



CORDIA INTERNATIONAL ZRT.

(incorporated with limited liability in Hungary)

for the registration and trading of "CORDIA2026" Bonds (consisting 880 bonds each with the face value of HUF 50,000,000) on XBond multilateral trading facility

This document constitutes an information document (the "Information Document") and has been prepared by CORDIA International Ingatlanfejlesztő Zártkörűen Működő Részvénytársaság (short name: CORDIA International Ingatlanfejlesztő Zrt.; registered seat: 1082 Budapest, Futó utca 47-53. VII. em.; tax number: 25558098-2-42; the "Issuer") in accordance with the business rules of XBond entered into force as of 2 December 2019 pursuant to decision no 14/2019 of the Budapest Stock Exchange (the "XBond Business Rules"). Budapest Stock Exchange (registered seat: 1054 Budapest, Szabadság tér 7. Platina torony. I. ép. IV. em.; registration number: Cg. 01-10-044764; the "BSE") as market operator approved the Information Document under Decision No. 1/Xbond/2020. on 27 January 2020. This Information Document comprises neither a prospectus nor a base prospectus for the purposes of Act CXX of 2001 on the Capital Markets (the "Capital Markets Act") and the Regulation (EU) 2017/1129 (the "Prospectus Regulation").

The Bonds constitute direct, unsecured, unconditional and unsubordinated obligations of the Issuer and rank and will rank *pari passu* without any preference among themselves and as to the order of their satisfaction and at least *pari passu* with all other existing and future direct, unsecured, unconditional and unsubordinated loans, bonds or any other borrowings of the Issuer. Due to the unsecured nature of the Bonds, if the Issuer defaults on its obligations, Investors in the Bonds may lose some or all of their investments. The Bonds do not constitute deposits or other obligations of a depository institution and are not insured by the National Deposit Insurance Fund (*Országos Betétbiztosítási Alap*) or any other governmental agency.

The Issuer and all senior unsecured debt of the Issuer are rated BB by Scope Ratings GmbH. Scope Ratings GmbH is established in the EU and registered under Regulation (EC) No 1060/2009 as amended on credit rating agencies (the "CRA Regulation") and appear on the latest update of the list of registered credit rating agencies (as of 24 May 2011) on the website of the European Securities and Markets Authority (registered seat: 103 rue de Grenelle, F-75345 Paris, France; the "ESMA") <http://www.esma.europa.eu>. The ESMA website is not incorporated by reference into, nor does it form part of, this Information Document. Any change in the rating of the Bonds may adversely affect the price that a purchaser may be willing to pay for the Bonds. A rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time by the assigning rating organisation.

The Bonds were offered and issued solely in Hungary and within the framework of the Bond Funding for Growth Scheme (*Növekedési Kötvényprogram*) launched by the National Bank of Hungary (the "NBH") and the Issue (as defined below). Terms and conditions applicable for the Bond Funding for Growth Scheme are prescribed in the Handout for the Bond Funding for Growth Scheme (*Tájékoztató a Növekedési Kötvényprogram feltételeiről*) available in Hungarian language on the website of NBH at <https://www.mnb.hu/letoltes/nkp-termektajekoztato.pdf> (the "BGS Handout").

The Bonds will be registered on the XBond multilateral trading facility operated by BSE as set out herein.

The Bonds were offered and issued in Hungary. The Bonds will not be registered under the U.S. Securities Act of 1933, or any state securities law of the United States, and the Bonds may not be sold within the United States or to, or for the account or benefit of, any U.S. person.

An investment in Bonds involves certain risks. Prospective investors should have regard to the factors described under Section 3 (*Risk Factors and Risk Management*) before investing in the Bonds.

Considering that, the Bonds have been issued through an auction – organized within the framework of the Bond Funding for Growth Scheme launched by NBH – qualifying as an offer of securities to the public pursuant to Article 2(d) of the Prospectus Regulation, and that point 95 of Section 5(1) of the Capital Markets Act being effective as of 26 December 2019 clarifies that securities offered by way of offer of securities to the public (in Hungarian: "értékpapírra vonatkozó nyilvános ajánlattétel") (including cases stipulated under points a) and c) of Article 1(4) of the Prospectus Regulation) qualifies as publicly offered securities (in Hungarian: "nyilvánosan forgalomba hozott értékpapír"), each Bond is publicly offered security.

Warning: Investing into the Bonds qualifies particularly risky (in Hungarian: "kiemelten kockázatos") from investor perspective, since the Issuer is solely responsible for the information contained herein. This Information Documents is neither a prospectus nor a base prospectus pursuant to the Prospectus Regulation and the Capital Markets Act and, consequently, has not been reviewed or approved by NBH as competent regulatory authority; nor has BSE as market operator endorsed the accuracy or adequacy of the information and content of this Information Document in the course of approving the Information Document. This means that (i) this Information Document may not include the same level of disclosure required by the Prospectus Regulation or other relevant national or EU legislation, (ii) within the framework of the approval of the Information Document the BSE as market operator did not review the credibility, accuracy and completeness of the information relating to the Issuer and the Issuer's operation, therefore the Issuer is solely responsible for these information, and (iii) if you acquire Bonds under this Information Document you will not have any recourse to the Issuer under any Prospectus Regulation related liability regime, and consequently investment into the Bonds imply higher risk comparing to the investments into securities offered or registered on the basis of an offering document or prospectus approved by the competent authorities.

Arranger and Paying Agent: Raiffeisen Bank Zrt.

The date of this Information Document is 23 January 2020.

IMPORTANT NOTICES

This Information Document (the "**Information Document**") is prepared by the Issuer for the purpose of registering on the XBond of 880 HUF denominated, fixed interest rate, dematerialised, amortising, rated, registered, unsecured, non-redeemable and non-convertible Bonds issued by the Issuer in the amount of HUF 44,000,000,000 (face value) (name: CORDIA 2026/I HUF Kötvény; short name: CORDIA2026; ISIN Code: HU0000359211; the "**Bonds**"). This Information Document contains relevant information and disclosures required by the XBond Business Rules.

On 25 September 2019, the Issuer has been authorised under Resolution No. 1/2019(25.IX.) of the Issuer's board of directors (the "**Board of Directors**") to issue the Bonds. The Issuer complies with all laws, rules and regulations and has obtained all corporate approval for the Issue. This Information Document is neither a prospectus (in Hungarian: "*tájékoztató*") nor a base prospectus (in Hungarian: "*alaptájékoztató*") within the meaning of the Prospectus Regulation.

The Bonds were issued in the course of a public offering (in Hungarian: "*nyilvános forgalomba hozatal*") under Hungarian law, by way of offer of securities to the public (in Hungarian: "*értékpapírra vonatkozó nyilvános ajánlattétel*"; within the meaning of Article 2(d) of the Prospectus Regulation) limited to qualified investors (in Hungarian: "*minősített befektetők*") within the meaning of Article 2(e) of the Prospectus Regulation with an issue date of 7 November 2019 (the "**Issue**").

This Information Document is to be read and construed in conjunction with all documents which are deemed to be incorporated herein by reference (see in Section 14 (*Documents Incorporated by Reference or On Display*) below).

This Information Document does not purport to contain all the information that any potential investor may require. Neither this Information Document nor any other document supplied in connection with the Bonds is intended to provide the basis of any credit or other evaluation nor should any recipient of this Information Document consider such receipt a recommendation to purchase any Bonds.

However, Investors are not to construe the content of this Information Document as investment, legal, regulatory or tax advice. Each Investor contemplating the purchase of any Bonds should make its own independent investigation of the financial condition and affairs of the Issuer, and its own appraisal of the creditworthiness of the Issuer. Potential Investors should consult their own financial, legal, accounting, tax and other professional advisors as to the risks and investment considerations arising from an investment in the Bonds and should possess the appropriate resources to analyse such investment and the suitability of such investment to such Investors' particular circumstance. It is the responsibility of investors to also ensure that they will sell these Bonds in strict accordance with this Information Document and other applicable laws. The Issuer accepts no liability or responsibility regarding any costs, expenses and/or damages incurred, either directly or indirectly, at any third party in relation to any negotiations, transaction offerings or advisory services with respect to this Information Document, the Issue or the Bonds.

Investment in debt and debt related securities involve a degree of risk and Investors should not invest any funds in the debt instruments, unless they can afford to take the risks attached to such investments and only after reading the information stipulated in this Information Document carefully. For making an investment decision, the Investors must rely on their own examination of the Issuer and the Bonds including particularly the risks involved. Specific attention of the Investors is invited to the statements of Section 3 (*Risk Factors and Risk Management*) of this Information Document.

The Bonds are complex financial instruments and such instruments may be purchased by investors as a way to reduce risk or enhance yield with an understood, measured, appropriate addition of risk to their overall portfolios. Each potential investor in the Bonds must determine the suitability of that investment in light of its own circumstances. In particular, each potential investor should:

- (a) have sufficient knowledge and experience to make a meaningful evaluation of the Bonds, the merits and risks of investing in the Bonds and the information contained in this Information Document or any applicable supplement;
- (b) have access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Bonds and the impact the Bonds will have on its overall investment portfolio;
- (c) have sufficient financial resources and liquidity to bear all of the risks of an investment in the Bonds; including where the currency for principal or interest payments is different from the potential investor's currency;
- (d) understand thoroughly the terms of the Bonds and be familiar with the behaviour of any relevant financial markets; and
- (e) be able to evaluate (either alone or with the help of a financial adviser) possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.

All the information contained in this Information Document has not been independently verified by Raiffeisen Bank Zártkörűen Működő Részvénytársaság (registered seat: 1054 Budapest, Akadémia utca 6.; company registration number: Cg.01-10-041042; tax number: 10198014-4-44; the "**Arranger**") as arranger mandated by the Issuer with respect to the Issue and the registration of the Bonds on the XBond. Accordingly the Arranger makes no representation as to and shall have no liability in relation to the information contained in this Information Document or any other information provided by the Issuer in connection with the Issue.

No person has been authorized to give any information or to make any representation not contained or incorporated by reference in this Information Document or in any material made available by the Issuer to any potential Investor pursuant hereto and, if given or made, such information or representation must not be relied upon as having been authorized by the Issuer.

This Information Document may only be used for the purposes for which it has been published.

The Issuer does not undertake to update this Information Document to reflect subsequent events after the date of this Information Document (not including any material fact or circumstance which the Issuer becomes aware of following the date of approval of this Information Document by BSE and prior to the commencement of trading of the Bonds on XBond, and which material fact or circumstance requires the supplementation of the Information Document as stipulated in Section 21(9) of the Capital Markets Act) and thus it should not be relied upon with respect to such subsequent events without first confirming its accuracy with the Issuer. Neither the delivery of this Information Document nor any sale made in connection herewith shall, under any circumstances, constitute a representation or, create any implication that there has been no change in the affairs of the Issuer since the date hereof or the date upon which this Information Document has been most recently amended or supplemented, or that there has been no adverse change in the financial position of the Issuer since the date hereof or the date upon which this Information Document has been most recently amended or supplemented, or that the information contained in it or any other information

supplied in connection with the Bonds is correct as of any time subsequent to the date on which it is supplied or, if different, the date indicated in the document containing the same.

The Bonds have been offered and issued solely in Hungary. This Information Document does not constitute nor may it be used for or in connection with an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorized or to any person to whom it is unlawful to make such an offer or solicitation. No action is being taken to permit an offering of the Bonds or the distribution of this Information Document in any jurisdiction where such action is required. The distribution of this Information Document and the offering and sale of the Bonds may be restricted by law in certain jurisdictions. Any failure to comply with these restrictions may constitute a violation of the securities laws of any such jurisdiction. Persons into whose possession this Information Document comes are required to inform themselves about and to observe any such restrictions.

The Bonds issued within the framework of the Issue have not been and will not be registered under the U.S. Securities Act of 1993 or with any securities regulatory authority of any state or other jurisdiction in the United States for offer or sale as part of their distribution and may not be offered or sold in the United States. Neither the U.S. Securities and Exchange Commission (the "SEC") nor any state securities commission nor any non-U.S. securities authority has approved or disapproved of the Bonds issued within the framework of the Issue or determined that this Information Document is accurate or complete. Any representations to the contrary is a criminal offense. Nothing in this Information Document constitutes an offer of securities for sale in the United States or any other jurisdiction where such offer for sale would be in violation of any law, rule or regulation.

Other than the review and approval by BSE, this Information Document has not been reviewed or approved by any competent authority in the European Union or by any stock exchange or by any other regulator or stock exchange in any other jurisdiction; nor has any regulatory authority or stock exchange endorsed the accuracy or adequacy of this Information Document or the Bonds being offered pursuant to this document. This means that the document is not a prospectus for the purposes of the Prospectus Regulation, may not be used for an offering requiring such prospectus, and the Issuer will not be responsible for the content of this document in relation to any offering which requires such a prospectus. Further, you should be aware that (i) this Information Document may not include the same level of disclosure required by the Prospectus Regulation or other relevant national or EU legislation and (ii) if you acquire Bonds under this Information Document you will not have any recourse to the Issuer under any Prospectus Regulation related liability regime, and consequently investment into the Bonds may imply higher risk comparing to the investments into securities offered on the bases of an offering document or prospectus approved by the competent authorities.

This Information Document is drawn up in the English language. Certain legislative references and technical terms have been cited in their original language in order that the correct technical meaning may be ascribed to them under applicable law.

Certain figures included in this Information Document have been subject to rounding adjustments; accordingly, figures shown for the same category presented in different tables may vary slightly and figures shown as totals in certain tables may not be an arithmetic aggregation of the figures which precede them.

Presentation of Financial Information

Financial Statements Presented

The Issuer has included in this Information Document, and primarily discusses herein, the Consolidated

Financial Statements as of and for the financial year ended on 31 December 2018 and on 31 December 2017, which were audited by an external, independent Auditor as well as the Condensed Interim Consolidated Financial Information for the period ended 30 June 2019 (not audited, but reviewed by the Auditor) and the Interim Separate Financial Statements for the period ended 30 June 2019 (audited). Unless specified otherwise, the financial information included in this Information Document relates to the Issuer and the members of the Cordia Group falling under consolidation. The consolidated financial statements of the Issuer included herein and in the accompanying notes thereto have been prepared in accordance with the International Financial Reporting Standards as adopted by the European Union (the "IFRS"). The Condensed interim consolidated financial information for the period ended 30 June 2019 and the Interim separate financial statements for the period ended 30 June 2019 have been prepared in accordance with IAS 34 "Interim Financial Reporting" as adopted by the EU.

Until 31 December 2018, the Issuer also prepared financial statements in accordance with the general accounting standards of Hungary, which it uses for tax and internal management purposes.

Changed presentation of financial data

As IFRS 16 replaced IAS 17 Leases for annual periods beginning on or after 1 January 2019, Cordia Group has adopted IFRS 16 retrospectively from 1 January 2019, but has not restated comparatives for the 2018 reporting period, as permitted under the specific transitional provisions in the standard. The reclassifications and the adjustments arising from the new leasing rules are therefore recognised in the opening balance sheet on 1 January 2019. The comparative information for 2018, 2017 is reported under IAS 17 and is not comparable to the information for the first half of 2019, presented in this Information Document. More details on the impact of adoption of the IFRS 16 can be read in note 3 to the IFRS Condensed Interim Consolidated Financial Information for 30 June 2019.

Moreover, as Cordia Group is rapidly expanding its activities and the management would like to reflect these changes and provide most useful information to the readers of the financial information, Cordia Group has implemented some changes in the presentation of the consolidated statement of the financial position, which can be traced in details in note 20 to the IFRS Condensed Interim Consolidated Financial Information for 30 June 2019 (the changes related mainly to reclassification of some of the non-current assets). The management of Cordia Group has reviewed also the classification and presentation of the investment notes owned by non-controlling investors co-investing in the two investment funds (Finext Real Estate Opportunities Budapest SICAV-SIF Sub-Fund and Finext Real Estate Opportunities One SICAV-SIF Sub-Fund). For more details please see the note 23 to the Consolidated Financial Statements as of 31 December 2018.

Forward-looking Statements

This Information Document may contain non-financial forward-looking statements, including (without limitation) statements identified by the use of terminology such as "anticipates", "believes", "estimates", "expects", "intends", "may", "plans", "projects", "will", "would" or other similar terms. These statements are based on the Issuer's current expectations and projections about future events and involve substantial uncertainties. This applies in particular to statements relating to, among other things, the future non-financial goals, plans, strategy, future expectations regarding developments in the business and management of the Issuer and the Cordia Group, and the general economic and regulatory conditions and similar factors affecting the Issuer and the Cordia Group

The Information Document does not contain any financial forward-looking statement. Any non-financial forward-looking statements are subject to inherent risks and uncertainties, some of which cannot be

predicted or quantified. Future events or actual results could differ materially from those set forth in, contemplated by or underlying forward-looking statements. The Issuer does not undertake any obligation to publicly update or revise any forward-looking statement contained in this Information Document.

Market Share Information and Statistics

This Information Document contains statistics, data and other information relating to markets, market sizes, market shares, market positions and other industry data pertaining to the Issuer's and the Cordia Group's business and market. Unless otherwise indicated, such information is based on the Issuer's analysis of multiple sources, including several public regulatory bodies, internal company analysis based on the Issuer's knowledge of its sales and markets and information otherwise obtained from other third-party sources. In many cases, there is no readily available external information (whether from trade associations, government bodies or other organizations) to validate market-related analysis and estimates, thus requiring the Issuer to rely on internally developed data. Consequently, the Issuer has made its estimates largely based on internal surveys and studies.

The Issuer has not independently verified and cannot give any assurances as to the accuracy of market data contained in this Information Document that were extracted or derived from external sources. Market data and statistics are inherently predictive and subject to uncertainty and not necessarily reflective of actual market conditions. Such statistics are based on market research, which itself is based on sampling and subjective judgments by both the researchers and the respondents, including judgements about what types of products and transactions should be included in the relevant market.

Internal company analyses, while believed by the Issuer to be reliable, have not been verified by any independent sources, and the Issuer does not make any representation as to the accuracy or completeness of such information and does not take any responsibility in respect of any information and data detailed under this Section (*Market Share Information and Statistics*).

In considering the industry and market data included in this Information Document, prospective Investors should note that this information may be subject to significant uncertainty due to differing definitions of the relevant markets and market segments described.

TABLE OF CONTENTS

IMPORTANT NOTICES	2
1 PERSONS RESPONSIBLE – DECLARATION OF RESPONSIBILITY	8
2 AUDITORS	9
3 RISK FACTORS AND RISK MANAGEMENT	9
4 TERMS AND CONDITIONS OF THE BONDS	26
5 INFORMATION ABOUT THE ISSUER	37
6 CREDIT RATING AND RATING RATIONALE	63
7 SELECTED FINANCIAL INFORMATION	63
8 FINANCIAL STATEMENT	78
9 LITIGATION	78
10 MATERIAL CONTRACTS	78
11 CONTEMPLATED USE OF PROCEEDS	79
12 COVERAGE FOR THE PERFORMANCE OF THE LIABILITIES BASED ON BONDS	79
13 OTHER MATERIAL INFORMATION	79
14 DOCUMENTS INCORPORATED BY REFERENCE OR ON DISPLAY	79
15 INFORMATION FROM THIRD PARTY, EXPERT REPORTS	80
16 DEFINITIONS	81
ANNEX 1 PROVISIONS ON MEETINGS OF BONDHOLDERS	86
ANNEX 2 LIST OF TRADEMARKS	92
ANNEX 3 STRUCTURE CHART OF CORDIA GROUP	96
ANNEX 4 DETAILS OF THE SUBSIDIARIES	98
ANNEX 5 CONSOLIDATED FINANCIAL STATEMENTS 31 DECEMBER 2018	122
ANNEX 6 INTERIM SEPARATE FINANCIAL STATEMENT	123
ANNEX 8 LIST OF CROSS-REFERENCES	125

1 PERSONS RESPONSIBLE – DECLARATION OF RESPONSIBILITY

CORDIA International Ingatlanfejlesztő Zártkörűen Működő Részvénytársaság (seat: 1082 Budapest, Futó utca 47-53. VII. em.; company registration number: Cg.01-10-048844; the „Issuer”), as solely responsible person for the content of the Information Document, hereby makes the following declaration.

The Issuer accepts sole responsibility for the content of this Information Document. Such responsibility shall be binding on the Issuer for a period of five (5) years from date of this Information Document and may not be excluded or limited.

The Issuer hereby declares that, to the best of its knowledge as of the date hereof and having made all reasonable care, the Information Document

- (a) consists of information that is consistent with the facts and are true;
- (b) does not omit the disclosure of circumstances that could affect important conclusions to be made from such information;
- (c) does not omit the disclosure of any information that is material for the assessment of the Bonds and the Issuer.

In this declaration all capitalised terms and expressions shall, unless otherwise defined, have the meanings attributed to such terms and expressions in the Information Document (including by reference to any other document).

Budapest, 23 January 2020



**CORDIA International Ingatlanfejlesztő Zártkörűen
Működő Részvénytársaság**

Földi Tibor

Igazgatóság elnöke (vezető tisztségviselő)

2 AUDITORS

The independent auditors of the Issuer are PricewaterhouseCoopers Könyvvizsgáló Korlátolt Felelősségű Társaság (registered seat: 1055 Budapest, Bajcsy-Zsilinszky út 78.) and Pál Tímár (registration number with Chamber of Hungarian Auditors: 002527) is personally responsible for the Issuer's audit (of the Consolidated Financial Statements of 2018, 2017 and Interim Separate Financial Statements for the period ended 30 June 2019), and review (of the Condensed Interim Consolidated Financial Information for the period ended 30 June 2019). PricewaterhouseCoopers Könyvvizsgáló Korlátolt Felelősségű Társaság and Pál Tímár are members of the Chamber of Hungarian Auditors (*Magyar Könyvvizsgálói Kamara*).

PricewaterhouseCoopers Könyvvizsgáló Korlátolt Felelősségű Társaság have audited, without qualification, the Issuer's consolidated financial statements in accordance with the International Standards on Auditing for each of the two financial years ended on 31 December 2017 and 31 December 2018 and the interim separate financial statements for the period 1 January – 30 June 2019 as well as reviewed the condensed interim consolidated financial information for the period 1 January – 30 June 2019.

The Issuer's auditors are independent of the Issuer and the Cordia Group in accordance with the applicable laws of Hungary and have been mandated and appointed as auditors from the date of incorporation of the Issuer until 31 May 2020.

3 RISK FACTORS AND RISK MANAGEMENT

Investors should carefully consider all the risk factors and other information contained in this Information Document for evaluating the Issuer, its business and the Bonds before making any investment decision relating to the Bonds. The occurrence of one or more of these risk factors alone or in combination with other circumstances may have a material adverse effect on the Issuer's business, cash flows, financial condition, results of operations or prospects.

Even though the following risk factors cover all risks the Issuer currently believes to be material, the risks discussed below may, in retrospect, turn out not to be complete or prove not to be exhaustive and therefore may not be the only risks the Issuer is exposed to. The order in which the risks are presented below does not reflect the likelihood of their occurrence or the magnitude or significance of the individual risks. Additional risks and uncertainties of which the Issuer is not currently aware or which it does not consider significant at present could likewise have a material adverse effect on the Issuer's business, cash flows, financial condition, results of operations or prospects.

Moreover, it is important to note that the life-cycle of a residential project starts at purchase of a plot of land and usually finishes at handover of the last finished apartments to the customers. Typically such process takes minimum 4-5 years, but may take even much longer. It is important to understand that the Issuer or any Subsidiaries involved in developing such residential projects may be exposed at many risks and at many potential changes in its business environment around particular projects and significantly impacting the profitability of the business as well as the Issuer's ability to repay and service its liabilities. Therefore, the following list of risks presented below shall be read with observation of not only of the expected maturity of the Bonds, but also with observation of the long-term cycle of the residential projects developed by Cordia Group.

Those Investors who have any reservations regarding the content of this Information Document should contact their stockbroker, bank, lawyer, tax advisor or financial advisor. The information in this Information Document is not equivalent to the professional advice from the persons mentioned above. Investors should

also read the detailed information set out elsewhere in this Information Document and reach their own views prior to making any investment decision.

3.1 Risks related to the real estate market

Potential effect of economic recession, turn of the credit cycle

A potential economic recession or negative developments in the credit cycle may cause a drop or even a pause in the sales of residential units as well as activities at the real estate investment and credit markets. This may have a direct effect also on the Issuer's profitability and cash-flows.

Cyclical residential market

Despite the fact that the Issuer's risk profile is strengthened by the geographical diversification of the operation currently in 6 major cities (Budapest, Warsaw, Krakow, Tri-city (being Gdańsk, Gdynia and Sopot), Bucharest, Costa del Sol), the real estate residential development markets are cyclical historically in all the Cordia Group's countries of operation. The number of new residential units completed each year has varied from year to year, depending on, among other things, general macro-economic factors, changes in the demographics of specific areas, availability of financing (for projects and for customers), housing demands, employment level, availability of land plots and prices of existing and new residential units. Typically, growing demand results in an increase of margins of real estate developers and an increase in the number of new projects.

An upturn in the market is typically followed by a downturn as new developers are deterred from commencing new projects due to reduced profit margins. This market cyclicity may have a material adverse effect on the business, cash flows, financial condition, results of operations or prospects of the Issuer.

Political and economic risk

The Issuer and Cordia Group carries out vast majority of its activities in Hungary, Poland and Romania that are regarded as an emerging markets while Spain is considered as a developed market. Investors purchasing bonds in companies operating in such emerging markets should be aware that political and economic risks are greater than in developed markets and the CEE region may still be subject to various risks, which may include instability or changes in national or local government authorities, land expropriation, changes in taxation legislation or regulation, changes to business practices or customs, changes to laws and regulations relating to currency repatriation.

The financial condition of the property development sector in the 3 CEE countries, and, therefore, the financial condition of the Issuer, is linked with many economic factors, such as changes in GDP, inflation, unemployment, currency rates and interest rates, availability of credit. These risks are very difficult to quantify or predict, however any future adverse changes in one or more of these factors could result in a fall in the demand for new residential units, which could have a material adverse effect on the business, cash flows, financial condition, results of operations or prospects of the Issuer especially in the unexpected case of having these effects expressed simultaneously at Issuer's all three markets.

Regulatory risk

It cannot be excluded that in either of the active markets an unforeseen national and/or governmental decision or legislation will have a negative effect on the permitting process, the construction conditions project and customer financing markets and sales processes, and, consequently, affecting the profitability of the Issuer's business and its liquidity position.

Modifications of the subsidies and other preferential programs, any central or local regulations may also have a positive or negative effect on the Issuer's business, on the sales or rental price levels. In Romania, a significant regulatory risk factor is the lack of proper and reliable databases and thus the market transparency is limited.

Tax related risks

The activities of Cordia Group are subject to tax at various rates. Action by governments to increase effective tax rates or to impose additional taxes, interpret the taxation of certain arrangements may reduce the profitability of the Cordia Group.

Due to the preferential VAT rates and transfer duties applied to the residential dwellings in Hungary, Poland and Romania, the governmental policy and strategy related to residential housing is a potential significant risk to the local developers as it may significantly affect the affordability of the offered apartments. Cordia Group's overall risk is limited as its activity is diversified to 4 markets including also Spain, nevertheless any adverse change in any market may have the adverse impact on the profitability of the Issuer. In addition, the preferential tax treatment of investment funds and the tax treatment of international corporate and funding structures may also change adversely or may be interpreted by the tax authorities differently from the past or from existing tax opinions.

Further uncertainty has been delivered to the Hungarian residential development market by the change in the VAT-regime applicable for newly-build residential units and its expected further modifications. Re-introducing the 27%-VAT regime from 1 January 2020 to apply for developments having obtained the building permit after 1 November 2018 is expected to slow down the development of new projects.

Exchange rate risk

The Issuer invests its free resources in development of the residential real estate business in Hungary, Poland, Romania and Spain in local currencies, which makes the Issuer's ability to service its corporate debt denominated in Hungarian Forint exposed to the currency exchange rate risk. In case of the potential appreciation of Hungarian Forint versus Polish Zloty, Euro or Romanian Lei, the Issuer (dependent on profitability and liquidity of its Subsidiaries) ability to repay its debt denominated in Hungarian Forint may be negatively impacted.

Shortage of properly qualified labour force and materials

Central European real estate development markets are exposed to the volume and quality of the available professional construction workforce and in more limited cases, supply of materials.

In Hungary the 2008 sub-prime economic crises had a deep impact on the construction industry: cca. 30% of the general contracting companies went bankrupt or ceased operations, while qualified labour force either moved to Western-European markets or changed job further decreasing construction capacities in Hungary. After the reanimation of the demand for professional construction capacities in 2015 by a significant increase in the volume of public and private developments a shortage in qualified labour force has been being to experience especially in Budapest.

Since Poland joined the EU on 1 May 2004, over a million adults left Poland to work abroad (mostly in the UK, Germany and Ireland) (source: Polish Center for Social Studies, 'Centrum Badania Opinii Społecznej'). As a result, there is currently also a shortage in Poland of properly qualified labour workers and the general contractors hired by the Subsidiaries face problems in finding qualified workers.

The lack of a sufficient number of workers and their increased costs in target countries may result in increase of the budget of project and delays in construction and consequently may have a material adverse effect on the business, cash flows, financial condition, results of operations or prospects of the Issuer.

The Issuer mitigates the risk of shortage of properly qualified labour force by creating long term and reliable relationships with its construction company partners.

3.2 Risks related to the operation of Cordia Group

Financing related risk

Cordia Group's operations are primarily financed through equity and interest-bearing debts and loans. As a consequence, Cordia Group is exposed to the risk of changes in market interest rates, credit availability loan costs and margins, equity and pre-sale requirements. Increased interest expenses, higher equity requirements, lower funding limits, lower credit availability may have a material adverse impact on Cordia Group's operations, financial position and earnings.

Concerning bank financing, Cordia Group is financed by different prominent banking partners. A long-term relationship is maintained with these partners, which has allowed as of now the Issuer to deal with potential financing or liquidity problems. However, the Issuer cannot guarantee that it will always be able to procure funding at all or at commercially attractive rates and with reasonable equity and pre-sale requirements. Furthermore, Cordia Group may need to refinance some or all of its indebtedness on or before maturity. Cordia Group cannot guarantee that it will be able to refinance its indebtedness. Should the Issuer not be in a position to procure additional funds in line with its expectations, it may be forced to change its strategy and to restrict its growth and to refinance such borrowings.

Access to financing of the Subsidiaries' potential clients may be limited

The high demand and in the increase in prices of flats and houses in Poland, Hungary and Romania over the last several years is largely facilitated by the low interest rates and the increase in the availability of credits and loans for financing the purchase of flats and houses. An increase in interest rates, reduction in credit availability, increase in equity requirements, deterioration in the economic situation of the Polish, Hungarian and Romanian households, or administrative restrictions on the ability of banks to grant credits and loans may result in a fall in the demand for flats and houses, and as such, interest in the Subsidiaries' projects may decline.

