e.g. company car transferred for personal use).

To identify the leasing, the Group applies the process chart under paragraph B31 of annex B of the IFRS 16 Standard:

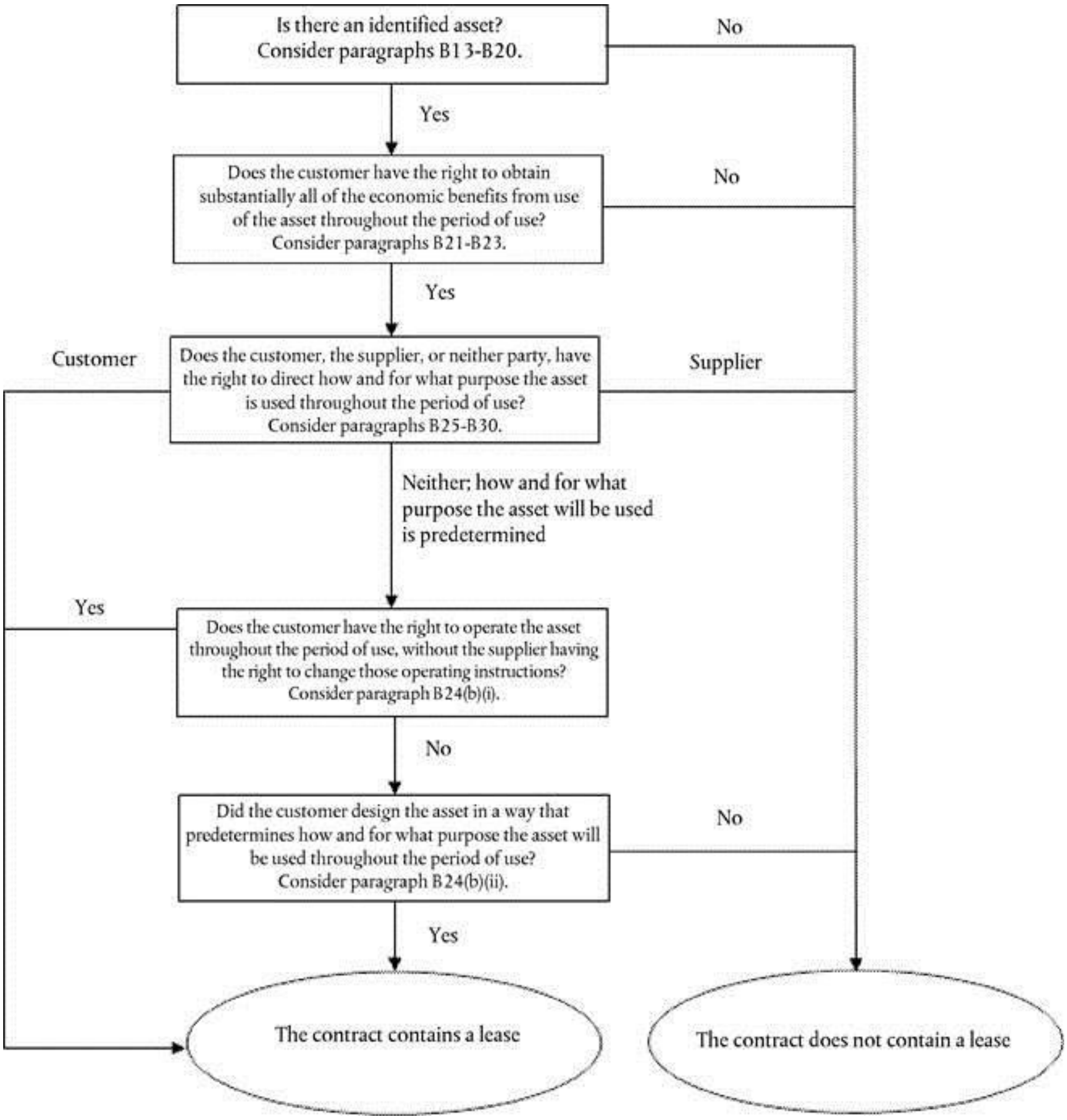

Chart 1. Classification of lease contract IFRS 16.B31

Recognition at the lessee

On the commencement day the lessee must recognise a right-of-use asset and lease liability.

Recognition exceptions

If the Group qualifies as a lessee under IFRS 16 with regard to a contract, the rules of the Standard will not be applied for lease related to short-term assets (less than 12 months) and to low-value underlying assets, but the lease payments are recognised to the debit of the profit, in a divided manner.

Measurement of the right-of-use asset

The Group recognises its assets used under lease as right-of-use assets in the balance sheet. The right-of-use assets are measured under the cost model, primarily setting out from the contractual term upon accounting for depreciation. The Group tests the right-of-use assets for impairment under the IAS 36 rules. The business organisation recognises the right-of-use assets together with the asset group where the underlying asset belongs to. The right-of-use assets are separated in the notes to financial statements.

The lessor must classify the leases either as operating lease or financial lease.

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of an underlying asset. A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset.

Recognition at the lessor

At the commencement date the lessor must derecognise in the balance sheet the assets held within the framework of financial lease and must present the leasing fee receivables at the present value of the cash flows from the lease (net investment in lease).

The Group recognises the present value of cash flows from financial lease as a lease investment. Upon calculating the present value, the Group uses the incremental interest rate related to lease. The Group determines the ECL for the lease receivables based on the simplified approach.

The lessor must recognise in the income statement the lease payments from operating lease either through the straight-line method or through another systematic method in a manner that the leased asset is further on recognised and depreciated in the balance sheet.

The Group regards any scheme as financial lease (as a lessor) if

- the underlying asset is transferred to the lessee at the end of the lease term;
- the lessee has the right to acquire the ownership of the underlying asset at the end of the term and exercise of this right is probable;
- the lease term (together with the proved extension periods) exceeds three-quarters of the residual economic life of the underlying asset;
- the overall present value of the lease payments reaches 90% of the fair value of the underlying asset;
- the underlying asset pertaining to the leasing is special.

If the lease term is indefinite, the term must be defined based on the estimated enforceable period.

Assets held for sale and discontinuing operations

Non-current assets, the carrying amount of which will be recovered through a forthcoming sales transaction rather than through continuing use, shall be classified as held for sale. Disposal groups, comprising assets and closely related liabilities to be disposed of later on in a single transaction (e.g. a subsidiary to be sold), are also held for sale.

This classification can be used when it is highly probable that the sale takes place within one year from the classification, and the assets or disposal group are ready for sale also in their current form, activities are in progress to foster sales (e.g. marketing activity) and the asset or disposal group is offered at a reasonable price.

The Group presents its assets held for sale separately in the balance sheet.

Discontinued operations:

The Group presents its activities and subsidiaries that can be separated from the remaining part of the Group as discontinued operations.

In 2021, the sale of its subsidiary – Aquaphor Zrt. – was stated among discontinued operations.

Borrowing costs

Borrowing costs – if it can be rendered probable that they will result in future economic benefits – are included in the cost of the acquisition, construction or production of assets, the making of which suitable for use or sale necessarily takes a substantial period of time. These assets are referred to as qualifying assets.

The Group commences the capitalisation of borrowing costs for the respective asset, when

- expenditures have been incurred for the asset
- the implementation of the investment can be rendered probable, the Company has an irrevocable commitment for the implementation

When the asset is ready for use, the capitalisation of borrowing costs must be stopped.

Inventories

Inventories are stated at the lower of cost and net realisable value. Net realisable value is the estimated selling price of the inventories less the estimated costs of completion and the estimated costs necessary to make the sale.

Financial assets and liabilities

In accordance with IFRS 9, the Group applies the following rules:

Classification

Financial assets and liabilities held for sale to realise profit and the derivative instruments belong to financial instruments measured at fair value through profit or loss (FVTPL).

The debt instruments that satisfy the SPPI test (i.e. the cash flow deriving from them are solely payments of principal and interest) and held to collect contractual cash flows (business model test) belong to the amortised cost (AC) category. This category includes trade and other receivables, and cash holdings.

The debt instruments that satisfy the SPPI test, but are held for the contractual cash flows and for the sale of the instruments belong to the FVTOCI (fair value through other comprehensive income) category. In this case the instrument is stated in the books at fair value, while the fair value difference is recognised in other comprehensive income, accumulated in the appropriated equity reserve. The interest, expected loss and sales profit or loss belonging to the debt instruments is recognised in net profit or loss. Upon the derecognition of the instrument, the accumulated revaluation must be transferred to net profit or loss.

The Group classifies its equity instruments, unless they are held for sale, as FVTOCI, i.e. it measures the instrument at fair value on each balance sheet date (with the proviso that in certain cases the cost may be also regarded as fair value), while the difference is recognised in other comprehensive income. When the instrument is derecognised, the accumulated revaluation reserve cannot be transferred to net profit or loss, but the accumulated equity part is transferred to retained earnings.

In previous periods the entity used IAS 39. No amendment has been made with respect to the comparative figures prescribed in the transitional regulation; those were managed in accordance with IAS 39. Accordingly, in the case of the comparative figures (31 December 2017 and the year after) the previous classification and measurement have been applied (see the financial statements for the previous year).

Other liabilities include financial liabilities that have not been classified as instruments measured at fair value through profit or loss.

The items belonging to the category of other liabilities are detailed in point 25 of Section VI of the financial statements.

Recognition

Financial assets and liabilities are recognised in the Group's books on the settlement date, with the exception of derivative instruments, which are recognised on the trade date. Financial assets or financial liabilities are initially measured at fair value, adding to them (in the case of items that later are not measured at fair value through profit or loss) the transaction costs directly related to the acquisition or issuance of those.

Derecognition

Financial instrument are derecognised when the rights to the cash flows from the financial instruments expire, or the Group transfers, to a substantial degree, all risks and benefits related to the holding of the financial instrument (without retaining any major right).

Measurement

Following the initial recognition, all financial assets or financial liabilities measured at fair value through profit or loss and all assets measured at fair value through other comprehensive income will be measured at fair value. If no quoted market price in an active market is available and the fair value cannot be determined reliably, the Group uses valuation techniques to establish the fair value.

Financial instruments classified as AC, and all financial liabilities not belonging to the fair value through profit or loss category will be stated at amortised cost. Fees and discounts, including the initial transaction costs, are included in the carrying amount of the related instrument and amortised at the instrument's effective interest rate.

Debt instruments – with the exception of items measured at fair value through profit or loss – are recognised in the books at a value reduced by expected impairment loss. Expected impairment loss, allocable to the reporting year, shall be recognised through profit or loss.

The profit or loss on financial instruments or financial liabilities recognised at fair value through profit or loss shall be recognised in the comprehensive income statement (as part of current year's profit or loss, on a net basis) as profit or loss realised on securities.

The yield from the effective interest income of FVTOCI instruments shall be stated in current year's profit or loss in a separate line, in a position different from the expected loss of the instrument (which is recognised in another category of net profit or loss). The valuation gains or losses of such financial instruments shall be recognised in other comprehensive income. The profit or loss realised on the alienation of FVTOCI financial debt instruments shall be recognised in current year's profit or loss, and the formerly accumulated other comprehensive income shall be transferred to net profit and loss.

The profit or loss in respect of financial instruments or other financial liabilities stated as debt instruments shall be recognised using amortisation (profit/loss after tax) in the comprehensive income statement when the financial instrument or liability is derecognised or an impairment loss is recognised in respect of them.

Measurement at fair value

The fair value of financial instruments is the market price quoted at the end of the reporting period, net of transaction costs. If no quoted market price is available, the fair value of the instrument is determined by valuation models or discounted cash flow techniques.

When applying discounted cash flow techniques, the estimated future cash flow is based on the Group's economic estimates, while the discount rate is a market rate that applies to a similar instrument on the balance sheet date under similar terms and conditions. When applying valuation models, the figures are based on market valuations performed at the end of the reporting period.

Level 1: The figures used for the valuation are based on publicly available quoted prices (no further information is necessary for the valuation).

Level 2: The figures used for the valuation of assets with no quoted price can be observed indirectly or directly.

Level 3: The estimation of the fair value of derivatives not traded on the stock exchange is based on the amount that the Group would receive based on the usual business terms and conditions upon the expiry of the contract at the end of the reporting period, considering the prevailing market conditions and the parties' current creditworthiness.

Measurement of amortised cost

The amortised cost of a financial asset or financial liability is the value of the financial asset or financial liability at the initial recognition less principal repayments, increased or decreased by the accumulated amortisation of the difference between the initial value and the value at maturity calculated by the effective interest rate method, and reduced by the write-off due to the impairment or irrecoverability of the financial instrument.

The effective interest rate is the rate that precisely discounts the estimated future cash payments or income during the expected life of the financial instrument or – as the case may be – for a shorter period to the net carrying amount of the financial instrument or financial liability. When calculating the effective interest rate, the Group estimates the cash flow considering all contractual conditions of the financial instrument, but ignoring future credit losses.

Impairment of financial assets (expected impairment)

Provisions must be recognised for the expected impairment of the debt instruments belonging to the AC and FVTOCI category. The expected impairment can be described as the cash flow not realisable during the life of the instrument. The expected impairment loss can be derived from the following factors:

- exposure at default (EAD);
- loss given default (LGD);
- probability of default (PD) for the relevant period.

When presenting financial instruments, the expected loss must be calculated for 12 months using 12-month PD, which means the probability of the counterparty's becoming insolvent within 12 months (Stage 1). The ECL so determined must be recognised without directly reducing the assets as a counter-asset item (provision). The gross value of the asset (calculated net of ECL) does not change.

If the credit quality of the asset deteriorates it must be reclassified to Stage 2, for which provisions must be recognised for lifetime impairment through net profit or loss without directly reducing the value of the asset.

If the asset becomes impaired, it must be reclassified to Stage 3, where the lifetime loss reduces directly the value of the asset.

If the credit quality of the asset improves, the asset must be reclassified from Stage 3 to Stage 2, or from Stage 2 to Stage 1.

