

Extraordinary information

The Board of Directors of **AKKO Invest Nyilvánosan Működő Részvénytársaság** (registered office: 1118 Budapest, Dayka Gábor utca 5.; hereinafter referred to as the "**Company**") has formed the following **response** based on Section 73/A (4) of Act CXX of 2001 on the Capital Market (hereinafter referred to as the "**Capital Market Act**") regarding the statutory public takeover bid of **MEVINVEST Vagyonkezelő Korlátolt Felelősségű Társaság** (registered office: 1095 Budapest, Máriássy utca 7.; hereinafter referred to as the "**Offeror**"), as the designated offeror pursuant to Section 68 of the Capital Market Act.

On 10 September 2024, the Offeror made a statutory public takeover bid (hereinafter referred to as the "**Bid**") to the shareholders of the Company (hereinafter referred to as the "**Shareholders**") for all AKKO Invest Nyrt. ordinary shares issued by the Company, each with a face value of HUF 25 (ISIN identifier: HU0000170824), at a bid price of HUF 266.1465 per share.

The Offeror harmonized its conduct with the following persons in order to increase its influence in the Company:

- WINGHOLDING Ingatlanfejlesztő és Beruházó Zártkörűen Működő Társaság (registered office: 1095 Budapest, Máriássy utca 7.; company registration number: 01-10-046503)
- DAYTON-Invest Korlátolt Felelősségű Társaság (registered office: 1055 Budapest, Honvéd utca 20.; company registration number: 01-09-927201)
- Veres Tibor (mother's name: Rinyu Anna, address: 2000 Szentendre, Fenyő utca 22., date and place of birth: Budapest, 04.03.1962.)

The Offeror and the above-mentioned persons are hereinafter collectively referred to as the "**Persons Acting in Harmony**". Based on the agreement of the Persons Acting in Harmony, the Bid was made by the Offeror.

The objective of the Offeror is to acquire a dominant influence over the Company.

The Bid, in accordance with the provisions of the Capital Market Act, was submitted to the Central Bank of Hungary (hereinafter referred to as the "**MNB**") for approval and was sent to the Company's Board of Directors. The MNB has not yet decided on the approval of the Bid.

1. Name, registered office of the Company

Company name: AKKO Invest Nyilvánosan Működő Részvénytársaság
Registered office: 1118 Budapest, Dayka Gábor utca 5.

2. Summary of the public Bid

The terms indicated in capital letters in this section have the meanings ascribed to them in the Bid.

Offeror:

MEVINVEST Vagyonkezelő Korlátolt Felelősségű Társaság (registered office: 1095 Budapest, Máriássy utca 7.)

The presentation of the Offeror is set out in the Bid.

Persons Acting in Harmony:

- MEVINVEST Vagyonkezelő Korlátolt Felelősségű Társaság (registered office: 1095 Budapest, Máriássy utca 7.)
- WINGHOLDING Ingatlanfejlesztő és Beruházó Zártkörűen Működő Társaság (registered office: 1095 Budapest, Máriássy utca 7.; company registration number: 01-10-046503)
- DAYTON-Invest Korlátolt Felelősségű Társaság (registered office: 1055 Budapest, Honvéd utca 20.; company registration number: 01-09-927201)
- Veres Tibor (mother's name: Rinyu Anna, address: 2000 Szentendre, Fenyő utca 22., date and place of birth: Budapest, 04.03.1962.)

The presentation of the Persons Acting in Harmony is set out in the Bid.

Subject of the Bid:

All AKKO Invest Nyrt. ordinary shares issued by the Company with a face value of HUF 25 each and ISIN number HU0000170824 (hereinafter referred to as "**Shares**").

The Bid Price:

The offered purchase price per share (hereinafter referred to as the "**Bid Price**") for all Shares is HUF 266.1465.

The method of calculating the Bid Price is set out in Section 7.1 of the Bid.

The Administrator:

OTP Bank Nyrt. (registered office: 1051 Budapest, Nádor utca 16.; company registration number: 01-10-041585; hereinafter referred to as the "**Administrator**"), as the investment service provider.

Period for acceptance of the Bid (Bid Period)

In the absence of an approval decision from the MNB, no specific time frame has been set in the Bid yet. Generally, Section 7.5 of the Bid and Section I.7 of the Operational Plan contain information regarding this matter.

Method of Payment

The Offeror will pay the Shareholders who validly accept the Bid the total purchase price, which is the result of multiplication of the Bid Price and the quantity of Shares indicated by the Accepting Shareholder in the Acceptance Statement, entirely in cash (exclusively in Hungarian forints), by bank transfer to the bank account or client account maintained by a Hungarian account-keeping institution as indicated in the Acceptance Statement, within five (5) business days following the Closing Date, or, if later, within five (5) business days following the Date of the Competition Authority's Permit.

Conclusion of the Share Purchase Agreement

The Share Purchase Agreement between the Offeror and the Accepting Shareholder is concluded and becomes effective on the Effective Date, under the terms and conditions specified in the Bid, provided that the conditions set forth therein are fulfilled.

The issuance of the Competition Authority's Permit is a condition for the formation of the Share Purchase Agreement(s) concluded based on the Bid.