The Subsidiaries may be unable to sell residential units at budgeted or projected prices

The Subsidiaries may be unable to sell the residential units that they build at attractive prices. The value of a residential property depends to a large extent on its location, architectural design and standard of construction and demands of housing. If the Subsidiaries misjudge the desirability of a property's location or its design, they may not be able to sell the property at the budgeted price or at all. If any of the Subsidiary is required to reduce the sales price to attract purchasers, the market value of the property could be significantly reduced and the Subsidiaries' margins could decrease below profitable levels. The failure to sell the residential units at attractive prices may have a material adverse effect on the Issuer's business, cash flows, financial condition, results of operations or prospects of the Issuer.

Any member of the Cordia Group may be unable to acquire further land at competitive prices and to identify profitable development projects

The successful growth and profitability of the Issuer is dependent, in particular, on the ability of the Subsidiaries to acquire good development sites at competitive prices and their appropriate development. The acquisition of sites for development may be difficult for reasons such as competition in the real estate market, the slow process of obtaining permits, the absence of local zoning plans and the limited availability of land with the appropriate infrastructure. These factors could have a material adverse effect on the business, cash flows, financial condition, results of operations or prospects of the Issuer.

Cordia Group faces significant competition from other developers

Cordia Group faces significant competition from other developers. Competition may lead, among other things, either to an over-supply of residential properties through over-development or to an increase in land prices. Such competition may have a material adverse effect on the business, cash flows, financial condition, results of operations or prospects of the Issuer.

Due to relatively high diversification of the activity spread among few residential markets in different countries, the Issuer may mitigate this risk to some extent by directing its resources and investments to the markets less penetrated by its competitors. Moreover, the Issuer is able to take advantage of its financial and other resources, focusing on development of more demanding and challenging projects, which may not be appealing to less experienced developers and having weaker financial position.

The Issuer's profits are dependent on the conditions of the respective residential markets

Even though the sales and construction progress of currently on-going projects are promising, a sudden stop in the markets may slow down Cordia Group's profit generation pace and harm Cordia Group's liquidity. Among others, this is a reason why the Issuer decided to expand to neighbouring markets and slowly reallocate centre of gravity towards Bucharest, leading Polish cities and Spain.

The Issuer is dependent on key management personnel

The Issuer is dependent on senior members of the management, especially the members of the management board. The departure of any member of the management board could have an adverse effect on the ability of the Issuer to conduct its activities and, as a result, could have a material adverse effect on the business, cash flows, financial condition, results of operations or prospects of the Issuer.

The Subsidiaries are dependent on contractors

The Subsidiaries use specialist construction companies for most of the construction work on their various projects. Neither the Issuer nor the Subsidiaries can guarantee the correct and timely performance of the contracted works by the contractors. This may cause delays in the completion of individual projects and consequently increase the costs of their completion. Moreover, contractors may develop liquidity problems which may affect the quality and timely completion of the works commissioned by the Subsidiaries. In extreme cases this may lead to the contractor stopping work altogether and the necessity to replace the contractor. Consequently, all the delays and costs associated with a change of contractor may adversely affect the profitability of a given project. Any such event may have a material adverse effect on the business, cash flows, financial condition, results of operations or prospects of the Issuer.

Risks related to administrative consents

The Issuer cannot guarantee that any permits, consents or permissions required from various government or municipality / local / other entities in connection with existing or new development projects will be obtained by the Subsidiaries in a timely manner or, what is less likely, will be obtained at all, or that any current or future permits, consents or permissions will not be withdrawn. A failure to obtain the required consents, or their withdrawal, may have an adverse effect on the value of the property, which could have a material adverse effect on the business, cash flows, financial condition, results of operations or prospects of the Issuer. In order to mitigate the above risks, the Subsidiaries always calculate adequate time in the project phase to obtain the necessary permits, the requests to obtain the permits are always well prepared and grounded and Cordia Group maintains a good, professional relationship with the relevant authorities.

Cordia Group's business is exposed to the risk of non-compliance with building permits and other regulations as regards the construction of buildings. It is possible, that the required building permits will be issued with delay. If such permits are issued with delay, or are issued only subject to conditions, this can lead to substantial delays of the completion of the properties and may result in higher than projected costs and lower income.

Risk relating to new zoning plans, building permits and building rights

There is a risk that zoning plans or building permit plans necessary for Cordia Group's projects will not be adopted by the municipality or that Cordia Group will not receive a final approval of these plans within the prescribed time period or that the permits will contain conditions that Cordia Group must satisfy in order to develop the project. Opposition by local residents to zoning and/or building permit applications may also cause considerable delays. If any of the described risks would materialise, it could have a material negative impact on Cordia Group's operations, earnings and financial position.

Cordia Group may incur environmental liabilities

Properties owned or acquired by Cordia Group may contain ground contamination, hazardous substances, wartime relics and/or other residual pollution and environmental risks. Cordia Group would bear the risk of cost-intensive assessment, remediation or removal of such ground contamination, hazardous substances, wartime relics or other residual pollution. Moreover, even the mere suspicion of the existence of ground contamination, hazardous materials, wartime relics or other residual pollution can negatively affect the value of a property.

Cordia Group may be faced with archaeological findings on historic sites.

During the development phase of a project, Cordia Group may be faced with archaeological findings or be faced with building restrictions on historic sites. Such findings and restrictions will in most cases lead to a substantial delay in the development of a project and may have an adverse effect on the costs involved with such project.

The Issuer may incur material losses in excess of insurance pay-outs

It is the Subsidiaries' policy to ensure that their projects under construction are adequately insured. However, the buildings on projects developed by the Subsidiaries could suffer physical damage caused by fire or other causes, resulting in losses which may not be fully compensated by insurance. In addition, there are certain types of risks that may be uninsurable.

Should an uninsured loss or a loss in excess of insured limits occur, the Subsidiaries could suffer a loss in the value of an investment in the affected development as well as the anticipated future revenue from that development. The Subsidiaries could also be liable for the repair of the damage caused by the risk which is not covered by the insurance. In addition, the Subsidiaries may be obliged to continue servicing the debt associated with the damaged development project. This may have a material adverse effect on the business, cash flows, financial condition, results of operations or prospects of the Issuer.

Cordia Group is exposed to the risk of impairments of its reputation

The business model of Cordia Group is based on its reliability and good reputation. Cordia Group is subject to laws and regulations relating to several areas such as environment, health and safety, construction, procurement, administrative, accounting, corporate governance, market disclosure, tax, employment and data protection. Such laws and regulations may be subject to change and interpretation. Any failure to comply with applicable laws and regulations that may change over time, may lead to administrative procedures and may result in negative publicity harming Cordia Group's business and reputation. Such negative publicity may cause business partners and purchasers of Cordia Group to distance themselves from a relationship with Cordia Group. In particular, harm to Cordia Group's reputation could make it more difficult for Cordia Group to sell its residential units. Furthermore, harm to the reputation could impair Cordia Group's ability to raise capital on favourable terms or at all.

Cordia Group's historical earnings and other historical financial data

The financial information provided for and discussed in this Information Document relate to the past performance of the Issuer and Cordia Group. The future development of Cordia Group could deviate significantly from past results due to a large number of internal and external factors. The historical earnings, historical dividends and other historical financial data of the Issuer and Cordia Group are therefore not necessarily predictive of future earnings or other key financial figures for Cordia Group going forward.

The fair value of Cordia Group's real estate assets may be harmed by certain factors

Certain circumstances may affect the fair value of Cordia Group's real estate assets, including, among other things, (i) the absence of, or modifications to, permits or approvals required for the construction and/or operation of any real estate asset; (ii) the residential properties may be exposed to a risk of sale prices being significantly lower than otherwise might be the case; (iii) delays in completion of works beyond the anticipated target, may adversely affect Cordia Group's results of operations and cash flows; and (iv) lawsuits that are pending, whether or not Cordia Group is a party thereto, may have a significant impact on its real estate assets.

Specific risks related to specific projects

In the case of the „Universo“; „Vaskapu 32-34“ and „Vaskapu 47-49“ projects the respective municipality ensured the on-time completion of the below projects by establishing a repurchase option for five years from the handover of the affected properties. This means that the municipality will have the right to repurchase the respective project properties at the market value if the deadlines were not met. This would trigger the developers' breach of the sale and purchase agreements and the developers' penalty payment obligations to the purchasers.

The Subsidiaries' operating and other costs may increase

Factors which could increase operating and other costs include: inflation (of construction costs, land prices, wages); increases in taxes and other statutory charges; changes in the law, regulations or government policies (including those relating to health and safety at work and environmental protection) which increase the costs of compliance with such laws, regulations or policies; and increases in the cost of borrowing. In light of the growing competition on the real estate markets of the Issuer's operation and considering that the Issuer wishes to increase its market share in Bucharest and in the Polish cities, the Issuer could also be faced with increased marketing costs. Any material increase in the Issuer's operating costs may have a material adverse effect on the business, cash flows, financial condition, results of operations or prospects of the Issuer.

The Subsidiaries have entered into, and will enter into, construction agreements with general contractors to build the Subsidiaries' development projects. The costs of these projects – despite the Issuer and its Subsidiaries' practice assumes execution of the fixed-price contracts – can still vary due to: changes in the scope of a given project and in its architectural design; substantial increases in the cost of building materials and of labour costs which are not properly expected / budgeted by the contractors; the contractors not completing the works within the agreed term and to a standard which is acceptable to the Subsidiaries. Any material increase in the Subsidiaries' project costs may have a material adverse effect on the business, cash flows, financial condition, results of operations or prospects of the Issuer.

The Subsidiaries may be liable in connection with post-construction obligations

The respective Subsidiaries are liable under the statutory warranty for defects of the residential units and the building and must provide the required repairs. Warranties and guarantees obtained by such Subsidiaries from general contractors and other subcontractors that render the construction works or particular construction elements, allow such Subsidiaries to recover costs of such repairs or to transfer an obligation to provide repairs to such entities. As the general contractor guarantee commences upon handover of the construction and the guarantee of the Subsidiaries commences upon handover of the residential unit, there may be (and usually is) a period in which the general contract guarantee has already run out but the liability of the Subsidiaries under their statutory guarantee remains in effect. Claims made during such interim period, if not fully covered under the respective Subsidiaries' insurance policy, may have a material adverse effect on the business, cash flows, financial condition, results of operation or prospects of the Issuer.

Business disruptions, operational shortcomings, system failures and internal deficiencies may expose Cordia Group to operating risk and cause it to incur losses

The term operating risk refers mainly to the risk of financial consequences and consequences related to the loss of trust which may ensue from shortcomings in internal routines and systems, including IT systems. The risk also includes legal risks and risks within regulatory compliance. The handling of operating risks is aimed at identifying, assessing, monitoring and reducing those risks. The risks are handled based on the expected consequences and the degree of probability that they could occur. Internal directives and guidelines form the basis of risk management within Cordia Group. Corporate culture is critical in ensuring that internal controls are a normal and necessary operating prerequisite.

All operational activities are associated with the risk of incurring losses due to deficient routines and/or the business being detrimentally affected by disruptions caused by shortcomings or internal or external events. Operational certainty, achieved through sound internal control, appropriate administrative systems and access to reliable valuation and risk models, is required to mitigate such risks and reduce the risk to Cordia Group's administrative security and control. However, business disruptions and shortcomings in operational security may have a material adverse impact on Cordia Group's operations, financial position and earnings.

3.3 Risks related to the company structure

Business relationships with related parties of the majority shareholders

The original operation of Cordia Group has historically been within the corporate group of Futureal Property Group Ingatlanforgalmazó Kft. and it has recently been separated to operate as an independent entity focusing on residential developments with separate corporate structure and separate organization.

In the view of the Issuer, the cooperation of the two groups in certain projects (for example in mixed-use projects like Corvin Promenade) and certain functions (like aggregating purchasing, deal sourcing and due diligence) is mutually advantageous. In addition, internationally, Issuer's management companies and Futureal Group's management companies may, from time to time provide certain services to each other on an arm's-length basis in order to optimize costs or use special capabilities. „Futureal Group” is the corporate group owned by the Futó Family engaged in real estate development and of which the Issuer's founder is also a member.

In addition, dr. Futóné Szántó Zsuzsanna (one of the ultimate beneficial owners of the Issuer) owns BrandArt Group, which has been providing creative and design services to Futureal Group and Cordia Group companies for close to two decades on an arm's-length basis.

Interests of the main shareholders may conflict with the interest of the holders of the Bonds

The interests of the Issuer's ultimate shareholders may, under certain circumstances, conflict with the interest of the holders of the Bonds. For example, (i) the Issuer's shareholders may have an interest in pursuing acquisitions, divestitures, financings or other transactions that, in their judgment, could enhance their equity investments, even though such transactions might involve risks to the holders of the Bonds, (ii) the Issuer may pay out Shareholder Distributions (including in the form of dividends, pre-payments of dividends, capital reductions, share buy-back, loans or loan repayments) that decrease the cash or equity of the Issuer, however, in order to reduce such potential risk, the Conditions contain financial undertakings that limit such Shareholder Distributions.

Change of control risk

The occurrence of specific change of control events may result in certain debt to be breached or become immediately payable and the Issuer may not be able to repay or repurchase such debt. The change of control may also result (on the short or longer term) in the unwinding of certain partnerships relations of the Cordia Group described in the relevant section, loss of or less support from the current main shareholders or the arrival of different controlling shareholders with different strategic approach. These potential events or even the forced repayment/repurchase may have a material negative impact on Cordia Group's operations, earnings and financial position.

The developments are carried out in Subsidiaries

The Issuer does not directly own real estate projects. Projects are generally carried out in separate limited liability special purpose vehicles (the "SPVs") in order to allow for separate lenders for each project, avoid cross-collateralization and to compartmentalize project level risk. Generally, the Issuer holds these SPVs indirectly through holding vehicles.

The Issuer has currently no significant assets other than the equity interests in and loans given to its Subsidiaries. As a result, the Issuer's ability to make required payments under the Bonds depends on the performance of its subsidiaries and their ability to distribute funds to it. Such cash flows will depend on the business and financial conditions of its Subsidiaries. In addition, the ability of certain Subsidiaries to pay dividends/ loan repayments and distributions may be limited by applicable laws and any indebtedness those subsidiaries have incurred. Equally, if the Issuer's Subsidiaries do not pay any dividends or distributions, or do so irregularly, the Issuer's performance may be adversely affected.

Further, on the liquidation of one of its Subsidiaries, the Issuer's right to receive repayment in respect of finance it has provided to such Subsidiary, and therefore the right of Bondholders to participate in those proceeds are structurally subordinated to the claims of the project financing bank and other creditors of that subsidiary. In addition, even if the Issuer is a creditor of any of its Subsidiaries, its rights as a creditor would be subordinated to any existing security interest in the assets of such Subsidiary.

The Issuer may have limited control over jointly-owned companies and other investment vehicles

In addition to Issuer's wholly-owned subsidiaries, the Issuer has and may have in the future ownerships/participations in jointly-owned holding and project entities. In certain cases, the Issuer cannot exercise sole control over these SPVs and their cash flows. Disputes or disagreements with any of the Issuer's joint venture partners could result in significant delays and increased costs associated with the development of Cordia Group's properties.

The Issuer's Hungarian projects are mostly constructed by Pedrano Group

Futureal Group and Cordia Group manage most of their construction projects in Hungary through Pedrano Group (Pedrano Construction Kft. and Pedrano Homes Kft.) as general contractors on a fully transparent basis on cost plus fixed margin contracts, generally ensuring 6% margin for Pedrano Group. Pedrano acts as general contractor, manages the construction process and ensures Cordia Group's access to its wide subcontractor network, in addition it protects Cordia Group's project entities from several project level constructions related liabilities. On the other hand, Pedrano Group derives the vast majority of its revenues from Futureal Group and Cordia Group and grants it absolute priority.

Any negative change in this relationship may have a negative impact on Cordia Group and would require it to build a specific construction management team or find a similar relationship.

3.4 Risks related to the Bonds

Risk of non-performance of bond related payments resulting in event of default

The Issuer may not be able to pay coupon, amortization of principal or to repay the Bonds at their maturity. The Issuer may also be required to repay all or part of the Bonds in the event of a default as set out in the Conditions. If the Bondholders were to ask the Issuer to repay their Bonds following an event of default, the Issuer cannot be certain that it will be able to pay the required amount in full.

An investment in the Bonds may be subject to inflation risks

The inflation risk is the risk of future money depreciation. The real yield from an investment is reduced by inflation. The higher the rate of inflation, the lower the real yield on the Bonds. If the inflation rate were to increase and match or exceed the nominal yield, the real yield of the Bonds would be zero or even negative.

The Conditions do not contain a tax gross up clause

Investment in the Bonds may entail the necessity of the Bondholders paying taxes.

The Conditions do not contain a tax gross up clause related to payments to the Bondholders. If any payment on account of Bonds entails the obligation to collect and pay any tax, charge or other public imposts, the Issuer shall not be obliged to pay to the Bondholders any amounts compensating the collected taxes, charges or other public imposts, or to make any other payments.

The obligation to pay any taxes connected with acquiring, holding (in terms of any payments under the Bonds), or selling the Bonds may result in a lower than expected rate of return on the investment in the Bonds.

Changes in interest rates and credit spreads may affect the price of the Bonds

All securities such as in the present Issue, are subject to price risk. The price of such securities offering a fixed rate of interest will vary inversely with changes in prevailing interest rates (base rate plus applicable credit spread), when interest rates rise, prices of fixed income securities fall and when interest rates drop, the price increase. The extent of fall or rise in the prices is a function of the duration, existing coupon, amortization schedule, days to maturity and the increase or decrease in the level of prevailing interest rates. Increased rates of interest, which frequently accompany inflation and/or growing economy, but also widening of credit spreads are likely to have a negative effect on the pricing of the Bonds.

The Bonds involve high levels of risk and may not be a suitable investment for all investors

Each Investor in any Bonds must determine the suitability of that investment in light of its own circumstance. In particular, each Investor should:

- (a) have sufficient knowledge and experience to make a meaningful evaluation of the Bonds, the merits and risks of the investing in the Bonds and the information contained in this Information Document;
- (b) have access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, and investment in the Bonds and the impact such investment will have on its overall investment portfolio;
- (c) have sufficient financial resources and liquidity to bear all of the risks of an investment in the Bonds;
- (d) understand thoroughly the terms of the Bonds; and
- (e) be able to evaluate (either alone or with the help of financial advisor) possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.

An Investor should not invest in the Bonds, unless it has the expertise (either alone or with the help of a financial advisor) to evaluate how the Bonds will perform under changing conditions, the resulting effects on the value of such Bonds and the impact this investment will have on the Investor's overall investment portfolio.

The Issuer may be unable to admit the Bonds to the XBond

The admission of the Bonds to trading on the XBond requires that the BSE approves this Information Document. Pursuant to the terms of the BGS, the Issuer is obliged to admit the Bonds to the XBond no later than one hundred and eighty (180) days from the Issue. The Issuer intends to take all the necessary steps to ensure that the Bonds are admitted to the XBond as soon as possible. However, there is no guarantee that all of the aforementioned conditions will be met and that the Bonds will be admitted to trading on the XBond on the date expected or at all.

Trading in the Bonds on the XBond may be suspended

The BSE has the right to suspend trading of the Bonds if the Issuer fails to comply with the obligations under the applicable laws, regulations and XBond Business Rules (specified currently in Section 12 of Chapter II and Section 17 of Chapter V of the Second Book of the XBond Business Rules). There can be no assurance that trading in the Bonds will not be suspended. However, currently the Issuer has no reasons to believe that such a suspension may occur. During the period of suspension of trading in the Bonds, investors would have no possibility to buy or sell such securities on XBond, which would have a negative impact on liquidity. Sale of the Bonds outside of XBond may be effected at substantially lower prices as compared to the most recent prices obtained in transactions carried out on the XBond, thus any suspension of trading would adversely affect the Bonds' price.

The Bonds may be deleted from the security list of the XBond

The BSE has the right to delete the Bonds from the security list of XBond if the Issuer fails to comply with the obligations under the applicable laws, regulations and XBond Business Rules. At the date of this Information Document, such rules are set out in Section 13 of Chapter IV of the Second Book and Section 17 of Chapter V of the Second Book of the XBond Business Rules. There can be no assurance that such a situation will not occur in relation to the Bonds.

Once the Bonds are deleted from the security list of XBond the investors lose the possibility of trading in the Bonds on the XBond, which may adversely affect their liquidity. The sale of the Bonds outside the Xbond platform may be effected at substantially lower prices compared to the most recent prices obtained in transactions carried out on the XBond.

There can be no assurance that such a situation will not occur in relation to the Bonds, however, currently there is no reason to believe that such a situation will occur in the future.

The market price of the Bonds may be volatile

The market price of the Bonds could be subject to significant fluctuations in response to actual or anticipated variations in the Issuer's operating results and those of the Issuer's competitors, adverse business developments, changes to the regulatory environment in which the Issuer operates, changes in financial estimates by securities analysts and the actual or expected sale of a large number of Bonds, as well as other factors, including the credit rating (if any) of the Issuer and the trading market (supply, demand, liquidity) for the Bonds and other bonds, including the bonds issued by or on behalf of Hungary as a sovereign borrower. Any change in supply and demand for and limited liquidity of the Bonds may increase its price volatility. In addition, in recent year, the global financial markets have experienced significant crisis-driven price and volume fluctuations which, if repeated in the future, could adversely affect the market price of the Bonds without regard to the Issuer's operating results or financial condition or any credit rating of the Issuer.

The secondary market for the Bonds may be illiquid

The Bonds may be very illiquid, and so no secondary market may develop in respect thereof. Pursuant to the BGS Handout, a Market Maker will make sell and buy offers on the secondary market as a solution for the possible liquidity problems of the Bonds. However, the operation of the Market Maker does not guarantee to sell or buy the Bonds on an intended price (with the intended margin) and Investors may have to hold the Bonds until redemption to realize any value. Therefore, there can be no assurance that an active market for the Bonds will develop. For more information for the operation of and regulations applicable to the Market Maker please see the BGS Handout from the following link: <https://www.mnb.hu/letoltes/nkp-termektajekoztato.pdf>.

Credit risk and rating downgrade risk

The Credit Rating Agency has assigned a credit rating of BB to the Bonds on 12 September 2019. According to the provisions of BGS the Credit Rating Agency will review its credit rating annually in connection with the Bonds held by NBH until the maturity of the Bonds.

In the event of deterioration in the financial health of the Issuer, there is a possibility that the Credit Rating Agency may downgrade the rating of the Bonds or the market assessment of the credit quality of the Issuer may deteriorate. In such cases, Investors may incur losses on revaluation of their investment or make provisions towards sub-standard/ non-performing investment as per their usual norms.

A credit rating is not a recommendation to buy, sell or hold securities and may be revised, suspended or withdrawn by the Credit Rating Agency at any time.

The Bonds are not secured by collateral

The Bonds will constitute direct, unsecured, unconditional and unsubordinated obligations of the Issuer and rank and will rank *pari passu* without any preference among themselves and as to the order of their satisfaction and at least *pari passu* with all other existing and future direct, unsecured, unconditional and unsubordinated loans, bonds or any other borrowings of the Issuer.

The Bonds do not entitle the Bondholder to security interest in any collateral. Due to the unsecured nature of the Bonds, if the Issuer defaults on its obligations, Investors in the Bonds may lose some or all of their investments. The Bonds do not constitute deposits or other obligations of a depository institution and are not insured by the National Deposit Insurance Fund (*Országos Betétbiztosítási Alap*) or any other governmental agency.

Also, in the future the Issuer / Cordia Group may also grant other security interests, whether collateralised or not, in connection with existing or future debt. This means that if creditors seek to collect from assets, assets that serve as collateral will be used to satisfy claims of the creditors who have collateralised claims first. It cannot be ruled out that in such a situation the value of the remaining assets intended to satisfy other creditors, including the Bondholders, may prove insufficient to satisfy their claims and hence the Bondholders may not recover the amount they invested in the Bonds, or they recover amounts lower than invested.

However, the ability of the Issuer to spend its funds from its cash, or existing or future debt on New Acquisitions is limited by certain financial covenants detailed in the Conditions.

The Bondholders' Meeting may fail to pass some resolutions, or may pass resolutions which are contradictory to the interest of the Bondholders voting against such resolutions or not present at the Bondholders' Meeting

Decisions related to the Bonds are passed by the Bondholders' Meeting. Convening a Bondholders' Meeting requires specific actions to be taken with the support of HUF 1 billion Face Value or 2.5% of all outstanding Bonds (whichever is smaller), while the decisions are carried by certain majority of the votes (for example 20% support from all outstanding Bonds is needed for the notification of the Issuer on the possibility to remedy a breach under Condition 3 (*Status and Ranking of the Bonds*) or Condition 11(a), and 85% support from all outstanding Bonds is needed for agreeing to the Issuer's proposal on changing the Conditions). The Bondholders' Meeting may be unable to be called or even if called in may not pass certain resolutions if the resolution is backed by Bondholders representing less than the required number of Bonds. There is a risk that actions taken as a result of resolutions passed by the Bondholders' Meetings may conflict with the interest of the Bondholders voting against these resolutions, or those who do not attend the Bondholders' Meeting. In addition, there is a risk that Bondholders seeking adoption of a specific resolution, in particular a resolution changing the Conditions of the Bonds, may not gain the required majority of votes or there may be no quorum as required for passing such a resolution.

Accounting considerations

Special accounting considerations may apply to certain types of taxpayers. Investors are urged to consult with their own accounting advisors to determine implications of this investment.

Changes in the accounting policies

Changes in accounting policies or in accounting standards could materially affect how it reports its financial condition and results of operations or could result in non-comparability of the historical financial information.

From time to time, the IASB, the EU and other regulatory bodies change the international financial accounting and reporting standards that govern the preparation of Cordia Group financial statements. These changes can be difficult to predict and can materially impact how Cordia Group records and reports its results of operations and financial condition. In some cases, Cordia Group could be required to apply a new or revised standard retrospectively, resulting in restating prior period financial statements or adjusting the opening balances. In other cases, no restatement of comparative period financial statements will be required and therefore the historical financial information for such prior periods may become non-comparable to the financial information prepared in accordance with new accounting policies or standards.

For example, Cordia Group, for the period beginning on 1 January 2019, has adopted IFRS 16 "Leases", which was issued on 13 January 2016 and is effective for annual periods beginning on or after 1 January 2019. The new standard sets out the principles for the recognition, measurement, presentation and disclosure of leases. All leases result in the lessee obtaining the right to use an asset at the start of the lease and, if lease payments are made over time, also obtaining financing. Accordingly, IFRS 16 eliminates the classification of leases as either operating leases or finance leases as is required by IAS 17 and, instead, introduces a single lessee accounting model. Cordia Group has adopted IFRS 16 from 1 January 2019, but has not restated comparatives for the 2018 reporting period, as permitted under the specific transitional provisions in the standard. The effects arising from the new leasing rules are therefore recognised in the opening balance sheet on 1 January 2019. The comparative information for 2018 is reported under IAS 17 and will not be comparable to the information presented for 2019. For further information on the impact of transition to IFRS 16 on Cordia Group's consolidated financial statements, see Note 3 to Cordia Group's condensed interim consolidated financial information for the period ended 30 June 2019.

3.5 Risk Management

The Issuer, the Subsidiaries and the management of Cordia Group – including the business, finance, technical, marketing and legal corporate bodies – are fully aware of the risks mentioned in this Information Document, and are reviewing, analysing and following every circumstances connected to these risks and develop and put in place appropriate internal procedures.

In order to manage and eliminate these risks, Cordia Group has a risk management system which has developed risk management strategies and processes tailored to the business of the Cordia Group. Such risk management strategies and processes are continuously updated and are particularly designed to monitor all potential risks which may damage Cordia Group.

Cordia Group manages specific risks in particular (but not limited to) as follows:

RISK	RISK MITIGATION
<i>Cyclical residential market</i>	deepening and extending the diversification
<i>Unable to acquire further land</i>	developing, maintaining and motivating the agency network, proactive search and mapping activity
<i>Zoning risk</i>	limiting the share of lands without proper zoning , closing of land acquisitions conditioned on zoning
<i>Building permit risk</i>	selecting experienced and locally well reputed architects, concept always in line with the prevailing regulation, proper management of interest of the stakeholders (authorities, neighbours, city architects, media providers, etc.)
<i>Market risk</i>	<ul style="list-style-type: none"> • deep understanding of the markets with monthly competitor analysis of the projects, regular market research, other indicators having effect on the market • active price and sales speed management • proper and efficient marketing activities with active advertisement management
<i>Construction risk</i>	well prepared project with good quality of construction design, close monitoring of the subcontractor payments and performances under the General Contractor, strong performance/quality/contract management of the contractors, selecting contractors with proper references and in good financial status
<i>Bank financing risk</i>	full-cover financing for projects, non-recourse loans, limited number of construction starts without bank financing offer/agreement available
<i>Operation risk</i>	well defined, proper processes and people management
<i>Warranty risk</i>	proper security/insurance from contractors, permanent monitoring of the warranty processes, active intervention

4 TERMS AND CONDITIONS OF THE BONDS

TERMS OF THE BOND

The following are the terms and conditions (the "**Conditions**") of the HUF denominated, fixed interest rate, registered, unsecured, dematerialised, amortising bonds due 7 November 2026 (name: CORDIA 2026/I HUF Kötvény; short name: CORDIA2026; ISIN Code: HU0000359211; the "**Bonds**"), which form inseparable part of the Document (as defined below). The Bonds have been issued by CORDIA International Ingatlanfejlesztő Zártkörűen Működő Részvénytársaság (short name: CORDIA International Ingatlanfejlesztő Zrt.; registered seat: 1082 Budapest, Futó utca 47-53. VII. em.; tax number: 25558098-2-42; the "**Issuer**") by way of a public offering (in Hungarian: "*nyilvános forgalomba hozatal*") addressed to qualified investors within the meaning of Article 2(e) of the Prospectus Regulation.

1 **Type, Form, Kind, Title, Records and Authorisation**

(a) *Type*

The Bonds have been issued in accordance with Section 12/B of Act CXX of 2001 on the Capital Markets (the "**Capital Markets Act**"), 285/2001 (XII. 26.) Government Decree on bonds and Act V of 2013 on the Civil Code (the "**Civil Code**") as registered debt securities in one series and in one tranche.

(b) *Form*

The Bonds are in dematerialized and registered form. The Bonds are not issuable in bearer form.