The Group regards an asset as non-performing if the contractual cash flows have been past due for at least 90 days. However, using market information, based on special considerations, an asset may be declared as non-performing earlier as well.

The Group presumes deterioration in credit quality if the contractual cash flow is past due over 30 days.

The following signs may imply deterioration in credit quality or impairment:

- market figures
- change in the economic environment
- external rating figures
- comparative figures
- risk managers' findings
- providing the debtor with respite
- willingness to pay

In the case of certain smaller receivable balances the ECL is determined on a collective basis. For trade accounts receivable the simplified ECL model must be used, which means that lifetime impairment must be recognised immediately and it is not necessary to monitor credit quality continuously.

In the case of the simplified approach, the Group usually uses the following ECL ratios:

Past due	ECL %
Less than 90 days	1%
91– 365 days	50%

over 365 days	100% or on a case-by-case basis

NEO Property Zrt. has many customers from whom the Company requests collaterals in certain circumstances. When determining the ECL, the Company takes this collateral system into consideration in its specific assessment.

If the volume of expected credit loss decreases, the decrease must be recognised through profit or loss, by reducing the corresponding expenditure.

Trade accounts receivable

Trade accounts receivable include the unpaid consideration payable by customers for the goods sold or services rendered in the usual course of business plus value added tax. These amounts are expected to be received within one year (or within the usual operating cycle, if it is longer), and thus they are classified as current assets. Trade accounts receivable are stated at invoiced value, which initially essentially correspond to their fair value. The Group uses the simplified approach to determine expected credit loss.

Other receivables and prepayments and accrued income

These receivables include payment claims not belonging to other receivables. They are measured in the same way as trade accounts receivable. Prepayments and accrued income are also stated in this balance sheet position. Receivables from brokers may be a material item within the balance sheet position.

Impairment of receivables

Impairment for receivables is recognised when it becomes probable that the Group will not be able to collect all of its outstanding receivables (the customer has financial difficulties, bankruptcy or liquidation proceeding has started against it). The necessary impairment loss is recognised on a case-by-case basis for major financial assets and in aggregate for immaterial financial assets.

When there is objective evidence that impairment loss has been incurred on loans and receivables recognised at amortised cost, the loss amount shall be determined as the difference between the carrying amount of the asset and the present value of estimated future cash flows (not taking into consideration future credit loss not yet incurred) discounted by the original effective interest rate (i.e. effective interest rate calculated upon initial recognition). When there is no objective evidence of the impairment of a financial asset, the need for impairment loss is assessed aggregately for a group with similar credit risk attributes.

In the case of group impairment assessment the calculation is performed based on the ageing. When the asset is uncollectible, the Group derecognises the receivables against the income statement and the directly related impairment loss against the expenditures. The Group does not discount its receivables due within one year (here the time value of money is assumed to be immaterial).

Cash and cash equivalents

Cash includes cash on hand, bank deposits and other liquid deposits and securities the original maturity of which is not longer than three months and risk of changes in value is negligible (not including overdrafts, but in the cash flow statement the overdraft must be stated under cash equivalents).

Should any impairment occur at a cash item, it must be recognised through net profit and loss. ECL must be recognised for these assets as well.

Subscribed capital

The subscribed capital contains the sum of the nominal values of the shares issued by the Parent Company.

Share premium

Share premium includes the funds exceeding the nominal value of the issued shares. The transaction costs related to equity issuance reduce the share premium. The Company states the profit realised on the sales of treasury shares as share premium.

Retained earnings

Retained earnings contain the dividends accumulated but unpaid.

Dividends

In the financial statements, the Group states the dividends payable as liabilities, simultaneously reducing retained earnings, in the period when the owners approved the dividends.

Treasury shares

If the Group buys the Parent Company's shares, the consideration paid and the incremental costs are stated as treasury shares as items reducing equity, in a separate line with negative sign, until such time as the shares are withdrawn or resold. When the Group sells these shares later on, it increases the equity, since the profit or loss realised on the sales directly impacts equity (increases the share premium when it is a profit, or reduces the retained earnings when it is a loss). Transactions related to treasury shares must be posted on the transaction date.

Trade accounts payable, other liabilities, accruals and deferred income

Trade accounts payable and other liabilities, accruals and deferred income are recognised at fair value, which is usually the same as the nominal value. In subsequent periods they are stated at amortised cost determined using the effective interest rate method.

Income tax liability and asset, deferred tax liabilities and assets

The Group performs the assessment of whether the given tax type qualifies as income tax for all types of statutory taxes based on the requirements of IAS 12 (Income taxes).

The income tax presented in the comprehensive income statement represents the current and deferred tax for the respective period. Deferred tax is stated in the current year's profit or loss, except when it is connected to items stated in other comprehensive income. Then the deferred tax is also stated there.

The Group recognises deferred tax for the temporary differences between the statutory value of the assets and liabilities under the laws governing the tax qualifying as income tax and their carrying amount, based on the balance sheet method. The stated value of the deferred tax is based on the expected method of realising or settling the carrying amount of the assets and liabilities, subject to applying the tax rate effective or essentially effective at the end of the reporting period.

The tax for the period in question is the tax payable on the taxable income of the given year, subject to applying the tax rates effective at the end of the reporting period and applying previous year's adjustment.

Deferred tax receivables may be stated only up to the amount of the taxable profit likely to be available in the future.

Other taxes, not qualifying as income tax, are stated separately from the income taxes in the comprehensive income statement.

General accounting policies related to cash flow

The Group builds its cash flow statement on the indirect method up to the operating cash flow. The investment and financing cash flows are prepared using the direct method. The Group presents interest paid in the operating cash flow, and dividends paid in the financing cash flow.

III. Significant estimates used in preparing the financial statements and other sources of uncertainties

With respect to the application of the Group's accounting policies, the management has to make decisions, estimates and assumptions as to the carrying amount of the assets and liabilities that cannot be clearly determined from other sources.

The estimates and related assumptions are based on past experiences and other factors that are considered relevant. The actual results may be different than these estimates. The estimates and the assumptions on which they are based must be reviewed continuously.

The modifications of accounting estimates must be recognised in the period when the modification was made if the modification only affects this period, or in the period when the modification was made and the periods after that if the modification affects the period under review as well as the future.

1. The recoverable amount of the customer relations list established through the acquisition of NEO Property Zrt., as well as the recoverable amount of the goodwill generated through the acquisition are considered to be significant estimates for the Group. Considering the volume of the relevant balances, these estimates are significant. Addressing the impact of the change in the estimate may affect the net profit or loss.
2. The balances of the accruals of the Group are significant. Those balances include the estimates, the calculations, which are not complex, but considering their volume, may have a significant impact on the net profit or loss of the Group.
3. The fair value of investment properties is a significant estimate for the Group. Although the Group does not record the fair value in its books, that particular item is included in the disclosures.

The management of the Group has to review the accounting estimates of the following areas at least annually:

- the return on intangible assets, with particular attention to the goodwill and the customer relations list;
- balances of the accruals;
- estimates related to the useful life and residual value of the tangible assets;
- fair value estimates;
- estimates related to the valuation of receivables.

The revision of the accounting estimates may be necessitated by:

- legislative changes,
- changes in the economic environment,
- changes in the operation and processes of the Company

IV. Changes in the accounting policy, expected impact of the IFRS and IFRIC interpretations not yet in force on the date of the financial statements, previous applications

The Company has not changed the applied accounting policy between 2020 and 2021. An exception is the application of accounting policies related to the introduction of the new standards and to activities that did not exist earlier.

New and modified standards and interpretations entering into force from this reporting period, announced by IASB and adopted by the EU:

- **Amendments to IFRS9, IAS39, IFRS7, IFRS4 and IFRS16** – interest rate benchmark reform – Phase 2 – adopted by the EU from 2021. January 13 (enters into force on 2021. January 1 and in the reporting periods commencing thereafter),
- **Amendment to IFRS4 "Insurance contracts" deferral of effective date of IFRS9** – adopted by the EU from 2020. December 15, (enters into force on a 2021. January 1 and in the reporting periods commencing thereafter),
- IFRS 16 Leases – Covid-19-Related Rent Concessions after 30 June 2021 (enters into force on 1 April 2021, the amendment extends the practical simplification for the period between 30 June 2021 and 30 June 2022. The application of that standard is mandatory for those lessees that have chosen to apply the initial practical simplification.)

New and amended standards and interpretations issued by the IASB and adopted by the EU, but not yet in force

At the time of approval of these financial statements, the following standards, as well as amendments to existing standards and interpretations issued by the IASB and adopted by the EU, were published without entry into force:

- Amendments to IFRS3 "Business Combinations", IAS16 "Property, Plant and Equipment" and IAS37 "Provisions, Contingent Liabilities and Contingent Assets" – Package of narrow-scope amendments (enters into force on 1 January 2022 and in the reporting periods commencing thereafter),
- **Amendment to IFRS17 "Insurance contracts", incorporating the amendments to IFRS17** (enters into force on 2023. January 1 and in the reporting periods commencing thereafter),
- Amendments to the IAS 1 "Presentation of financial statements" - Classification of Liabilities as Current or Non-Current (will enter into force on 1 January 2023 and in the reporting periods commencing thereafter,
- IFRS Practice Statement 2: Disclosure of Accounting Policies. (will enter into force on 1 January 2023 and in reporting periods commencing thereafter),

- IAS 8 "Accounting Policies, Changes in Accounting Estimates and Errors": Definition of Accounting Estimates. (will enter into force on 1 January 2023 and in reporting periods commencing thereafter),

- IAS 12 "Income taxes": Deferred tax related to assets and liabilities resulting from one single transaction (will enter into force on 1 January 2023 and in the reporting periods commencing thereafter)

The Company does not apply these new standards and the amendments to existing standards before their effective dates. The Company believes that the approval of these standards and the amendment of existing standards will have no significant impact on the Company's financial statements in the period of initial application.

Standards and interpretations issued by the IASB and not approved by the European Union

The IFRS adopted by the EU currently do not significantly differ from those approved by the International Accounting Standards Board (IASB), with the exception of the following new standards, amendments to existing standards and new interpretations that have not yet been approved in the EU until the publication date of our financial statements:

- Amendments to the IFRS 10 "Consolidated financial statements" and IAS 28 "Investments in associates and joint ventures" – Selling or transferring assets between the investor and its associate or joint venture (the date of entry into force has been postponed for an uncertain period of time, until the research project arrives at a conclusion with regard to the equity method).

The implementation of these modifications, new standards and interpretations would not influence significantly the Company's financial statements.

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

V. Supplementary notes to the Comprehensive Income Statement

A. Profit or loss from continuing operations

1. Revenue

NEO Property Services Zrt. and Elitur Invest Zrt. became members of the Group on 26 February 2021. The corresponding earnings items are included among the consolidated figures from the date of acquisition.

In 2021, the core activity of the Group was property operation.

Designation	Financial year 2021	Financial year 2020
Property operation	22 009 785	-
Revenue from property lease	122 778	111 579
Revenue from property sales	-	70 300
Other revenue	5 365	1 061
Total	**22 137 928**	**182 940**

In previous years, the revenue from property lease constituted the largest item of revenue. The revenue and the range of services provided were significantly extended as a result of the inclusion of the new subsidiaries in the Group.

Thanks to the complex property operation service provided by NEO Property Services Zrt., the revenue of the Group increased by THUF 22,009,785.

The other items include the revenue from further invoicing and the sales revenue.

2. Direct operating expenditures

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

The amount of direct expenditures increased as a result of the inclusion of new subsidiaries into the Group, especially as a result of the entry of NEO Property Services Zrt.

The content of direct expenditures is as follows:

Designation	Financial year 2021	Financial year 2020
Material costs	(136 737)	(4 370)
Business costs	(7 583 976)	-
Fuels	(93 848)	-
Electricity, water, waste water charges	(1 148 416)	(6 557)
Heating and air conditioning equipment	(172 413)	-
Waste disposal	(36 506)	(1 151)

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

Personal costs	(3 092 460)	-
Maintenance fees	(2 123 156)	(1 264)
Operation costs	(1 272 105)	(18 315)
Cleaning services	(1 789 463)	-
Removal services	(12 253)	-
Building services engineering	(37 995)	-
Transport	(139 592)	-
Rental fees	(87 779)	-
Parking	(8 752)	-
Asset management	(2 173)	-
Healthcare services	(10 097)	-
Official fees	(3 475)	-
Fire protection, occupational health and safety	(113 772)	-
Travel and accommodation services	(6 279)	-
IT services	(40 765)	-
Property protection	(1 322 264)	(1 057)
Advertising costs	(355)	-
Miscellaneous expenses	(3 795)	-
Other services	(200 676)	-
Depreciation	(627 070)	(96 956)
Carrying value of property sold	-	(61 516)
Total	**(20 066 173)**	**(191 186)**

In the previous period, the activity of the Group differed significantly from the characteristics of the reporting period. Therefore, the Group amended the presentation methodology used in the previous period, leaving the principal amount unchanged.

Comparison of the previously used presentation and this year's presentation:

Direct costs incurred in 2020 according to the published financial statement:	(208 605)
Reclassification of the revenue from recharged costs to the sales revenue:	6 886
Reclassification of the costs incurred by Aquaphor Zrt. to the discontinued operations category, for the sake of comparability:	1 261
Reclassification of the wage costs of AKKO Plc. to the administrative expenditures:	12 227
Adjustment of the depreciation of Vár-Logisztika Zrt.:	2 390
Adjustment of the depreciation of 4 Stripe Zrt.:	(5 345)
Adjusted direct costs incurred in 2020:	(191 186)

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

3. Administrative and sales expenditures

The administrative expenditures row contains the company's costs related to its governance and administration activity. The cost increase was due to the inclusion of NEO Property Services Zrt. into the Group, which took place on 26 February 2021.