3. Declaration to indicate whether the executive employees of the Company hold any executive office or have any participating interests in the Offeror, or in the holder of a participating interest in the Offeror, or any other relationship between the aforementioned

Among the members of the Company's Board of Directors, the following individual holds a management position at an economic entity belonging to the WING Group, as defined in the Bid (including DAYTON-Invest Korlátolt Felelősségű Társaság). Beyond this, the members of the Company's Board of Directors do not hold any management positions, nor do they have any influence over the Offeror or those with influence over the Offeror, and they have no other business-related connections with the mentioned parties.

Imre Attila Horváth - member of the Board of Directors of the Company - holds managerial positions in the following companies:

- GLADIÁTOR Befektetési Alapkezelő Zrt. (registered office: 1095 Budapest, Máriássy utca 7.) – General Manager
The indirect owner of the company is WINGHOLDING Ingatlanfejlesztő és Beruházó Zártkörűen Működő Társaság.
- WING Zrt. (head office: 1095 Budapest, Máriássy utca 7.) - Director of Financing
The company is majority owned by WINGHOLDING Ingatlanfejlesztő és Beruházó Zártkörűen Működő Társaság.

4. The Company's ownership structure, list of persons having at least five per cent of the voting rights, number of their shares and the number of their votes

Name	Quantity of shares (pcs)	Number of votes (pcs)
MEVINVEST Vagyonkezelő Kft.	10.040.112	10.040.112
B + N Referencia Zrt.	4.750.000	4.750.000
György Ádámosi	3.336.000	3.336.000
Total	18.126.112	18.126.112

The figures in the table above are based on information published on the website of the Budapest Stock Exchange.

5. Any effect on the Company's employees on account of the acquisition of a participating interest

The Offeror has declared in the Bid that it intends to maintain the Company's current employee headcount and plans to expand it in line with the growth of business volume.

The Offeror plans to strengthen the management of the Company and its subsidiaries - if necessary - depending on the achieved business volumes and the prevailing strategic objectives.

6. The recommendation of the Company's management body whether to accept or reject the Bid, including a detailed explanation

Based on the available documents and information,

the Board of Directors of the Company does NOT recommend acceptance of the Bid.

The members of the Board of Directors participating in the decision unanimously agreed with the recommendation of the Board of Directors.

In view of the relevant provisions of the Civil Code, the members of the Board of Directors are obliged to perform their management duties in accordance with the interests of the Company. Accordingly, during the formulation of the present proposal, they also acted based on the primacy of the Company's interests.

Detailed explanation of the proposal:

The Company's Board of Directors has reviewed the Bid. The Bid Price is in accordance with legal provisions.

The Offeror's goal is to maintain and develop the Company's current asset management, real estate investment, and rental activities as a holding company.

The Offeror's goal is also to expand the provision of complex services related to facility management by the Company and its subsidiary, NEO Property Services Zrt. to a broader scope. NEO Property Services Zrt. is already one of the key players in the Hungarian facility management market; however, the Offeror's long-term strategic goal is to further strengthen this market position. To achieve this, the Offeror aims to extend the core business activities and further enhance NEO Property Services Zrt.'s market position not only in the lease fit-out segment but also in the building construction market. This will be supported by rapid, organic growth, and potentially through synergistic acquisitions.

The Company's primary objectives are to increase its assets and value, ensure transparent operations, and maximize long-term shareholder value, as expected from public listed companies. The Board of Directors of the Company has determined that the Offeror aligns with the Company's strategy, and the Offeror's goal and expectation for the Company's Board of Directors and the management of its subsidiaries is to ensure long-term value creation and transparent operations, as expected from public listed companies. Based on the business policy plans outlined in the Bid, the Offeror's medium- and long-term expectation for the Company is that its return on equity will significantly exceed the prevailing inflation rate, market bond yields, and industry averages, which could potentially be reflected in the Company's future stock price on the stock exchange.

Furthermore, the Offeror's goal is to support the implementation of the Company's growth strategy so that the Company becomes a significant player in the Hungarian stock market with high growth potential and liquidity, offering attractive long-term investment opportunities for domestic investors. Accordingly, the Offeror's medium-term plans include the possibility of playing a significant role in any future capital raising, should the Company seek to accelerate its growth, even though additional share subscriptions.

If the planned developments, as outlined in the published strategy, are implemented with the expected returns and the existing portfolio elements continue to operate profitably, this could bring direct financial benefits to the investors who are shareholders of the Company. It may potentially lead to an increase in the market value of their shares and, depending on future General Meeting decisions, they may also receive annual dividend payments. This could allow for a higher return than that provided by the Bid Price in the future, meaning that Shareholders who accept the Bid Price may miss out on this upside potential. However,

the Board of Directors also draws the attention of the Shareholders to the fact that even in the event of successful implementation of the strategy, it cannot be guaranteed that a higher return than that provided by the Bid Price will be realized for the Company's shareholders.

Based on the above, the Company's Board of Directors draws the attention of the Shareholders to make their decision regarding the acceptance of the Bid after carefully considering all aspects and, if necessary, consulting with their own investment advisor.

7. The name of the independent financial expert appointed by the management body of the Company, and the expert's statement to declare that he is immune from any conflict of interest that could affect his ability to proceed unbiased

In view of the fact that the Bid was made as a result of the cooperation of persons acting in harmony, pursuant to Section 73/A (5) of the Capital Market Act, the Company's Board of Directors is not required to appoint an independent financial advisor to provide an expert evaluation of the Bid.

8. The opinion of the Works Council of the Company on the Bid

There is no Works Council operating at the Company.

Budapest, 17 September 2024

AKKO Invest Nyrt.