The Issuer, in accordance with Sections 7(2) and 9(1) of the Capital Markets Act, issued and deposited with KELER Központi Értéktár Zártkörűen Működő Részvénytársaság (English name: KELER Ltd.; registered seat: 1074 Budapest, Rákóczi út 70-72.; company registration number: Cg.01-10-042346; tax number: 10873151-2-44; "**KELER**") a document (the "**Document**"), which does not qualify as a security, with the particulars of the Bonds. The Document is in English-Hungarian bilingual format whereby the Hungarian language version is prevailing. The Document will remain to be deposited with KELER, or (if applicable) KELER's successor, as long as all claims of the Bondholders under the Bonds will be satisfied.

Should any Bonds be cancelled prior to the Maturity Date by the Issuer in accordance with these Conditions, the Document will be cancelled and a new Document (the "**new Document**") with the particulars of the outstanding number of Bonds will be issued and deposited with KELER in order to reflect the change in the number of outstanding Bonds which arises due to such cancellation. These Conditions form a part of the Bonds and, accordingly, also the Document or new Document, as the case may be. This procedure shall apply accordingly in the case of amendment of Conditions pursuant to Condition 20 (*Meeting of Bondholders and Amendment of the Conditions of the Bond*).

(c) *Kind*

Each Bond is a fixed rate bond.

(d) *Title*

In accordance with Section 6:566(6) of the Civil Code and Section 138(2) of the Capital Markets Act, any reference to a "Bondholder" or the "Bondholders" in relation to any Bonds shall mean the person or persons to whose securities account the Bonds are credited until the opposite is proven (the "**Bondholder**").

The holder of any Bond who acquired the Bonds in accordance with the paragraph above shall (except as otherwise required by law) be deemed and treated as its absolute owner for all purposes (whether or not any amounts payable under the Bonds has become due) and no person will be liable for so treating the holder.

Pursuant to Section 6(5) of the Capital Markets Act, the Bondholders are not be entitled to exchange the dematerialized Bonds for printed bonds (in Hungarian: "nyomdai úton előállított kötvényekre").

(e) *Records of KELER*

The records of KELER shall be evidence of the identity of the securities account managers who have Bonds credited to their securities account with KELER (the "**Securities Account Managers**") and the number of Bonds credited to the securities account of each Securities Account Manager.

(f) *Authorisation*

The issue of the Bonds has been authorised under Resolution No. 1/2019 (25.IX.) of the board of directors of the Issuer on 25 September 2019.

2 Denomination, Issue, Maturity and Rating

(a) *Number of Bonds and denomination*

The Bonds are issued in one series and in one tranche consisting of 880 Bonds.

Each Bond have been issued in Hungarian forint and with a face value of HUF 50,000,000 (fifty million Hungarian forint) (the "**Face Value**").

Total Face Value of the Bonds is HUF 44,000,000,000 (i.e. forty-four billion Hungarian forint).

The total amount issued in the course of the Auction is HUF 44,402,644,000 (i.e. forty-four billion four hundred and two million six hundred and forty-four thousand forint).

(b) *Place and date of the issue, offering and creation of the Bonds*

The place of the issue, the place of offering (in Hungarian: "forgalomba hozatal") and the place of creation of the Bonds (in Hungarian: "kiállítás és keletkeztetés") are in each case: Budapest, Hungary.

The Bonds have been issued within the framework of a public offering through auction process.

The issue of the Bonds has taken place on 7 November 2019 (the "Issue Date").

(c) *Term of the Bonds*

The term of the Bonds is a seven-year period commencing on the Issue Date and ending on 7 November 2026 (the "**Maturity Date**").

(d) *Rating*

The Bonds were rated BB by Scope Ratings GmbH (registered seat: Lennéstraße 5., 10785 Berlin, Germany) as published on 12 September 2019.

3 Status and Ranking of the Bonds

The obligations under the Bonds constitute direct, unsecured, unconditional and unsubordinated obligations of the Issuer.

The Bonds rank *pari passu* without any preference among themselves and as to the order of their satisfaction and at least *pari passu* to all other direct, unsecured, unconditional and unsubordinated

loans, bonds or any other borrowings of the Issuer, present and future, unless otherwise provided for under the mandatory provisions of statutory law in the case of insolvency procedure.

4 Transferability

The Bonds are transferable by debiting the seller's securities account and crediting the buyer's securities account in accordance with the rules and procedures for the time being of KELER.

The Issuer does not restrict the transfer of the Bonds other than as set out in this Condition.

The rules and procedures for the time being of KELER may specify limitations and closed periods in relation to the transfer of the Bonds between the respective securities accounts of the relevant Securities Account Managers which shall apply to, and be binding on, the Bondholders.

No rights of exchange or pre-emption rights (are attached to the Bonds.

5 Coupon

(a) Coupon

Each Bond bears a coupon of 4.00 % per annum, with semi-annual coupon payments on the Amortized Face Value and payable on the Coupon Payment Date. **Amortized Face Value** means the amount of the Face Value decreased with the aggregate amount of all Amortisation Amounts already paid by the Issuer before the respective Coupon Payment Date.

The Issuer shall be entitled to unilaterally (permanently, temporarily and/or conditionally) increase the above rate of the coupon without the consent of the Bondholders, in each case subject to and in accordance with applicable laws and regulations.

(b) Coupon Payment Date

The first coupon payment date shall be 7 May 2020, and then any subsequent coupon payment date shall be 7 May and 7 November in each year during the term of the Bonds, except for the last coupon payment date which shall be the Maturity Date (the "**Coupon Payment Date**").

The amount of the coupon payable during

- (i) the first coupon period shall be calculated as follows: the number of days elapsed between the first Coupon Payment Date (exclusive) and Issue Date (inclusive) multiplied by the coupon (4%) multiplied by the Amortized Face Value during the coupon payment period and divided by 366.
- (ii) any subsequent coupon period shall be calculated as follows: the number of days elapsed between the relevant Coupon Payment Date (exclusive) and the previous Coupon Payment Date (inclusive) multiplied by the coupon (4%) multiplied by the Amortized Face Value during the coupon payment period and divided by 365 or 366 in case the coupon payment period includes 29 February in case of a leap year.

(c) Delay in payment

If the Issuer fails to pay any amount payable by it under any of the Bonds on its due date, interest shall accrue on the overdue amount from the due date up to the date of actual payment at a rate which is 6% p.a. higher than the coupon which would have been payable on the overdue amount (the "**Late Payment Interest**").

No Bondholder shall be entitled to any Late Payment Interest, coupon or other payment for any payment delay by the Issuer if the Bondholder fails to provide the Issuer with the relevant Ownership Certificate (where and as required under the Conditions) in a timely manner.

(d) *Business Day convention*

For the payment of any coupon provisions of Condition 6 (*Payments*) shall apply, including particularly but not limited to Condition 6(b) (*Payment Day*) (*subsequent business day rule*).

6 Payments

(a) *Method of payment*

Payments of principal and coupon in respect of the Bonds shall be made via bank transfer through the Paying Agent in accordance with the rules and regulations of KELER as effective from time to time, and taking into consideration the relevant laws on taxation, to those Securities Account Managers to whose securities account at KELER such Bonds are credited at close of business on the Reference Date (as defined below) for that payment, as designated in the regulations of KELER effective from time to time. Pursuant to the currently effective rules and regulations of KELER, the Reference Date is the day falling two (2) Business Days immediately prior to the relevant Payment Date (the "**Reference Date**"). Payment shall be due to that person who is deemed to be the Bondholder on the Reference Date.

(b) *Payment Day*

If the date for payment of any amount in respect of any Bond does not fall on a Payment Day (as defined below), the Bondholder thereof shall not be entitled to payment until the next following Payment Day in the relevant place and shall not be entitled to further coupon or other payment in respect of such delay. For these purposes,

Payment Day means any day which is:

- (i) a day which is a Business Day; and
- (ii) a day on which KELER is effecting money and securities transfers.

(c) *General provisions applicable to payments*

Bondholders shall be the only persons entitled to receive payments in respect of the Bonds.

For the purpose of the Conditions, **Business Day** means a day on which commercial banks (including the Paying Agent) are open for general business in Budapest.

7 Amortisation, Redemption and Purchases

(a) *Scheduled amortisation during the term of the Bonds and redemption at maturity*

Unless previously redeemed or purchased and cancelled as specified below, each Bond shall be amortised by the Issuer:

- (i) at HUF 8,333,333 (per Bond) as amortisation amount (the "**Amortisation Amount**") of the Bond due and payable semi-annually on the last five (5) Coupon Payment Dates, being 7 May 2024, 7 November 2024, 7 May 2025, 7 November 2025 and on 7 May 2026 and
- (ii) at HUF 8,333,335 as the final amortisation amount (the "**Final Redemption Amount**"), due and payable on 7 November 2026, being the last Coupon Payment Date, which is also the Maturity Date. For the avoidance of doubt, the result of rounding under paragraph (i) above is corrected

by the Final Redemption Amount. Upon the payment of all coupons and Amortisation Amounts and the Final Redemption Amount the Bonds shall be redeemed and cancelled by the Issuer.

Principal Amount means, with respect to each Bond, all Amortisation Amounts and the Final Redemption Amount; thus all Principal Amounts in aggregate are equal to the Face Value of the Bonds.

Notwithstanding the above, for the payment of any Amortisation Amount and the Final Redemption Amount provisions of Condition 6 (*Payments*) shall apply, including particularly but not limited to Condition 6(b) (*Payment Day*).

(b) *Other redemption*

None of the Bonds may be redeemed other than as set out under Condition 7(a) (*Scheduled amortisation during the term of the Bonds and redemption at maturity*) above and Condition 10 (*Events of Default*).

(c) *Purchases*

The Issuer may at any time purchase Bonds at any price in the open market or otherwise. Bonds purchased by the Issuer may, at the option of the Issuer, be held, resold or cancelled.

(d) *Cancellation*

All Bonds which are redeemed by the Issuer may forthwith be cancelled in accordance with the rules and procedures for the time being of KELER. All Bonds so cancelled cannot thereafter be held, reissued or resold.

8 Taxation

All payments of principal and coupon in respect of the Bonds by or on behalf of the Issuer will be made in compliance with the applicable financial and tax legislation. In the event that any charges or tax related deductions on the interest or principal payments are applicable, the Issuer will fulfil its withholding obligation, so that the Bondholders would receive the net amount of the principal and coupon payments. Neither the Issuer, the dealer (Raiffeisen Bank Zrt.), nor the Paying Agent shall have any obligation to pay any additional amounts to compensate any Bondholder for such charges or deductions. None of the Issuer, the dealer and the Paying Agent, in line with the applicable law, can be held responsible to the Bondholders for any kind of fee, expense or loss related to the payment of principal and coupon.

9 Prescription

Pursuant to Governmental Decree No. 285/2001 (XII.26.) on bonds, claims against the Issuer for payment under the Bonds may not be prescribed unless otherwise permitted by Hungarian law.

10 Events of Default

(a) *Notification of potential default*

The Issuer shall, in accordance with Condition 18 (*Notices*), notify the Bondholders of any circumstance(s) that may hinder or threaten the due performance of the Conditions by the Issuer (specifying the circumstance(s), event(s) giving rise to such circumstance(s), the steps being taken to mitigate it and the expected time of mitigation) promptly, but not later than three (3) Business Days from becoming aware of its occurrence.

(b) *Events of Default*

If any of the following events shall occur and be continuing:

- (i) a default is made in the payment of any Principal Amount or any coupon due in respect of the Bonds or any of them and the applicable Remedy Period expired without appropriate remedy in accordance with Condition 12 (*Remedy*); or
- (ii) the Issuer fails to comply with any of the undertakings set out under Condition 3 (*Status and Ranking of the Bonds*) or Condition 11(a) (*Undertaking of the Issuer*) and the applicable Remedy Period expired without appropriate remedy in accordance with Condition 12 (*Remedy*),

(the "**Events of Default**" and each an "**Event of Default**"),

all Bonds shall become forthwith due and payable at the Early Redemption Amount, without any penalty, on the ninetieth (90th) day from the date of the occurrence of the Event of Default.

For the purpose of this Condition,

Early Redemption Amount means, with respect to a Bond, its Face Value minus its Principal Amount already paid plus all outstanding coupon and Late Payment Interest payments and pro-rated coupon accumulated since the last Coupon Payment Date (the days calculated from the last Coupon Payment Date until the Early Redemption Amount's Payment Date) divided by the actual number of days of the respective half year.

11 Issuer Undertakings

(a) Undertakings of the Issuer

1. No Shareholder Distributions and no New Acquisition shall be made in case any of the following conditions are not met, calculated on the basis of the most recently published financial statements of the Issuer:
 - (i) the Consolidated Leverage Ratio does not exceed 65 %, and
 - (ii) the Issuer Net Debt to Equity Ratio does not exceed 1.

Such limitation shall be applied after the date of publishing the financial statements under which any of the above two conditions are not met until the date of the publishing of the financial statements under which both conditions are met.

2. In addition, even when the conditions in paragraph 1.(i) and 1.(ii) above are met, a further limitation shall also apply:

No new Shareholder Distribution shall be made in a way that as a result of such new Shareholder Distribution, the cumulative amount of all the Shareholder Distributions made after the date of the most recent financial statements would exceed the maximum amount that could have been distributed on the date of the most recent financial statements without resulting in any of the Consolidated Leverage Ratio or the Issuer Net Debt to Equity Ratio exceeding their respective limits set out in paragraphs (i) and (ii) above and calculated on the basis of the figures of such latest financial statements and considering the amount of the contemplated distribution.

Such limitation shall be applied after the date of publishing the latest financial statements until the date of the publishing of the new financial statements, at which point a new such limit is calculated and be applicable.

Each of the Consolidated Leverage Ratio and the Issuer Net Debt to Equity Ratio shall be calculated on the basis of the most recent financial statement (using, in case of the Consolidated Leverage Ratio, the consolidated financial statements and in case of the Issuer Net Debt to Equity Ratio, the stand-alone/individual financial statements of the Issuer) published by the Issuer.

Disclosure and calculation of the above undertakings shall be an integral part of the financial statements of the Issuer.

The following definitions shall be used with respect to this Condition 11(a):

Cordia Group means together the Issuer and its Subsidiaries.

Controlling Shareholder means a Shareholder who owns more than 50 % of the shares issued by the Issuer or has the ability and/or power to direct the affairs, assets, management and/or policies of the Issuer and/or to control the composition of the Issuer's board of directors, whether through the ownership of voting equity capital, the possession of voting power, by contract law or otherwise.

Related Party means any company in which a Controlling Shareholder holds, directly or indirectly, more than 50% of the share capital or the voting rights in respect of such company.

Subsidiaries means the entities controlled (directly or indirectly) and owned (directly or indirectly, fully or partially) by the Issuer, where "control" means (i) the acquisition or control of more than 50 per cent. of the voting rights of an entity, (ii) the right to appoint and/or remove all or the majority of the members of an entity's board of directors or other governing body, whether obtained directly or indirectly, and whether obtained by ownership of share capital, the possession of voting rights, contract or otherwise.

Shareholder(s) means the shareholder(s) of the Issuer, being Cordia Holding B.V (seat: Prins Hendriklaan 26, 1075BD Amsterdam, the Netherlands; CCI number: 75022923) at the Issue Date.

Shareholder Distribution means

- (i) any payment of dividend or advance dividend, share buy-back, capital decrease or similar transaction to the Shareholders; and/or
- (ii) granting of loans or repayment of loans (including interest and principal) to the Controlling Shareholders or their Related Parties that are not part of Cordia Group,

but in each case other than any compensation, dividend, profit sharing, option or share scheme made in the normal course of business to or for the benefit of employees and officers of the Cordia Group that are not ultimate beneficial owners of the Controlling Shareholder or their close relatives (in Hungarian: "közeli hozzátartozó") within the meaning of Para. 1 of Section 8:1(1) of the Civil Code.

New Acquisition means any newly made commitment by any member of the Cordia Group which result in cash outlays to third parties outside of the Cordia Group above EUR 1,000,000 for the acquisition of real property, shares or quotas, made since the publication of the relevant financial statement of the Issuer, except for (i) internal transaction, i.e. transactions with other members of Cordia Group and (ii) transactions which are necessary for the daily operations, finalization or development of existing projects/lands and (iii) transactions specifically approved by the Bondholders' Meeting.

(b) *Consolidated Leverage Ratio*

Consolidated Leverage Ratio means the result obtained by applying the following formula:

Consolidated Leverage Ratio = (Net Consolidated Debt) / (Total Consolidated Assets net of Cash & Customer Advances)

Where

Net Consolidated Debt = CD - C - RC

and

Total Consolidated Assets net of Cash & Customer Advances = TA - CA - C - RC

where

CD = Consolidated Debt meaning the third party loans and borrowings of Cordia Group, including bank loans and bonds, plus provisions related to obligations by reason of any guarantee, suretyship or other liability agreement for such obligations of third parties (that are not fully or partially owned by any member(s) of Cordia Group), but not including any debt that is subordinated to the Bonds;

C = Cash and Cash Equivalents;

RC = Restricted Cash meaning

(i) restricted cash deposited by customers purchasing premises in the projects of the Cordia Group, plus

(ii) restricted cash (other than the cash under point (i) above) deposited in order to secure part of the Consolidated Debt;

TA = Total Assets meaning the consolidated total assets of Cordia Group less (i) right to use assets (IFRS 16) and (ii) deferred tax assets;

CA = Customer Advances meaning the total amount of the advances received by Cordia Group from customers with respect to sale of assets, which have not yet been recognized as revenues.

(c) *Issuer Net Debt to Equity Ratio*

Issuer Net Debt to Equity Ratio the result obtained by applying the following formula:

Issuer Net Debt to Equity Ratio = (Net Issuer Debt) / (Issuer Equity)

where

Subordinated Shareholder Loans means the debt incurred by the Issuer from the Controlling Shareholder or its Related Parties that are fully subordinated to the Bonds.

Issuer Debt means the loans and borrowings of the Issuer from entities outside of Cordia Group, including bank loans and bonds, plus provisions related to obligations by reason of any guarantee, suretyship or other liability agreement for such obligations of third parties (that are not fully or partially owned by members of the Cordia Group), but not including any debt that is subordinated to the Bonds.

Issuer Equity means the total equity of the Issuer (as evidenced on the stand-alone financial statements of the Issuer), plus Subordinated Shareholder Loans;

Net Issuer Debt means Issuer Debt (as evidenced on the stand-alone financial statements of the Issuer) less (i) Cash and Cash Equivalents of the Issuer and (ii) Special Restricted Cash;

Special Restricted Cash means the restricted cash securing the Issuer Debt.

Cash and Cash Equivalents means the cash and cash equivalents of the Issuer.

12 Remedy

(a) Methods of remedy

The Issuer shall be entitled to remedy

- (i) any payment default by paying the overdue amount in favour of the Bondholders; and
- (ii) any default under Condition 10 (b)) in the following manner:
 - (A) in the case of Shareholder Distributions, by way of a payment of a capital increase or a Subordinated Shareholder Loan to the Issuer at least in the amount that such Shareholder Distribution was not compliant with Condition 11(a) (*Undertakings of the Issuer*).
 - (B) in the case of New Acquisitions, (x) by reinstating the original condition, or (y) by the resale of such acquired asset that was acquired not in compliance with Condition 11(a) (*Undertakings of the Issuer*) to a third party outside of Cordia Group at a sale price not less than the original purchase price plus the related costs incurred and receiving such sale price, or (z) by the receipt of the Issuer of a capital increase or a Subordinated Shareholder Loan at least in the value of such purchase price.

(b) Remedy period

The Issuer shall be entitled to remedy

- (i) any payment default within the period starting on the day of such default and ending thirty (30) days thereafter, and
- (ii) any default under Condition 3 (*Status and Ranking of the Bonds*) or Condition 11(a) within the period starting on the day on which the Bondholders' Meeting passes a resolution on the occurrence of a default in accordance with Paragraph (b)(ii) of Clause 7 of the By-Laws and ending ninety (90) days from the date of the above Bondholders' Meeting,

(the "**Remedy Period**").

13 Listing

Each Bond will be registered on the **XBond multilateral trading platform** operated by the Budapest Stock Exchange within one hundred eighty (180) days following the Issue Date. The Issuer shall decide, at its sole discretion, on the admission of the Bonds to any other regulated market or multilateral trading facility, provided that the Bonds will remain traded on the XBond multilateral trading platform until their maturity.

14 Security Interest

Not applicable. The Bonds constitute **unsecured** obligations of the Issuer.

15 Purpose of the Issue of the Bonds

The net proceeds of the issue of the Bonds will be applied by the Issuer for the financing of investments into real estate projects and real estate developments, various acquisitions (including – among others – lands, portfolios of lands, business shares and immaterial goods), working capital as well as for the

potential refinancing of outstanding loans used for the financing of the aforementioned purposes (including, but not limited to senior loans and shareholder loans as well).

16 Paying Agent

The Bonds have been issued subject to and with the benefit of a paying agency agreement (such agreement as amended and/or supplemented and/or restated from time to time, the "**Paying Agent Agreement**") dated 5 November 2019 and made between the Issuer and Raiffeisen Bank Zártkörűen Működő Részvénytársaság (registered seat: 1054 Budapest, Akadémia utca 6.; company registration number: Cg.01-10-041042; tax number: 10198014-4-44; the "**Paying Agent**") as paying agent. Pursuant to the Paying Agent Agreement, the Paying Agent agrees to provide coupon and principal paying agent services set out therein.

The Paying Agent Agreement shall be available free of charge for inspection by physical means, during the Issuer's regular business hours on any Business Day at the Issuer's registered seat, for any Bondholder who has evidenced its ownership title by an Ownership Certificate with a record date as of the day of inspection.

The Issuer is entitled to vary or terminate the appointment of the Paying Agent and/or appoint additional or other Paying Agents, provided that there will at all times be a paying agent in relation to the Bonds in Hungary.

In acting under the Paying Agent Agreement, the Paying Agent acts solely as agent of the Issuer and does not assume any obligation to, or relationship of agent or trust with, any Bondholders.

17 Market Making

The Bonds have been issued subject to and with the benefit of a market making agreement (such agreement as amended and/or supplemented and/or restated from time to time, the "**Market Making Agreement**") dated 11 December 2019 and made between the Issuer and Raiffeisen Bank Zártkörűen Működő Részvénytársaság (registered seat: 1054 Budapest, Akadémia utca 6.; company registration number: Cg.01-10-041042; tax number: 10198014-4-44; the "**Market Maker**") as market maker.

The Issuer is entitled to vary or terminate the appointment of the Market Maker and/or appoint additional or other Market Makers, provided that there will at all times be a market maker in relation to the Bonds in Hungary.

The Market Maker is entitled to terminate the Market Making Agreement with normal and extraordinary termination.

18 Notices

All notices relating to the Bonds shall be deemed to be validly given and delivered if published on the website of the Issuer (<https://cordiahomes.com/>). Notwithstanding the foregoing, the Issuer shall, solely until the date of registration of the Bonds in the XBond multilateral trading efforts to inform the Bondholders for the time being via e-mail of any notice published on the Issuer's website in relation to any payment or non-payment under the Bonds or circumstances directly relating to it. The Issuer shall ensure that notices are published in accordance with applicable law and in the manner prescribed by the competent supervisory authority. Such notices shall be deemed to have been published on the date of their first publication.

Notices or declarations from the Bondholders shall be duly signed ("*cégszerűen aláírva*"), in written form, in Hungarian and/or English language and, unless otherwise stated, shall be sent to the Issuer,

by way of registered post or personal delivery, at its registered seat at – unless otherwise notified to the Bondholders by the Issuer in accordance with this Condition – 1082 Budapest, Futó utca 47-53. VII. em., and shall be accompanied with an ownership certificate issued by KELER or the relevant Securities Account Manager which document certifies at least the title of the Bondholder (the “**Ownership Certificate**”).

Any regulated information shall be published on the Issuer’s website, the website of BSE (<https://www.bet.hu/>) and NBH (<https://kozzetetelek.mnb.hu/>). Any relevant regulated information (if any) is disclosed by the Issuer in accordance with the Capital Markets Act and Decree 24/2008. (VIII. 15.) of the Ministry of Finance on the Detailed Rules of Disclosure Obligations related to Publicly Traded Securities.

19 Governing Law and Submission to Jurisdiction

(a) *Governing Law*

The Bonds and any matters relating to them shall be governed by, and construed in accordance with, the laws of Hungary.

(b) *Submission to jurisdiction*

Any claim against the Issuer in connection with the Bonds shall be submitted to the jurisdiction of the competent ordinary courts of Hungary.

20 Meeting of Bondholders and Amendment of the Conditions of the Bond

The Bondholders’ Meeting is to be held in accordance with the provisions set out in Annex 1 (*Provisions on Meetings of Bondholders*) of the Information Document (the “**By-Laws**”). Bondholders’ Meeting may be convened to consider – among other things –

- (a) the amendment of the Conditions (if and as permitted under applicable law); or
- (b) any actions to be taken in relation to an Event of Default.

The amendment of the Conditions may result in the replacement (in Hungarian: “*kicserélés*”) of the Document deposited with KELER and shall be subject to the fulfilment of the requirements set out under applicable law.

This Condition 20 shall be interpreted in accordance with the By-Laws.

5 INFORMATION ABOUT THE ISSUER

5.1 Introduction

Name of the Issuer:	CORDIA International Ingatlanfejlesztő Zártkörűen Működő Részvénytársaság
Short form:	CORDIA International Zrt.
Registered seat:	1082 Budapest, Futó utca 47-53. VII. em.
E-mail:	cordia.international@cordia.hu
Tel.:	+36 1 688 52 18
Place and Date of incorporation:	Hungary, 10 May 2016
Issuer registration number:	Cg.01-10-048844
Tax number:	25558098-2-42
Legislation under which the Issuer operates:	Hungarian
Legal form:	Private limited company
Main activity:	68.10'08 Buying and selling of own real estate
Registered capital:	HUF 10,582, 720,000
Total Equity:	EUR 157,088,865- (30 June 2019 calculated at 322.76 HUF/EUR)
Type:	Dematerialised shares
Members and ownership structure:	<ul style="list-style-type: none"> • Cordia Holding B.V (seat: Prins Hendriklaan 26, 1075BD Amsterdam, the Netherlands; CCI number: 75022923) – 98 % • Finext Consultants Limited (Kyriakou Matsi 16, Eagle House, 10th Floor, Agioi Omologites, P.C. 1082, Nicosia, Ciprus) – 2 %
Ultimate beneficial owner:	Gábor András Futó (majority), together with close relatives: Dr. Péter György Futó and Dr. Zsuzsanna Edit Futóné Szántó (minority)
Auditor:	<p>PricewaterhouseCoopers Könyvvizsgáló Korlátolt Felelősségű Társaság (Tímár Pál) (30 June 2017 – 31 May 2020)</p> <p>PricewaterhouseCoopers Könyvvizsgáló Korlátolt Felelősségű Társaság (Mészáros Balázs) (10 May 2016 – 30 June 2017)</p>
Management:	Board of Directors (1 January 2019 -)
Members of the management:	<p>Tibor Földi (1 January 2019 -)</p> <p>Pál János Darida (1 January 2019 -)</p> <p>Tomasz Lapinski (1 January 2019 -)</p>

5.2 Date of incorporation and corporate history

The Issuer was founded by Futureal Property Group Ingatlanforgalmazó Kft. on 27 April 2016 and was incorporated on 10 May 2016 as a private limited company ("Zrt.") with the view of creating a company and separate corporate structure for the residential projects of Futureal Group.

The Issuer was incorporated with an initial capital of EUR 120,000 consisting entirely of cash contribution. The initial capital was made up of 1,200,000 pieces of ordinary dematerialized shares with a nominal value of EUR 0.1. On 23 May 2016 Futureal Property Group Ingatlanforgalmazó Kft. resolved to reorganize the capital structure of the Issuer and increased the nominal value of the ordinary shares from EUR 0.1 to EUR 1 and decreased the number of the ordinary shares from 1,200,000 pieces to 120,000 pieces. As result of such reorganization of shares, the registered capital of the Issuer remained EUR 120,000. On 30 June 2017, Futureal Property Group Ingatlanforgalmazó Kft., as the sole shareholder resolved the combined de-merger and merger (please see below) by issuing an additional 29,880,000 pieces of ordinary shares with a nominal value of EUR 1 for the new shareholders of the Issuer. On 20 September 2017, a combined de-merger and merger was executed involving (i) the Issuer, (ii) FutInvest Hungary Kft., (iii) Sparks Limited and (iv) Futureal Real Estate Holding Limited in order to merge also the Polish operation into the Issuer. As a result the combined de-merger and merger the shareholders of the Issuer held the following number of shares in the Issuer:

RATIO OF PREVIOUS SHAREHOLDERS	
Shareholder	Pieces of shares
Futureal Property Group Ingatlanforgalmazó Kft.	120,000
Futureal Real Estate Holding Limited	1,800,000
FutInvest Hungary Kft.	9,360,000
Sparks Limited	18,720,000
Total	30,000,000

On 26 September 2018 Sparks Limited has acquired the remaining 37.6 % of the shares issued from the other shareholders by way of share sale and purchase. As a result such transactions, Sparks Limited became the sole shareholder of the Issuer holding 100 % of the shares of the Issuer.

On 15 May 2019 QED Investments Limited (CY 3030 Limassol, Chrysanthou Mylona 3) acquired 100 % of the shares of the Issuer from Sparks Limited by way of a share sale and purchase agreement.

On 28 May 2019, the registered capital of the Issuer was increased for the second time by QED Investments Limited with an additional amount of EUR 2,000,000 to EUR 32,000,000 by issuing new ordinary shares with a nominal value of EUR 1 and an issue price of EUR 13.5. The EUR 25,000,000 difference between the amount of the capital increase and the total issue price of the new shares was paid into the capital reserves of the Issuer.

On 5 September 2019, Cordia Holding B.V. (Prins Hendriklaan 26, 1075BD Amsterdam, the Netherlands) acquired 100 % of the shares issued by the Issuer from QED Investments Limited by way of a share sale and purchase.

On 30 December 2019, Finext Consultants Limited (Kyriakou Matsi 16, Eagle House, 10th Floor, Agioi Omologites, P.C. 1082, Nicosia, Cyprus) has acquired 2 % of the shares issued by the Issuer from Cordia Holding B.V. by way of a share sale and purchase as a result of which, as of the date of this Information

Document, 98 % of the shares issued by the Issuer are owned by Cordia Holding B.V. and 2 % of the shares issued by the Issuer are owned by Finext Consultants Limited.

The issuer has changed its presentation currency from EUR to HUF on 1. January 2020. in order to better reflect the Issuer's business activities and to improve the reporting of the Issuer's financial results for investors and other external parties. The business rationale for such functional currency change was that a significant portion of the Issuer's revenues, expenses, assets, liabilities and cash flows are denominated in HUF.