Administrative expenditures:

Designation	Financial year 2021	Financial year 2020
Rental fees	(24 644)	(7 706)
Insurance fees	(29 679)	(912)
Healthcare services	(1 253)	-
Other materials	(1 216)	-
Other services used	(16 546)	-
Miscellaneous expenses	(165)	(840)
Electricity, water, waste water charges	(676)	-
Official fees and levies	(10 370)	(7 185)
IT services	(33 471)	(1 087)
Lawyer and legal fees	(30 485)	(7 905)
Environmental protection	(2 324)	-
Occupational health and safety, fire protection	(349)	-
Printed material and office supplies	(1 231)	-
Education costs	(9 034)	-
Parking	(4 135)	-
Fee for financial services	(29 450)	(1 402)
Postal charges	(3 622)	-
Professional journals, professional books	(471)	-
Transportation costs	(17 521)	(34)
Personal costs	(461 653)	(12 227)
Accounting services, audit	(40 380)	(11 942)
Travel and mission expenses	(757)	-
Fuels	(8 039)	-
Property protection	(4 993)	-
Maintenance	(951)	-
Total	**(733 415)**	**(51 240)**

In 2021, HUF 461,653,000 were recognised as wage costs at Group level. The average staff number of the Group: 499, of which the number of persons employed by NEO Property Services Zrt. is 496.

The significant increase in the administrative expenditures has been induced by the inclusion of NEO Property Zrt. in the Group.

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

Costs of sales include the expenditures directly related to sales.

Designation	Financial year 2021	Financial year 2020
Listing and maintenance fees, fees paid directly to securities brokers	(8 126)	(6 726)
Communication and marketing costs	(27 069)	(4 071)
Total	**(35 195)**	**(10 797)**

Designation	Financial year 2021	Financial year 2020
Administrative expenditures	(733 415)	(51 240)
Sales expenditures	(35 195)	(10 797)
Total	**(768 610)**	**(62 037)**

From the administrative and sales expenditures incurred in 2020, the balances related to the derecognised subsidiary were reclassified to the profit or loss from discontinued operations.

4. Other revenues and expenditures

Other revenues and expenditures are items that cannot be linked to the core activity, but they have an impact on profit or loss.

Designation	Financial year 2021	Financial year 2020
Payments to foundations, donations	(7 332)	-
Net value of fines, penalties and default interests	547	(88)
Building and land tax	(13 599)	(13 590)
Sale and scrapping of fixed assets	(27)	-
Local tax in France	(238)	(2 449)
Corporate tax adjustments in previous year	(4 183)	(356)
Other taxes	(26 393)	-
Employee reimbursements	5 480	-
Provisions made/used	(176 326)	-
Cancelled receivables, liabilities	(18 469)	-
Expenditures related to damages	(1 966)	-
Impairment loss and reversal of receivables	67 784	-
Miscellaneous sundry items	2 564	(447)
Total (with regard to sign)	**(172 158)**	**(16 930)**

The other revenues and expenditures of 2020 are adjusted to the figures of the sold subsidiary for the sake of comparability.

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

5. Financial revenues and expenditures

Designation	Financial year 2021	Financial year 2020
Interest received	197	7 453
Interest payable	(267 582)	(5 587)
Revaluation of foreign currency assets and liabilities	5 669	83 080
Expected Credit Loss (ECL) and reversal	7 321	(4 512)
Discount	3 078	-
Other financial expenditures	(1 957)	-
Total (with regard to sign)	**(253 274)**	**80 433**

The significant increase in the financial expenditures was due to the interest of the bank loan contracted by the Parent Company (THUF 267,582).

From the financial revenues and expenditures incurred in 2020, the balances related to the derecognised subsidiary were reclassified to the profit or loss from discontinued operations.

6. Gain or loss on disposal of subsidiary

The 100% business share in Aquaphor Zrt. was profitably sold by the Group, the profit amounted to THUF 7,161. As a consideration for the business share, 746,988 treasury shares of the Parent Company were transferred back to the Group. In the reference period (in 2020), ALQ69 Zrt. was profitably sold, the profit was THUF 59,972.

Designation	Financial year 2021	Financial year 2020
Selling price	148 550	890 000
Derecognised net asset	(107 515)	(41 107)
Derecognised goodwill	-	(802 309)
Proprietary transactions	(33 874)	-
Derecognition of non-controlling interest	-	13 388
Total (with regard to sign)	**7 161**	**59 972**

7. Income tax expenditure

This expenditure position comprises the following tax items:

Designation	Financial year 2021	Financial year 2020
Corporate income tax	(187 921)	(11 893)
Deferred tax expenditure/income	21 915	11 689
Local business tax	(133 605)	(3 712)
Total (with regard to sign)	**(299 611)**	**(3 915)**

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

The Group presents the corporate income tax and local business tax among income tax expenditures.

The corporate income tax rate was 9% during the year. The corporate income tax burden amounts to THUF 187,921, a significant share of it (THUF 179,060) is stated in the books of NEO Property Services Zrt.

The local business tax rate is 2%; however, Government Decree 639/2020 (of 22 December), mitigating the economic difficulties caused by the COVID-19 pandemic, makes it possible for SMEs to pay 1% local business tax in 2021. As far as the members of the Group are concerned, Moon Facility Zrt., 4 Stripe Zrt. and VÁR-Logisztika Zrt. are entitled to pay a reduced tax rate.

The tax authorities regularly inspect the members of the Group. Since there may be disputes with regard to the interpretation of the taxation rule applicable to the individual transactions, later on the tax authority may change, during its proceeding, the tax balances shown in the financial statements.

B. Profit or loss from discontinued operations

Based on IFRS 5: Non-current Assets Held for Sale and Discontinued Operations, the Parent Company classified its subsidiaries in the discontinued operations category.

Discontinued operations are part of an undertaking that has been disposed of or has been classified as held for sale, and

- that constitute a separate line of business of the activity or a separate geographical area or are part of a plan for disposal, or
- a subsidiary acquired for the purpose of further sale.

The Group’s total comprehensive income from discontinued operations is as follows:

COMPREHENSIVE INCOME STATEMENT	**Financial year 2021**	**Financial year 2020**
Revenue	-	30 999
Direct expenditures	(532)	(11 817)
Gross profit or loss	**(532)**	**19 182**
Administrative and sales expenditures	(37)	(1 195)
Other expenditure, net	-	(868)
Financial expenditures, net	-	(13 170)
Profit or loss before tax	**(569)**	**3 949**
Income tax expenditure	-	(904)
After-tax profit or loss from discontinued operations	**(569)**	**3 045**
Other comprehensive income (after income tax)	**-**	**-**
Total comprehensive income from discontinued operations	**(569)**	**3 045**
Earnings per share from discontinued operations (in HUF)	**(0,02)**	**0,09**
Diluted earnings per share from discontinued operations (in HUF)	**(0,02)**	**0,09**

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

The profit or loss related to these activities are detailed below.

Sales revenue from discontinued operations

Designation	Financial year 2021	Financial year 2020
Revenue from property lease	-	30 999
Total	**-**	**30 999**

Direct operating expenditures from discontinued operations

Designation	Financial year 2021	Financial year 2020
Overhead expenses	(215)	(905)
Maintenance fees	-	(16)
Depreciation	-	(9 889)
Property insurance	(317)	(114)
Shipment of waste	-	(94)
Parking space rental	-	(800)
Total	**(532)**	**(11 818)**

Administrative expenditures from discontinued operations

Designation	Financial year 2021	Financial year 2020
Bookkeeping services	-	(490)
Fee for financial services	(32)	(652)
Official fees and levies	(5)	(5)
Miscellaneous expenses	-	(19)
Total	**(37)**	**(1 167)**

Costs of sales from discontinued operations

Designation	Financial year 2021	Financial year 2020
Communication and marketing costs	-	(28)
Total	**-**	**(28)**

Other revenues and expenditures from discontinued operations

Designation	Financial year 2021	Financial year 2020
Fine, penalty and default interest	-	(1)
Building and land tax	-	(867)

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

Total (with regard to sign)	**-**	**(868)**

Financial revenues and expenditures from discontinued operations

Designation	Financial year 2021	Financial year 2020
Other interest payable	-	(1 363)
Revaluation of foreign currency assets and liabilities	-	(11 806)
Total (with regard to sign)	**-**	**(13 170)**

Income tax expenses from discontinued operations

Designation	Financial year 2021	Financial year 2020
Corporate income tax	-	(301)
Local business tax	-	(603)
Total (with regard to sign)	**-**	**(904)**

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

VI. Supplementary notes to the balance sheet

8. Value of customer relations

Upon the inclusion of NEO Property 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.

	Value of customer relations
Gross value	
Balance at 31 December 2020	-
Categorisation on acquisition	**12 794 000**
Purchase	**-**
Balance at 31 December 2021	**12 794 000**
Depreciation	
Balance at 31 December 2020	**-**
Categorisation on acquisition	**-**
Depreciation recognised	**(490 729)**
Balance at 31 December 2021	**(490 729)**
Net value	
Balance at 31 December 2020	**-**
Balance at 31 December 2021	**12 303 271**

9. Goodwill, negative goodwill

The value of goodwill increased as a result of the acquisitions of 26.02.2021.

Designation	**31.12.2021**	**31.12.2020**
Opening	265 735	1 068 044
Goodwill on NEO Property operation	5 379 619	
Derecognition of goodwill due to the sale of the subsidiary	-	(802 309)
Total	**5 645 354**	**265 735**

The Parent Company owns 51% of NEO Property Services Zrt.through Elitur Invest Zrt.

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

The purchase price is paid in cash which is given in consideration for the AKKO Invest Plc. shares. In the course of the acquisitions of business shares, it was not the entire purchase price which was settled, therefore the Group generated liabilities amounting to THUF 4,830,000.

Goodwill amount – related to the individual subsidiaries – on the balance sheet date:

Designation	**Neo Property Zrt. and ELITUR Zrt.**	**A PLUS INVEST Zrt.**
Purchase price	24 711 218	279 000
Value of net assets taken over at the date of acquisition	7 689 058	13 265
Value of net assets identified at the date of acquisition	12 794 000	265 735
Deferred tax impact	(1 151 460)	-
Total net assets	19 331 598	13 265
Goodwill on 31.12.2021	**5 379 619**	**265 735**

The Group treated the acquisition of NEO Property Zrt. and ELITUR Invest Zrt. as a coherent transaction, because the reason for the acquisition of the two companies was to acquire the activity of NEO Property Zrt.

The net asset value of the new investments include the pool of contracts with customers (value of customer relations) which has been identified and registered by the Group as intangible assets. Its value at the date of the acquisition is: THUF 12 794 000.

10. Right-of-use assets

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. The Group took ownership of those assets with the purchase of NEO Property Zrt.

Net value of the right-of-use assets on 30.06.2021:

Gross value	**ROU passenger cars**	**ROU property rental**	**Total**
Balance at 31 December 2020	-	-	-
Categorisation on acquisition	243 019	323 719	566 738
Conclusion of new contracts	176 806	11 814	188 620
Balance at 31 December 2021	**419 825**	**335 533**	**755 358**
Depreciation	**ROU passenger cars**	**ROU property rental**	**Total**
Balance at 31 December 2020	-	-	-
Categorisation on acquisition	(123 696)	(112 332)	(236 028)

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

Depreciation recognised	(39 712)	(47 643)	(87 355)
Balance at 31 December 2021	**(163 408)**	**(159 975)**	**(323 383)**
Net value at 31 December 2021	**256 417**	**175 558**	**431 975**

Lease liabilities

Designation	Passenger cars	Property rental	Total
Lease debt due within one year	136 034	78 696	214 730
Lease debt due over a year, but within five years	126 305	102 223	228 528
Lease debt due over five years	-	-	-
Total	**262 339**	**180 919**	**443 258**

Designation	Passenger cars	Property rental	Total
Total opening lease liabilities	-	-	-
Lease liabilities upon acquisition	123 411	221 842	345 253
Interim contracting	245 536	11 815	257 351
Payment of lease fees	(106 608)	(52 738)	(159 346)
Outstanding lease liabilities at the end of the semester	**262 339**	**180 919**	**443 258**

11. Other intangible assets

The Group took ownership of intangible assets not highlighted elsewhere by purchasing NEO Property Services Zrt. This item includes licenses, as well as purchased software and software developed by the Group itself.

Gross value	
Balance at 31 December 2020	-
Categorisation on acquisition	**297 447**
Purchase	**13 662**
Balance at 31 December 2021	**311 109**
Depreciation	
Balance at 31 December 2020	**-**
Categorisation on acquisition	**(268 344)**
Depreciation recognised	**(13 278)**
Balance at 31 December 2021	**(281 621)**
Net value	
Balance at 31 December 2020	**-**
Balance at 31 December 2021	**29 488**

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

12. Investment properties

The figures related to the properties of the Group on 31 December 2021 are as follows:

Gross value	Industrial property	Residential property	Total
Balance at 31 December 2020	**2 393 948**	**2 334 132**	**4 728 079**
Extension	-	-	**-**
Disposals	-	-	**-**
Impact of exchange rate changes	-	50 697	**50 697**
Decrease due to sale of subsidiary	-	(260 459)	**(260 459)**
Investment value adjustment	-	(41 198)	**(41 198)**
Balance at 31 December 2021	**2 393 948**	**2 083 172**	**4 477 119**
Depreciation	**Industrial property**	**Residential property**	**Total**
Balance at 31 December 2020	**(181 417)**	**(9 403)**	**(190 819)**
Derecognition due to sales	-	-	-
Categorisation on acquisition	-	-	-
Depreciation recognised	(76 605)	(6 238)	(82 844)
Decrease due to sale of subsidiary	-	-	-
Balance at 31 December 2021	**(258 023)**	**(15 642)**	**(273 663)**
Net value	**Industrial property**	**Residential property**	**Total**
Balance at 31 December 2020	**2 212 531**	**2 324 729**	**4 537 260**
Balance at 31 December 2021	**2 135 925**	**2 067 530**	**4 203 456**

The group measures investment properties based on the cost model. The depreciation of the properties takes place as described in the summary of the Accounting Policy.

The Group has the following properties:

Owner of the property	Address of property	Classification of property	Plot size (m^2)	Superstructure size (m^2)	Status of utilisation
AKKO Invest Plc.	1133 Budapest, Kárpát utca 50 ground floor	residential property	-	121	Let out
MOON Facility Zrt.	5000 Szolnok, Kombájn utca	industrial property	48 627	3 330	Let out
Vár-Logisztika Zrt.	8800 Nagykanizsa, Vár utca 12.	industrial property	8 223	2 064	Let out
ALQ SAS	18 Avenue, Louis Gallet, Juan-Les-Pins, Antibes, France	residential property	-	1 185	under reconstruction
4Stripe Zrt.	2040 Budaörs, Kinizsi 4-6	industrial property	3 932	3 904	Let out
A PLUS INVEST Zrt.	1121 Budapest, Eötvös út 31	residential property	2 269	438	under reconstruction

The net value of the properties on 31 December 2021 is shown in the table below:

Designation of the property	Initial cost	Amendment of initial cost due to currency exchange	Accumulated depreciation	Net value THUF
Office in Kárpát utca	98 800	-	(6 090)	92 710
Industrial property in Szolnok	587 400	-	(59 625)	527 775
Industrial property in Nagykanizsa	418 872	-	(104 142)	314 730
Cyrano Hotel, France	1 796 133	-	-	1 796 133
Industrial property in Budaörs	1 387 674	-	(94 255)	1 293 419
Residential property in Eötvös utca in Budapest	188 240	-	(9 551)	178 688
Total	**4 477 119**	**-**	**- 273 663**	**4 203 456**

Last year the net values of the properties were as follows:

Designation of the property	Initial cost	Amendment of initial cost due to currency exchange	Accumulated depreciation	Net value, THUF
Office in Kárpát utca	98 800	-	(3 628)	95 172
Industrial property in Szolnok	418 872	-	(81 858)	337 014
Industrial property in Nagykanizsa	587 400	-	(38 296)	549 104
Cyrano Hotel, France	1 786 634	-	-	1 786 634
Industrial property in Budaörs	1 389 934	-	(63 521)	1 326 413

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

Residential property in Eötvös utca in Budapest	188 240	-		(5 776)	182 464
Zamárdi, holiday home	260 459	-		-	260 459
Total	**4 730 339**	**-**	**-**	**193 079**	**4 537 260**

With the sale of Aquaphor Zrt., the property located in Zamárdi was taken out of the ownership of the Group. The accumulated depreciation, as well as the conversion to HUF of the value of Hotel Cyrano recognised in EUR brought further changes in value.

Estimates concerning the fair value of the properties on the record date:

Designation	**Fair value estimates 31.12.2021, THUF**
Flat in Kárpát utca	101 800
Industrial property in Szolnok	593 000
Industrial property in Nagykanizsa	394 000
Cyrano Hotel, France	1 645 740
Industrial property in Budaörs	1 553 000
Residential property in Eötvös utca in Budapest	654 800
Total	**4 942 340**

The fair value of the assets was determined by property experts in 2021, the property experts had a relevant qualification. The assets are utilised partially by means of operating lease.

The lease contracts are of unlimited duration, with short notice.

13. Properties

The Group took ownership of those assets with the purchase of NEO Property Services Zrt. 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	**THUF**
Balance at 31 December 2020	-
Categorisation on acquisition	**70 359**
Purchase	**20 765**
Decrease	(15 000)
Balance at 31 December 2021	**76 124**
Depreciation	
Balance at 31 December 2020	**-**
Categorisation on acquisition	**(39 805)**
Depreciation recognised	**(5 479)**
Balance at 31 December 2021	**(45 284)**
Net value	

Balance at 31 December 2020	**-**
Balance at 31 December 2021	**30 840**

14. Plant, fixtures and equipment

The figures related to plant, fixtures and equipment for 31 December 2021 are as follows:

Gross value	**THUF**
Balance at 31 December 2020	**1 317**
Categorisation on acquisition	**529 885**
Purchase	38 255
Decrease	(826)
Balance at 31 December 2021	**568 631**
Depreciation	
Balance at 31 December 2020	(919)
Categorisation on acquisition	(470 618)
Derecognition upon the sales of the asset	165
Depreciation recognised	(31 910)
Balance at 31 December 2021	**(503 282)**
Net value	
Balance at 31 December 2020	**398**
Balance at 31 December 2021	**65 349**

The depreciation of the individual assets takes place as described in the summary of the Accounting Policy.

15. Trade accounts receivable

Among trade accounts receivable the Group records the unpaid consideration payable by customers for the goods sold or services rendered in the usual course of business plus value added tax.

Designation	**31.12.2021**	**31.12.2020**
Trade accounts receivable	7 620 959	6 660
Expected credit loss	(10 456)	-
Total	**7 610 503**	**6 660**

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

16. Receivables from other companies

In 2021, the Group did not have other companies. The receivables were paid to AGY96 AG.

Designation	31 December 2021	31 December 2020
AGY69 AG	-	1 671 630
Expected Credit Loss (ECL)	-	(7 522)
Total		**1 664 108**

17. Other receivables and prepayments and accrued income

On the balance sheet date the Group had the following other receivables and prepayments and accrued income:

Designation	31.12.2021	31.12.2020
Other non-income tax receivables	61 301	47 253
Advances granted	353 752	727
Accrual of sales revenue, other interest income, other revenue	848 031	514
Prepaid costs, other interest paid, other expenditures	22 897	257
Overpaid suppliers	-	2 321
Bail granted	7 932	-
Security deposit granted	1 840	-
Performance collaterals and guarantees	34 650	-
Total	**1 330 403**	**51 072**

In 2021 the Group classified VAT receivables as other non-income tax receivables. Advances granted are composed of advances granted to suppliers and personnel for subsequent recognition. The amount of advances granted to suppliers is HUF 347,459,000 in the records of the Group. Revenue accruals include the amount of revenue due for 2021, but not yet invoiced, mainly coming from the property operation line of business. The Group states the costs and expenditures charged to profit or loss, incurred in 2021 but partially belonging to the year after the balance sheet date in the prepaid costs, other interest paid, other expenditures row. Bails, security deposits and collaterals are related to complex property operation services.

18. Cash and cash equivalents

Cash and cash equivalents comprise the following items:

Designation	31.12.2021	31.12.2020
Bank Accounts	1 320 909	70 379
Cash on hand	3 484	711
Cash accounts at brokers	130	165
Expected Credit Loss (ECL)	(197)	3
Total	**1 324 326**	**71 258**

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

The Group has no cash equivalents. The interest received on bank accounts is 0-1%. The fair value of these items is almost the same as their carrying amounts.

19. Subscribed capital

The subscribed capital contains the face value of outstanding shares.

The decision on increasing the share capital is made by the General Meeting based on the proposal of the Governing Board. The decision of the General Meeting is not necessary when the increasing of the share capital takes place within the competence of the Governing Board based on the authorisation of the General Meeting laid down in its decision. The share capital may be reduced based on the decision of the General Meeting.

On 31 December 2021 the subscribed capital was HUF 833,880,000.

The table below shows the nominal value of the Parent Company's outstanding shares:

Designation	31 December 2021	31 December 2020
Nominal value of shares outstanding on 1 January	833 880	833 880
Change during the year	-	-
Total	**833 880**	**833 880**

The table below shows the quantity of the parent company's outstanding shares:

Designation	31 December 2021 (pcs) Nominal value: HUF 25/piece	31 December 2020 (pcs) Nominal value: HUF 25/piece
Ordinary shares issued	33 355 200	33 355 200
Total	**33 355 200**	**33 355 200**

The Group does not deduct the nominal value of its treasury shares in the balance sheet from the subscribed capital.

Treasury shares are included in this position:

Designation	31.12.2021	31.12.2020
Total nominal value of shares	833 880	833 880
Of which treasury shares (at nominal value)	23 425	4 750
Nominal value of outstanding ordinary shares	**810 455**	**829 130**

20. Share premium

Share premium comprises the surplus value paid for the parent company's share and the trading gain on the sale of treasury shares.

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

21. Treasury shares

The quantity and value of treasury shares are as follows.

Designation	31.12.2021 (pcs)	31.12.2020 (pcs)
Opening balance	190 000	-
Number of treasury shares sold through the stock exchange	-	-
Treasury shares accepted as consideration for tangible assets	746 988	190 000
Changes in shares (pcs)	**936 988**	**190 000**

Designation	31.12.2021	31.12.2020
Opening balance	(70 300)	-
Treasury shares sold through the stock exchange	(310 000)	-
Treasury shares accepted as consideration for tangible assets	-	(70 300)
Changes in treasury shares at carrying amount (with regard to sign)	**(380 300)**	**(70 300)**

The signs shown in the table are from equity perspective.

22. Proprietary transactions

In the proprietary transactions balance sheet row the Group states the value created in equity when acquiring minority interests. The difference is the market value of the consideration for the acquired equity interest and the carrying amount of the non-controlling interest.

The amount of proprietary transactions decreased by THUF 33,874 derecognised because of the sale of Aquaphor Zrt.

Designation	31.12.2021	31.12.2020
Opening balance	(240 514)	82 017
Difference realised on the acquisition of minority interest in 4 strip Zrt .- 10.01.2020	-	(242 789)
Difference realised on the acquisition of minority interest in Plus Invest Zrt - 13.01.2020	-	(45 868)
Difference realised on the acquisition of minority interest in Aquaphor Zrt. - 26.05.2020	-	(33 874)
Derecognition of the difference realised on the acquisition of minority interest in Aquaphor Zrt. - 19.05.2021	33 874	-
Total	**(206 640)**	**(240 514)**

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

23. Accumulated exchange difference

The functional currency of the French subsidiary is euro. Accordingly, the financial statements of the subsidiary must be converted into Hungarian forint. During the conversion assets and liabilities must be converted at the closing euro exchange rate, the profit and loss items at the average exchange rate, while equity components at historic exchange rate with the proviso that the capital balance of the acquisition date must be held at the exchange rate prevailing on the acquisition date.

Designation	31.12.2021	31.12.2020
Assets at closing exchange rate	931 689	917 309
Liabilities at closing exchange rate	979 930	950 583
Equity at historic exchange rate	(40 593)	(26 752)
Difference	**(7 648)**	**(6 522)**

24. Liabilities from loans (long- and short-term)

The Group has the following liabilities from loans:

Debtor	Expiry date	Interest rate	31.12.2021	Due within 1 year	Due within 5 year	Due over 5 years
AKKO Invest Plc.	31.03.2036	2,5%	11 528 970	681 527	2 900 387	7 947 056
VÁR-Logisztika Zrt.	16.12.2024	2,5%	56 159	20 283	35 876	-
4 Stripe Zrt.	29.02.2032	1,9%	461 859	44 225	170 591	247 043
Total			**12 046 988**	**746 035**	**3 106 854**	**8 194 099**

Vár-Logisztika Zrt. concluded an investment loan contract on 3 July 2018 with Orgovány és Vidéke Takarékszövetekezet "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 disbursed a loan of EUR 1,250,000 to 4 Stripe Zrt. on 05.03.2020.

In its Decree No. 47/2020 (18.03.2020) on Immediate measures to mitigate the effects of the coronavirus pandemic on the national economy, the Government of Hungary announced a moratorium on principal, interest and fee payments arising from credit and loan contracts. Pursuant to that Decree, the redemption of both loans was suspended until 31 October 2021, when the payment of instalments and interests had to be resumed pursuant to Government Decree No. 536/2021 (of 15 September).

A loan of HUF 12 billion was disbursed by OTP Bank Nyrt. to the Parent Company 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	462 246	54 311
Borrowing during the year	12 000 000	12 000 000
Principal instalment	(471 030)	-
Interest payment in 2021	(253 840)	-
Reclassification due to maturity	(691 724)	691 724
Amendment of liabilities	-	-
Year-end revaluation	1 461	-
Closing	**11 300 953**	**746 035**

In addition to bank loans, the Company also has received loans from other undertakings. In the course of 2019, Elitur Invest Zrt. received a long-term loan from WING Zrt., its former parent company. The maturity date of the loan is 31.12.2024, the interest rate is 2% higher than the actual basic interest rate of the central bank.

Designation	**31 December 2021**
Long term loan	272 207
Total	**272 207**

25. Provisions

Provisions are stated in the books of NEO Property Services Zrt., a subsidiary that has been recently included in the Group. The following table presents the relevant items and their changes as at 31.12.2021.

Designation	**31.12.2021**	**31.12.2020**
Penalties and claims from contracting	212 876	-
Guarantee liabilities	74 855	-
Severance pay	2 042	-
Litigation	1 500	-
Total	**291 273**	**-**

Provisions for penalties, claims and guarantees are due to the activity of the property operation line of business and their volume correspond to normal business.

Having regard to lawsuits in progress, the subsidiary records THUF 1,500 as provisions. The applicant, a private individual claims compensation for damages and maintenance substitution allowance for reckless endangerment within the scope of employment. The insurance company has already paid the damages awarded and the litigation costs, but it is expected that THUF 1,500 will be incurred as document costs and costs advanced by the State.

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

Changes in provisions

Designation	26.02.2021 (acquisition)	Training	Discharge	31.12.2021
Penalties and claims from contracting	80 071	169 196	(36 391)	212 876
Guarantee liabilities	0	74 855	-	74 855
Severance pay	14 575	2 042	(14 575)	2 042
Litigation	20 300	0	(18 800)	1 500
Total	**114 946**	**246 093**	**(69 766)**	**291 273**

26. Deferred tax assets and liabilities and subsequently payable taxes

During the reporting period the following deferred tax balances occurred:

Designation	31 December 2021	31 December 2020
Deferred tax assets	-	-
Deferred tax liabilities	1 578 587	449 045
Deferred tax liability (consolidated net position)	**1 578 587**	**449 045**

Both current year's and previous year's deferred tax positions were recognised applying a tax rate of 9%.