Chart 1 History of the Issuer



Well positioned

Futureal Group was co-founded by Gábor Futó and his father, Dr. Péter Futó in 2001. Since its foundation, Futureal Group's portfolio has encompassed more than 100 projects, with a total value of EUR 3 billion across 2 million square meters. Currently, Futureal Group and Cordia Group are in the construction phase with close to 30 projects simultaneously, with a total value of EUR 1 billion and a gross area of around 700,000 square meters gross.

Pioneers in introducing urban regeneration projects

Beyond residential developments that are developed by Cordia Group, Futureal Group is involved in large-scale mixed use urban renewal projects, office and retail developments, redevelopment projects and commercial property investments. With the 22-hectare Corvin Promenade urban re-development project, Cordia Group together with Futureal Group has managed to revive a prominent section of Józsefváros in the heart of Budapest in terms of architecture, culture and economy.

Strong brand name

Cordia Group has been developed historically from Futureal Group and after several years of separation procedures it is today an organization operating and structured independently from Futureal Group. Over the past 15 years Cordia Group has built 3,397 residential units in Hungary, Romania and Poland, and is currently an additional 4,101 units in 21 projects are under construction and sales in Hungary, Romania, Poland, while 32 more projects are under preparation.

Cordia Group is proud bearer of multiple international awards, including: "ULI Global Awards for Excellence" from ULI, "Best Mixed Use Project in Europe" International Property Awards, Bloomberg TV, The New York Times, "Best Purpose Built Project Worldwide" by International Real Estate Federation (FIABCI).

The apartment brand „Cordia” means more than just harmonious homes: they are also outstanding investments, providing long-term value and secure rental yields. Cordia offers security, convenience, quality of life and well-designed living spaces that fit the location and the community.

Diversification & Focus

Cordia Group has currently projects in 4 countries (Hungary, Poland, Romania, Spain) and 7 cities/regions (Budapest, Balaton, Warsaw, Krakow, Try-City, Bucharest, Marbella/Costa del Sol). Cordia intends to expand its operation in Poland and other European countries, in an organic step-by-step manner as it was done in Poland. Thanks to extensive land banks and active acquisition management, the project vintage can also be flexibly diversified.

Cordia Group has been a real estate development company so far, constructing and selling apartments. The company has currently in Hungary a team to provide comprehensive property and facility management services to its buyers like furnishing, rental, tenant management, maintenance and condominium management services.

Highly skilled management team

In its nineteen years of operation, Cordia Group's highly qualified real estate professionals (currently >200) and local management teams have accumulated extensive knowledge of local markets and demonstrated a proven ability to source strategic development sites, design attractive and innovative projects that meet the demands of the local market and obtain planning and building permissions expeditiously.

5.3 Strategy

5.3.1 General strategy

Integrated, full-service operation, best-in-class team, efficiencies of scale

Cordia Group is one of the leading residential developer with a strong and well-known brand, active in the mid- and mid-to-high segments of the for-sale market in Hungary, in Poland and Romania targeting annual output of ~2-3,000 units in the medium term. Cordia Group has an 18 years track record and industry leading management team with extremely long tenure and limited turnover. The corporate culture of Cordia Group focuses on operational excellence to continuously improve all aspects of the residential development process from land acquisition, project planning, procurement, sales and marketing to benefiting from scale.

Cycle-conscious, geographic diversification, value investor's approach to acquisitions

Cordia Group focuses on step-by step geographic diversification with a value-investor's approach. One of the aims of Cordia Group to achieve a top 10 position in the Polish market targeting annual output in excess of 1,500 units. The geographic diversification of Cordia Group enables optimal and opportunistic allocation of capital across countries whose residential market cycles are non-synchronized. The expansion strategy is based on organic expansion by establishing local teams supported by the Competence Center. Furthermore, land acquisition is based on strict underwriting with volumes and duration differentiated by geography depending on stage in cycle. In addition, Cordia Group provides full-scale letting property- and facility management services to investor clients. There is a long term potential to expand rentals as a strategic business line to create an income yielding residential portfolio.

Strong financing position

Cordia Group has a long-term partnership with the leading local banks in its countries of operation (e.g. OTP, K&H/KBC, Takarékbank, UniCredit, Raiffeisen, Santander, PKO Bank Polski, Alior Bank, etc.).

Strong brand

Cordia Group is focusing in building out a string "CORDIA" brand in all its markets, similar to Hungary where Cordia Group is already a very strong real estate brand. Multiple successful and award-winning developments are creating a strong background for this business to customer exercise.

Capital market access

The Issuer has attracted institutional capital to invest in its residential development projects in joint ventures structures while maintaining full project control.

Strong and supportive ownership with very long-term view

Cordia Group is supported by family owners that have demonstrated a highly responsible and supportive long-term approach by:

- having engaged in long term, complex projects up to a decade-long;
- having supported Cordia Group for almost 2 decades;
- having injected capital during the financial crisis to make whole other stakeholders, including repayment of non-recourse land loans in contrast to the market norm at the time; and
- having supported a loyal team of key employees who have been with the company for over a decade with almost no fluctuation.

5.3.2 Land acquisition strategy

Target land acquisition in diversified and liquid markets of CEE capitals and major regional university cities

Cordia Group uses a strict underwriting criteria based on location, land cost, demand and supply dynamics, and project profitability. According to the above Cordia Group can be portrayed as a real estate development group with a strategic approach to cyclicity-, adjusting land duration- and acquisition intensity, with an extended investment opportunity set. Cordia Group has an outstanding cycle consciousness and is taking advantage of divergences in the local residential and financial market conditions to opportunistically allocate capital among its markets of operation. Cordia Group focuses on markets with at least 5,000 sales of new build units per year with appropriate micro locations for midmarket segment assets and avoid overpaying for land in overheated markets. Furthermore focus on areas with master plan and zoning in place. Cordia Group has a significant opportunity to grow the local platforms in already established cities. Furthermore Cordia Group has an excellent track record of project completions with no "stuck projects".

Decision-making driven by profitability and internal rate of return (IRR), not volume or market share

Cordia Group has no pressure to focus on volumes as can be the case for listed residential developers, and prefer profitability over volumes. The underwriting of Cordia Group currently includes minimum 25 % gross margin requirement, minimum 20 % post tax internal rate of return (IRR) and 1.8x multiple on invested capital. Employee incentive structures are shaped and aligned with a focus on execution and profitability.

5.3.3 Financing strategy

All projects are developed in separate SPVs, either limited liability project companies, partnerships or private real estate development funds. The land acquisitions were typically financed from the equity provided by one of Cordia Group member until launch of development. All projects are financed by local banks in separate, SPVs by construction financing facilities, with project equity provided by a Cordia Group member and by co-investors of Cordia Group. All loans are at the Project Entities' level, non-recourse – except cost overrun and completion guarantees – and are typically not cross-collateralized, however may contain certain cross-default provisions. The project-equity and pre-sales requirements vary from country to country and project to project, but contracted at usually between 20-30 % equity of total development costs and between 20-40 % pre-sales requirements. Peak net leverage at project level usually did not exceed 65 % thanks to customer advances and some cost payable after delivery. Corporate level leverage is lower due to an unleveraged land bank and a portfolio of projects in different development and lower leverage phases. Cordia Group maintains good relationship with multiple senior lenders, currently engaging 8 leading banks for development and construction loans. Furthermore, Cordia Group benefits from favourable margins and loan conditions due to a strong corporate credit track record and never defaulted on a single loan.

New Potential Business Line

Even though residential development shall remain also in the future the main business, Cordia Group is considering to launch a new business line of residential rentals in certain growing European cities. This has strong strategic fit, provides a permanent operating income, enjoys long term secular demand from tenants and offers Cordia Group downside protection. The rapidly changing customer attitudes (millennials) accelerate the demand for rentals and for professional management.

5.4 Corporate structure

5.4.1 Structure chart

The structure chart of Cordia Group as of 30 December 2019 is set out in Annex 3 (*Structure Chart of Cordia Group*). For the avoidance of doubt, the structure chart is subject to any change from time to time.

5.4.2 Summary of the corporate structure

The ultimate beneficial owners of the Issuer is Gábor András Futó (majority) and Dr. Péter György Futó, Dr. Zsuzsanna Edit Futóné Szántó, indirectly, through Cordia Holding B.V., the current shareholders of the Issuer.

The Issuer controls (directly or indirectly) and owns (directly or indirectly, fully or partially) several Subsidiaries. (the "**Subsidiaries**").

The Subsidiaries are mainly used as:

- (i) project vehicles (generally each real estate development is carried out in separate limited liability legal entity or real estate fund, real estate sub fund, land bank may be grouped) (the "**Project Entities**"),
- (ii) holding entities (including country holdings) (the "**Holding Companies**"), and
- (iii) service provider entities (management companies providing development services in each countries, and leasing and property management service provider in Budapest) (the "**Service Companies**").

The legal forms of the Subsidiaries are currently:

- (i) limited liability companies and private limited companies,
- (ii) partnerships (with general and limited partners), and
- (iii) privately placed real estate development funds and sub-funds of umbrella funds.

The Issuer's main assets currently are the equity interests in and loans – as receivables – provided to its Subsidiaries.

5.5 Details of the Subsidiaries

For the details of the material Subsidiaries as of 30 December 2019 please see Annex 4 (*Details of the Subsidiaries*) of this Information Document. For the avoidance of doubt, the list of Subsidiaries will change from time to time.

5.6 Operation and main activities of the Issuer

The Issuer is a classic holding company, which holds Subsidiaries (Holding Companies, Project Entities and Service Companies). Most project Subsidiaries develop condominium units for sale to end-users and investors offering under its brand: "Cordia". Cordia Group is a pan-regional residential developer focused on Central Eastern Europe with a diversification to 6 major cities: Budapest, Bucharest, Warsaw, Krakow, Tri-City, and Costa-del-Sol at the moment. Further expansion in Poland is also targeted (Wroclaw and Poznan for example) with a view of focusing only on strong, growing and liquid markets with over 5,000 new units sold per annum. Cordia may establish presence in other European markets also in the future. First project in Spain has been acquired as a market seeding / test development. The Issuer is also considering to launch a new business line of residential rental apartments that fits strategically and bases on long-term secular demand.

The number of condominium units in one development phase is typically between 50-300 residential units. Most projects are in central or near central locations with good public transportation access. The typical

customers of Cordia Group are medium and upper medium class urban individuals, couples, young families with children as well as individual investors.

High customer quality is indicated by material non-refundable deposit of 25 % (and also stage payments sometimes) in Hungary, 15-25 % in Romania and stage payments – according to technical progress - in Poland.

Projects are typically financed by local banks by providing non-recourse construction facilities on local currency basis (except Romania where EUR-based loans are typical thanks to EUR based price agreements with the purchasers).

The Issuer is in constant search for new development opportunities using on a value-investment focused selection methodology. Cordia Group makes selective acquisitions with strict underwriting criteria for land (including neighbourhood quality and esteem, access to public transportation, public infrastructure, competitive landscape, identifying competitive advantage for the project concept). The main focus of Cordia Group is mid- and mid to high market products.

Different markets and different market cycles support different land bank tenure periods and optimization of project launching.

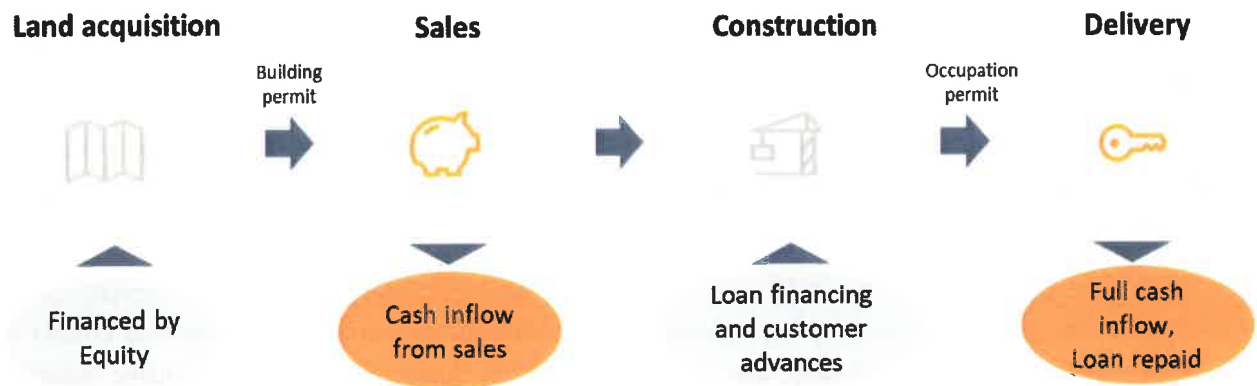
Within Cordia Group, management companies provide transactional, due diligence, development management, technical project management, financial and administration, sales and marketing, and other related services to the Project Entities in each countries of operation.

Cordia Management Kft. also supports the Project Entities in cross-country cooperation, process developments, brand- and knowledge management and concept development of each project and operates as a centre of knowledge and connection for the support of the Subsidiaries (other than the Holding Companies) (the “**Competence Center**”). In-house competencies include: acquisition, legal, due diligence, debt origination, equity origination, architectural concept planning, value engineering, purchasing, marketing, HR and other support.

Architects are selected for each project and managed by Cordia Group’s in-house architect team to optimize concept and implement best practices according to the standards of Cordia Group. Construction works are carried out by general contractors selected at tender with the exception of Hungary, where – due to the lack of proper-sized general contractors being experienced in residential construction- Cordia Group’s long-term strategic partner, Pedrano Construction Kft. and Pedrano Homes Kft. (as parts of Pedrano Group) are the main and general contractors of the residential buildings developed by Cordia Group. Cordia Group maintains its own sales and customer relations management systems. Sales and marketing are managed by Cordia Group’s own sales force in Hungary and Poland and with outsourced agencies in Romania and Spain. Centralized treasury, cash and cash flow management is provided also as a service to the Subsidiaries.

Standardized – but tailored to local legal framework – contract templates of Cordia Group provide very strong legal positions for the Issuer and its Subsidiaries vis-à-vis the customers. Furthermore, computerized document and invoice approval system as well as sales support application are connected to the enterprise resource planning (ERP) system.

The following chart shows a typical circle of development of a residential project (length of this process stretches typically 4-5 years):



5.7 Markets, market position

5.7.1 Market Overview

Cordia Group is currently active in Poland, Hungary, Romania and Spain:*

	Poland	Hungary	Romania	Spain
Population	38.0 million →	9.8 million ↓	19.5 million ↓	46.7 million →
Number of households	14.5 million ↑	4 million →	7.5 million ↑	18.4 million
GDP 2018 (Eurostat)	496,630 million EUR (+5.1%)	131,935 million EUR (+4.9%)	202,079 million EUR (+4.1%)	1,206,878 million EUR (+2.4%)
GDP per capita 2018	12,900 EUR ↑	13,500 EUR ↑	10,300 EUR ↑	25,800 EUR ↑
Households indebtedness to GDP (as end of 2018)	34.20% ↓	14.60% ↓	17.40% ↓	64.04% ↓
Total transactions of housing**	110,000 apartments →	150,000 apartments →	N/A	580,000 apartments ↑
Foreign buyers of housing				17 % →
Total existing stock	14.4 million apartments ↑	4.4 million apartments ↑	8.9 million apartments ↑	25.5 million apartments ↑
New mortgage loans	min.210,000 loans (Q2: 50,200) ↑	108,000 loans ↑	45,000 loans ↑	346,000 loans ↑

Average household size	2.66 persons	↓ 2.3 persons	↓ 2.76 persons	↓ 2.5 persons	↓
Average mortgage loans	61,250 euro	↑ 23,700 euro	↑ 37,000 euro	↑ 125,340 euro	↑
Outstanding Residential Loans per capita over 18 (EUR) 2017	2,991 euro	↑ 1,683 euro	↓ 895 euro	↑ 14,292 euro	↓
Outstanding Residential Loans to disposable income ratio (%) 2017	33.80%	↔ 20.00%	↓ 10.80%	↑ 69.70%	↓
Unemployment ratio	3.70 %	3.60%	↓ 3.90%	↓ 14.70%	↓
Number of employment	16.6 million persons	↑ 4.5 million persons	↑ 8.3 million persons	↑ 19.5 million persons	↑
Net wealth of households	326,000 million euro	↑ 125,000 million euro	↑ 89,000 million euro	↑ 1,322,863 million euro	↑
Net wealth per capita	8,270 euro	↑ 13,400 euro	↑ 4,520 euro	↑ 29,730 euro	↑
Growth of salaries	8 %	11 %	10 %	1 %	
Net average monthly salary	871 euro	742 euro	618 euro	2,039 euro	
Building permits	128,000 apartments	↑ 36,700 apartments	↓ 41,600 apartments	↑ 105,159 apartments	↑
VAT on residential units	8 % (max 150 sqm)	5 % (max 150 sqm, till 2020, 27 % (2020-))	5 % (max~100 euro, max 120 sqm)	10 % (no limitation)	

**All information contained in the chart above are the most updated data available to the Issuer based on various statistical offices and on other research sources.*

*** Numbers for Poland refer to primary market only (and to the apartments offered within multifamily projects), while in Hungary and Spain the numbers include all transactions in primary and secondary market.*

5.7.2 Market overview - CEE (Hungary, Romania, Poland) real estate market

Structural demand

The main driver in the CEE residential market is the structural demand rather than cyclical factors. Low quality and aging communist era housing stock dominates the housing landscape. 84 % of dwelling stock in Hungary, 75 % in Poland and 90 % in Romania was built before 1990, most of which are low quality, prefabricated communist era housing.

Annual renewal rates of the housing stock (of 0.3 % in Hungary, 0.6 % in Romania and 1.2 % in Poland) imply many years of visibility to upgrade the existing stock. Urbanization and inward migration to key capitals and university cities drives increasing demand in the Issuer's target urban areas despite weaker countrywide demographics.

A reduction in the average household size is the main factor in demographics, leading to an increase of 14 % in the number of households in Poland and 8 % in Hungary since 2005.

Government interventions

Government measures may help to stimulate the demand for residential flats, which measures became a key political intention. Examples of measures include home purchase subsidy program, VAT relief, real estate loans guaranteed by government, supporting program for family housing, subsidized mortgage loans, grant, etc.

Broadening credit access

Mortgage penetration is low all across CEE - household mortgage loans to GDP ratio is less than 20 % in Hungary and Romania. Especially in Romania the residential market still has very significant potential. The average mortgage debt ratio for the adult population was EUR 895 at the end of last year, compared with EUR 2,991 in Poland and EUR 1,683 in Hungary, while the share of mortgage credit in GDP is only 7.6 % (compared ~15 % in Hungary), according to Hypostat 2018 (source: A Review of Europe's Mortgage and Housing Markets) and is around 34 % in Poland, that is well below Eurozone's average of ~50 %.

Supportive and stable banking system - core capital ratios (of a 17 % on average in CEE) exceed the EU average of 13 % credit supply, as does low/mid-teen return on equity (ROE) (19 % at OTP) versus 9 % EU average.

5.7.3 Market overview - Hungary: Budapest

Currently near 3,244 apartments are in construction by Cordia Group, with a total net sellable area of ~200,000 square meters in Budapest. In addition 18 more projects are in the pipeline in different stages of preparation, representing approximately 2,600 units with a total area of approximately 160,000 square meter for future development in Budapest.

Residential prices show a very dynamic increase, well above the regional and the EU average. The average new home price rose by 18 % year-over-year to HUF 832,000 (EUR 2,600) per square meter in Budapest last year.

The average gross rental yields are well above 5 %. The home price rises are due to strong demand, realization of previously postponed purchases, rapidly growing wages, government's Home Purchase Subsidy Scheme for Families and higher construction costs.

Macro-economical background: the European Committee forecasts GDP growth in Hungary of 4.4 % in 2019. There was a robust growth in private consumption thanks to rising employment and dynamic real wage growth.

The domestic housing credit-to-GDP and loan penetration can be still considered low internationally, according to the National Bank of Hungary (NBH). According to NBH, the recently extended Home Purchase Subsidy Scheme for Families (*Családi Otthonteremtési Kedvezmény*) continues to support demand for housing loans.

The number of households is increasing especially in the capital city. Budapest is attracting population in hope of finding jobs, resulting in mass movement from the country to the capital.

5.7.4 Market overview - Poland: Warsaw, Krakow, Tri-City

Cordia Group has sold in Poland (Warsaw and Krakow) almost 1,000 residential units.

557 apartments are in construction with a total area of approximately 28,600 square meters that are expected to be completed during 2019 and 2020. In addition, Cordia Group has some more project in different stages of preparation, with approximately 1,300 units for future development in Warsaw, Krakow and Gdansk and development lands are sought for purchase also in Wroclaw and Poznan.

Average new home prices rose by around 11 % to EUR 2,252 per square meter in Warsaw and EUR 1,795 in Krakow. 6 % gross rental yield is achievable in both cities.

The average price of existing flats in Poland's seven largest cities (Warsaw, Gdańsk, Gdynia, Krakow, Łódź, Poznań and Wroclaw) increased by 6.7 % during the year to the first quarter of 2018, according to the National Bank of Poland (NBP).

According to the market research of the Issuer the highest prices of residential apartments in Poland are in Warsaw, with an average square meter price of new homes (on offer) amounting to PLN 10,243 (EUR 2,330) in the second quarter of 2019. Compared to the fourth quarter of 2017, Warsaw experienced price increase by 11.6% during past year.

Prices of residential properties increased substantially also in Krakow, with an average offer price reaching PLN 7,718 (EUR 1,795) per square meter in the second quarter 2019, i.e. increasing by 10.9% if compared to the corresponding period of the previous year. In Tri-City (Gdansk, Gdynia, Sopot) in the third quarter of 2018 the average price of units on offer reached PLN 9,061 (EUR 2,062) per square meter, the second highest result in the history of the market in Tri-City, according to the REAS|JLL report (13.7% growth to previous period).

The rise of the prices is due to rising demand, supply shortages and higher construction costs, as well as a declining share of low-cost MDM programme ('Housing the Young') scheme units, after the programme closed in January 2018. The gross rental yields (i.e., the gross return on investment in an apartment if fully rented out) are 6.0 % for a 90 square meter apartment in the centre of Warsaw. Such an apartment might cost around EUR 1,200 per month to rent, but around EUR 235,000 to buy. There are similar yields on 120 square meter apartments, though prices and rents are obviously higher. The European Committee forecasts GDP growth in Poland of 4.4 % in 2019.

5.7.5 Market overview - Romania: Bucharest

Cordia Group announced its second residential project in Romania at the end of October 2018. The Parcului20, a 469-apartment condominium located in the Expozitiei area, North Bucharest. The condominium is the only smart residential project in Romania, and the fact that over 50 % of the apartments in Parcului20 qualify for the 5 % VAT is another strong selling proposition.

Average new home price rose by 8.1 % to EUR 1,412 per square meter in Bucharest, although price levels are still significantly lower than in Warsaw or in Budapest.

In Bucharest, the average asking price (old and new apartments) was EUR 1,335 per square meter at the end of December 2018, which means an increase of 6 % on year-over-year, according to Imobiliare.ro, the biggest

real estate portal in Romania. Average price of existing dwellings rose by 3.8 % to EUR 1,232 per square meter, up by 3.8 % compared to December 2017. New apartments reached an average price of EUR 1,412 per square meter, which marks an increase of 8.1 % year-over-year.

2018 represented a more mature market behaviour, while the pace of growth was even higher, up to 11 % year-over-year in 2017 and in 2016. Despite this fast increase, average price of new dwellings is far less than in the Polish or in the Hungarian market. According to data compiled by local teams of Cordia Group, the average price per square meter in Bucharest was 22.4 % lower than in Krakow, 38.1 % lower than in Warsaw and 45.9 % than in Budapest at the end of 2018.

Fast economic growth is forecasted by the European Commission in Romania for 2019 with a 4.0 % growth. The economy of Romania grew in the first nine months of 2018 by 4.2 % according to the most recent data from the National Institute of Statistics (INS).

5 % VAT can be applied to multiple properties by a purchaser (new regulation in January 2019), the price ceiling for 5 % VAT remained at RON 450,000, which no longer amounts to an equivalent of EUR 100,000, as the exchange rate is fluctuating against the RON.

“Prima Casă” financing program continues in 2019, being one of the most important financing tools for buying an apartment or a house, with a ceiling of government guaranteed real estate loans of RON 2 billion, as announced by the Ministry of Finance in January.

The Ministry of Finance announced at the end of last year that it would implement a so-called „greed tax” on the assets of banks. This would impact not only their profits but also their ability to offer financing, including real estate loans and mortgages. It remains to be seen if this tax will actually be implemented, as the banks, including the National Bank of Romania, have reacted openly against this.

5.7.6 Market overview - Spain

Cordia Group started its Spanish operation with an approximately 120 units town-houses residential development with a gross saleable area of 7,800 square meter at Costa del Sol in Marbella in 2019. The plot is located in the area called La Montúa, at the feet of the mountain, with sea views.

The new expansionary cycle in Spain’s real estate sector is getting stronger quarter by quarter, growth in construction activity and sales prices are clearly on the rise. The demand for housing will continue, supported by improving employment conditions, increasing disposable household incomes (with an increase of 4 % annually) and by foreigner buyers (17 % of all purchases). Demand is now rising strongly: total housing transactions surged by 10 % year-over-year, while new home sales rose by 12 % The number of new build transactions reached 56,400 in 2018 (by 10 % of total transactions.)

Housing demand is concentrated in metro areas and Mediterranean markets, 26 % of transactions are in the metropolitan area of Madrid and Barcelona, other 25 % are in Mediterranean markets.

As a result of strong demand and dynamic, but still relatively low supply, the housing prices are rising by an 6.6 % increase year-over-year in the fourth quarter of 2018. The average new home prices rose by 8.0 % year-over-year in fourth quarter of 2018. One of the highest growths in new home prices occurred in Barcelona (by 10 % year-over-year), the average square meter price reached EUR 4,100 in the fourth quarter of 2018. The new homes cost 3,300 EUR/square meter in Madrid, which shows a 3 % increase compared to last year.

Today the recovery in Malaga and Valencia is very noticeable, due to no recovery had been detected until early 2017, producing one of the highest growths in new home prices in Malaga in 2018. The average new home

price amounted to 2,000 EUR/square meter (13 % increase year-over-year). New homes cost 1,670 EUR/square meter in Valencia (which shows a 7 % increase year-over-year).

Costa del sol is an international market, where the main drivers are the foreign secondary home buyers from each part of the world. There is a huge demand of North Europeans to settle down in Costa del Sol. The developments of the past decade of the City Malaga made the whole Costa del Sol region much more attractive for local and international buyers and investors.

Spanish economy growth (2.6 %) is above all large euro-zone economies and the European average (1.9 %). The GDP growth forecast for 2019 by European Commission is 2.3 %. Unemployment rate has decreased by 11 percentage point since 2013 and currently stands at 14.7 %.

Household debt fell from 85 % of GDP in 2010 to 61 % in 2018. Moreover, this household deleveraging has occurred as strong growth in the flow of bank credit to purchase housing, the number of mortgages grew by 11 % in 2018 compared to former year and the volume of new loans to purchase housing rose by 17 %.

Most of the residential development business comprises small and medium sized developers.

5.8 Information on turnover

The following tables are presenting the revenues of the Issuer with a breakdown of commercial activity and countries of operation:

<i>In thousands of Hungarian Forints (THUF)</i>	30.06.2019	31.12.2018	31.12.2017
Revenues, including:*	7,831,397	19,854,006	6,918,141
Revenue from sale of real estate**	7,190,775	16,885,450	3,658,871
Other revenue***	640,622	2,968,556	3,259,270

* source: management analysis based on internal records

** Revenue from sale of real estate, include also proceeds received from sale of garage and parking places, storages, as well as of other properties (also commercial units), that are offered within the residential projects developed by the Issuer.

*** Other revenues, include income from rental charges, various management-type services as well as assignment fees for the purchase right of land plots.

<i>In thousands of Hungarian Forints (THUF)</i>	30.06.2019	31.12.2018	31.12.2017
Revenues, per country of operation:*	7,831,397	19,854,006	6,918,141
Hungary	7,771,697	14,166,808	3,060,487
Poland	59,327	5,684,527	3,857,654
Romania	373	2,671	-

*source: management analysis based on internal records

5.9 Competitive positioning

5.9.1 Market positioning

Market share

Hungary

Cordia Group has maintained a strong, sustained market leadership in Hungary in the past 13 years.

The market share of Cordia Group exceeds 10 % on the whole newly build residential market in Budapest. The total market supply in last 4 years was 6-8,000 units per annum. Cordia Homes are mid-market products representing 60-70 % of the total market. The market share of Cordia Group is 20-25 % in the target markets (segment and geography), where the Issuer is operating.

Poland

Cordia Group has built the infrastructure to support growth to become a top 10 player in the Polish market.

Strategy has focused on developing selective projects that meet Cordia Group's profitability and quality requirements.

Market is more fragmented than in Hungary and current market share is modest, but management experience and parent support provide access to leading deal flow.

Total market contains in recent years: Warsaw: 24-28,000; Krakow: 10,000; Tri-City: 8-9,000 units per annum.

Mid markets representation in the total markets approximately: Warsaw: 70 %, Krakow: 60-70 %, Tri-City: 60 %.

Romania

Cordia Group built infrastructure to become a significant player in the Bucharest market. Mid market is cca. 50-60 % of the total market of 5-6,000 units per annum (excluding Ilfov- metropolitan area). Cordia Group uses cautious and selective approach to land acquisition and project development.

Spain

Thanks to the promising macroeconomic indices, the Issuer contemplates that Spain residential development markets may foresee a dynamic growth. However, the first project at Costa del Sol is considered to be a seeding or test project and will be organically continued by further projects if project proceeds according to the plan.

Competitive advantage / Barriers to entry

Cordia Group's advantages include:

- experience in large scale multi-phase projects;
- in-house architectural, legal, engineering and financial expertise;
- local connection with municipalities, zoning architects, authorities to run effective due diligence processes;
- access to deal flow, constant presence in the land market as trusted and top acquirer (especially in Hungary) provides good access;
- long term and broad relationships with banking system that provides access to bank finance;
- the capital strength to buy land;
- deep expertise in concept and product development;
- access to the great architects and sub-architects;
- economies of scale in sourcing of contractors, materials, equipment and services, scale and reach in procurement and tendering processes;
- credibility, strong relations and a payment track record with contractors, which becomes critical especially when construction capacity is scarce and/or scale is required.;
- deep knowledge of local market trends, demand and supply dynamics, pricing etc.;
- IT systems, project management processes, quality and experienced teams;
- marketing efficiency from scale of the operation and know-how of multiple campaigns;
- deep customer relationship management (CRM) expertise and strong processes; and
- scale to offer full service including property management and access to finance to end-buyers.