Reconciliation of deferred tax:

31 December 2021	Carrying amounts	Tax value	Difference
Intangible assets	12 332 759	29 488	12 303 271
Investment properties	4 203 456	2 136 294	2 067 162
Properties	30 840	30 840	
Plant, fixtures and equipment	65 349	65 349	-
Goodwill	5 645 354	5 645 354	-
Other receivables and prepayments and accrued income	1 330 404	1 330 404	-
Cash and cash equivalents	1 324 326	1 324 326	-
Long term bank loans	11 300 953	11 300 953	-
Short term loans	746 035	746 035	-
Provisions made	-	-	176 326
Impairment loss recognised on receivables	-		(67 784)
Trade accounts payable	3 474 740	3 474 740	-
Other short-term liabilities and accruals	8 903 837	8 903 837	-
Income tax liabilities	53 906	53 906	-
Development reserve	-	(3 060 908)	3 060 908
	49 411 959	**31 980 618**	**17 539 883**
Total deductible difference			**-**
Total taxable difference			**17 539 883**
Total deferred tax assets			
Total deferred tax liabilities			**1 578 587**

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

A significant part of total deferred tax calculated for 2021 is due to the recognition of the long-term customer list identified under the intangible assets The deferred tax balances were netted when they were incurred at the same taxed unit.

27. Deferred purchase price of the acquisition

Designation	31.12.2021	31.12.2020
Other liabilities related to the purchase of business shares	4 830 000	-
Total	**4 830 000**	**-**

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, amounting to THUF 4,830,000. The purchase price was stated at non-discounted value.

28. Trade accounts payable

Trade accounts payable only include items due in the short run, presented at non-discounted value. The fair value of the balance is almost the same as the carrying amount.

Designation	31 December 2021	31 December 2020
Trade accounts payable	3 474 740	2 403
Total	**3 474 740**	**2 403**

The largest balances of trade accounts of the Group at the end of the financial year:

Partner's name	Balance at 31 December 2021
IL-GENERÁL '86 Építőipari Kft.	362 570
Wini Security Kft.	321 019
OMS 24 Zrt.	186 371
STYLO ÉpGép Kft.	175 171
ALTEO Energiakereskedő Zrt.	119 285
REÁL-BÉR Építőipari Kft.	110 769
NOEL-BAU Ép.ip.Ker. és Szolg. Kft.	105 014
Terno Buda Kft.	88 830

29. 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.

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

Designation	31.12.2021	31.12.2020
Tax balances	632 281	2 223
Wage-related items	433 361	-
Penalty, self-revision and default penalty	12	12
Accrued expenses	2 306 065	2 495
Accrued income	38 276	-
Advance payments received from customers	623 247	-
Security deposit received	17 262	17 218
NTCA duty	0	3 800
Miscellaneous items	23 335	-
Total	**4 073 839**	**25 748**

The accruals and wage balances are due to the entry of NEO Property Services Zrt.

30. Income tax liability

In the income tax liability row the Group states its income tax and local business tax liability.

Designation	31.12.2021	31.12.2020
Liability from corporate income tax	46 091	3 477
Receivables from local business tax	7 815	(512)
Total	**53 906**	**2 965**

31. Earnings per share (EPS), EBITDA

Ownership ratios on 31 December 2021 by share types:

Designation	Number of shares 31.12.2021.	Parent company's profit or loss attributable to shareholders 31.12.2021.
Ordinary share	33 355 200	585 263 382
Total	**33 355 200**	**585 263 382**

Due to the sale of Aquaphor Zrt., the Group divided the 2021 figures into continued and discontinued operations.

Designation	31.12.2021	31.12.2020
Profit or loss attributable to the shareholders of the Group from continuing operations	585 263	49 277
Parent company's profit or loss attributable to the shareholders after deduction of a fix dividend	585 263	50 888
Annual profit or loss attributable to ordinary shares	585 263	50 888
Weighted arithmetic mean of outstanding ordinary shares	32 702 681	33 349 955
Earnings per share from the continuing operations (in HUF)	**17,90**	**1,53**
Parent company's profit or loss attributable to holders of ordinary shares upon dilution	585 263	50 888
Weighted arithmetic mean of diluted ordinary shares	32 702 681	33 349 955
Diluted earnings per share from continuing operations (in HUF)	**17,90**	**1,53**

Designation	31.12.2021	31.12.2020
Annual profit or loss from discontinued operations attributable to the Group's shareholders (HUF thousands)	(569)	3 045
Annual profit or loss attributable to holders of ordinary shares	(569)	3 045
Weighted average number of outstanding ordinary shares	32 702 681	33 349 955

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

Earnings per share from discontinued operations (in HUF)	**(0,02)**	**0,09**
Parent company's profit or loss attributable to holders of ordinary shares upon dilution	(569)	3 045
Weighted arithmetic mean of diluted ordinary shares	32 702 681	33 349 955
Diluted earnings per share from discontinued operations (in HUF)	**(0,02)**	**0,09**

EBITDA

The Group has decided to also publish the EBITDA index according to the practice in the industry, which is an index not defined in the IFRS: The calculation of the index can be found in the Accounting Policies. The EBITDA is deducted as follows:

	Year 2021	Year 2022
Profit or loss before tax	884 874	53 192
Depreciation	714 769	103 890
Elimination of financial revenues and expenditures	253 274	80 433
EBITDA	**1 852 916**	**237 515**

32. Fair value hierarchy of financial assets and liabilities

Based on IFRS 13, with regard to its assets and liabilities measured at fair value – with a view to increasing consistency and comparability – the Group presents the fair value hierarchy based on a three-level measurement category as follows.

The inputs used for determining the fair value of the asset or liability may be allocated to different levels within the fair value hierarchy. If the inputs used to measure fair value are categorised into different levels of the fair value hierarchy, the fair value measurement is categorised in its entirety in the level of the lowest level input that is significant to the entire measurement. It requires careful consideration to assess how significant a specific input is to the entire measurement, in the course of which factors applicable to assets or liabilities must be taken into account.

Measurement level 1:quoted, usually stock exchange prices in active markets for homogeneous assets or liabilities that the Group can access at the measurement date.

Measurement level 2: measurement containing inputs other than quoted market prices that are observable for the asset or liability, either directly or indirectly.

Measurement level 3: measurement that also uses inputs not directly observable for the asset or liability.

The Group possesses the following financial assets and liabilities:

Financial assets and balances		
Designation	**31.12.2021**	**31.12.2020**
Trade accounts receivable	7 610 503	6 660
Receivables from other companies	-	1 664 108
Other receivables and prepayments and accrued income	1 330 404	51 072
Cash and cash equivalents	1 324 326	71 258

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

Total	**10 265 233**	**1 793 098**

Financial liabilities and balances		
Designation	**31.12.2021**	**31.12.2020**
Bank loans	12 046 988	516 557
Trade accounts payable	3 474 740	2 403
Other short-term liabilities	4 073 838	25 748
Lease liabilities	443 258	-
Deferred purchase price of the acquisition	4 830 000	
Total	**24 868 823**	**544 708**

The individual instruments are positioned in the fair value hierarchy as follows:

Designation		**31.12.2021**			**31.12.2020**	
	Measurement level 1	**Measurement level 2**	**Measurement level 3**	**Measurement level 1**	**Measurement level 2**	**Measurement level 3**
Financial assets						
Trade accounts receivable	-	-	7 610 503	-	-	6 660
Receivables from other companies						1 664 108
Receivables, prepayments and accrued income	-	-	1 330 404	-	-	51 072
Cash and cash equivalents	1 324 326	-	-	71 258	-	-
Total (assets)	**1 324 326**	**-**	**8 940 907**	**71 258**	**-**	**1 721 840**
Financial liabilities						
Bank loans, leases	-	-	12 046 988	-	-	516 557
Trade accounts payable	-	-	3 474 740	-	-	2 403
Other short-term liabilities and accruals	-	-	8 903 837	-	-	25 748
Lease liabilities			443 258			
Deferred purchase price of the acquisition			4 830 000			
Total (liabilities)	**-**	**-**	**24 868 823**	**-**	**-**	**544 708**

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

VII. Other disclosures

33. Impact of the purchase of equity interests on the cash-flow of the Group in the reporting year

Amounts paid for the acquisition of equity interests less liquid assets received

Designation	31.12.2021
Book value of the business shares of NEO Property Services Zrt. and Elitur Invest Zrt.	**(18 500 000)**
of which:	
Value of customer relations at the date of the acquisition:	(12 794 000)
Goodwill	(5 706 000)
Total cash-flow reduction:	**(18 500 000)**
Outstanding payment liability from the purchase price	4 830 000
Cash balance of the subsidiaries at the date of the acquisition:	2 730 738
Total cash-flow increase:	**7 560 738**
Cash flow balance:	**(10 939 262)**

34. Operating segments

The Parent Company is listed on the stock exchange, and as such segment information must be disclosed on a mandatory basis at least in the consolidated financial statements.

The Group identified the following operating segments on 31 December 2021:

- Industrial property segment
- Residential property segment
- Facility Management
- ITS line of business
- Fit-Out line of business

In 2021, this structure was extended by 4 new segments those deisgnate complex property operation duties:

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.

All the new lines of business became part of the Group as a result of the purchase of NEO Property Services Zrt.

The pool of contracts with customers is stable and long-term.

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

Consolidated income statement by segments on 31 December 2021:

Designation	Industrial property segment	Residential property segment	Facility Management line of business	Subsegment - total
Revenue from property lease	116 378	5 500	-	121 878
Revenue from parking space lease	1 061	-	-	1 061
Revenue from recharged costs	(536)	826	-	290
Property operation	-	-	12 496 447	12 496 447
Revenue from property sale	-	-	-	-
Sales revenue of the segment	**116 903**	**6 326**	**12 496 447**	**12 619 676**
Direct expenditures	(112 791)	(9 931)	(11 046 580)	(11 169 302)
Administrative and sales expenditures	(4 323)	(103 014)	(380 074)	(487 411)
Other expenditure, net	(8 647)	(2 997)	(46 652)	(58 296)
Financial expenditures, net	(5 804)	(238 852)	(110)	(244 766)
Income from the sale of subsidiaries	-	-	-	-
Profit or loss before tax within the segment	**(14 662)**	**(348 469)**	**1 023 032**	**659 901**

Designation	ITS line of business	Fit-Out line of business	Not allocated to any segment	Total
Revenue from property lease	-	-	-	**121 878**
Revenue from parking space lease	-	-	-	**1 061**
Revenue from recharged costs	5 076	-	-	**5 366**
Property operation	6 004 292	2 076 457	1 432 427	**22 009 623**
Revenue from property sale	-	-	-	**-**
Sales revenue of the segment	**6 009 368**	**2 076 457**	**1 432 427**	**22 137 928**
Direct expenditures	(5 117 209)	(2 011 404)	(1 768 258)	**(20 066 173)**
Administrative and sales expenditures	(182 773)	(63 154)	(35 272)	**(768 610)**
Other expenditure, net	(28 120)	0	(85 742)	**(172 158)**
Financial expenditures, net	0	0	(8 508)	**(253 274)**
Income from the sale of subsidiaries	0	0	7 161	**7 161**
Profit or loss before tax within the segment	**681 266**	**1 899**	**(458 192)**	**884 874**

Consolidated sales revenue and profit or loss by segments on 31 December 2021:

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

Designation	Industrial property segment	Residential property segment	Facility Management line of business	Subsegment - total
Sales revenue from external parties	116 903	6 326	12 496 447	12 619 676
Intragroup sales revenue	-	-	-	-
Sales revenue of the segment (including inter-segment revenues)	**116 903**	**6 326**	**12 496 447**	**12 619 676**
-				-
Profit or loss of the segment (before tax)	**(14 662)**	**(348 469)**	**1 023 032**	**659 901**

Designation	ITS line of business	Fit-Out line of business	Not allocated to any segment	Total
Sales revenue from external parties	6 009 368	2 076 457	1 432 427	22 137 928
Intragroup sales revenue	-	-	-	-
Sales revenue of the segment (including inter-segment revenues)	**6 009 368**	**2 076 457**	**1 432 427**	**22 137 928**
-				-
Profit or loss of the segment (before tax)	**681 266**	**1 899**	**(458 192)**	**884 874**

Reconciliation of sales revenues	**31.12.2021**
Total sales revenues allocated to the segment	20 705 501
Elimination of intragroup sales revenues	-
Revenues not allocated to any segment	1 432 427
Reconciliation of profit or loss	
Profit or loss allocated to the segment	1 343 066
Profit or loss not allocated to the segment	(458 192)
	884 874

Figures related to State-financed customers	**31.12.2021**	**31.12.2020**
Revenue	4 117	3 890
Direct material costs	(2 820)	(2 729)
Profit or loss	**1 297**	**1 161**

The revenue of the Group is generated evenly during the financial year, it has not a seasonal character arising from its activities.

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

Comparative figures of the Group for 31 December 2020:

Consolidated income statement by segments on 31 December 2020:

DESIGNATION	Industrial property segment	Residential property segment	Not allocated to any segment	Total
Revenue from property lease	107 579	4 000	-	**111 579**
Revenue from recharged costs	(0)	1 061	-	**1 061**
Revenue from property sales	-	70 300	-	**70 300**
Sales revenue of the segment	**107 579**	**75 361**	**-**	**182 940**
Direct expenditures	(112 909)	(79 538)	1 261	**(191 186)**
Administrative and sales expenditures	(5 183)	(24 470)	(32 383)	**(62 037)**
Other expenditure, net	(9 048)	(8 046)	164	**(16 930)**
Financial expenditures, net	(47 925)	(576)	128 934	**80 433**
Income from the sale of subsidiaries	-	-	59 972	**59 972**
Profit or loss before tax within the segment	**(67 487)**	**(37 269)**	**157 948**	**53 192**

Consolidated sales revenue and profit or loss by segments on 31 December 2021:

Designation	Industrial property segment	Residential property segment	Not allocated to any segment
Sales revenue from external parties	107 579	75 361	-
Intragroup sales revenue	-	-	-
Sales revenue of the segment (including inter-segment revenues)	**107 579**	**75 361**	**-**
Profit or loss of the segment (before tax)	**(67 487)**	**(37 269)**	**157 948**

Reconciliation of sales revenues	**31 December 2020**
Total sales revenues allocated to the segment	182 940
Elimination of intragroup sales revenues	-
Revenues not allocated to any segment	-
Reconciliation of profit or loss	
Profit or loss allocated to the segment	(104 756)
Profit or loss not allocated to the segment	157 948
	53 192

The Group omits the presentation of the segments' assets, since CODMs do not monitor that on a continuous basis.