The Issuer assumes several years of market presence in a new country before the ability to reach scale.

5.9.2 Diversification of activity

Geographic diversification

Cordia Group is the most geographically diversified residential developer in CEE with 6 active cities in 4 countries. The markets of the Cordia Group are not synchronized (unless there is a repeat of global financial crises). Cordia projects are also well diversified across vintages. Land bank and the 6 city acquisition strategy supports continued diversification and balanced pipeline of projects.

Customer diversification

Cordia Group has a naturally diversified customer base made up of thousands of small customers, around 200 recurring clients. Customer diversification means diversification between first time buyers, upgraders, and investors, as well as diversification of buyers through international sales channels. Furthermore there is no major customer concentration or bulk forward sales.

5.10 Strategic partners and cooperation

5.10.1 Futureal Group

Both Futureal Group and Cordia Group is ultimately owned by the Futó family. Residential developments (with the exception of one location) are developed by Cordia Group, while Futureal Group is involved in large-scale mixed use urban renewal projects, office and retail developments, redevelopment projects and commercial property investments.

The original operation of Cordia Group has historically been within Futureal Group and it has recently been separated to operate as an independent entity focusing on residential developments with separate corporate structure and separate organization.

The two groups cooperate in certain projects (for example in mixed-use projects like Corvin Promenade) and certain functions (like aggregating purchasing, deal sourcing and due diligence). In addition, internationally, Cordia Group's management companies and Futureal Group's management companies may, from time to time provide certain services to each other on an arm's-length basis in order to optimize costs or use special capabilities.

5.10.2 Pedrano Group

One of the main strategic partners of Cordia Group is the Pedrano Group (Pedrano Construction Kft., Pedrano Homes Kft. and their subsidiaries) with the cooperation existing for over a decade now. Pedrano Group has been a stable, dependable participant in the private client market of the Hungarian construction business for more than 10 years. Futureal Group and Cordia Group manage most of their construction projects in Hungary through Pedrano Group (Pedrano Construction Kft. and Pedrano Homes Kft.) as general contractors on a fully transparent basis on cost plus fixed margin contracts, generally ensuring 6% margin for Pedrano Group.

Pedrano acts as general contractor, manages the construction process and ensures Cordia Group's access to its wide subcontractor network, in addition it protects Cordia Group's project entities from several project level constructions related liabilities. On the other hand, Pedrano Group derives the vast majority of its revenues from Futureal Group and grants it absolute priority.

5.10.3 *Finext Investment Fund Management Co. Ltd.*

Finext Befektetési Alapkezelő Zrt. (seat: 1082 Budapest, Futó utca 43-45. VI. em.; company registration number: Cg.01-10-044934; tax number: 13052502-2-42; the "**Fund Manager**") acts as the fund manager of the investment funds belonging to Cordia Group and acts in accordance with the fund management rules (in Hungarian: "*kezelési szabályzat*") of these funds. In Hungary investment funds (including umbrella funds and sub-funds) are recognized as legal entities and authorized and registered by the NBH. The investment fund and their managers are regulated by the Act No. XVI of 2014 on Collective Investment Trusts and Their Managers, and on the Amendment of Financial Regulations, (the "**Finext Befektetési Alapkezelő Zrt.**") and Government Decree no. 78/2014 on the Investment and Borrowing Regulations for collective investment forms.

5.10.4 *Institutional co-investors*

Cordia Group has long-term strategic partnership with several institutional investors that have invested capital in Cordia projects through privately issued and closed ended investment funds controlled by Cordia Group, namely Finext Real Estate Opportunities One SICAV-SIF Sub-Fund and Finext Real Estate Opportunities Budapest SICAV-SIF Sub-Fund. The funds issue two classes of investment units: Class C is owned by the Cordia Group, Class P is purchased by the non-controlling investors. Based on the funds' management rules (in Hungarian: "*kezelési szabályzat*"), repayment of the original investments and distributions of profits and losses are to be made as follows:

- First, the amount of the original invested capital shall be returned to both Class C and Class P shareholders pro-rata to their invested capital. Potential losses are therefore suffered pro-rata, based on invested capital, neither Class P or Class C is given priority.
- After pro rata distributions equal to the invested capital to all shareholders, potential profits are not distributed on pro-rata basis but in different proportions changing based on the internal rate of return achieved by the Class P unitholders versus pre-agreed hurdles.

Cordia Group does not provide any guarantee on the return of the capital invested by the investors. Based on industry practice, net asset attributable to non-controlling investment unit holders are disclosed on a separate line in the consolidated financial statements.

5.11 **Material Contracts in the ordinary course of business**

5.11.1 *Land sale and purchase agreements*

Contracts for the sale and purchase of the land plots are agreed on a case-by-case basis. In each case the documents contain terms and conditions standard for the respective market. In case of tenders or actions organised by State Agencies of Municipalities, the contracts are also negotiated by the parties, sometimes within less flexible but still market standard conditions. In Poland and Romania - and less frequently in Hungary - , in preparatory phase of the projects developers may also conclude preliminary sale and purchase agreements or option agreements which are capable to ensure the developers' title to obtain the land at a later stage of the development. These solutions are standard and well-functioning solutions on these markets of operation.

5.11.2 General construction contracts

General construction contracts (the "**GC Contract**") used in the countries of operation contain market standard provisions. The GC Contracts limit the developer's liability to the amount of the contractor's fee (which may be fixed or variable) and, in certain cases, to the delivery of the plans and drawings/building permit as well as lay down market standard performance guarantee undertakings for the on time performance of the general contractor. Also, the developers in certain cases (e.g. unacceptable delay in the construction due to the general contractor's fault) would be entitled to terminate the agreements which would also trigger the general contractors' penalty payment obligation. Nonetheless, penalty payment obligations of the general contractors are capped.

In Hungary, the guarantee obligation of the general contractors derives from mandatory provisions of law and is binding on the general contractors without separate guarantee undertaking. The general contractor shall maintain all-risk construction and installation (CAR) insurance for the whole construction period.

5.11.3 Sale and Purchase Agreements

Cordia Group's standardized contract templates, which are tailored to local legal and regulatory framework, provide very strong legal positions for the Issuer and its Subsidiaries. Sale and purchase agreement (the "**SPA**") templates are well elaborated documents providing strong legal position to the projects / the developer.

Accordingly, customer advances being part of the purchase price of the residential properties are key elements in cash flow planning: (i) high non-refundable deposit regime in Hungary and Romania (with limited exception as mentioned below) and (ii) continuous staged-payment system in Poland where the preliminary SPAs supported by the legislation protects the Subsidiaries from the unilateral termination of the agreements.

The above payment mechanism ensures that no material collection losses occurred in the sales history of Cordia Group.

5.11.4 Joint venture agreement

Marina Life 1. and Marina Life 2. projects are developed by the Cordia Global Real Estate Development Umbrella Fund - Cordia Global 6. Subfund. The owners of the investment units issued by the Cordia Global 6. Subfund are Cordia Lands Ltd. (50 %) and Termina Kft. (50 %), member of Ofer Investment Group, as a joint venture (JV) partner of Cordia Lands Ltd.

In compliance with the provisions of the JVA (joint venture agreement) (i) Cordia Group provides real estate development management services to the projects, therefore the project is managed by Cordia Group however (ii) there are certain major decisions in relation to the development that shall be adopted by Cordia Lands Ltd. and Termina Kft. jointly, with certain voting mechanisms specified in the JVA. Due to the fact that the construction and the development of the projects are in an advanced stage, the main major decisions were already adopted. Based on the JVA the ratio of the investment is 50 – 50 % between the Cordia Lands Ltd. and Termina Kft. and the settlement of the profit is also 50 – 50 %.

5.11.5 Co-investment agreements

Sub-Fund particulars (fund policies) of the sub-funds of Finext Reals Estate Funds and their by-laws (side letters) and related service contracts which are referred to in Section 5.10.4 (*Institutional co-investors*) above.

5.11.6 Trademarks

The details of Cordia Group's trademarks as of the date of this Information Document is presented in Annex 2 (*List of Trademarks*).

5.11.7 Credit Facility Agreements

In Hungary Poland and Romania, certain Subsidiaries have entered into various credit facility agreements with prominent banking partners primarily for the purpose of financing its projects. A long-term relationship is maintained with most of these financing partners allowing. List and details of certain terms of the credit facility agreements are included in the consolidated financial statement of the Issuer for the financial year ended on 31 December 2018.

Credit facility agreements contain market standard provisions, such as restrictions on the redemption of investment units, restrictions on dividend payment or other type of distributions until the full repayment of the loans, with the exception of those credit facility agreements where certain limited amount of invested project equity may be refinanced by the lender and paid back to the owners of the respective Subsidiaries if and when the conditions set for such refinancing are met by the project, potential cross-default clauses related to other liabilities on the project entity level or, in some cases, on the group level. In most of the cases, financed projects themselves serve as collateral for the repayment of the debt borrowed and, accordingly, credit facility agreements are typically secured by land charges, real estate mortgages and, occasionally, backed with payment guarantee by the Issuer, for example completion or cost overrun guarantees.

5.11.1 Other material contracts

The Issuer has no material contracts other than the above.

5.12 List of the Projects of Cordia Group

For the details of Cordia Group's projects as of 30 December 2019, please see Annex 4 (Details of the Subsidiaries).

List and main details of Cordia Group's projects as of 30 December 2019 are outlined in the tables (charts) below.

Chart 1: Projects completed (before end of 2019):

Project name	Place of operation	Status	Completion year	NSA TOTAL sqm	Apartments (units no.)	
					NSA TOTAL	Total
Thermal Zugló 2	Hungary - Budapest	completed	2018	13,481		187
Corvin Atrium 1 (122A 1)	Hungary - Budapest	completed	2018	14,414		265
Kapás 21	Hungary - Budapest	completed	2019	6,952		100
Corvin Atrium 2 (122A 2)	Hungary - Budapest	completed	2019	14,784		273
Rózsa 55	Hungary - Budapest	completed	2019	9,537		157
Zielone Bemowo 1 / Lazurowa	Poland - Warsaw	completed	2019	7,446		118
Cordia Supernowa / Lema	Poland - Kraków	completed	2019	8,659		185
TOTAL COMPLETED (nearly fully delivered)				75,274		1,285

* In case of completed projects, the value of pre-sold apartments refers to only those apartments which were (as end of June) not delivered to the customers (and does not refer to all apartments that were already pre-sold / sold)

Chart 2: Projects under construction (as of end of 2019):

Project name	Place of operation	Status	Planned completion year	NSA TOTAL sqm	Apartments (units no.)
Young City 1	Hungary - Budapest	construction	2020	8,033	147
Thermal Zugl6 3	Hungary - Budapest	construction	2020	14,485	202
Grand Corvin 1 (Corvin 122B 1)	Hungary - Budapest	construction	2020	10,738	196
Young City 2	Hungary - Budapest	construction	2020	11,658	218
Sasad Resort 1 HILL & SUN	Hungary - Budapest	construction	2020	14,277	206
Marina Garden	Hungary - Budapest	construction	2020	16,056	275
Marina Life 1	Hungary - Budapest	construction	2020	13,246	207
Życzkowskiego / Lotniczk6wka	Poland - Krak6w	construction	2020	4,083	70
Young City 3	Hungary - Budapest	construction	2021	11,968	215
Grand'OR	Hungary - Budapest	construction	2021	5,567	115
Centropolitain (Bacs6 B)	Hungary - Budapest	construction	2021	6,577	142
Akad6mia Garden	Hungary - Budapest	construction	2021	16,238	306
Sasad Resort 2 HILLTOP	Hungary - Budapest	construction	2021	9,199	112
Marina Portside	Hungary - Budapest	construction	2021	19,668	290
Marina Life 2	Hungary - Budapest	construction	2021	13,374	207
Zielone Bemowo 2 / Lazurowa	Poland - Warsaw	construction	2021	10,972	200
Parcului 20 phase 1	Romania - Bucharest	construction	2021	15,305	260
Horyzont Praga	Poland - Warsaw	preparation	2021	10,236	168
TOTAL UNDER CONSTRUCTION				211,680	3,536

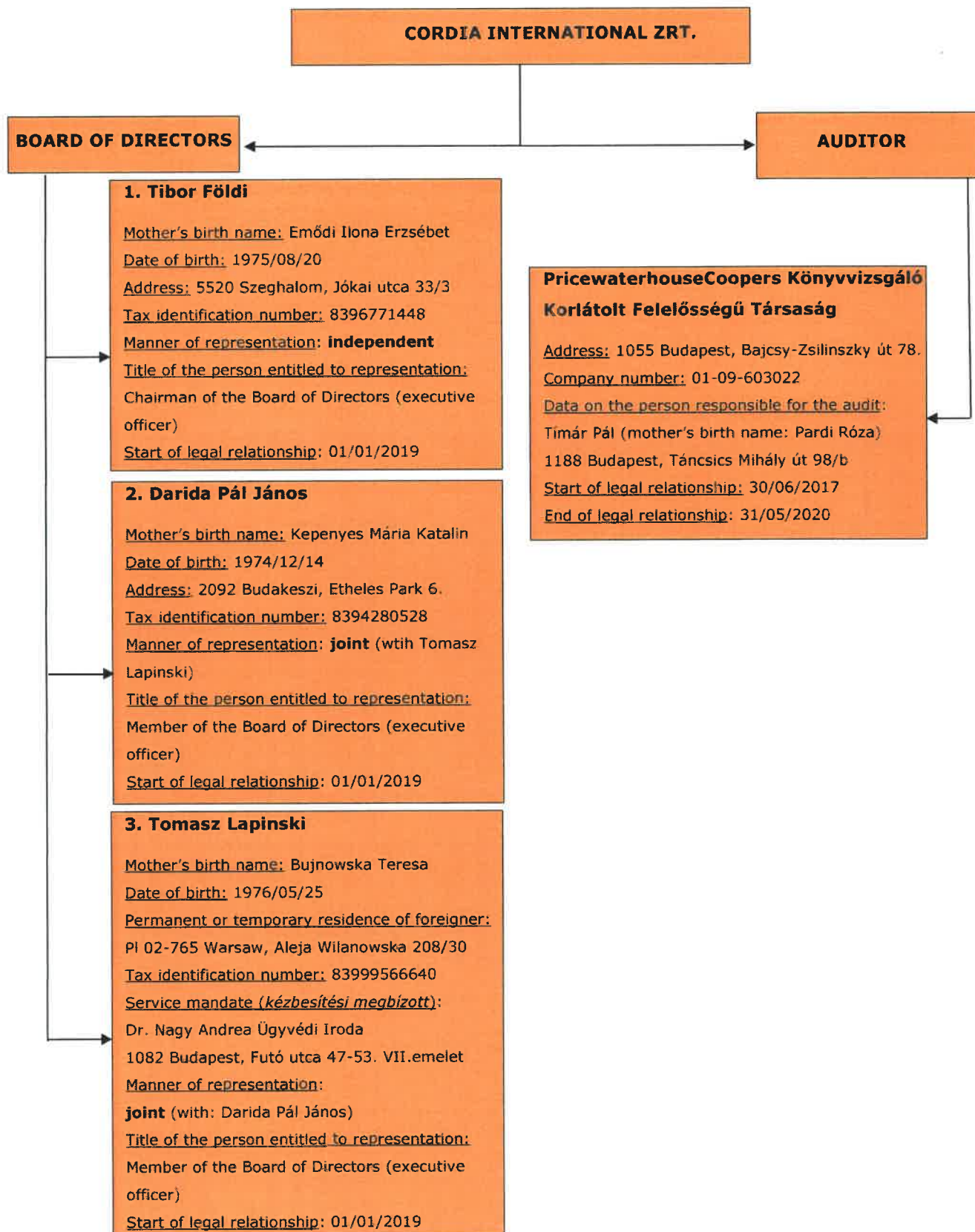
* in case of completed projects, the value of pre-sold apartments refers to only those apartments which were (as end of June) not delivered to the customers (and does not refer to all apartments that were already pre-sold / sold)

Chart 3: Projects in preparation (planning phase):

Project name	Place of operation	Status	Planned completion	NSA TOTAL	Apartments (units no.)
Thermal Zugl6 4	Hungary - Budapest	preparation	2023	7,547	110
Thermal Zugl6 5	Hungary - Budapest	preparation	2024	13,653	199
Grand Corvin 2 (Corvin 122B 2)	Hungary - Budapest	preparation	2022	19,010	366
Kertész21	Hungary - Budapest	preparation	2023	7,008	122
Universo	Hungary - Budapest	preparation	2022	13,307	260
Vaskapu 32-34	Hungary - Budapest	preparation	2026	5,859	107
Vaskapu 47-49	Hungary - Budapest	preparation	2024	12,343	225
Vaskapu 43-45	Hungary - Budapest	preparation	2025	12,343	225
Fony6d	Hungary - Budapest	preparation	2024	9,500	145
Sasad Resort 2 SUNRISE (SR7)	Hungary - Budapest	preparation	2025	11,060	153
Sasad Resort 3 PANORAMA	Hungary - Budapest	preparation	2022	10,690	136
Sasad Resort 4 SKY (SR8)	Hungary - Budapest	preparation	2026	10,761	148
Sasad Resort 5 SUNLIGHT or SUNSET (SR3)	Hungary - Budapest	preparation	2024	4,870	70
Sasad Resort 5 PARK (SR4)	Hungary - Budapest	preparation	2027	6,063	82
Bimb6 155	Hungary - Budapest	preparation	2021	1,242	8
Gellérthegy u (Naphegy 12)	Hungary - Budapest	preparation	2023	3,522	55
Illés st.	Hungary - Budapest	preparation	2024	7,607	162
Futo Street 5	Hungary - Budapest	preparation	2024	5,122	100
Fantazja (Kopalniana) 1	Poland - Warsaw	preparation	2021	9,229	149
Fantazja (Kopalniana) 2	Poland - Warsaw	preparation	2021	1,353	45
Bokszerska	Poland - Warsaw	preparation	2022	14,000	274
Jaskowa Dolina 1	Poland - Gdansk	preparation	2022	6,714	112
Jaskowa Dolina 2	Poland - Gdansk	preparation	2023	6,714	112
Rogozinskiego 1	Poland - Krak6w	preparation	2022	10,252	200
Rogozinskiego 2	Poland - Krak6w	preparation	2021	2,633	30
Wielicka / Jerzolimaska	Poland - Krak6w	preparation	2021	7,940	189
Krokusowa	Poland - Krak6w	preparation	2022	5,313	101
23 Marca / Sopot	Poland - Sopot	preparation	2022	8,300	121
Modena / Poznań	Poland - Poznań	preparation	2025	39,237	805
Parcului 20 phase 2	Romania - Bucharest	preparation	2021	12,111	209
Laminorul 2	Romania - Bucharest	preparation	2023	21,159	385
Laminorul 1	Romania - Bucharest	preparation	2022	25,168	457
Marbella - La Montua	Spain - Marbella	preparation	2024	7,800	120
Fuengirola	Spain - Fuengirola	preparation	2022	13,542	116
TOTAL PROJECTS UNDER PREPARATION				352,970	6,098

5.13 Corporate details

5.13.1 Corporate details of the Issuer



5.13.2 Board of Directors

The Issuer is managed by the Board of Directors as of 1 January 2019. The members of the Board of Directors are (i) Tibor Földi (chairman and former CEO), (ii) Pál János Darida and (iii) Tomasz Lapinski. Formerly the Issuer was managed by Tibor Földi as CEO whose mandate as CEO has been revoked with the effect of 1 January 2019 due to the appointment of the Board of Directors.

The members of the Board of Directors are appointed for an indefinite period of time. Tibor Földi as chairman of the Board of Directors is entitled to individually represent and sign on behalf of the Issuer. Pál János Darida and Tomasz Lapinski are entitled to represent and sign on behalf of the Issuer jointly. The mandate of the members of Board cannot fulfilled under an employment agreement.

The Board of Directors represents the Issuer before third parties, courts and other authorities. The Board specifies and manages the daily operation of the Issuer. The employer's rights over the employees of the Issuer is exercised by the Chairman of the Board of Directors. The employer's rights over the Chairman of the Board of Directors is exercised by the Issuer's general meeting or a person appointed by the Issuer's general meeting for such purposes.

The members of the Board of Directors qualify as executive officers under the Civil Code, therefore they must comply with the relevant provisions of the Civil Code pertaining to executive officers. The members of the Board of Directors shall manage the Issuer with such due diligence as it is required from persons in such positions. They are liable towards the Issuer for any damage caused to the Issuer as a result of negligently breaching the law, the articles of association of the Issuer or the resolutions of the sole shareholder or their management duties under.

On the last three (3) years, no proceedings have been initiated against any of the member of the Board of Directors in relation to their professional activity.

NAME	POSITION	MANDATE
Tibor Földi	CEO	27 April 2016 - 1 January 2019
Tibor Földi	Chairman and Member of the Board of Directors	1 January 2019 -
Pál János Darida	Member of the Board of Directors	1 January 2019 -
Tomasz Lapinski	Member of the Board of Directors	1 January 2019 -

Tibor Földi

Tibor Földi is the member of the Board of Directors, dealing with residential real estate development. He started at Futureal Group in 2000 as the director of the residential property department, and became the CEO of the residential development part of the Futureal Group. He participated in the preparation and development of all "Cordia" projects, building up the whole Cordia structure and brand in cooperation with the owners. Cordia Group participated in the development of over 3,000+ flats while currently 4,000+ units are in sales and construction and a further 5,000+ residential units are in preparation phase. Cordia Group became during his management the number one residential real estate developer in Hungary and expanded to 3 other countries. Before Futureal Group, he held the position of the finance director at a smaller property developer company. Tibor Földi finished his studies in the Budapest University of Economics, Economics department, financial studies.

Pál János Darida

Pál Darida has been financial director of Futureal Group since 2005. Mr. Darida is responsible for the financing, treasury and asset management strategies of the Futureal Group and for their realisation, also as a member of the investment committee of the Futureal Group for the investment decisions of the group. Mr. Darida has been chief executive officer of Futureal Fund management Co. since 2005. He has been managing successfully the funding of Cordia Group and Futureal Group development projects over the last 15 years. He has 20 years of industry experience, prior to joined Cordia Group, he served as Head of RE Financing at CIB Bank Zrt. Mr. Darida studied at University of Economics of Budapest (today Corvinus University of Budapest) Faculty of Economics & Finance Department from 1993 to 1998.

Tomasz Lapinski

Tomasz is Chief Financial Officer of Cordia Group, responsible for Cordia Group's group finance activity and manages investor relationships. Tomasz plays a key role in introducing Cordia Group to the regional capital markets. He has more than 10 years of experience in real estate industry and nearly 10 in investment banking. Before joining Cordia in late 2017, Tomasz served as the CFO and CEO in Ronson Development, listed in the Warsaw Stock Exchange (since 2008). He was responsible for many successful equity and debt issues and managed investor relations (awarded for high quality by Warsaw Stock Exchange and by investors).

Before, he held a Director position at UniCredit CAIB Poland SA and was in charge of M&A transactions and other corporate finance projects.

He is a graduate of Warsaw School of Economics in finance and banking.

5.13.3 Supervisory Board

No supervisory board has been established at the Issuer. The Issuer is not obliged to appoint a supervisory board in accordance with the applicable legal regulations.

5.13.4 Other organisational units

No audit committee, other type of committee or any organisational unit has been established at the Issuer.

5.13.5 Shareholder Information

The current shareholders of the Issuer are Cordia Holding B.V. owning 98% of the shares of the Issuer and Finext Consultants Limited owning 2 % of the shares of the Issuer each of which have acquired such shares by way of a share sale and purchase agreement.

The Issuer did not issue preference shares with prior voting rights, therefore there is no preferred/prior voting rights in connection with the shares of the Issuer.

5.13.6 General Meeting

The general meeting is the supreme governing body of the Issuer which consists of all of its shareholders. Decision on general operational matters fall within the general meeting's competence, such as the approval of the Issuer's annual report, decision on dividend payment, election and removal of the members of the management.

5.13.7 Key personnel

There is no other key personnel other than the members of the Board of Directors.

5.13.8 Employees

The Issuer runs its operations via multiple of subsidiary companies, which include, among the others, the management companies employing employees in particular countries of their operations and providing services to all other companies belonging to the Issuer's Group. The Issuer employs directly only one person based on the employment contract.

6 CREDIT RATING AND RATING RATIONALE

Scope Ratings GmbH as Credit Rating Agency has assigned a first-time issuer rating of BB to the Issuer and a BB instrument (senior unsecured debt) rating to the Bonds.

The latest information on the rating above, including rating reports and related methodologies applied, are published by the Credit Rating Agency and are also available on NBH's website through the following link: <https://www.mnb.hu/monetaris-politika/novekedesi-kotvenyprogram-nkp>.

The rating shall, pursuant to the terms of the BGS, be subject to regular revision by the Credit Rating Agency and may be revised anytime during the term of the Bonds. The Credit Rating Agency may also be replaced during the term of the Bonds with another entity as Credit Rating Agency.

Further details of the credit rating requirement prescribed by the BGS may be found in the BGS Handout.

7 SELECTED FINANCIAL INFORMATION

This Section contains the analysis on the Issuer's financial condition and operating result regarding the preceding financial year based on the consolidated financial statements prepared in accordance to IFRS. The only exception is made in case of presentation of the equity engaged by the leading shareholder, in which case, both consolidated, as well as stand-alone perspective is presented.

a) Major Factors Impacting the Business Results

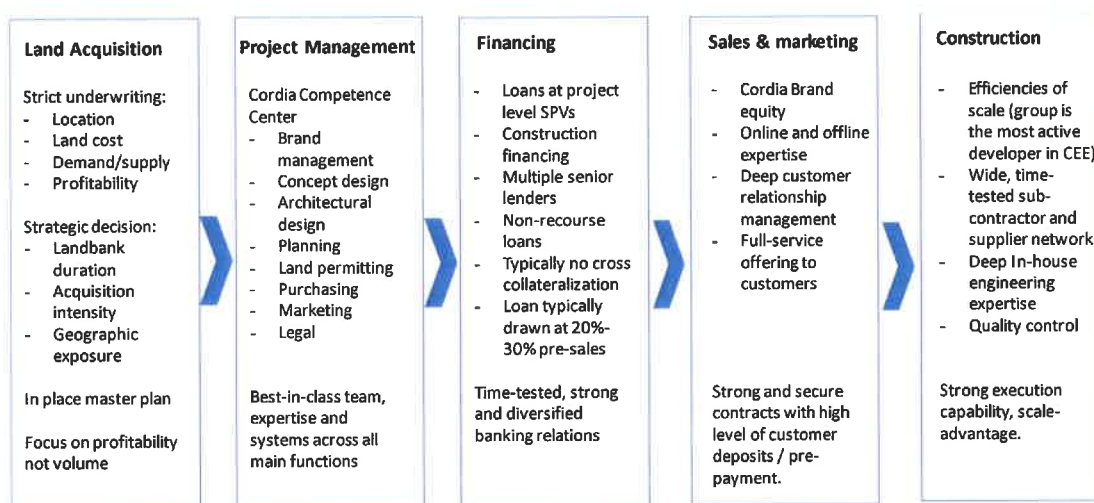
Cordia Group is an experienced residential developer focused on development of residential projects.

Cordia Group operates in Hungary, Poland, Romania as well as acquired its first residential asset in Spain and is present in leading local residential markets, i.e. in Budapest, Warsaw, Krakow, Tri-City (Gdańsk) and Bucharest.

The residential projects are being developed by individual Subsidiaries established for that purpose, i.e. the Project Entities. Therefore the below analysis of the financial position of the Issuer is based on the consolidated financial statements (prepared in accordance to IFRS). The only exception is made – as mentioned above – in case of presentation of the equity engaged by the leading shareholder (i.e. based both on consolidated and on stand-alone perspective).

Cordia Group has very unique competences and extensive experience in managing each of the stages of development process.

The below chart illustrates particular stages of the entire development process.



Revenue, costs and profits from the sale of residential units are recognized upon transfer to the buyer of significant risks and rewards of the ownership of the residential units (in accordance with IFRS 15). It means that as long as the respective residential project cannot be handed over to the final customers (even despite all apartments can be pre-sold and the construction process can be nearly finished), the potential benefits and profits are not evidenced in the Profit and Loss accounts yet. Revenue and profit recognition is delayed until the project is finally delivered to the customers.

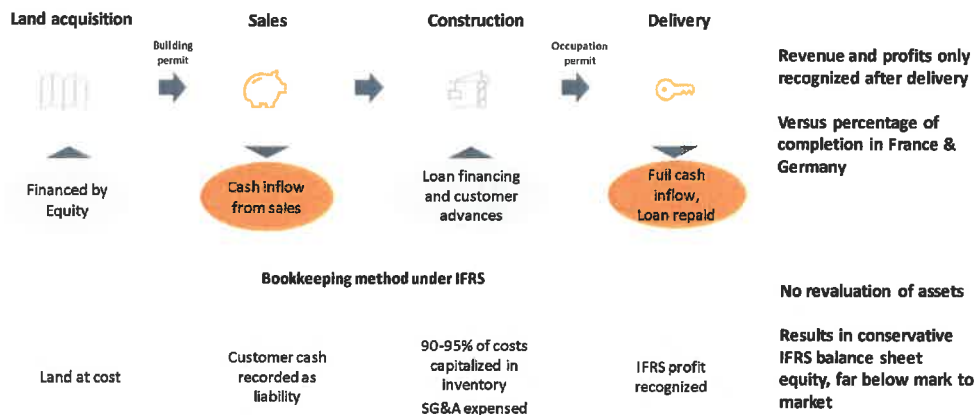
Before recognition of the revenues from sales of apartments, all direct costs associated with development of the residential project (including costs of land, construction costs, costs of preparation like architect design, as well as direct financing costs) are capitalized to the inventories, while advances pre-paid by customers are recognized as liabilities. It is important also that some indirect costs related to preparation of the residential projects (like management, marketing, administration) are not capitalized and are evidenced as current costs decreasing profitability in the current period and translating into lower equity of Cordia Group.

The dynamic expansion of Cordia Group in the past year resulted in the significant increase of the number of projects in Cordia Group's portfolio, including the projects that are under construction as well as number of projects which are still in the preparatory (and planning) phase.

At the end of June 2019 Cordia Group was involved in development of as many as 21 projects that were under construction, including as many as 4,101 apartments, of which 2,542 were already pre-sold to the customers. Direct expenses which were associated with preparation of those units were capitalized and evidenced in inventories, while all revenues and profits expected from development and sales of these apartments will be recognized by Cordia Group in the next periods.

The revenues and profits recognized by Cordia Group during 2018 and during first six months of 2019 were driven mainly by revenues from delivery to the end users of 536 and of 160 apartments respectively.

IFRS profit recognition lags value creation by two to three years



b) Revenue

<i>In thousands of Hungarian Forints (THUF)</i>	6m ending 30.06.2019	6m ending 30.06.2018	31.12.2018	31.12.2017
Revenue from sale of real estate	7,190,775	3,773,068	16,885,450	3,658,871
Other revenue	640,622	576,282	2,968,556	3,259,270
Total revenue	7,831,397	4,349,350	19,854,006	6,918,141

The revenues from sale of real estate of Cordia Group are driven mainly by value of apartments handed over to its clients. Despite Cordia Group has not accomplished any new project during H1 2019, 160 apartments were delivered to the customers – mainly in three projects (Atrium 1, Kapas and Paskal) which were completed in Budapest in late 2018 (156), while during H1 of 2018 Cordia Group delivered as many as 127 apartments – mainly in the second stage of project Cystersów Garden in Krakow (119), which was the only project that was accomplished by Cordia Group in H1 2018. Other revenue includes revenues from rental and service charge, as well as assignment fees for the purchase right of a land plot. Revenues from service and rental charges are recognized over time, other fees are recorded at a point in time.

During 2018 Cordia Group finished three projects in Hungary (Atrium 1, Paskal and Kapas) and one in Poland (Cystersów Garden 2) and started to hand over the apartments to its customers, which allowed for delivery of 536 units during 2018, of which 353 were delivered in Budapest and 183 were delivered in Krakow. The aggregated revenues from sale of residential assets to the customers amounted to nearly HUF 17 billion during entire 2018. Cordia Group has completed only one residential project during 2017 – the first stage of Cystersów Garden in Krakow.

c) Operating Expenditures

Cost of sales represent all direct costs capitalized during development of the apartments and other assets delivered to the customers in the same period. Despite the revenues from sale of residential units increased during H1 of 2019 in comparison to results of H1 of 2018 by over 90%, the cost of sales increased only by 49% in the same period.

The below table presents the cost of sales in the past periods, as well as the break-down of the other operating costs of Cordia Group, which are not capitalized to inventories and affect the profitability of Cordia Group in particular period, in which they occur.

<i>In thousands of Hungarian Forints (THUF)</i>	6m ending		31.12.2018	31.12.2017
	30.06.2019	30.06.2018		
Cost of Sales	4,210,879	2,835,276	12,149,655	2,939,111
Selling and marketing expenses	775,255	626,087	1,956,791	1,141,535
Personnel expenses and external services	1,381,761	1,018,967	1,366,235	1,522,148
Materials and energy	28,013	7,652	46,579	35,385
Depreciation	241,386	46,148	154,930	124,108
Bank fees and other charges	18,974	87,446	61,516	178,456
Other expenses	485,222	202,932	609,984	112,689
Other income	-23,034	-8,704	-19,570	-1,149,705
Operating Expenses	7,118,456	4,815,804	16,326,120	4,903,727

Lower increase of cost of sales than of the revenues resulted in the gross profit margin (sales profit as a difference between revenues and cost of sales, compared to revenues) increasing from 39% during 2018 to 46% evidenced during first 6 months of 2019.

d) Operating Profit, EBITDA

The ratio that is the most commonly used in evaluation of the financial performance and profitability of the residential developers is the gross profit margin. This ratio allows for assessment of profitability of the residential projects delivered by a developer to its customers. The average gross profit margin in particular period corresponds to profitability of the projects / apartments which were delivered to the customers in this particular period.

The projects that have been delivered by Cordia Group to the customers in the analysed period were very profitable and the gross profit margin of 39% recorded by Cordia Group during 2018 increased to even 46% during H1 of 2019. Even despite relatively little volume and value of the apartments delivered to the customers during first six month of 2019, the gross margin recorded by Cordia Group allowed to cover the SG&A costs and to report operating profit in the same period.

The management of Cordia Group believes that the Subsidiaries will be able to hand over increased volumes of apartments during second half of 2019 (due to expected completions of the next projects) which will translate not only into the healthy gross profit margin but also into substantial operating profits.

<i>In thousands of Hungarian Forints (THUF)</i>	6m ending		31.12.2018	31.12.2017
	30.06.2019	30.06.2018		
Revenue	7,831,397	4,349,350	19,854,006	6,918,141
Cost of sales	4,210,879	2,835,276	12,149,655	2,939,111
Gross profit	3,620,518	1,514,074	7,704,350	3,979,030
<i>gross profit margin</i>	<i>46%</i>	<i>35%</i>	<i>39%</i>	<i>58%</i>

<i>In thousands of Hungarian Forints (THUF)</i>	6m ending		31.12.2018	31.12.2017
	30.06.2019	30.06.2018		
Operating profit	712,941	-466,454	3,527,885	2,014,414

e) Financial Result

It is important to note that all financial costs which directly relate to execution of the residential projects (interest costs and other banking fees related to projects under execution) are not disclosed in the profit and loss account but they are capitalized to inventories and are recognized as one of the elements of costs of sales upon delivery of apartments to their buyers (in the same way, like for instance construction costs, costs of land purchase or costs of architects design). Therefore the financial costs disclosed in the Statement of Profit and Loss relate only to those expenses which cannot be capitalized.

Interest income on cash deposits, like exchange rate gains or losses are also not capitalized to the inventories and affect the results in particular period when they occur.

The below table presents the result on financial operations of Cordia Group in the past periods. Other finance income and cost is mainly related to realized and non-realized foreign exchange differences arising on EUR denominated borrowings and trade payables.

<i>In thousands of Hungarian Forints (THUF)</i>	6m ending 30.06.2019	6m ending 30.06.2018	31.12.2018	31.12.2017
Interest income	59,945	53,118	294,912	115,292
Other financial income	1,611,515	902,230	961,613	820,377
Finance income	1,671,461	955,348	1,256,523	935,669
Interest expense	242,449	18,738	-35,531	-214,517
Other financial expense	1,169,181	409,068	-1,101,313	-619,285
Finance expense	1,411,630	427,806	-1,136,844	-833,802
Net finance income/(expense)	259,831	527,542	119,681	101,867

f) Profit After Tax

The profit after tax of Cordia Group amounted to HUF 3.28 billion in 2018 and was generated by revenues and profits associated with delivery of 536 apartments to the final customers. Cordia Group made over 0.87 billion profit during first six months of 2019 despite delivery of only 160 apartments to the customers.

<i>In thousands of Hungarian Forints (THUF)</i>	6m ending 30.06.2019	6m ending 30.06.2018	31.12.2018	31.12.2017
Profit/(loss) for the period	872,877	-209,829	3,278,195	1,912,250

g) Non-Current Assets

Non-Current Assets of Cordia Group do not include real estate properties which are used in the developers' cycle and are evidenced as current assets as part of the inventories.

The most significant balances of the Non-Current Assets relate to Property, plant and equipment, which are used for internal purposes of Cordia Group as well as financial assets, of which the most significant item is Investments accounted for using equity method as well as – until end of 2018 - Restricted cash balances.

<i>In thousands of Hungarian Forints (THUF)</i>	As at 30.06.2019	As at 31.12.2018	As at 31.12.2017
Intangible assets	220,795	187,856	136,988
Property, plant and equipment	1,645,569	666,784	0
Long-term receivables from third parties	9,846	8,426	563,989
Long-term receivables from related parties	0	1,150,746	11,493
Investments accounted for using equity method	1,298,144	729,800	1,050,379
Deferred tax assets	126,222	124,939	135,090
Restricted cash	0	10,869,940	5,483,415
Long-term VAT receivables	0	242,616	1,505,296
Other long-term assets	426,275	577,376	353,714
Total non-current assets	3,726,851	14,558,483	9,240,364

Property, plant and equipment balance increased during first 6 months of 2019 due to the following reasons. Cordia group has adopted IFRS 16 simplified method retrospectively from 1 January 2019, but has not restated comparatives for the 2018 reporting period, as permitted under the specific transitional provisions in the standard. The reclassifications and the adjustments arising from the new leasing rules are therefore recognized in the opening balance sheet on 1 January 2019.

The change in accounting policy affected the following items in the balance sheet on 1 January 2019:

- property, plant and equipment – increase by 1,093,600, and
- inventory – increase by 1,333,390.

The investment in its joint-venture increased in 2019 as below. There were no other changes compared to the 31 December 2018 consolidated financial statements.

<i>In thousands of Hungarian Forints (HUF)</i>	Investments accounted for using equity method
Opening	729,800
Purchase of investments	579,652
Profit attributable to Group	(11,308)
Closing carrying amount	1,298,144

h) Current Assets

Increasing balance of inventories reflect dynamic development of Cordia Group in recent periods – both by increasing the balance of the land bank as well as increasing the balance of the construction costs capitalized.

The most significant element of the current assets are inventories, which cumulate all costs that have been capitalized in relation to development and preparations of the residential projects by Cordia Group, that were not yet delivered to the customers.

<i>In thousands of Hungarian Forints (THUF)</i>	As at 30.06.2019	As at 31.12.2018	As at 31.12.2017
Current assets			
Inventory	80,807,924	58,713,306	37,536,704
Trade and other receivables	639,637	191,521	332,278
Short-term receivables from related parties	861,416	4,359,861	1,807,482
Income tax receivable	32,834	30,040	23,054
Short-term VAT receivables	4,848,745	3,057,847	819,580
Restricted cash	13,947,655	240,281	2,720,115
Other financial assets	156,381	29,553	30,119

Other short-term assets	1,335,772	301,199	423,471
Cash and cash equivalents	12,080,318	12,289,550	9,971,253
Total current assets	114,710,682	79,213,158	53,664,056

The very dynamic expansion of Cordia Group is confirmed by all main categories of inventories increasing over the past periods, including lands as well as construction costs. The below table presents the breakdown of inventories into particular subgroups referring to the nature of the expenses capitalized.

<i>In thousands of Hungarian Forints (THUF)</i>	As at 30.06.2019	As at 31.12.2018	As at 31.12.2017
Inventory			
<i>Borrowing costs</i>	991,437	802,936	768,622
<i>Construction costs</i>	34,647,568	21,486,689	13,843,132
<i>Lands (including acquisition costs)</i>	32,621,827	23,848,389	19,351,264
<i>Other costs (including planning and other costs)</i>	7,733,623	6,083,318	3,162,189
Work in progress	75,994,455	52,221,332	37,125,207
Finished goods	3,055,734	6,424,014	236,773
Goods for resale	214,308	67,960	0
Advances paid for delivery of goods	210,037	0	174,724
Rights of perpetual usufruct of land (lease)	1,333,390	0	0
Total inventory	80,807,924	58,713,306	37,536,704

Restricted cash

Cordia Group's model of operations assumes that instead of using customer deposits for the development, most of it are deposited as restricted cash securing construction loans received. Despite most of the banks allow full or partial use of such funds, (sometimes subject to utilization fees) these balances are presented as restricted cash in the financial statements.

Due to expected changes in financing and as a result of several projects turning into the delivery phase within the next 12 months, in 2019 the management implemented a new policy of more openly using these balances during the normal operating cycle. To reflect these changes and Management's expectation that these amounts may be realized within the normal operating cycle, all restricted cash advances are presented under current assets as of 30 June 2019.

VAT receivables

VAT receivables mainly contain VAT receivables relating to customer advance payments. Similarly to restricted cash, now Management's expectation is that these amounts may be realized within the normal operating cycle, therefore these balances are presented under current assets as of 30 June 2019.

Receivables from related parties

Following earlier initiatives aimed at separation of Cordia Group from Futureal Group (affiliated due to involvement of the joint leading shareholder), all loans granted by Subsidiaries to the companies within the Futureal Group (in total amount of HUF 4.34 billion) have been repaid during H1 2019. As a result of this operation the total loan balances between Cordia Group and Futureal Group has been substantially decreased.

i) **Equity and Liabilities**

The below tables present the figures based on the consolidated financial statements of Cordia Group.

It is important to remember that based on the IFRS regime applied by the Issuer in its financial reporting, the Balance Sheet data is presented mainly based on the historical, cost figures not reflecting any potential gains in value of the residential assets. All residential assets acquired and held by Cordia Group for the purpose of development and sale of residential apartments are evidenced based on the historical acquisition cost (unless any impairment is required).

<i>In thousands of Hungarian Forints (THUF)</i>	As at 30.06.2019	As at 31.12.2018	As at 31.12.2017
Shareholders' equity			
Share capital	9,897,492	9,252,912	9,252,912
Share premium	8,690,521	592,166	592,166
Currency translation reserve	-330,657	143,877	141,872
Other reserves	-286,680	-234,382	-189,439
Retained earnings	8,034,564	7,117,547	3,768,631
Equity attributable to equity holders of the parent	26,005,240	16,872,120	13,566,142
Non-controlling interests	84,973	86,823	111,305
Total equity	26,090,213	16,958,943	13,677,447
Net assets attributable to non-controlling investment unit holders	18,745,739	16,286,632	7,468,455
Liabilities			
Non-current liabilities			
Loans and borrowings	6,259,146	4,829,609	5,746,263
Long-term liabilities to related parties	49,441	4,429,058	2,274,895
Deferred tax liabilities	56,900	44,550	165,986
Customer advances	22,333,872	7,635,951	5,337,026
Lease liabilities	609,124	0	0
Amounts withheld for guarantees	1,890,252	1,733,237	648,677
Other long-term liabilities	146,502	137,101	2,477
Total non-current liabilities	31,345,237	18,809,506	14,175,324
Current liabilities			
Trade and other payables	7,561,367	4,471,907	2,949,018
Short-term liabilities to related parties	6,349,640	3,124,653	3,450,854
Loans and borrowings	6,266,134	5,239,689	735,812
Customer advances	19,805,143	28,127,855	20,190,907
Lease liabilities	1,673,900	0	0
Other tax liabilities	496,250	707,187	168,287
Income tax liabilities	53,677	45,269	88,316
Other provision	50,223	0	0
Total current liabilities	42,256,344	41,716,560	27,583,194
Total liabilities	73,601,581	60,526,066	41,758,518
Total	118,437,533	93,771,641	62,904,420

Equity - share capital and share premium (based on the consolidated financial statements)

The parent company's share capital is EUR 32,000,000 (9,897,492 thousands HUF) consisting of ordinary shares with nominal value of EUR 1 in the number of 32,000,000. All shares are fully paid. Ordinary shares provide the rights to the holders on a pro-rata basis.

Recent injections of equity by controlling major shareholder

The previous direct shareholder of the Company, QED Investments Limited, following purchase of 100% of the Company from Sparks Ltd. in May 2019, decided about capital increase of the Company. Out of total EUR 27 million, EUR 2 million was declared as new share capital, while EUR 25 million have been contributed to the Company as share premium. All contributions were declared in May 2019 and were fully paid until end of June 2019. QED Investments Ltd. decided to sell (in September 2019) its entire holding in the Company to Cordia Holding B.V. with registered seat in Amsterdam.

Share capital

In thousands of Hungarian Forints (THUF)

As at 30.06.2019

Company	Nominal value of shares (THUF)	Ownership percentage	Nominal value of shares (THUF)	Ownership percentage
QED Investments Ltd*	9,897,492	100.00%	9,897,492	100.00%
Total	9,897,492	100.00%	9,897,492	100.00%

*Cordia Holding B.V. since September 2019

Share premium

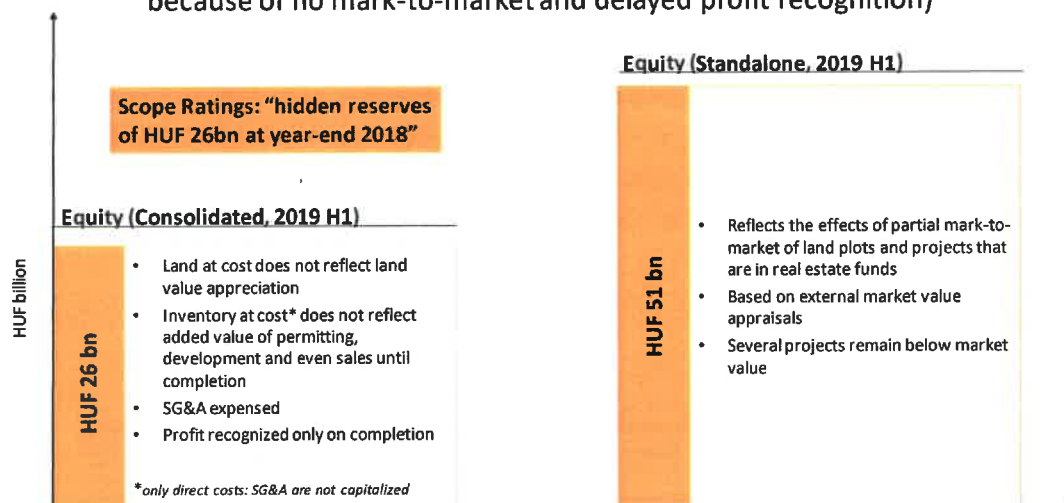
In thousands of Hungarian Forints (HUF) **01.01.2019-30.06.2019**

Opening balance	592,166
Proceeds from capital increase	8,098,355
Closing balance	8,690,521

Equity - share capital based on the stand-alone financial statements

The potential discrepancy between historical and market value approach and its impact on the balance sheets of the residential developers can be easily observed when comparing the stand-alone Balance Sheet of the Issuer and consolidated Balance Sheet of Cordia Group. Due to possible recognition of the residential assets held by real estate funds (mainly Hungarian assets) at the market value (based on the external market value appraisers) and dividends declared by subsidiaries increasing the equity of the Issuer, the equity evidenced in the stand-alone Balance Sheet of the Issuer as of 30 June 2019 amounts to HUF 51 billion, while in the consolidated financial statement (where all intercompany transactions must be eliminated) the consolidated equity of Cordia Group amounts to HUF 26 billion, which is illustrated on the chart below:

Strong balance sheet (consolidated equity provides conservative view – because of no mark-to-market and delayed profit recognition)



Net assets attributable to non-controlling investment unit holders

Cordia Group has long-term strategic partnership with several institutional investors that have invested capital in Cordia projects through privately issued and closed ended investment funds controlled by Cordia Group, namely Finext Real Estate Opportunities One SICAV-SIF Sub-Fund and Finext Real Estate Opportunities Budapest SICAV-SIF Sub-Fund. The funds issue two classes of investment units in the form of shares: Class C is owned by the Cordia Group, Class P is purchased by the non-controlling investors. Based on the funds' prospectus, repayment of the original investments and distributions of profits and losses are to be made as follows:

- first, original investments into Class P and Class C shares shall be returned pro-rata and pari passu. Potential losses are therefore suffered pro-rata, based on invested capital.
- after pro rata distributions equal to the invested capital to all shareholders, potential profits are not distributed on pro-rata basis but in different proportions changing based on the internal rate of return achieved by the Class P unitholders versus pre-agreed hurdles.

Cordia Group does not provide any guarantee on the return of the capital invested by the investors. Based on industry practice, net asset attributable to non-controlling investment unit holders are disclosed on a separate line in the consolidated financial statements.

The investment of the non-controlling investment unit holders in two subsidiaries (Finext Funds BP SICAV-SIF and Finext Funds One SICAV-SIF) and the movements in the balances is presented in the table below. The change in the balance recorded during 2019 is due to mainly the new investments and the redemptions made to the non-controlling investment unit holders.

In thousands of Hungarian Forints (HUF)

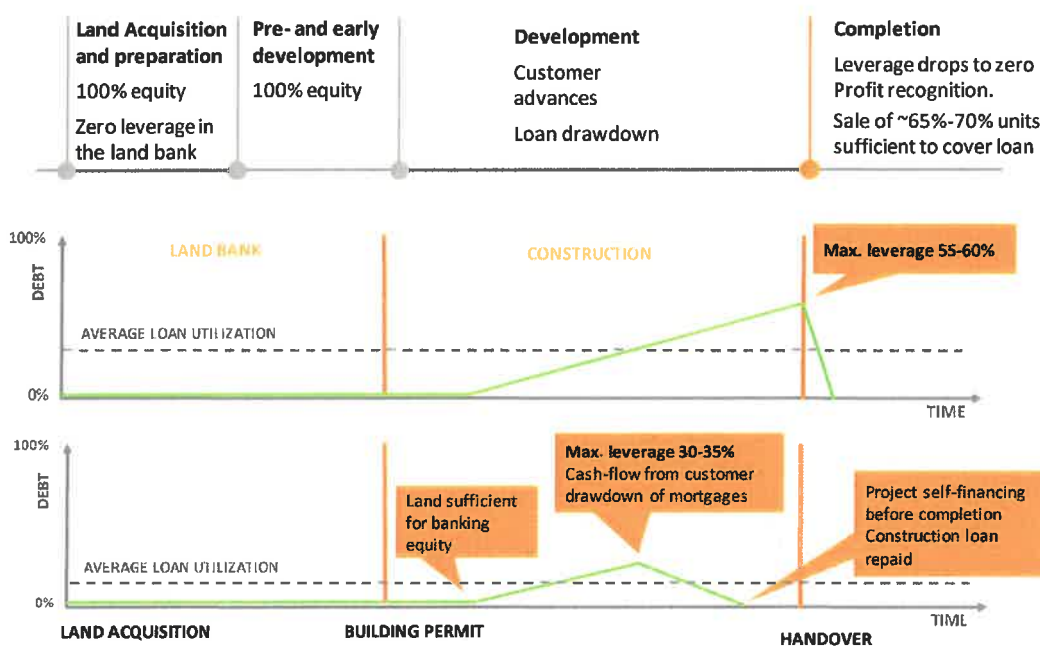
Opening balance 31 December 2018	16,286,632
Investment made by non-controlling investment unit holders	5,000,000
Change in net assets attributable to non-controlling investment unit holders*	(42,290)
Redemption of investment units of non-controlling investment unit holders	(2,700,000)
Profit distribution to be paid out	201,397
Closing balance as at 2019	18,745,739

At each period end, Cordia Group calculates the profit distribution to be paid out on finished projects to non-controlling investment unit holders and presents the balance in the statement of financial position among net assets attributable to non-controlling investment unit holders instead of non-controlling interests.

Loans and borrowings

Cordia Group finances its activity to great extent by bank loans, which are utilized during the period of construction works, while the pre-development phase (all preparatory works, including land purchase, preparation of design, arrangement of all needed permits, etc.) is usually financed by Cordia Group's equity.

The below chart presents the typical division between phases of development of the residential project (in Hungary and Romania on the first chart and in Poland – where staged payments are typical – on the second chart):



The table below presents the movement in loans and borrowings from third parties during first six months of 2019 as well as during 2017 and 2018:

<i>In thousands of Hungarian Forints (HUF)</i>	01.01.2019-30.06.2019	01.01.2018-31.12.2018	01.01.2017-31.12.2017
Opening balance	10,069,298	6,482,075	4,727,345
New bank loan drawdown	3,756,437	16,108,315	6,107,989
Loan repayments	-1,249,752	-12,584,290	-4,475,639
Other (non-cash changes)	-50,703	63,198	122,380
Total closing balance	12,525,280	10,069,298	6,482,075

<i>In thousands of Hungarian Forints (HUF)</i>	30.06.2019	31.12.2018	31.12.2017
HUF	11,321,585	7,668,640	3,937,634
EUR	0	669,315	1,292,022
PLN	1,203,695	1,731,343	1,252,419
Total closing balance	12,525,280	10,069,298	6,482,075
Closing balance includes:	30.06.2019	31.12.2018	31.12.2017
Current liabilities	6,266,134	5,239,689	735,812
Non-current liabilities	6,259,146	4,829,609	5,746,263
Total closing balance	12,525,280	10,069,298	6,482,075

New bank loan drawdowns and loan repayments relate solely to progress (new openings or completions) of the residential projects realized by Cordia Group and to increasing scale of Group operations. Loan repayments during H1 of 2019 were mainly related to final settlements of projects completed in Budapest in December 2018, as well as to the Polish projects (Supernova in Krakow and Zielone Bemowo I), which were completed after 30 June 2019 (i.e. in July 2019). New bank loan drawdowns were related to other projects run by Cordia Group in Hungary.

The table below presents the list of the construction loan facilities, which Cordia Group arranged for in regards to entering into loan agreements with the banks in order to secure financing of the construction and other outstanding costs of the ongoing projects. The amounts presented in the table below include the unutilized part of the construction loans available to the Subsidiaries:

In thousands of Hungarian Forints (HUF)

Entity name	Project name	As at 30.06.2019	As at 31.12.2018
Cordia Development 2. Development Fund	Thermal Zugló 2	0	3,512,712
Cordia Development 2. Development Fund	Thermal Zugló 3	1,205,143	49,886
Cordia Global 3. Development Subfund	Young City	414,125	3,639,967
Cordia Global 3. Development Subfund	Young City 2	1,949,457	166,137
Cordia Global 4. Development Subfund	Rózsa55	1,887,953	650,174
Cordia Global 5. Development Subfund	Grand'Or	2,269,436	2,733,692
Cordia Global 7. Development Subfund	Marina Garden	1,401,110	1,577,884
Cordia Global 8. Development Subfund	Sasad Resort Sun	4,162,893	3,642,408
Cordia Global 9. Development Subfund	Centropolitan	2,700,000	0
Cordia Global 10. Development Subfund	Sasad Hilltop	4,610,000	0
Cordia Global 11. Development Subfund	Grand Corvin	3,874,217	0
Cordia Global 12. Development Subfund	Marina Portside	7,500,000	0
Cordia Global 17. Development Subfund	Young City 3	5,580,000	0
Cordia Global 18. Development Subfund	Akadémia Garden	7,620,000	0
Projekt Warszawa 1	Zielone Bemowo 1	1,626,156	4,639,890
Projekt Warszawa 1	Zielone Bemowo 2	3,569,206	0
Cordia Supernova Sp. Z o.o.	Supernova	0	6,279,308
Villena sp. z o.o.	Villena	0	0
Total subsidiaries		50,369,696	26,892,058
Cordia Global 6. Development Subfund	Marina Life	5,115,360	0
Cordia Global 6. Development Subfund	Marina Life 2	5,115,360	0
Total including joint ventures		60,600,416	26,892,058

Liabilities to related parties

Following earlier initiatives aimed at separation of Cordia Group from Futureal Group (affiliated due to involvement of the joint leading shareholder), the open balance of the loans granted as well as of the loans received from the companies belonging to Futureal Group has been reduced and structured in a way, that as of 30 June 2019 all the loan balances are from one single sister company.

Moreover as of 30 June 2019 a related party loan balance received by Cordia Group amounted to 17.9 million EUR and by September 2019 Cordia Group has repaid related party loans in the amount of EUR 17.0 million therefore decreasing the outstanding related party loan balance as of 25 September 2019 to EUR 0.88 million only.

The table below presents the breakdown of liabilities to the related parties:

<i>In thousands of Hungarian Forints (HUF)</i>	As at 30.06.2019	As at 31.12.2018	As at 31.12.2017
Trade payables	258,799	0	141,674
Loan	5,830,057	7,028,529	5,236,325
Accrued expenses payables	310,255	525,182	347,077
Other liabilities	0	0	673
Total closing balance	6,399,081	7,553,711	5,725,749
Closing balance includes:			
Current liabilities	6,349,640	3,124,653	3,450,854
Non-current liabilities	49,441	4,429,058	2,274,895
Total closing balance	6,399,081	7,553,711	5,725,749

Customer advances received

The table below presents the breakdown of customer advances received by projects. These are recorded as contract liabilities as required by IFRS 15.

Despite deliveries of the completed projects to the customers, the overall balance of the received advanced payments has been constantly increasing over the past periods – in line with dynamically growing scale of Cordia Group operations (which was also evidenced by number of contracted customer agreements as well as by increasing balances of inventories).

In thousands of Hungarian Forints (HUF)

Entity name	Project name	As at	As at	As at
		30.06.2019	31.12.2018	31.12.2017
Cordia Development 1. Development Fund	Corvin Átrium	166,908	1,718,788	1,617,461
Cordia Development 2. Development Fund	Thermal Zugló 2	0	751,494	967,676
Cordia Development 2. Development Fund	Thermal Zugló 3	2,184,975	1,466,090	5,620,000
Cordia Global 1. Development Subfund	Kapás 21	728,441	3,272,616	0
Cordia Global 10. Development Subfund	Sasad Hilltop	1,002,823	362,959	0
Cordia Global 11. Development Subfund	Grand Corvin	2,228,723	1,353,576	0
Cordia Global 12. Development Subfund	Marina Portside	1,385,706	397,942	0
Cordia Global 13. Development Subfund	Universo	140,491	0	0
Cordia Global 14. Development Subfund	N/A	0	184,279	0
Cordia Global 17. Development Subfund	Young City 3	712,597	0	0
Cordia Global 18. Development Subfund	Akadémia Garden	986,731	145,137	0
Cordia Global 19. Development Subfund	Grand Corvin 2	126,593	0	0
Cordia Global 2. Development Subfund	Corvin Átrium 2	6,952,533	6,754,793	2,451,985
Cordia Global 3. Development Subfund	Young City	1,415,594	1,372,536	1,928,057
Cordia Global 3. Development Subfund	Young City 2	1,869,919	1,625,524	3,846,650
Cordia Global 4. Development Subfund	Rózsa55	4,360,098	4,059,227	0
Cordia Global 5. Development Subfund	Grand'Or	922,762	696,197	0
Cordia Global 7. Development Subfund	Marina Garden	7,600,913	5,515,641	0
Cordia Global 8. Development Subfund	Sasad Resort Hill	1,162,642	1,115,162	0
Cordia Global 8. Development Subfund	Sasad Resort Sun	1,076,051	1,049,102	0
Cordia Global 9. Development Subfund	Centropolitan	663,414	317,684	0
Cordia FM Társasházkezelő Kft	N/A	49,387	37,459	0
Cordia Parcului Residential project SRL	Parcului201	220,146	15,546	0
Projekt Krakow 1	Lotniczówka	6,469	0	0
Cordia Supernova Sp. Z o.o.	Supernova	3,593,666	2,347,030	2,909,375
Projekt Warszawa 1	Zielone Bemowo 1	2,432,222	1,176,157	5,903,815
Villena sp. z o.o.	Cystersów Garden 2	149,211	28,867	1,140,761
Total subsidiaries		42,139,015	35,763,806	26,385,780
Cordia Global 6. Development Subfund	Marina Life	1,760,401	1,104,495	0
Cordia Global 6. Development Subfund	Marina Life 2	259,957	0	0
Total including joint venture		44,159,373	36,868,300	26,385,780

For the period ended

In thousands of Hungarian Forints (THUF)

01.01.2019-30.06.2019

Opening balance of customer advances	35,763,806
Increase in contract liabilities from customer advances received for not completed performance obligations	11,201,726
Revenue recognised that was included in the contract liability balance at the beginning of the period	(4,913,519)
Cumulative translation adjustment	87,002
Closing balance of customer advances	42,139,015

j) Cash Flow

The cash-flow statement confirms and well illustrates the trends presented and described in previous chapters, namely the very dynamic expansion of Cordia Group (which can be traced as ongoing increase in inventory line) has been financed since the beginning of 2017 by: i) equity injected by major shareholder (HUF 18.0 billion), ii) capital contributed by non-controlling holders of shares and investment notes (total net change of the balance amounting to HUF 18.5 billion), while the balance of iii) bank loan financing remained stable, i.e. decreasing in the analysed period by HUF 5.6 billion (which to the great extent was possible mainly due to very positive inflow of cash from customers buying apartments and prepaying construction costs).