35. 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.

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

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	3 285		3 285
Benefits	2 035		2 035
Total	**5 320**	**-**	**5 320**

Emoluments and wages were recognised as part of the allowances.

36. Dividend paid by the subsidiaries

In 2021, NEO Property Zrt. paid THUF 1,460,233 to its owners in the form of dividend, of which it paid THUF 359,612 to AKKO Invest Plc. and THUF 1,100,621 to Elitur Invest Zrt. These dividends were filtered in the consolidated financial statements.

37. Description of risks and sensitivity analysis

Through its activities the Group is exposed to risks relating to the changes of market and financial conditions. These changes may have an impact on the profit as well as on the value of the assets and liabilities. The purpose of financial risk management is to continuously mitigate risks through operative and financing measures.

Market risk

The Group pursues activity also in foreign currency, which carries the risks arising from the change in foreign exchange rates. The foreign currency transactions appear primarily through the transactions carried out with the Group's French subsidiary, i.e. ALQ SAS. The functional currency of the ALQ SAS is euro.

Interest rate risk is the risk that future cash flows from certain financial assets and liabilities may fluctuate due to the changes in market interest rates.

The Group identified interest rate risk as its current risk.

Impact of the change in interest expenditure on profit or loss.

Designation	Figures of the reporting year	Interest rate change of 1 percentage point	Interest rate change of 5 percentage points	Interest rate change of 10 percentage points
Profit or loss before tax	884 874	764 404	282 525	(319 825)
Interest expenditure	267 582	388 052	869 932	1 472 281
Amount of interest-bearing liabilities	12 046 988	12 046 988	12 046 988	12 046 988
Bank loans	12 046 988	12 046 988	12 046 988	12 046 988
Average interest rate	2,22%	3,22%	7,22%	12,22%
Interest rate change		45,02%	225,11%	450,22%

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

Impact of the change in interest expenditure on profit or loss.	**-13,61%**	**-68,07%**	**-136,14%**

Based on the analysis the following conclusions may be drawn:

- A 1% change in the average interest rate would result in a change of 13.61 % in net profit or loss,
- A 5% change in the average interest rate would result in a change of 68.07 % in net profit or loss,
- A 10% change in the average interest rate would result in a change of 136.14 % in net profit or loss.

Impact of the change in interest income on profit or loss.

Designation	Figures of the reporting year	Interest rate change of 1 percentage point	Interest rate change of 5 percentage points	Interest rate change of 10 percentage points
Profit or loss before tax	884 874	898 510	964 727	1 097 159
Interest income	197	13 440	79 656	212 089
Current year value of interest-bearing assets	1 324 326	1 324 326	1 324 326	1 324 326
Cash and cash equivalents	1 324 326	1 324 326	1 324 326	1 324 326
Average interest rate	0,015%	1,015%	6,015%	16,015%
Interest rate change		6739,26%	40435,57%	107828,20%
Change in profit or loss		1,54%	9,02%	23,99%
Elasticity		**0,02%**	**0,02%**	**0,02%**

- A 1% change in the average interest rate would result in a change of 1.54 % in net profit or loss,
- A 5% change in the average interest rate would result in a change of 9.02 % in net profit or loss,
- A 10% change in the average interest rate would result in a change of 23.99 % in net profit or loss.

Credit risk

Credit risk is the risk that a debtor defaults on its contractual obligations, which may cause a financial loss to the Group.

The credit risk analysis shows the following positions:

31 December, 2021	31.12.2021	31.12.2020
Overdue trade accounts receivable	6 913 961	0
< 30 days	616 287	3 256
31–60 days	70 802	1 492
61–90 days	249	1 562
91 <	9 204	350
Total	**7 610 503**	**6 660**

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

Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations. The management of liquidity risk falls within the competence of the Governing Board. The Group manages its liquidity risk by keeping a proper level of reserves and stand-by borrowing facilities, by continuously monitoring its planned and actual cash flow figures as well as by reconciling the maturity dates of financial assets and liabilities.

The liquidity analysis shows the following maturity dates:

31 December, 2021	Immediately liquid	Due within 1 year	Due within 1-5 years	Liquid over 5 years or in certain situations	Total
Cash and cash equivalents	1 324 326	-	-	-	1 324 326
Receivables from other companies	-	-	-	-	-
Other receivables and prepayments and accrued income	-	1 330 404	-	-	1 330 404
Trade accounts receivable	-	7 610 503	-	-	7 610 503
Income tax receivable	-	-	-	-	-
Intangible assets	-	-	-	12 332 759	12 332 759
Goodwill	-	-	-	5 645 354	5 645 354
Investment properties	-	-	-	4 203 456	4 203 456
Properties	-	-	-	30 840	30 840
Plant, fixtures and equipment	-	-	-	65 349	65 349
Right-of-use assets	-	-	-	431 975	431 975
Financial receivables	**1 324 326**	**8 940 907**	**-**	**22 709 734**	**32 974 966**

31 December, 2021	Immediately liquid	Due within 1 year	Due within 1-5 years	Liquid over 5 years or in certain situations	Total
Tax and other short-term liabilities	-	4 127 744	-	-	4 127 744
Trade accounts payable	-	3 474 740	-	-	3 474 740
Deferred tax	-	1 578 587	-	-	1 578 587
Provisions	-	291 273			291 273
Bank loans	-	746 035	3 106 854	8 194 099	12 046 988
Long term loan	-	-	272 207	-	272 207
Lease liabilities	-	214 730	228 528	-	443 258
Deferred purchase price of the acquisition	-	-	4 830 000	-	4 830 000
Equity	-	-	-	5 910 169	5 910 169
Financial liabilities	**-**	**10 433 109**	**8 437 589**	**14 104 268**	**32 974 966**

Cumulative position	**1 324 326**	**(1 492 202)**	**(8 437 589)**	**8 605 466**	**-**

The comparative figures are shown in the table below:

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

31 December 2020	Immediately liquid	Due within 1 year	Due within 1-5 years	Liquid over 5 years or in certain situations	Total	Of which: interest
Cash and cash equivalents	71 258		-	-	71 258	-
Receivables from other entities		1 664 108			1 664 108	
Other receivables and prepayments and accrued income	-	51 072		-	51 072	-
Trade accounts receivable	-	6 660		-	6 600	-
Income tax receivable	-	-	-	-	-	-
Goodwill	-	-	-	265 735	265 735	-
Investment properties	-	-	-	4 537 260	3 807 572	-
Plant, fixtures and equipment				398	398	
Financial receivables	**71 258**	**1 721 840**	**-**	**4 803 393**	**6 596 491**	**-**

31 December 2020	Expired	Due within 1 year	Due within 1-5 years	Due over 5 years or in certain situations	Total	Of which: interest
Tax and other short-term liabilities	-	28 713	-	-	28 713	-
Trade accounts payable	-	2 403	-	-	2 403	-
Deferred tax	-	449 045		-	449 045	-
Bank loans	-	516 557	-	-	516 557	-
Equity	-	-	-	5 599 773	5 599 773	
Financial liabilities	**-**	**996 718**	**-**	**5 599 773**	**6 596 491**	
Cumulative position	**71 258**	**725 122**	**-**	**(796 379)**	**-**	**-**

Risks related to the spread of the COVID-19 virus

In order to prevent the spread of the coronavirus pandemic numerous restrictive measures have been implemented in Hungary as well during the financial year, which also impacted the legal relations of the property rental. In this period, there was no significant impact for the Group any more. The Group continues to examine the impacts of the pandemic. In doing so, it gives priority to the examination of the impact of labour supply, of the supply chain and of market solvency. At present, the Group does not expect to have any significant impact either; however, the potential diseases may have an impact on the work processes of the Group.

38. Disclosures due to interests in other entities

The Group has only subsidiaries. It has no associated undertakings or joint ventures.

The Group does not have to face any restriction with regard to any of its enterprises that would affect access to the net assets, to the result or to the cash flow.

The Group has no consolidated or non-consolidated interests where control cannot be established on the basis of the voting rights or where the voting rights do not serve the management of relevant activities leading to control (structured entities).

No members of the Group qualify as investment companies, and they have no share in such. All enterprises publish their separate financial statements according to their relevant laws.

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

39. Material events after the reporting period; dividend proposed

The Group did not identify any event after the balance sheet date which would have an amending impact on the numerical sections of the statements according to IAS 10. The Governing Board of the Parent Company does not recommend the payment of dividends simultaneously to the adoption of the statements for business year 2021.

40. Disclosures related to Auditor

Pursuant to Act C of 2000 on Accounting, the consolidated financial statements of the Group are subject to mandatory audit by an independent auditor. In 2021, audit activities were carried out by UNIKONTO Számvitelkutatási Kft. (1093 Budapest, Fővám tér 8. III/317.3.; tax number: 10491252-2-43; Chamber registration number: 001724).

On behalf of UNIKONTO Számvitelkutatási Kft., it is Mr. Dr. László Péter Lakatos (auditor's card number: 007102) who is responsible for performing the auditor's tasks.

Pursuant to the Accounting Act, the annual auditing fee is THUF 1,300 + VAT for the audit of consolidated financial statements drawn up according to the International Financial Reporting Standards (IFRS). The auditor has not performed and does not perform any activity at the Group other than the statutory audit.

41. Disclosures related to the provider of accounting services

These financial statements have been compiled by Hajnalka Réti, a registered IFRS chartered accountant (registration number: 202580). Ms. Hajnalka Réti has performed her duty on behalf of Rean Hungary Kft.

42. Statements

The Consolidated Financial Statements, which have been prepared in accordance with the applicable accounting standards and to the best of our ability, give a true and fair view of the assets, liabilities, financial position and profit or loss, status, development and performance of AKKO Invest Plc. and of its undertakings included in the consolidation, describing the key risks and uncertainties.

43. Authorisation of the publication of the financial statements

AKKO Invest Plc. has authorised the publication of the Group's consolidated financial statements prepared in accordance with the International Financial Reporting Standards (IFRS) for 2021 by the Governing Board and the Audit Committee on 22 March 2022.

Budapest, 22 March 2022

on behalf of AKKO Invest Plc.

………………………………………	………………………………………
Zoltán Prutkay	Imre Attila Horváth
chairman of the Governing Board	vice-chairman of the Governing Board

Business and Management Report
related to the separate annual (IFRS) statement of
AKKO Invest Plc. for 2021.

Date: Budapest, 22 March 2022

Contents

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

1. Presentation of the scope of activities

The Issuer was registered by the Company Court on 07.08.2006, then it was transformed into a public limited company on 10.11.2010. Subsequently, on 15.02.2011, the Issuer's ordinary shares were admitted to trading on the Budapest Stock Exchange and on 08.04.2011, they were admitted to trading on the Böerse Stuttgart as well.

The objectives of the long-term strategy of the Company, i.e. acquisitions and real investments took place mostly in the first half of the year.

The share capital increase, up to the amount corresponding to maximum ten times the share capital recorded in the company register on the day of the Extraordinary General Meeting of the Company, held on 1 February 2021, was included in the agenda of the Governing Board meeting held within the competence of the Extraordinary General Meeting of 1 February 2021, and it was approved with its Resolution no. 5/2021. (of 1 February).

The acquisition of the Company, initiated in the second semester of 2020, i.e. the purchase of the 100% business shares of NEO Property Services Zrt. and Elitur Invest Zrt. was concluded at the end of February 2021.

Its current subsidiaries and business shares on 31 December 2021 are summarised in the following table:

Name of the Company	Equity stake
VÁR-Logisztika Zrt. (registered office: 1124 Budapest, Lejtő út 17/A.; company registration number: 01-10-046822)	100 %
MOON Facility Zrt. (registered office: 1124 Budapest, Lejtő út 17/A.; company registration number: 01-10-049534)	100 %
ALQ SAS (registered office: France, Antibes 06600, 18 Avenue Louis Gallet; registration number: 841 053 077 R.C.S. Antibes, tax number: FR93841053077)	100 %
4 Stripe Zrt. (registered office: 1124 Budapest, Lejtő út 17/A.; company registration number: 01-10-049777)	100%
A PLUS INVEST Zrt. (registered office: 1124 Budapest, Lejtő út 17/A.; company registration number: 01-10-049740)	100%

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

Elitur Invest Zrt. (registered office: 1124 Budapest, Lejtő út 17/A.; company registration number: 01-10-049966)	100%
NEO Property Services Zrt. (registered office: 1095 Budapest, Máriássy utca 7; company registration number: 01-10-045154)	100%

The Company prepared both its separate and consolidated IFRS Statements in which it included the following companies as subsidiaries in 2021:

- VÁR-Logisztika Zrt.
- MOON Facility Zrt.
- ALQ SAS
- 4 Stripe Zrt.
- A PLUS INVEST Zrt.
- Aquaphor Zrt. (sold on 19 May 2021)
- Elitur Invest Zrt.
- NEO Property Services Zrt.

The separate and consolidated IFRS Statements may also be consulted on the website of the Budapest Stock Exchange, via the disclosure system operated by the National Bank of Hungary and on the website of AKKO Invest Plc.

2. Size and composition of the share capital

Composition of the share capital of the Company on **31 December 2021**:

Share series	Par value (HUF/piece)	Issued pieces	Total nominal value
Ordinary shares	25	33 355 200	833 880 000
Share capital size	25	33 355 200	833 880 000

The ordinary shares of the Company constitute voting rights the extent of which depends on the par value of the shares. Accordingly, each ordinary share with a par value of HUF 25 gives an entitlement to 1 vote.

The share capital of the Company did not change during the year.

The Company possesses 936,988 treasury shares.

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

Share capital increase, decrease

The decision on increasing the share capital is made by the General Meeting based on the proposal of the Governing Board. The decision of the General Meeting is not necessary when the increasing of the share capital takes place within the competence of the Governing Board based on the authorisation of the General Meeting laid down in its decision.
The share capital may be reduced based on the decision of the General Meeting.

Pursuant to Resolution no. 5/2021. (of 1 February) taken by the Governing Board held within the competence of the Extraordinary General Meeting convened on 1 February 2021, the Governing Board received mandate for the share capital increase. The highest amount to which the Governing Board may increase the share capital of the Company: the amount corresponding to maximum ten times the share capital (HUF 833,880,000) recorded in the company register on the day of the Extraordinary General Meeting of the Company, held on 1 February 2021.
Period during which the share capital can be increased: 2 (two) years from the date on which the decision on share capital increase was taken.

3. Changes in the structure of the Group

In the first semester of 2021, Akko Invest Plc. acquired an ownership interest in the following subsidiaries:

Name of the Company	Date of purchase	Equity stake (%) purchased
Elitur Invest Zrt.	26 February 2021	100%
NEO Property Services Zrt.	26 February 2021	100%

On 7 September 2020, it provided information on its ongoing acquisition, i.e. the purchase of the business shares of NEO Property Services Zrt. and of its parent company, Elitur Invest Zrt., which was implemented and financed with bank loans on 26 February 2021.

On 19 May 2021, the Company announced the profitable sale of the 100% business shares of Aquaphor Zrt., which was settled with AKKO Invest. Plc. ordinary shares.

4. Income realised in the period of the annual financial statements

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

4.1. Separate comprehensive income statement

Separate comprehensive income statement for the period of 365 days that ended on 31 December 2021

COMPREHENSIVE INCOME STATEMENT	Explanatory notes	01.01.2021–31.12.2021	01.01.2020–31.12.2020
Revenue	(1)	5 500	74 300
Direct expenditures	(2)	(4 280)	(68 733)
Gross profit or loss		**1 220**	**5 567**
Administrative and sales expenditures	(3)	(90 373)	(48 334)
Other expenditure, net	(4)	(180)	(158)
Financial expenditures, net	(5)	118 116	131 407
Gain or loss on disposal of subsidiary	(6)	14 717	30 000
Profit or loss before tax		**43 500**	**118 482**
Income tax expenditure	(7)	(7 746)	(3 414)
Net profit and loss		**35 754**	**115 068**
Other comprehensive income (after income tax)		**-**	**-**
Total comprehensive income		**35 754**	**115 068**

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

4.2. Separate Balance Sheet

Separate Balance Sheet
for 31 December 2021

ASSETS	Explanatory notes	31.12.2021	31.12.2020
Non-current assets		**20 997 151**	**2 633 567**
Investment properties	(8)	92 710	95 173
Plant, fixtures and equipment	(9)	21	142
Long-term investments in subsidiaries	(10)	20 904 420	2 538 252
Current assets		**2 114 766**	**3 515 015**
Other receivables and prepayments and accrued income	(11)	32 087	19 688
Receivables from subsidiaries	(12)	1 594 847	1 821 786
Receivables from other companies	(13)	-	1 664 108
Cash and cash equivalents	(14)	487 832	9 433
Total assets		**23 111 917**	**6 148 582**

EQUITY AND LIABILITIES			
Equity		**5 592 611**	**5 866 857**
Subscribed capital (the nominal value of the shares is HUF 25/piece)	(15)	833 880	833 880
Share premium	(16)	5 479 954	5 479 954
Retained earnings	(17)	(340 923)	(376 677)
Treasury shares	(18)	(380 300)	(70 300)
Long-term liabilities		**15 952 270**	**275 311**
Long term bank loans	(19)	10 847 444	-
Deferred tax liabilities and subsequently payable taxes	(20)	274 826	275 311
Deferred purchase price of the acquisition	(21)	4 830 000	-
Short-term liabilities		**1 567 036**	**6 414**
Short term loans	(19)	681 527	-
Other short-term liabilities and accruals	(22)	13 616	3 812
Short-term liabilities from subsidiaries	(22)	870 715	-
Income tax liabilities	(23)	1 178	2 602
Equity and liabilities		**23 111 917**	**6 148 582**

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

5. Accounting policy and its changes

The Group does not apply a different accounting policy or calculation method in its separate interim statements compared to the last separate annual financial statements.

Having regard to the fact that the Company Group possessed investment properties at consolidated level already in the first semester of 2019, the following was decided:

After the initial recognition, the Company Group applies the cost model for the valuation of investment properties typically purchased for the purpose of realising profit on the rental or increase in value of the property, without utilising it or bearing the business risk of it.

In case of opting for the cost model, assets must be valued on the basis of the historical cost model in accordance with IAS 16.

These properties (typically office buildings, warehouses and factory buildings) are not used for own purposes in the longer run. Some of these properties have been used by way of rental or will be used/sold after the completion of ongoing investments, which will provide sufficient yield for the shareholders.

6. Performance figures of the previous year

In its report, AKKO Invest Plc. presents its processes that took place in 2021. The Company has prepared its separate financial statement for 2021 in accordance with the International Financial Reporting Standards (IFRS).

The most relevant figures for the Company include the evolution of equity and profit before tax, which are the most reliable performance measurement indicators. They were as follows:

Summary figures in Hungarian Forint (IFRS separate statement, HUF)	31.12.2021	31.12.2020	31.12.2019	31.12.2018
Equity*	5 592 611 000	5 866 857 000	5 822 088 000	30 475 000
Profit or loss before tax	43 500 000	118 482 000	-464 782 000	522 978 000

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

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

Designation	For the financial year ending on 31 December 2021	For the financial year ending on 31 December 2020
Material costs	-	(551)
Transportation costs and loading charges	(123)	(34)
Fee for bookkeeping services	(10 345)	(9 850)
Fee for financial services	(8 878)	(6 817)
Lawyer and legal fees	(26 461)	(6 254)
Official fees and levies	(110)	(12)
Consultancy and analysis fees	(8 551)	-
IT services	(357)	(1 087)
Translation fees	(1 023)	-
Miscellaneous expenses	(286)	(3 937)
Rental fees	(2 782)	(7 564)
Personal costs	(31 457)	(12 227)
Total	**(90 373)**	**(48 334)**

From 2021 onwards, the personal expenditures are part of the administrative expenditures.

Lawyer and legal fees in 2021 significantly exceeded those in 2020. This increase is due to the new investments: the acquisition of the 49% ownership interest in NEO Property Services Zrt. and the acquisition of the 100% business shares of Elitur Invest Zrt. With this operation, NEO Property Zrt. became the property of AKKO Invest Plc. (in 100%), because Elitur Invest Zrt. holds 51% of the shares of NEO Property Services Zrt.

The increase in the consultancy fees also increased the expenditures related to the acquisition of the business shares of NEO Property Services Zrt. and Elitur Invest Zrt.

Translation fees include the translation costs of the Company's annual financial statements and of the related documents.

Rents include the rent for the property serving as headquarters for the Company. The rental agreements do not qualify as lease contracts.

Personal expenditures include the salaries of the employees of the Company and the emoluments of its postholders.

Overall, it can be concluded that the volume of administrative costs increased by 87% compared to 2020 as a result of the acquisition.

7. Business environment and results of the year (summary)

The Company closed 2021 in accordance with the expectations. In the first semester of 2021, AKKO Invest Plc. further increased its equity stake: thereby, it acquired the 100% business shares in NEO Property Services Zrt. and Elitur Invest Zrt., by way of its own contribution, on the one hand, and through a bank debt financing of HUF 12 billion, on the other hand. The Company intends to settle the remaining purchase price arrears from the dividends to be paid from the profit of NEO Property Services Zrt.

The 100% business shares in Aquaphor Zrt. were profitably sold, the corresponding purchase price was settled with AKKO Invest. Plc. ordinary shares.

Because of the established pandemic situation, with regard to two subsidiaries (VÁR-Logisztika Zrt., 4 Stripe Zrt.) it had a loan repayment moratorium which was an option provided by the extraordinary measures of the Government of Hungary until 30 November 2021 for companies contracting loans.

Having regard to the extraordinary measures taken in response to the coronavirus (Covid-19) pandemic, in particular the provisions of Section 4 of Government Decree 46/2020 (of 16 March), the Company adopted its separate and consolidated IFRS statements for 2020 via decisions and resolutions taken within the powers of the Governing Board and decided on the election of new members of the Board of Directors and the Audit Committee.

Derivatives, securities:

In 2021, the Company did not enter into securities transactions and it is not planning to carry out such transactions in the future, either. At the beginning of 2022, the bank and securities accounts of the Company held at financial and investment service providers other than OTP Bank Nyrt. were terminated.

Longer term capital market investments:

The Company does not have such investments.

Real economy:

The main strand and strategy for the Company concern the realisation of investments in the real economy.

The Company announced the purchase of the business shares of NEO Property Services Zrt. In the second semester of 2020 and simultaneously, the Company started to comply with the conditions necessary for the acquisition and the bank loan contracting, as well as to prepare the documents necessary for its conclusion, i.e. the drawback of bank loans and other documentation and their submission to the bank. The acquisition was concluded in February 2021.

The current property portfolio of the Company

- In Szolnok, Nagykanizsa and Budaörs: the Company manages industrial properties,
- in Budapest: a villa building to be renovated,
- as well as an office space located in a residential property in the 13th district of Budapest. Industrial properties are mostly commercial and logistic facilities.

The property portfolio includes a hotel project in France (Cyrano Hotel – Juan-Les-Pins, Antibes), managed through the subsidiary of ALQ SAS.

VÁR-Logisztika Zrt.

The property comprising a nearly 600 square metres factory hall and a building of several hundreds square metres is currently rented by a freight forwarding company under a lease agreement of 5 + 5 years.

One of the main merits of the property is its good location: the area is close both to the town gate and to the motorway exit, it is situated in a less industrialised section of Nagykanizsa, it can be accessed and traversed by commercial vehicles as well.

Surface area of the land plot: 8,223 m2

Buildings: 2,064 m^2

The further development and use of the property allow for a higher yield than the current one, which provides a higher return.

MOON Facility Zrt.

The property is located in the South Western part of the town, in the industrial sector of Szolnok. The property is suitable for being used for multiple purposes because of its location and design.

Currently, the property is rented by several tenants and the Company intends to use it by further rental and development.

The property also comprises industrial railway sidings connected to the countrywide network.

Surface area of the land plot: 48,627 m^2

Superstructures: 3.330 m^2

ALQ SAS

The hotel is located in France, in the town of Antibes, 50 m from the sandy beach of Juan-Les-Pins. Juan-Les-Pins is one of the most popular towns in the surroundings.

The 3-star hotel needs to be renovated so as to provide an appropriate yield to the Company in its capacity as an Issuer and to its shareholders. The 5-storey property with 36 rooms has a total surface area of 1,200 m2, which also has two outdoor parking lots.

4 Stripe Zrt.

Surface area of the land plot: 3,932 m^2

Superstructures: 3,904 m^2

The property is currently rented by seven tenants. The occupancy rate is 90%. The Company seeks to reach an occupancy rate of 100%.

A PLUS Invest Zrt.

Surface area of the land plot: 2.269 m^2

Superstructures: 438,17 m^2

The property will be used after its improvement.

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

Disclosures made by AKKO Invest Plc. in 2021		
January	8	Announcement by owners
	11	Invitation to the General Meeting - 01.02.2021
	21	Proposals submitted to the General Meeting
	29	Voting rights and share capital size
February	1	Governing Board Resolutions taken within the competence of the General Meeting, Press release
	10	Invitation to the General Meeting - 03.03.2021
	10	Extraordinary information
	18	Extraordinary information
	19	Extraordinary information on equity stake changes
	22	Articles of Association
	22	Proposals submitted to the General Meeting
	26	Voting rights and share capital size
	26	Extraordinary information
March	3	Governing Board Resolutions taken within the competence of the General Meeting
	18	Articles of Association
	25	Amended Corporate Event Calendar 2021
	31	Voting rights and share capital size
April	1	Invitation to the General Meeting - 23.04.2021
	15	Proposals submitted to the General Meeting - Press release
	15	Statement on remunerations
	19	Extraordinary information
	23	Governing Board Resolutions taken within the competence of the General Meeting
	23	Annual Report
	23	Corporate Governance Report
	30	Voting rights and share capital size
May	14	Articles of Association
	19	Extraordinary information on the sale of business shares and on changes in the holding of treasury shares
	26	Extraordinary information - announcement by owners
	26	Extraordinary information - announcement by owners
	31	Voting rights and share capital size
June	3	Other information provision - Analysis provided by DR. KALLIWODA RESEARCH GmbH on AKKO Invest Plc.
	3	Extraordinary information on a transaction conducted by a person discharging managerial responsibilities
	4	Extraordinary information on a transaction conducted by a person discharging managerial responsibilities
	30	Voting rights and share capital size
July	30	Voting rights and share capital size
August	31	Voting rights and share capital size

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

September	10	Half-yearly report + Press Release
	13	Extraordinary information on a transaction conducted by a person discharging managerial responsibilities
	30	Voting rights and share capital size
October	29	Voting rights and share capital size
November	15	Corporate Event Calendar 2022
	30	Voting rights and share capital size
December	31	Voting rights and share capital size

Based on a notification sent to the Company, it informed the Honourable Shareholders on **8 January 2021** on the fact that the equity stake held by Chantili Invest Zrt. decreased to 11% (it did not pass any threshold).

On **11 January 2021**, the invitation to the Extraordinary General Meeting convened to 1 February 2021 was published.

On **21 January 2021**, proposals submitted to the General Meeting were published.

On **1 February 2021**, Governing Board Resolutions taken within the competence of the General Meeting were published.

On **10 February 2021**, the Company provided information on the convocation of a new Extraordinary General Meeting, planned to be held on 3 March 2021. On the same day, it issued an extraordinary information note on the resignation of Mr. Zoltán József Kalmár, Governing Board member and Audit Committee member.