<i>In thousands of Hungarian Forints (THUF)</i>	6m ending 30.06.2018	6m ending 30.06.2018	31.12.2018	31.12.2017
Cash flows from/(used in) operating activities				
Profit/(loss) before taxation for the period	961,463	20,455	3,544,811	2,116,281
Adjustments to reconcile profit before for taxation to net cash used in operating activities:				
Depreciation	241,386	76,708	154,930	144,457
Other non-cash movements*	855,013	302,268	616,823	192,567
(Profit)/loss on sale of tangible and intangible assets	-41,381	-3,932	0	-1,140,694
Profit/loss on sale of tangible and intangible assets	0	0	21,261	-8,995
Net finance income/expense	-259,381	-527,542	-119,681	-101,867
Increase in inventory	-20,591,792	-10,806,258	-17,848,785	-
Share of loss in joint venture	11,308	40,643	102,756	0
Decrease/(increase) in trade and other receivables	-8,560,606	-1,055,659	1,251,687	-1,941,726
(Decrease)/increase in liabilities from related parties	1,780,458	-1,590,490	-2,552,379	-3,280,654
Increase in trade and other payables	2,845,477	-2,693,756	-810,345	1,484,179
Increase in provision	50,223	0	0	0
Increase in advances received	6,375,209	9,528,783	10,235,873	18,627,733
Interest paid	-431,490	-371,092	-723,472	-218,829
Income tax paid	-71,905	-229,678	-427,934	-54,630
Net cash from/(used in) operating activities	-16,836,458	-7,309,560	-6,554,456	-1,992,842
Cash flows from/(used in) investing activities				
Proceeds from sale of investment property	0	0	0	1,132,000
Proceeds from sale of non-current assets held for sale	0	0	0	7,213,689
Cash paid for acquisition of subsidiaries	-15,000	-137,924	-137,924	0
Cash of acquired subsidiaries	1,510,746	241,104	241,104	0
Acquisitions of tangible and intangible assets	-118,129	-102,947	-316,631	-648,214
Investing in other long-term financial assets	-431,142	-5,162,459	-4,347,507	-5,481,337
Increase of long-term loan receivables	0	-39,545	-182,387	-1,050,379
Repayment of long-term loan receivables	1,150,746	783	147,940	74,680
Repayment of short-term loan receivables	3,159,575	0	0	0
Interest received	59,945	0	294,912	115,292
Purchase of investments in joint ventures	-579,652	-355,385	-832,556	0
Net cash from/(used in) investing activities	4,737,089	-5,556,373	-5,133,049	1,355,731
Cash flows from/(used in) financing activities				
Proceeds from loans and borrowings	20,521,503	17,628,716	28,642,619	8,549,507
Repayment of loans and borrowings	-19,478,930	-9,443,069	-23,302,397	-
Capital increase	8,742,935	0	0	9,252,908
Issuance of non-controlling shares and investment notes	5,000,000	10,198,849	10,240,551	7,581,121
Redemption of non-controlling shares and investment notes	-2,700,000	-74,970	-1,574,971	0
Repayment of lease liability	-195,371	0	0	0
Net cash from financing activities	11,890,137	18,309,526	14,005,802	4,841,617
Net change in cash and cash equivalents	-209,232	5,443,593	2,318,297	4,204,506
Cash and cash equivalents at beginning of the year	12,289,550	9,971,253	9,971,253	5,766,747
Cash and cash equivalents at end of the period	12,080,318	15,414,846	12,289,550	9,971,253

*Other non-cash movements mainly include unrealized foreign exchange differences.

k) Current and Planned Investments and Constructions

Cordia Group was involved in active development (construction) project in Hungary, Poland, Romania and Spain. In 2019 year Cordia Group has sold 980 apartments.

The entire detailed list of the residential projects that are in the pre-development (preparatory) phase as well as which are on-going and active developments under construction is presented in Section 5.12 (*List of the Projects of Cordia Group*).

l) Source of Equity and Liability

Source of capital financing Issuer operations is presented in details in the foregoing chapters „Equity and Liabilities” and „Cashflow”.

8 FINANCIAL STATEMENT

The copy of the audited Consolidated Financial Statements as of and for the financial year ended on 31 December 2018 and the copy of the audit report thereon are attached to this Information Document in Annex 5 (*Consolidated Financial Statements 31 December 2018*).

The copy of the Interim separate financial statements for the period ended 30 June 2019 and the relating audit report dated 26 September 2019 are attached to this Information Document in Annex 6 (*Interim Separate Financial Statement*).

The copy of the Condensed interim consolidated financial information for the period ended on 30 June 2019, and the copy of the audit report thereon are attached to this Information Document in Annex 7 (*Condensed Interim Consolidated Financial Information*).

9 LITIGATION

To the best of the Issuer’s knowledge, neither the Issuer nor any other member of Cordia Group is, or is threatening to be, involved in any governmental, legal or arbitration proceedings relating to claims or amounts that are material in the context of the Issue or the Information Document (including any such proceedings which are pending or threatened of which the Issuer is aware) or are in excess of 10 % of the Issuer’s equity.

As of the date of this Information Document, neither the Issuer nor any other member of Cordia Group is intending to initiate any governmental, legal or arbitration proceedings relating to claims or amounts that are material in the context of the Issue or the Information Document.

10 MATERIAL CONTRACTS

The Issuer has not entered into any material contracts outside of its ordinary course of business which could result in any Cordia Group member being under an obligation or having any entitlement that is material to the Issuer's ability to perform its obligations, to the assessment of the Issuer and/or of the Bonds.

11 CONTEMPLATED USE OF PROCEEDS

The net proceeds of the Issue will be applied by the Issuer for the financing of investments into real estate projects and real estate developments, various acquisitions (including – among others – lands, portfolios of lands, business shares and immaterial goods), working capital as well as for the potential refinancing of outstanding loans used for the financing of the aforementioned purposes (including, but not limited to senior loans and shareholder loans as well).

12 COVERAGE FOR THE PERFORMANCE OF THE LIABILITIES BASED ON BONDS

The contemplated financial coverage for the performance of the Issuer's payment obligation under the Bonds will be available from the free cash-flow generated by the Issuer and from the funds distributed by other members of the Cordia Group to the Issuer as well as – to the extent necessary – the assets of Issuer.

Majority of the Issuer's income is deriving from Cordia Group members in different ways depending on the legal form of the relevant Cordia Group members, including dividend payments, dividends / distributions on investment units and interest accrued on intercompany loans provided by the Issuer as well as capital / principal repayments. Source of the cash-flow is expected to be generated from – inter alia – Cordia Group's ongoing projects and from new investments that may be realised from the net proceeds of the Bonds (as contemplated under Section 11 (*Contemplated Use of Proceeds*)).

13 OTHER MATERIAL INFORMATION

The Issuer is not aware of any information which is material or key with respect the Bonds or the Issuer and which has not been disclosed in this Information Document.

14 DOCUMENTS INCORPORATED BY REFERENCE OR ON DISPLAY

The deed of foundation (in Hungarian: "alapszabály") of the Issuer dated 30 December 2019 shall be published in electronic form on the website of the Issuer, <https://cordiahomes.com/>.

The audited Consolidated annual financial statement of the Issuer for the financial year ended 31 December 2017 and the audit report thereon shall be incorporated by reference in, and form part of, this Information Document.

Copies of the documents incorporated by reference in this Information Document can be obtained in electronic form from the website of the Issuer, <https://cordiahomes.com/>.

Any documents themselves incorporated by reference in the documents incorporated by reference in this Information Document shall not form part of this Information Document.

Without any limitation, the contents of any websites, rules, policies of any authority, entity (including the Issuer) or person referred to in this Information Document are for information purposes only and do not form part of this Information Document.

15 INFORMATION FROM THIRD PARTY, EXPERT REPORTS

This Information Document does not contain any statement or report attributed to a person as an expert engaged by Cordia Group.

Information incorporated into this Information Document has been produced by the Issuer and third parties explicitly indicated in this Information Document.

The Issuer does not take any liability or responsibility for any statistics, data and other information relating to markets, market sizes, market shares, market positions and other industry data pertaining to the Issuer's and Cordia Group's business and market contained in this Information Document.

16 DEFINITIONS

In this Information Document, unless the context indicates otherwise, reference to the singular shall include the plural and vice versa, words denoting on gender include others, expressions denoting natural persons include juristic persons and associations of persons, and the words in the first column have the meaning stated opposite them in the second column as follows:

Amortized Face Value	has the meaning given to such term in Condition 5(a) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Amortisation Amount	has the meaning given to such term in Condition 7(a)(i) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Arranger	has the meaning given to such term on Page 3 under Clause "Important Notices" of this Information Document.
Auditor	means the respective auditor of the Issuer, being currently PricewaterhouseCoopers Könyvvizsgáló Korlátolt Felelősségű Társaság (registered seat: 1055 Budapest, Bajcsy-Zsilinszky út 78.) and Pál Tímár (registration number with Chamber of Hungarian Auditors: 002527)
BGS	means the Bond Funding for Growth Scheme of the National Bank of Hungary (in Hungarian: "Növekedési Kötvényprogram").
Board of Directors	has the meaning given to such term on Page 2 in "Important Notices" of this Information Document.
Bondholder(s)	has the meaning given to such term in Condition 1(d) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Bonds	has the meaning given to such term on Page 2 under Clause "Important Notices" of this Information Document.
Bondholders' Meeting	means the meeting of the Bondholders stipulated under Condition 20 of Section 4 (<i>Terms and Conditions of the Bonds</i>) and Annex 1 (<i>Provisions on Meeting of Bondholders</i>) of this Information Document.
BGS Handout	has the meaning given to such term on Page 1 of this Information Document.
BSE	has the meaning given to such term on Page 1 of this Information Document.
Business Day	has the meaning given to such term in Condition 5(d) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
By-Laws	has the meaning given to such term in Condition 20 of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Cash and Cash Equivalents	has the meaning given to such term in Conditions 11 (c) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.

Capital Markets Act	has the meaning given to such term on Page 1 of this Information Document.
CEE	means Central and Eastern Europe.
Civil Code	has the meaning given to such term in Condition 1(a) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Competence Center	has the meaning given to such term in Section 5.6 (<i>Operation and main activities of the Issuer</i>) of this Information Document.
Condition(s)	means the terms and conditions pertaining to the Bond as set out in Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Consolidated Leverage Ratio	means the result of the formula in Conditions 11 (b) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Controlling Shareholder	has the meaning given to such term in Condition 11(a) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Cordia Group	has the meaning given to such term in Condition 11 (a) in Section 4 (<i>Terms and Conditions</i>) of this Information Document.
Coupon Payment Date	has the meaning given to such term in Condition 5 (b) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
CRA Regulation	has the meaning given to such term on Page 1 of this Information Document.
Credit Rating Agency	means the respective credit rating agency appointed with respect to the Bonds in accordance with the BGS Handout, being currently Scope Ratings GmbH (registered seat: Lennéstraße 5., 10785 Berlin, Germany).
Document	has the meaning given to such term in Condition 1 (b) in Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Early Redemption Amount	has the meaning given to such term in Condition 10 of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
ESMA	has the meaning given to such term on Page 1 of this Information Document.
EU	means the European Union.
Event(s) of Default	has the meaning given to such term in Condition 10 of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Face Value	has the meaning given to such term in Condition 2(a) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Final Redemption Amount	has the meaning given to such term in Condition 7(a)(ii) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.

Finext Befektetési Alapkezelő Zrt.	has the meaning given to such term in Section 5.10.3 (<i>Finext Investment Fund Management Co. Ltd.</i>) of this Information Document.
Fund Manager	has the meaning given to such term in Section 5.10.3 (<i>Finext Investment Fund Management Co. Ltd.</i>) of this Information Document.
Futureal Group	has the meaning given to such term in Section 3.3 (<i>Risks related to the company structure</i>) of this Information Document.
GC Contract	has the meaning given to such term in Section 5.11.2 (<i>General construction contracts</i>) of this Information Document.
Holding Companies	has the meaning given to such term in Section 5.4 (<i>Corporate structure</i>) of this Information Document.
IFRS	has the meaning given to such term on Page 4 under Clause " <i>Presentation of Financial Information</i> " of this Information Document.
Information Document	means the present Information Document.
Investor	means a person who invested or is intending to invest into the Bonds.
Issue	has the meaning given to such term on Page 2 under Clause " <i>Important Notices</i> " of this Information Document.
Issue Date	has the meaning given to such term in Condition 2(b) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Issuer	has the meaning given to such term on Page 1 of this Information Document.
Issuer Debt	has the meaning given to such term in Condition 11 (c) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Issuer Equity	has the meaning given to such term in Condition 11 (c) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
KELER	has the meaning given to such term in Condition 1 (b) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Late Payment Interest	has the meaning given to such term in Condition 5 (c) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
List of Bondholders	has the meaning given to such term in Clause 1 (d) of Annex 1 (<i>Provisions on Meeting of Bondholders</i>) of this Information Document.
Market Maker	has the meaning given to such term in Condition 17 of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Market Making Agreement	has the meaning given to such term in Condition 17 of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.

Maturity Date	has the meaning given to such term in Condition 2 (c) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
NBH	has the meaning given to such term on Page 1 of this Information Document.
New Acquisition	has the meaning given to such term in Condition 11 (a) of Section 4 (<i>Terms and Conditions of Bonds</i>) of this Information Document.
New Document	has the meaning given to such term in Condition 1 (b) of Section 4 (<i>Terms and Conditions of Bonds</i>) of this Information Document.
Net Issuer Debt	has the meaning given to such term in Condition 11 (c) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Ownership Certificate	has the meaning given to such term in Condition 18 of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Paying Agent	has the meaning given to such term in Condition 16 of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Paying Agent Agreement	has the meaning given to such term in Condition 16 of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Payment Day	has the meaning given to such term in Condition 6 (b) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Principal Amount	has the meaning given to such term in Condition 7 (a) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Project Entities	has the meaning given to such term in Section 5.4 (<i>Corporate structure</i>) of this Information Document.
Prospectus Regulation	has the meaning given to such term on Page 1 of this Information Document.
Quorum	has the meaning given to such term in Clause 5 (a) of Annex 1 (<i>Provisions on Meeting of Bondholders</i>) of this Information Document.
Reference Date	has the meaning given to such term in Condition 6 (a) of Section 4 (<i>Terms and Conditions of Bonds</i>) of this Information Document.
Related Party	has the meaning given to such term in Condition 11 (a) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Remedy Period	has the meaning given in Condition 12 (b) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
SEC	has the meaning given to such term on Page 4 <i>under Clause "Important Notices"</i> of this Information Document.
Securities Account Manager(s)	has the meaning given in Condition 1 (e) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.

Service Companies	has the meaning given to such term in Section 5.4 (<i>Corporate structure</i>) of this Information Document.
Shareholder(s)	has the meaning given to such term in Condition 11 (a) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
Shareholder Distribution	has the meaning given to such term in Condition 11 (a) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
SPA	has the meaning given to such term in Section 5.11.3 (<i>Sale and Purchase Agreements</i>) of this Information Document.
Special Restricted Cash	has the meaning given to such term in Condition 11 (c) of Section 4 (<i>Terms and Conditions of the Bonds</i>) of this Information Document.
SPV	has the meaning given to such term in Section 3.3 (<i>Risks related to the company structure</i>) of this Information Document.
Subordinated Shareholder Loans	has the meaning given to such term in Condition 11 (c) of Section 4 (<i>Terms and Conditions of the Bonds</i>).
Subsidiary or Subsidiaries	has the meaning given to such term in Condition 11 (<i>Issuer Undertakings</i>) of Section 4 of this Information Document.
VAT	means the applicable value added tax in the respective countries where Cordia Group carries out its activities.
XBond	means the multilateral trading facility organized and operated by BSE which serves as a trading platform for debt securities.
XBond Business Rules	has the meaning given to such term on Page 1 of this Information Document.

ANNEX 1
PROVISIONS ON MEETINGS OF BONDHOLDERS

The present terms and conditions shall be applicable for each Bondholders' Meetings convened in connection with the Bonds (the "**By-Laws**").

Capitalised terms and expressions not defined in this By-Laws shall have the meanings attributed to them in the Information Document or in the Conditions.

1 Convening of the Bondholders' Meeting

- (a) The Issuer may at any time convene a Bondholders' Meeting. A Bondholders' Meeting shall be convened by the Issuer upon the request of Bondholder(s) holding at least the smaller of: Bonds with the aggregate Face Value of HUF 1,000,000,000 or 2.5 % of the number of Bonds outstanding (in any case other than any Bond being subject to redemption). Request to convene a Bondholders' Meeting to the Issuer shall be submitted in accordance with Condition 18 (*Notices*) along with a justification and a proposed agenda. The Issuer shall convene the Bondholders' Meeting for a day falling no later than 30 days from the receipt by the Issuer of the request fulfilling the aforementioned requirements. The Bondholders' Meeting is convened by way of an announcement published through the website of the Issuer (www.cordiahomes.com) at least 20 Business Days prior to the planned date of the meeting, and indicating the date, time, place and agenda of the Bondholders' Meeting. The announcement may also include other information necessary for the Bondholders to decide whether to participate in the Bondholders' Meeting.
- (b) The Bondholders' Meeting shall be held in Budapest. The precise venue for the Bondholders' Meeting shall be defined by the Issuer in the announcement on the convening of the Bondholders' Meeting. The Bondholders' Meeting shall not start earlier than 11:00 a.m. (Budapest time).
- (c) The right to participate in the Bondholders' Meeting (including any adjourned Bondholders' Meeting) shall vest with the Bondholder who, at the drawing up of the attendance list of the Bondholders' Meeting (as set out in Condition 4(c) below), has submitted an Ownership Certificate with a record date no earlier than two (2) Business Days prior to the date of the relevant Bondholders' Meeting.
- (d) The list of Bondholders that are entitled to participate in a given Bondholders' Meeting (the "**List of Bondholders**") shall be published by the Issuer at its website at least 3 Business Days prior to the commencement of the Bondholders' Meeting. The List of Bondholders shall contain the Bondholder's name and registered office as well as the number of Bonds held by such Bondholder and the number of votes to which it is entitled.
- (e) A Bondholder may review the List of Bondholders and may request a copy of the List of the Bondholders or request that the List of Bondholders be sent free of charge by e-mail to such Bondholder's e-mail address. Each Bondholder is entitled to request copies of documents regarding any matter on the agenda of that Bondholders' Meeting. Such copies should be provided to the Bondholder within 2 Business Days from the receipt by the Issuer of the Bondholder's request thereon.
- (f) A person representing a Bondholder at the Bondholders' Meeting shall evidence its right of representation by providing the underlying documents in form qualifying at least private deed with full probative force (in Hungarian: "*teljes bizonyító erejű magánokirat*") in original or certified copy.

- (g) A Bondholder can be represented at a Bondholders' Meeting by a proxy, subject to paragraph (f) above and based on an authorisation incorporated into a document with full probative force. Any Bondholder may act as proxy for another Bondholder. A member of the Issuer's corporate bodies, an employee of the Issuer shall not be entitled to act as a proxy for the Bondholder.
- (h) A Bondholder's right to participate in the Bondholders' Meeting include in particular the right to:
 - (i) participate in voting, and
 - (ii) take floor.
- (i) The Issuer shall bear reasonable, justified and documented costs and expenses associated with convening and holding the Bondholders' Meeting, except for the costs and expenses associated with the participation of a given Bondholder, or such Bondholder's representative, proxy or advisor at the Bondholders' Meeting.

2 Attendance

The following may attend and speak at a Bondholders' Meeting:

- (a) Bondholders or their representatives;
- (b) the chairman;
- (c) any member of the Board of Directors;
- (d) any representative and financial, legal and other professional advisor of the Issuer; and
- (e) any other person approved in writing by the Issuer in advance.

No one else may attend or speak at a Bondholders' Meeting.

3 Chairman

- (a) The chairman of a Bondholders' Meeting shall be such person as the Issuer may nominate in writing, either prior to or at the Bondholders' Meeting, but if no such nomination is made or if the person nominated is not present within 15 minutes after the time fixed for the Bondholders' Meeting the simple majority of the Bondholders present shall choose one of the attendees to be chairman, failing which the Issuer may appoint a chairman. The chairman of an adjourned meeting shall not be the same person as the chairman of the original meeting.
- (b) The duties of the chairman of the Bondholders' Meeting include the following:
 - (i) checking and signing the attendance list and verifying that the attendance list is drafted correctly as well as verifying that the quorum requirement is fulfilled;
 - (ii) ensuring the efficient and appropriate course of discussions;
 - (iii) giving the floor and ensuring that the discussions are to the point;
 - (iv) adjourning the discussions;
 - (v) managing voting and ensuring it proceeds correctly;
 - (vi) ensuring that all the items on the agenda are considered;
 - (vii) counting the votes cast (or supervising the counting of votes);

- (viii) providing the Issuer with the original of the meeting minutes and all relating documents in accordance with Clause 8(g) below; and
- (ix) issuing relevant orders and instructions for the purpose of performing the above indicated duties.

4 Holding a Bondholders' Meeting

- (a) A Bondholders' Meeting shall be opened by a member of the Board of Directors or a duly authorized representative of the Issuer.
- (b) Once the Bondholders' Meeting is opened, the chairman of the Bondholders' Meeting shall be appointed in accordance with Clause 3(a) above.
- (c) An attendance list is drawn up immediately upon electing the chairman. The attendance list shall include: (i) identification details of the Bondholder, (ii) the information regarding the number of the Bonds held by the given Bondholder, (iii) the aggregate Face Value of the Bonds held by a Bondholder being present, (iv) the number of votes to which the given Bondholder is entitled and (v) type of representative (personal or by way of representative). If a Bondholder is represented by a proxy or other representative, the attendance list shall additionally include its role and identification data of such proxy or representative.
- (d) The attendance list shall be signed by the chairman and each Bondholder being present at the Bondholders' Meeting.
- (e) The attendance list shall be available for review during the Bondholders' Meeting.
- (f) Subject to Clause 5 (*Quorum and Adjournment*), once the agenda of the Bondholders' Meeting is presented, the chairman shall open the discussion by giving the floor to the participant in the sequence in which they submitted their request. The participants may take floor only with regard to the matters included on the agenda which are the subject of the discussion at a given moment in time. Sequence of the agenda items may be amended by the chairman subject to the consent of the participants of the Bondholders' Meeting. The representatives of the Issuer may take the floor out of turn.
- (g) Each participant in a Bondholders' Meeting shall be entitled to submit questions regarding the matters included on the agenda.
- (h) A Bondholder shall have the right to request that certified copies of resolutions be released to such Bondholder by the Issuer at the Bondholder's expense.

5 Quorum and Adjournment

- (a) A Bondholders' Meeting is valid if attended by Bondholders representing at least 20 % of the number of Bonds outstanding (other than any Bond being subject to redemption) (**quorum**). The Board of Directors is obliged to submit at the Bondholders' Meeting a written declaration regarding the number of Bonds outstanding (excluding any Bond being subject to redemption) which shall be read out at the Bondholders' Meeting by the chairman and then enclosed to the minutes of the Bondholders' Meeting.
- (b) No business (except choosing and appointing a chairman) shall be transacted at a Bondholders' Meeting unless a quorum is present at the commencement of business. If a quorum is not present within 15 minutes from the time initially fixed for the Bondholders' Meeting, it shall, if convened on

the requisition of Bondholders, be dissolved. In any other case it shall be adjourned until such date, not less than 15 Business Days nor more than 42 days later, and time and place as the chairman may decide. If a quorum is not present within 15 minutes from the time fixed for a Bondholders' Meeting so adjourned, the Bondholders' Meeting shall be dissolved. For the avoidance of doubt, following its dissolution, that Bondholders' Meeting cannot be adjourned or postponed further, and the respective parties would need to initiate the convention of a new Bondholders' Meeting.

- (c) The chairman may, with the consent of (and shall if directed by) a Bondholders' Meeting, adjourn the Bondholders' Meeting from time to time and from place to place. Only business which could have been transacted at the original Bondholders' Meeting may be transacted at a Bondholders' Meeting adjourned in accordance with this Clause 5.
- (d) At least 10 days' notice of a Bondholders' Meeting adjourned due to the quorum not being present shall be given in the same manner as for an original Bondholders' Meeting and that notice shall state the quorum required at the adjourned Bondholders' Meeting. Subject the foregoing, it shall not be necessary to give any other notice of an adjourned Bondholders' Meeting.

6 Voting

- (a) Each question submitted to a Bondholders' Meeting shall be decided by a show of hands, unless a ballot is (before, or on the declaration of the result of, the show of hands) demanded by the chairman, the Issuer or one or more Bondholders representing at least the smaller of: Bonds with the aggregate Face Value of HUF 1,000,000,000 or 2.5 % of the number of Bonds outstanding (in any case other than any Bond being subject to redemption).
- (b) Unless a ballot is demanded, a declaration by the chairman that a resolution has or has not been passed shall be conclusive evidence of the fact without proof of the number or proportion of the votes cast in favour of or against it.
- (c) If a ballot is demanded, it shall be taken in such manner and (subject as provided below) either at once or after such adjournment as the chairman directs. The result of the ballot shall be deemed to be the resolution of the meeting at which it was demanded as at the date it was taken. A demand for a ballot shall not prevent the meeting continuing for the transaction of business other than the question on which it has been demanded.
- (d) A ballot demanded on the election of a chairman or on a question of adjournment shall be taken at once.
- (e) On a show of hands or a ballot, each Bond entitles a Bondholder to one vote at the Bondholders' Meeting including the adjourned Bondholders' Meeting. Without prejudice to the obligations of proxies, a person entitled to more than one vote need not use them all or cast them all in the same way.
- (f) In case of equality of votes the chairman shall both on a show of hands and on a ballot have a casting vote in addition to any other votes which it may have.

7 Adopting Resolutions

- (a) The Bondholders' Meeting adopts resolution only on matters included in the agenda.
- (b) A resolution of the Bondholders' Meeting

- (i) (subject to and to the extent permitted under applicable law) on the amendment of the Conditions shall be adopted by the supporting votes of the Bondholders holding 85 % of the number of Bonds outstanding (other than any Bond being subject to redemption) and subject to the proposal and consent of the Issuer given in the form of a declaration which shall also be published on the Issuer's website. The declaration on the amendment of the Conditions (consent or rejection) shall be published within three (3) Business Days following the Bondholders' Meeting. In the case of failure to publish such declaration, the amendment of the Conditions shall be deemed to be rejected by the Issuer;
 - (ii) on giving notice to the Issuer to remedy, in accordance with Condition 12 (*Remedy*), any default under Condition 3 (*Status and Ranking of the Bonds*) or Condition 11(a) may be passed with the supporting votes of the Bondholders holding 20 % of the number of Bonds outstanding (other than any Bond being subject to redemption); and
 - (iii) on any matter (other than those set out in paragraphs (i)-(ii) above) may be passed with the supporting vote of the simple majority of Bondholders being present at the Bondholders' Meeting.
- (c) For the purpose of passing a resolution under Clause 7(b)(ii), any request for convening a Bondholders' Meeting can be submitted by the Bondholders (holding Bonds at least in the amount set out in Clause 1.(a) above) to the Issuer only within forty-five (45) days calculated from
- (i) the date of publication of the relevant Financial Statement of the Issuer, in the case of breach of undertaking under Condition 11(a); and
 - (ii) the date when the Bondholder becomes aware of the breach, in the case of breach of undertaking under Condition 3 (*Status and Ranking of the Bonds*).

At such Bondholders' Meeting the Issuer shall disclose and present to the Bondholders the documents necessary for the objective establishment of the occurrence of a breach or the absence thereof.

- (d) The Bondholders' Meeting may pass a resolution (other than any resolution on the amendment of the Conditions) in spite of not being formally convened if all Bondholder is present or is represented at the Bondholders' Meeting and if no objections have been raised by those present at the Bondholders' Meeting against the holding of the Bondholders' Meeting or any specific items proposed for the agenda.
- (e) A resolution passed by a correctly convened and held Bondholders' Meeting shall be binding upon all the Bondholders, including those who did not attend the Bondholders' Meeting or voted against such resolution.

8 Minutes

- (a) Minutes shall be made of all resolutions and proceedings at each Bondholders' Meeting.
- (b) Minutes of the Bondholders' Meeting are signed by the chairman and the person taking the minutes.
- (c) Until the contrary is proved every Bondholders' Meeting for which minutes have been so made and signed shall be deemed to have been duly convened and held and all resolutions passed or proceedings transacted at it to have been duly passed and transacted.
- (d) The minutes shall contain – at least – (i) a confirmation on the correctness of the convening the Bondholders' Meeting, (ii) confirmation on the capacity of the Bondholders' Meeting to adopt

resolutions, (ii) an indication of the resolutions considered by the Bondholders' Meeting, including indication of their content; (iii) for each resolution the total number of valid votes, the percentage share of the Bonds from which valid votes were cast in the number of Bonds outstanding (other than any Bond being subject to redemption), the number of votes "for", "against" and "abstaining", the decision of the Bondholders' Meeting formulated as a result of the vote, and the objections that were raised. The attendance list which contains the signatures of the participants of the Bondholders' Meeting is attached to the minutes of the Bondholders' Meeting.

- (e) The minutes must be published on the website of the Issuer within fifteen (15) days after they have been signed.
- (f) The originals or excerpts of the minutes shall be stored in the minute book maintained by the Issuer. The confirmations of proper convening of the Bondholders' Meeting and the proxies granted by Bondholders are added to the minute book. The chairman of the Bondholders' Meeting shall, at the latest within one (1) Business Day following the date of the Bondholders' Meeting, provide the Issuer with the original of each minutes together with each of its annexes, attachments and any other document that are required to be stored by the Issuer pursuant to this By-Laws.
- (g) The Issuer shall be entitled to record any Bondholders' Meeting provided that the Bondholders present at such Bondholders' Meeting is notified of the fact and method of recording. For the avoidance of doubt, recording shall not be subject to the approval of any Bondholder being present.

ANNEX 2
LIST OF TRADEMARKS

The table below contains the list of trademarks of the Issuer as of 31 October 2019.