On **18 February 2021**, the Company announced in an extraordinary information note that the Governing Board adopted the binding loan offer of OTP Bank Nyrt. for the purchase of the 100% business shares held by NEO Property Services Zrt., based on Governing Board Resolution no. 1/2021 (of 18 February).

On **19 February 2021**, the Company, based on information that it had received, informed the investors of the fact that DAYTON-Invest Kft. had sold AKKO shares in an OTC transaction, whereby the threshold changed, therefore its equity stake and the percentage of voting shares passed below the 20% threshold.

On **22 February 2021**, the Articles of Association were published, Having regard to the fact that the Company Court registered the sections of Governing Board Resolutions taken within the competence of the Extraordinary General Meeting of 1 February 2021, pertaining to the Articles of Association.

On 22 February 2021, the Company announced the proposed agenda items of the Extraordinary General Meeting convened to 3 March 2021.

On **26 February 2021**, the Company notified the shareholders in an extraordinary information note of the fact that it had concluded the purchase of the 100% business shares of NEO Property Services Zrt. by the drawback of the bank loan and the payment of the own contribution. AKKO Invest Plc. became the 100% owner of NEO Property Services Zrt.

On **3 March 2021**, the Company published the Governing Board Resolutions taken within the competence of the General Meeting held on the same day.

On **18 March 2021**, the updated Articles of Association were published, based on the registration of changes by the Company Court.

On **25 March 2021**, the Company published its updated event calendar for 2021 in compliance with the extraordinary legal order and the Government Decrees.

On **1 April 2021**, the Company published its invitation of the Annual General Meeting.

On **15 April 2021**, the Company published the proposals submitted to the General Meeting and the corresponding Press Release.

On **15 April 2021**, the Report on Remunerations was published, including the salaries paid to the executive officers.

On **19 April 2021**, by way of an extraordinary information note, the Company notified its Honourable Shareholders of the main decisions of the General Meeting of NEO Property Services Zrt. (regarding the main figures of the statements, the election of a new auditor and the extent of the dividends to be paid to the owners) held on 16 April 2021. The related Press Release was also published on that date.

The decisions taken by the Governing Board, the Annual Separate and Consolidated IFRS Statement for 2020 of the Company, as well as the related documents (Corporate Governance Report, Report from the Governing Board, Report from the Audit Committee, Business and Management Reports) were published on **23 April 2021**.

After the registration at the Company Court, the Statute of the AKKO Invest Plc., valid from 23 April 2021, was published on **14 May 2021**.

On **19 May 2021**, the Company notified its Honourable Investors in an extraordinary information note of the fact that the Governing Board of the Company had decided to profitably sell the 100% business shares of Aquaphor Zrt., the purchase price of which was settled by the transfer of ordinary shares held by AKKO Invest Plc.

On **26 May 2021**, the Company announced in an extraordinary information note that DAYTON-Invest Kft. Would sell its AKKO Invest ordinary shares in an OTC transaction, thereby the number of units changed to 0, its equity stake passed below the 15%, 10% and 5% thresholds.

Also on **26 May 2021**, the Company announced the concluded sale of AKKO Invest ordinary shares by MEVINVEST Vagyonkezelő Kft. in an OTC transaction, on the basis of which its equity stake exceeded the 5%, 10%, 15%, 20%, 25% and 30% thresholds. The issued capital stock passed to 30,10%, whereas the amount of voting shares passed to 30,97%.

On **3 June 2021**, an analysis made by Dr. KALLIWODA Research GmbH was published.

The Company announced on the same day, i.e. on **3 June 2021**, that Gábor Varga, a member of the Governing Board, purchased AKKO Invest ordinary shares in an OTC transaction.

On **4 June 2021**, the publication of a transaction conducted by a person discharging managerial responsibilities took place, announcing that Péter Márk Bosánszky, a member of the Governing Board, purchased AKKO Invest ordinary shares in an OTC transaction.

On **10 September 2021**, the statement for the first semester of 2021 and the corresponding Press Release were published.

On **13 Spetember 2021**, the Company provided information on a transaction conducted by a person discharging managerial responsibilities, i.e. that Gábor Varga, member of the Governing Board, purchased AKKO Invest ordinary shares in an OTC transaction.

On **15 November 2021**, the Company announced its Event Calendar for 2022.

Significant events after the balance sheet day

In Q1 of 2022, no significant event took place.

8. Expectations:

In 2021, the Governing Board further increased the ownership of its business shares, which it intends to continue in 2022 as well.

In 2022, the Company intends to extend its asset management activity by carrying out further acquisitions, so it intends to implement its short- and long-term plans in accordance with its projections made in 2021.

Loans

The Company ensures continuous liquidity to its subsidiaries by providing member's loans.

On the record date, i.e. on 31 December 2021, AKKO Invest has bank loans OTP Bank Nyrt., having regard to the fact that a certain percentage of the purchase price of the 100% business shares of NEO Property Services Zrt. and the 100% business shares of its owner, Elitur Invest Zrt. was settled with bank loans. The remaining liabilities towards WING Zrt., resulting from the sale of business shares, would be settled from the annual dividends.

9. Objectives and strategy

AKKO Invest Plc. is a holding company, i.e. a company with equity stake is several undertakings, the economic objective of which is to realise long-term increase in value through efficient cooperation between the holding and the subsidiaries. Akko Invest Plc. invests its own assets, without performing external asset management. Its fundamental objective is not necessarily the sale of the subsidiaries owned by it, but to achieve asset accumulation and increase in value in the subsidiaries (and obviously in the parent company), and through that in the parent company.

So, the Company's objective is to build a successful holding company which, despite the risky operation and due to its diversified nature, will hopefully be able to generate added value for its owners in most market and economic environments. Its most important objective is to generate added value for the Company and in parallel, to generate value for the shareholders.

As the Company intends to carry out investments in the real economy with a high yield-generating capability, it has started to build up its property portfolio through acquisitions.

Resources and risks

Financial and economic risk factors:

AKKO Invest generated revenue from the rental of the property in Kárpát utca and through its subsidiaries which provide an appropriate source of income also for the parent company under lease agreements.

At the end of February 2021, the Company completed its project for the acquisition of the 100% business shares in NEO Property Services Zrt. In addition to its own contribution, AKKO Invest Plc. secured the business shares intended be purchased by contracting a loan of HUF 12 billion for the purchase of the business shares of the special purpose entities. The redemption of the loan started on 30 June 2021.

Because of the extraordinary situation established as a result of the pandemic, in the case of subsidiaries with loans (VÁR-Logisztika Zrt., 4 Stripe Zrt.) the loan instalments that were due were not repaid as an option provided by the loan moratorium; therefore the repayment these loans began in the fourth quarter of 2021.

Scale of the expenditure:

The expenditures made in 2021 reveal that the amount of administrative and sales expenditures increased by 87% compared to 2020 and that the amount of income tax expenditure also doubled compared to 2020.

The Company is highly human resource-oriented, its success depends on the right decisions of the Governing Board. Risks are due to the same fact. In the course of its investments in 2021, the Company relied on significant external resources due to the loan contracted from OTP Bank Nyrt. within the Growth Loan Program’s (NHP) “Go!” scheme, necessary for the acquisitions. ***Evolution of the assets of the Company (and consequently the price of the shares) may show quite significant variations and there is a chance for capital loss at any time.***

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

AKKO Invest shares owned by executive officers

On 31 December 2021, the following executive officers owned AKKO Invest Plc. shares.

Name	Function	Ordinary shares, "C" series
Zoltán Prutkay	chairman of the Governing Board	9 000 pieces
Imre Attila Horváth	vice-chairman of the Governing Board	43 000 pieces
Gábor Varga	member of the Governing Board	76 384 pieces
Gábor Székely*	member of the Governing Board, chairman of the Audit Committee	1 000 pieces
István Matskási	member of the Governing Board, member of the Audit Committee	0 pieces
Péter Márk Bosánszky	member of the Governing Board, member of the Audit Committee	162 650 pieces

*Mr. Gábor Székely owns additionally 14,500 AKKO Invest. Plc. shares through G&T Vagyonkezelő Zrt.

Material events after the Reporting Period

The Company Group did not identify any major event after the record date of the main interim financial statements, which do not have any impact on the numerical aspects of the statements (since they are not amending events).

Disclosures made by AKKO Invest Plc. in the period following the balance sheet date		
2022		
January	31	Voting rights and share capital size
February	28	Voting rights and share capital size

10. Executive officers

Pursuant to the Company's Articles of Association in force, single governance is ensured by the Governing Board.
The General Meeting is entitled to elect the members of the Governing Board. Members of the Governing Board may be re-elected.

Governing Board membership ceases to exist:
(a) upon the expiry of the duration of the mandate,
(b) upon recall,
(c) upon the occurrence of a ground for exclusion,
(d) upon resignation,
(e) upon death.

Members of the Governing Board:

- Zoltán Prutkay – chairman of the Governing Board

- Imre Attila Horváth (vice-chairman of the Governing Board)

- Gábor Varga – member of the Governing Board

- Gábor Székely – member of the Governing Board

New Governing Board members elected on 1 February 2021:

- István Matskási – member of the Governing Board

New Governing Board member elected on 3 March 2021:

- Péter Márk Bosánszky – member of the Governing Board

On 3 March 2021, a new vice-chairman / deputy chairman of the Governing Board was elected: Mr. Imre Attila Horváth who had already been a Governing Board member.

The Governing Board elects its chairman from among its own members.
Having regard to the fact that the investment activity of the Company frequently requires very rapid decision-making, taking investment decisions and other decisions regarding the Company between the Governing Board meetings is the responsibility of the chairman and of the deputy chairman / vice-chairman of the Governing Board, which may be exercised independently. This applies in particular to the Company's capital and financial market

transactions and to the operational tasks. In these respects, the chairman and the deputy chairman / vice-chairman are entitled and obliged to represent the Company and to take decisions between the Governing Board meetings

The Audit Committee is in place primarily to facilitate that (1) the Company complies with the accounting standards set out in the legislation and in the Company's internal regulations, (2) the Company's auditor complies with the professional expectations necessary for exercising its mandate, and (3) supervise the performance of the Company's internal control system.

Governing Board members receive an annual remuneration for their work. The chairman of the Governing Board receives a remuneration of HUF 550,000, whereas the other members of the Governing Board receive a remuneration of HUF 500,000 per year. The Company covers this issue in a separate Remuneration Report.

Members of Audit Committee:

On 26 November 2020, Mr. Dr. László Csizma resigned from his executive functions, therefore at the Governing Board meeting held on 1 February 2021 within the competence of the General Meeting, Mr. István Matskási was elected as a new Governing Board member and Audit Committee member.

Members of the Audit Committee in place on 1 February 2021:

- Gábor Székely – chairman of the Audit Committee

- Zoltán József Kalmár – member of the Audit Committee

- István Matskási – member of the Audit Committee

On 10 February 2021, Mr. Zoltán József Kalmár resigned from his executive functions, therefore at the Governinig Board meeting held on 3 March 2021 within the competence of the General Meeting, Mr. Péter Márk Bosánszky was elected as a new Governing Board member and Audit Committee member.

Members of the Audit Committee in place on 3 March 2021:

- Gábor Székely – chairman of the Audit Committee

- István Matskási – member of the Audit Committee

- Péter Márk Bosánszky – member of the Audit Committee

Members of the Audit Committee do not receive any specific financial compensation for their work.

11. Employment policy

Since 11 February 2019, the Company has been employing an investment contact person and since 13 March 2019 it has been employing a Chief Executive Officer, and on 1 March 2020, the number of employees increased by 1 contact person responsible for tenants, therefore their number increased to three. Day-to-day financial and administrative tasks are performed by the current three employees.

In its capacity as an Issuer, the Company has not issued shares to employees, it has no employee share-ownership scheme in place and it has not concluded any agreement by which employees could acquire ownership over the capital of the Issuer.

In Q1 of 2020, the Company developed its Remuneration Policy for its nominated postholders and employees, on which it prepares a Remuneration Report to the General Meeting, by addressing the remunerations to be paid.

12. Research and experimental development

In the current period, research and experimental development costs were not recognised in the financial statements.

13. Environmental protection

The activity of the Company is not dangerous for the environment. Due to the nature of its activity, the environmental responsibility incumbent on AKKO Invest Plc. is not significant, there is no likelihood of environmental degradation.

The protection of the environment does not represent any substantive expense, it does not affect the financial situation. The Group has not implemented and is not planning any development in the area of environmental protection.

14. Presentation of the premises

At the date of the drafting of this report, AKKO Invest Plc. does not have any premises.

Disclaimer

To the separate annual IFRS statement of AKKO Invest Plc. for 2021

I, the undersigned, as a person authorised to sign for the Company, in my capacity as the chairman of the Governing Board of AKKO Invest Plc., hereby declare that:

the separate financial statements were made in conformity with the International Financial Reporting Standards that were adopted by the European Union.

The separate financial statements of 2021 were prepared in accordance with the accounting standards, to the best of our knowledge, presenting a true and fair view of the assets, liabilities, financial situation, profit and loss of the Company, and the Management Report presents a fair view of the situation, development and performance of the Company, setting out the main uncertainty factors and risks.

The Report does not conceal any fact which is significant in terms of the perception of the situation of the Company.

The Company is aware of the fact that it is liable to reimburse any damage caused by failing to provide regular and extraordinary information or by providing misleading information (disclosure of regulated information) in accordance with Section 57(1) of the Capital Market Act.

The Company's report has not been audited by an independent auditor who has formulated an independent opinion, the separate financial statement attached to the report was drawn up in accordance with the International Financial Reporting Standards (IFRS).

From 31 March 2022, the 2021 annual IFRS report of AKKO Invest Plc. can be consulted in its entirety at the registered office of the Company (1118 - Budapest, Dayka Gábor utca 5.) and on its website (www.akkoinvest.hu), on the website of the Budapest Stock Exchange (www.bet.hu) and on the mandatory disclosure portal of the National Bank of Hungary (www.kozzetetelek.hu).

Budapest, 22 March 2022

Zoltán Prutkay
chairman of the Governing Board