TYPE	STATUS	NUMBER	OWNER	BRAND	CLASS	APPLICATION DATE
National	Registered	M1800192	CORDIA International Zrt.	UniverCity by Cordia	N36; N37; N42	23.01.2018
National	Registered	M1800191	CORDIA International Zrt.	UniverCity	N36; N37; N42	23.01.2018
National	Registered	M1800113	CORDIA International Zrt.	Akadémia Garden by Cordia	N36; N37; N42	16.01.2018
National	Registered	M1800112	CORDIA International Zrt.	Universo	N36; N37; N42	16.01.2018
National	Registered	M1800111	CORDIA International Zrt.	Universo by Cordia	N36 ; N37 ; N42	16.01.2018
National	Registered	M1703765	CORDIA International Zrt.	Millenium negyed	N36; N37; N42	22.11.2017
National	Registered	M1703764	CORDIA International Zrt.	MILLENIUM	N36; N37	22.11.2017
National	Registered	M1703121	CORDIA International Zrt.	Marina Portside by Cordia	N36; N37; N42	05.10.2017
National	Registered	M1700678	CORDIA International Zrt.	HostMe	N36; N43	28.02.2017
National	Registered	M1700677	CORDIA International Zrt.	HostMe by Cordia	N36; N43	28.02.2017

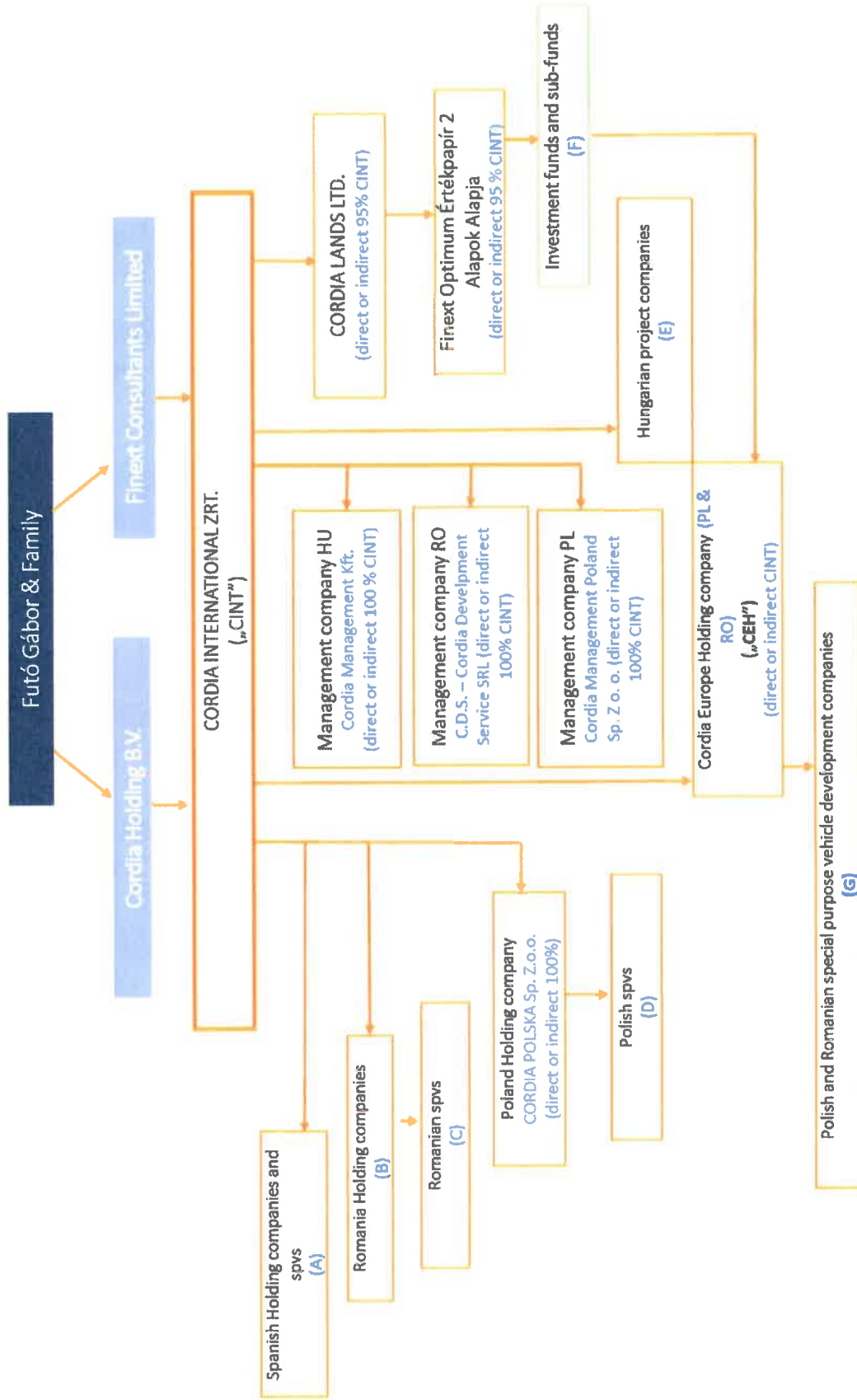
National	Registered	M1700265	CORDIA International Zrt.	Centropolitan by Cordia	N36; N37; N42	27.01.2017
National	Registered	M1603714	CORDIA International Zrt.	GRAND'OR	N36; N37; N42	25.11.2016
National	Registered	M1603713	CORDIA International Zrt.	GRANDOR	N36; N37; N42	25.11.2016
National	Registered	M1603588	CORDIA International Zrt.	Soho by Cordia	N36; N37; N42	16.11.2016
National	Registered	M1603587	CORDIA International Zrt.	Origo by Cordia	N36; N37; N42	16.11.2016
National	Registered	M1603586	CORDIA International Zrt.	Metropolitan by Cordia	N36; N37; N42	16.11.2016
National	Registered	M1603532	CORDIA International Zrt.	Cordia. Végre otthon.	N36; N37; N42	10.11.2016
National	Registered	M1601150	CORDIA International Zrt.	Smarthomes	N36; N37; N42	05.04.2016
National	Registered	M1601132	CORDIA International Zrt.	Cordia Okos Otthonok	N36; N37; N42	05.04.2016
National	Registered	M1601131	CORDIA International Zrt.	Cordia Okos Otthon	N36; N37; N42	05.04.2016
National	Registered	M1601130	CORDIA International Zrt.	Cordia Okosotthon	N36; N37; N42	05.04.2016
National	Registered	M1601129	CORDIA International Zrt.	Cordia Okosotthonok	N36; N37; N42	05.04.2016

National	Registered	M1601128	CORDIA International Zrt.	Cordia Smarthomes	N36; N37; N42	05.04.2016
National	Registered	M1601127	CORDIA International Zrt.	Cordia Smarthome	N36; N37; N42	05.04.2016
National	Registered	M1601121	CORDIA International Zrt.	Marina City	N36; N37; N42	05.04.2016
National	Registered	M1600986	CORDIA International Zrt.	Marina Park	N36; N37; N42	23.03.2016
National	Registered	M1600985	CORDIA International Zrt.	Marina Garden	N36; N37; N42	23.03.2016
National	Registered	M1600756	CORDIA International Zrt.	Soho Central	N36; N37; N42	02.03.2016
National	Registered	M1600755	CORDIA International Zrt.	Soho Life	N36; N37; N42	02.03.2016
National	Registered	M1600754	CORDIA International Zrt.	Young City	N36; N37; N42	02.03.2016
National	Registered	M1600753	CORDIA International Zrt.	Corvin Atrium	N36; N37; N42	02.03.2016
National	Registered	M1600752	CORDIA International Zrt.	Rose Garden	N36; N37; N42	02.03.2016
National	Registered	M1600751	CORDIA International Zrt.	Andrássy Corner	N36; N37; N42	02.03.2016
National	Registered	M1600750	CORDIA International Zrt.	Smart City	N36; N37; N42	02.03.2016

National	Registered	M1600749	CORDIA International Zrt.	Cordia Homes	N36; N37; N42	02.03.2016
National	Registered	M1002335	CORDIA International Zrt.	cordia.hu OTTHONOK SZÍVVEL- LÉLEKKEL	27.5.1; 27.5.9; 27.5.10; N36; N37; N42	30.07.2010
National	Registered	M1002334	CORDIA International Zrt.	CORDIA - otthonok szívvel- lélekkal	N36; N37; N42	30.07.2010
International	Registered	1356376	CORDIA International Zrt.	CORDIA	N36; N37; N42	28.02.2017
EU	Registered	016556219	CORDIA International Zrt.	HostMe by Cordia	N36; N43	02.08.2017
EU	Registered	016556227	CORDIA International Zrt.	HostMe	N36; N43	02.08.2017
EU	Registered	017879250	CORDIA International Zrt.	UniverCity by Cordia	N36; N37; N42	17.07.2018
EU	Registered	017879252	CORDIA International Zrt.	UniverCity	N36; N37; N42	17.07.2018
EU	Registered	005109822	CORDIA International Zrt.	CORDIA	N36; N37; N42	03.04.2007
US	Registered	79212680	CORDIA International Zrt.	CORDIA	N36; N37; N42	28.02.2017

ANNEX 3

STRUCTURE CHART OF CORDIA GROUP



A GROUP:

1. Cordia Iberia Holding Sociedad Limitada (direct or indirect 100% CINT)
2. Cordia Development Services Company SL (direct or indirect 100% CINT)
3. Futureal Project Company SL (direct or indirect 100% CINT)
4. Cordia Development Company SL (direct or indirect 90% CINT)
5. Cordia Fuengirola Developemtn SL Company (direct or indirect 90% CINT)
6. Cordia Project Company SL (direct or indirect 100% CINT)

B GROUP:

1. Cordia Romania Holding Two Kft. (direct or indirect 100% CINT)
2. Cordia Romania Holding A Kft. (direct or indirect 100% CINT)

C GROUP:

1. Cordia Dante Project SRL (direct or indirect 100% CINT)
2. Cordia Navigatorilor Project SRL (direct or indirect 100% CINT)
3. Cordia Coranilor Development SRL (direct or indirect 100% CINT)
4. Cordia Project Services SPV3 SRL (direct or indirect 100% CINT)
5. Cordia Project Development SPV2 SRL (direct or indirect 100% CINT)

D GROUP:

1. Cordia Supernova Sp. z o.o (direct or indirect 100% CINT)
2. Villena Sp. Z.o.o. (direct or indirect 100% CINT)
3. Projekt Warszawa 1 Cordia Poland GP One Sp. Z.o.o. Sp. K. (direct or indirect 100% CINT)
4. Projekt Warszawa 4. Cordia Partner 2. Sp. Z.o.o. Sp. K. (direct or indirect 100% CINT)
5. Projekt Warszawa 5 Cordia Partner 2 Sp. Z.o.o. Sp. K (direct or indirect 100% CINT)
6. Projekt Kraków 4 Cordia Partner 2 Sp. Z.o.o. Sp. K. (direct or indirect 100% CINT)
7. Projekt Kraków 5 Cordia Partner 2 Sp. Z.o.o. Sp. K. (direct or indirect 100% CINT)
8. Projekt Kraków 2 Cordia Partner 2 Sp. Z.o.o. Sp. K. (direct or indirect 100% CINT)

9. Projekt Kraków 3 Cordia Partner 2 Sp. Z.o.o. Sp. K (direct or indirect 100% CINT)

10. Projekt Warszawa 6 Cordia Partner 2 Sp. Z.o.o. Sp. K. (direct or indirect 100% CINT)

11. Projekt Warszawa 7 Cordia Partner 2 Sp. Z.o.o. Sp. K (direct or indirect 100% CINT)

12. Projekt Trójmiasto Cordia Partner 2 Sp. Z.o.o. Sp. K (direct or indirect 100% CINT)

13. Cordia Zyrardów Sp. Z.o.o (direct or indirect 100% CINT)

14. Cordia Poland GP One SP. Z.o.o. (direct or indirect 100% CINT)

15. Cordia Partner 2 SP. Z.o.o. (direct or indirect 100% CINT)

16. Cordia Development 9 SP. Z.o.o. (direct or indirect 100% CINT)

17. Cordia Development 10 SP. Z.o.o. (direct or indirect 100% CINT)

18. Cordia Partner 5 SP. Z.o.o. (direct or indirect 100% CINT)

19. Cordia Partner 6 SP. Z.o.o. (direct or indirect 100% CINT)

20. Projekt Warszawa 3 Cordia Partner 2 Sp. Z.o.o. Sp. K. (direct or indirect 100% CINT)

21. Projekt Gdansk 1 Cordia Partner 6 Sp. Z.o.o. Sp.k. (direct or indirect 100% CINT)

22. Cordia Development 1. SP. Z.o.o. (direct or indirect 100% CINT)

23. Cordia Development 2. SP. Z.o.o. (direct or indirect 100% CINT)

24. Cordia Development 3. SP. Z.o.o. (direct or indirect 100% CINT)

25. Cordia Development 4. SP. Z.o.o. (direct or indirect 100% CINT)

26. Cordia Development 5. SP. Z.o.o. (direct or indirect 100% CINT)

E GROUP:

1. Cordia New Ages Kft. (direct or indirect 100 % CINT)
2. Cordia FM Kft. (direct or indirect 100 % CINT)
3. Cordia New Homes Kft. (direct or indirect 100 % CINT)

4. Sasad Resort II Hungary Kft (direct or indirect 100 % CINT)

5. Cordia Belváros Kft. (direct or indirect 70 % CINT)

6. Cordia Central Kft. (direct or indirect 100 %/ CINT)

7. Cordia New Times Kft.(direct or indirect 70 % CINT)

F GROUP:

1. Cordia Global Real Estate Development Umbrella Fund (Cordia Global 1.-25. Subfund)

2. Cordia Investment Fund

3. Cordia Development 1. Fund

4. Cordia Development 2. Fund

5. Finext Funds Real Estate

6. Finext Funds Real Estate Budapest

G GROUP:

1. CORDIA PARCULUI Residential Project SRL (direct or indirect CINT)

2. Cordia Partner 4 SP. Z.o.o. (direct or indirect CINT)

3. Cordia Partner 3 SP. Z.o.o. (direct or indirect CINT)

4. Cordia Development 6 SP. Z.o.o. (direct or indirect CINT)

5. Cordia Development 8 SP. Z.o.o. (direct or indirect CINT)

6. Projekt Kraków 1 Cordia Partner 3 Sp. Z.o.o. Sp. K. (direct or indirect CINT)

7. Projekt Warszawa 2 Cordia Partner 2 Sp. Z.o.o. Sp. K. (direct or indirect CINT)

OTHERS:

1. Cereman Zrt. (direct or indirect 95 % CINT)

ANNEX 4
DETAILS OF THE SUBSIDIARIES

Project data presented below may change any time and Issuer may sell any or multiple projects or project vehicles during the course of day-to-day business.

1. HUNGARY

1.1. Project Entities:

Fund:	Cordia Global Real Estate Development Umbrella Fund- Cordia Global 1. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Kapás21: Located in Budapest, Kapás Street 21. The building comprises 98 smart apartments. Status: completed.

Fund:	Cordia Global Real Estate Development Umbrella Fund- Cordia Global 2. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Corvin Átrium 2. Phase: Located in the newly renovated area of the Corvin Promenade, in the area enclosed by Bókay Street, Práter Street and Leonardo da Vinci Street. The building comprises 273 apartments. Status: under construction.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 3. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella's sub-fund
Project:	<ul style="list-style-type: none"> • Young City 1. A and B: Located in a central, but green area within the thirteenth district of Budapest. The building comprises 147 apartments. Status: under construction. • Young City 2.: Located in a central, but green area within the thirteenth district of Budapest. The building comprises 218 apartments. Status: under construction.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 4. I Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Rózsa 55.: Located on the outskirts of the diplomatic quarter, close to the prestigious Andrásy Avenue and City Park, and just a few minutes' walk from Király Street. The building comprises 157 smart apartments. Status: under construction.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 5. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Grand'Or: Located in the seventh district, downtown Budapest. The building comprises 115 apartments. Status: under construction.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 6. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	<ul style="list-style-type: none"> • Marina Life 1.: Located in Cserhalom Street in a prestigious, fast-growing area of the thirteenth district, just a few minutes' walk from the Danube riverside. The building comprises 414 apartments. Status: under construction. • Marina Life 2.: Located in Cserhalom Street in a prestigious, fast-growing area of the thirteenth district, just a few minutes' walk from the Danube riverside. The building comprises 207 apartments. Status: under construction.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 7. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Marina Garden: Located in the thirteenth district of Budapest, on Marina Part near by the River Danube. The building comprises 275 apartments. Status: under construction.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 8. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	<ul style="list-style-type: none"> Sasad Resort HILL and SUN: Sasad Resort is a unique location, located in the eleventh district of Budapest. The building comprises 206 apartments. Status: under construction.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 9. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Centropolitan (Bacsó Béla): Located in Budapest, Bacsó Béla street 17-23.. The building comprises 142 apartments. Status: under construction.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 10. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Sasad Resort HILLTOP: Sasad Resort is a unique location, located in the eleventh district of Budapest. The building comprises 112 apartments. Status: under construction.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 11. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Grand Corvin 1. Phase: Located in the area enclosed by Bókay Street, Tömő Street and Leonardo da Vinci Street in Corvin Quarter. The building comprises 196 apartments. Status: under construction.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 12. Real Estate Development Subfund
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Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Marina Portside: Located in right by the River Danube in the thirteenth district of Budapest. The building comprises 290 apartments. Status: under construction.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 13. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Universo: Located in the area bordered by Balázs Béla street, Lenhossék street, Márton street and Vendel street in the rapidly developing Millenium Quarter. The building comprises 260 apartments. Status: under preparation.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 14. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Sasad Resort PANORAMA: Sasad Resort is an unique location, located in the eleventh district of Budapest. The building comprises 136 apartments. Status: under preparation

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 15. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Kertész: Located in Budapest, Kertész street 21-23. The building comprises 122 apartments. Status: under preparation.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 16. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Thermal Zugló 4.: Located directly next to the former phases, on Egressy Road and István Fischer Street The building comprises 110 apartments. Status: under preparation.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 17. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Young City 3.: Located in a central , but green area within the thirteenth district. The building comprises 215 apartments. Status: under construction.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 18. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Akadémia Garden: Located in Budapest, Pápay István street 7., in the developing area found at the intersection of Haller street, Mester street and the Könyves Kálmán boulevard, a short walk from the Danube riverside. The building comprises 306 apartments. Status: under construction.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 19. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Grand Corvin 2.: Located in the area enclosed by Bókay Street, Tömő Street and Leonardo da Vinci Street in Corvin Quarter. The building comprises 366 apartments. Status: under preparation.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 21. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Futó utca 5.: Located at VIII. district, , which is a short walk away from the Corvin Promenade . The building comprises 100 apartments. Status: under preparation.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 22. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Vaskapu 32-34. (Millennium Residence 1. Phase): Located in Vaskapu street surrounded by Mester Street and Soroksári Street in the renewing Millennium Quarter. The building comprises 107 apartments. Status: under preparation.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 23. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Vaskapu 47-49. (Millennium Residence 2. Phase):: Located in Vaskapu street surrounded by Mester Street and Soroksári Street in the renewing Millennium Quarter. The building comprises 225 apartments. Status: under preparation.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 24. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Vaskapu 43-45.:. (Millennium Residence 3. Phase): Located in Vaskapu street surrounded by Mester Street and Soroksári Street in the renewing Millennium Quarter. The building comprises 225 apartments. Status: under preparation.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 25. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Illés st.: Located in central Pest, in a residential area next to Kalvaria square, close to Üllői Street. The building comprises 162 apartments. Status: under preparation.

Fund:	Cordia Global Real Estate Development Umbrella Fund - Cordia Global 26. Real Estate Development Subfund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end umbrella fund's sub-fund
Project:	Gellérthegy utca: Located at the foot of Sun Hill in Krisztinaváros, which is a short walk away from the Castle District. The building comprises 55 apartments. Status: under preparation.

Fund:	Cordia Development 1 Fund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end fund
Project:	Corvin Átrium 1. Phase: Phase: Located in the newly renovated area of the Corvin Promenade, in the area enclosed by Bókay Street, Práter Street and Leonardo da Vinci Street. The building comprises 265 apartments. Status: completed.

Fund:	Cordia Development 2 Fund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	privately placed, open-end fund
Project:	<ul style="list-style-type: none"> • Thermal Zugló 2.: Located directly next to the first phase, on Egressy Road and István Fischer Street in the fourteenth district of Budapest. The building comprises 187 apartments. Status: completed. • Thermal Zugló 3.: Located directly next to the former phases, on Egressy Road and István Fischer Street The building comprises 202 apartments. Status: under construction

Fund:	Cordia Real Estate Investments Fund
Fund management:	Finext Befektetési Alapkezelő Zrt.

Type of Fund:	privately placed, open-end fund
Project:	Bimbó 155: Located in Rózsadomb, second district. The building comprises 8 apartments. Status: under preparation.

Name of the company:	Cordia Belváros Ingatlanfejlesztő Korlátolt Felelősségű Társaság
Short name:	Cordia Belváros Kft.
Registered seat:	1082 Budapest, Futó utca 47-53. VII.
Place of incorporation:	Hungary
Date of incorporation:	28 January 2016
Company registration number:	01-09-276982
Duration of operation of the company:	Indefinite
Legal form:	Limited liability company
Legislation under which the company operates:	Hungarian
Registered capital:	HUF 3,000,000
The date of the deed of foundation:	3 January 2019
Main business activity:	6810 '08 Buying and selling of own real estate
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	Company Gazette

Name of the company:	Sasad Resort II. Hungary Ingatlanfejlesztő Korlátolt Felelősségű Társaság
Short name:	Sasad Resort II. Hungary Kft.
Registered seat:	1082 Budapest, Futó utca 47-53. VII.
Place of incorporation:	Hungary
Date of incorporation:	11 April 2007
Company registration number:	01-09-880998
Duration of operation of the company:	Indefinite
Legal form:	Limited liability company
Legislation under which the company operates:	Hungarian
Registered capital:	HUF 3,003,000
The date of the deed of foundation:	29 November 2018
Main business activity:	6810 '08 Buying and selling of own real estate
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	Company Gazette

1.2. Holding Companies:

Name of the company:	Cordia Europe Holding Korlátolt Felelősségű Társaság
Short name:	Cordia Europe Holding Kft.
Registered seat:	1082 Budapest, Futó utca 47-53. VII.
Place of incorporation:	Hungary
Date of incorporation:	24 April 2019
Company registration number:	01-09-340680
Duration of operation of the company:	Indefinite
Legal form:	Limited liability company
Legislation under which the company operates:	Hungarian
Registered capital:	HUF 287,100,000
The date of the deed of foundation:	28 May 2019
Main business activity:	6420 '08 Asset management (holding)
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	Company Gazette

Name of the company:	Cordia Land Investments Limited
Short name:	(-)
Registered seat:	Kyriakou Matsi, 16, Eagle House, 10th floor, Agioi Omologites, P.C. 1082, Nicosia, Cyprus
Place of incorporation:	Cyprus
Date of incorporation:	20 September 2007.
Company registration number:	HE-208506
Duration of operation of the company:	Indefinite
Legal form:	Limited liability company
Legislation under which the company operates:	Cyprus
Registered capital:	219.500 EUR
The date of the deed of foundation:	05. June 2019.
Main business activity:	holding
Financial year:	Shall correspond to the calendar year

Name of the company:	CEREMAN Vagyonkezelő Zártkörűen Működő Részvénytársaság
Short name:	CEREMAN Zrt.
Registered seat:	1082 Budapest, Futó utca 47-53. VII.
Place of incorporation:	Hungary
Date of incorporation:	22 August 2016

Company registration number:	01-10-048941
Duration of operation of the company:	Indefinite
Legal form:	Private limited company
Legislation under which the company operates:	Hungarian
Registered capital:	HUF 20,000,000
The date of the deed of foundation:	16 August 2019
Main business activity:	6420 '08 Asset management (holding)
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	Company Gazette

Name of the company:	Cordia Romania Holding A Korlátolt Felelősségű Társaság
Short name:	Cordia Romania Holding A Kft.
Registered seat:	1082 Budapest, Futó utca 47-53. VII.
Place of incorporation:	Hungary
Date of incorporation:	15 August 2016
Company registration number:	01-09-287061
Duration of operation of the company:	Indefinite
Legal form:	Limited liability company
Legislation under which the company operates:	Hungarian
Registered capital:	HUF 8,000,000
The date of the deed of foundation:	23 September 2019
Main business activity:	6420 '08 Asset management (Activities of holding companies)
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	Company Gazette

Name of Sub-Fund (Luxembourg):	Finext Funds Real Estate Opportunities One Sub-Fund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	<ul style="list-style-type: none"> privately placed alternative investment fund
Role	<ul style="list-style-type: none"> Co-investment platform with institutional investors being non-controlling investment unit holders

Name of Sub-Fund (Luxembourg):	Finext Funds Real Estate Opportunities Budapest Sub-Fund
Fund management:	Finext Befektetési Alapkezelő Zrt.
Type of Fund:	<ul style="list-style-type: none"> privately placed alternative investment fund
Role	<ul style="list-style-type: none"> Co-investment platform with institutional investors being non-controlling investment unit holders

1.3. Service Companies:

Name of the company:	Cordia Management Szolgáltató Korlátolt Felelősségű Társaság
Short name:	Cordia Management Kft.
Registered seat:	1082 Budapest, Futó utca 47-53. VII.
Place of incorporation:	Hungary
Date of incorporation:	07 November 2016
Company registration number:	01-09-289024
Duration of operation of the company:	Indefinite
Legal form:	Limited liability company
Legislation under which the company operates:	Hungarian
Registered capital:	HUF 100,000,000
The date of the deed of foundation:	20 September 2017
Main business activity:	7022 '08 Business and other management consultancy activities
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	Company Gazette

2. POLAND

2.1. Project Entities:

Name of the company:	Supernova Spółka z ograniczoną odpowiedzialnością
Short name:	„Sp. z o.o.”
Registered seat:	Warsaw
Place of incorporation:	Koszykowa 61B,00-667 Warsaw
Company registration number:	KRS 0000523927 REGON: 147376346, NIP: 5252593108
Duration of operation of the company:	Unlimited
Legal form:	Limited liability company
Legislation under which the company operates:	Polish
Registered capital:	PLN 5,000
The date of the deed of foundation:	27 August 2014
Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	MSiG - judicial and economic monitor
Project:	Cordia Supernova / Lema: Located at ul. Stanisława Lema, Krakow, in the vicinity of Tauron Arena, Krakow. The building comprises 185 apartments. Status: under construction.

Name of the company:	Projekt Warszawa 1 Cordia Poland GP one Spółka z ograniczoną odpowiedzialnością Spółka komandytowa
Short name:	„Sp. z o.o. Sp. k”
Registered seat:	Koszykowa 61B,00-667 Warsaw
Place of incorporation:	Poland
Company registration number:	KRS 0000646536 REGON: 365841900, NIP: 5213755156
Duration of operation of the company:	Unlimited
Legal form:	Limited partnership
Legislation under which the company operates:	Polish
Registered capital:	PLN 29,699
The date of the deed of foundation:	09 November 2016
Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	MSiG - judicial and economic monitor

Project:	<ul style="list-style-type: none"> Zielone Bemowo 1 / Lazurowa: Located in Bemowo district. The building comprises 118 apartments. Status: under construction. Zielone Bemowo 2 / Lazurowa: Located in Bemowo district. The building comprises 200 apartments. Status: under construction.
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Name of the company:	Projekt Kraków 4 Cordia Partner 2 Spółka z ograniczoną odpowiedzialnością Spółka komandytowa
Short name:	„Sp. z o.o. Sp. k”
Registered seat:	Koszykowa 61B,00-667 Warsaw
Place of incorporation:	Poland
Company registration number:	KRS 0000646215 REGON: 365824735, NIP: 5213754903
Duration of operation of the company:	Unlimited
Legal form:	Limited partnership
Legislation under which the company operates:	Polish
Registered capital:	PLN 25,000
The date of the deed of foundation:	08 November 2016
Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	MSiG - judicial and economic monitor
Project:	Rogozińskiego 2: Located in Krakow, Poland. The building comprises 30 apartments. Status: under preparation.

Name of the company:	Projekt Kraków 2 Cordia Partner 2 Spółka z ograniczoną odpowiedzialnością Spółka komandytowa
Short name:	„Sp. z o.o. Sp. k”
Registered seat:	Koszykowa 61B,00-667 Warsaw
Place of incorporation:	Poland
Company registration number:	KRS 0000745357 REGON: 381045332, NIP: 7010843287
Duration of operation of the company:	Unlimited
Legal form:	Limited partnership
Legislation under which the company operates:	Polish
Registered capital:	PLN 5,000
The date of the deed of foundation:	13 August 2018

Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	MSiG - judicial and economic monitor
Project:	Wielicka / Jerozolimska: Located in Krakow, Poland. The building comprises 189 apartments. Status: under preparation

Name of the company:	Projekt Warszawa 6 Cordia Partner 2 Spółka z ograniczoną odpowiedzialnością Spółka komandytowa
Short name:	„Sp. z o.o. Sp. k”
Registered seat:	Koszykowa 61B,00-667 Warsaw
Place of incorporation:	Poland
Company registration number:	KRS 0000786427 REGON: 383367962, NIP: 7010925341
Duration of operation of the company:	Unlimited
Company registration number:	Limited partnership
Legal form:	Polish
Registered capital:	PLN 5,000
The date of the deed of foundation:	07 May 2019
Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	MSiG - judicial and economic monitor
Project:	23 Marca / Sopot: Located between 23 Marca Street and Sopot Forests in Sopot. The building comprises 121 apartments. Status: under preparation.

Name of the company:	Projekt Warszawa 3 Cordia Partner 2 Spółka z ograniczoną odpowiedzialnością Spółka komandytowa (we changed the name to Projekt Warszawa 3 Cordia Partner 5 Spółka z ograniczoną odpowiedzialnością Spółka komandytowa – change during registration)
Short name:	„Sp. z o.o. Sp. k”
Registered seat:	Koszykowa 61B,00-667 Warsaw
Place of incorporation:	Poland
Company registration number:	KRS 0000661675 REGON: 366483704, NIP: 5213766332
Duration of operation of the company:	Unlimited
Legal form:	Limited partnership
Legislation under which the company operates:	Polish

Registered capital:	PLN 25,000
The date of the deed of foundation:	31 January 2017
Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	MSiG - judicial and economic monitor
Project:	<ul style="list-style-type: none"> Fantazja (Kopalniana) 1: Located in Warsaw's Bemowo district. The building comprises 149 apartments. Status: under preparation. Fantazja (Kopalniana) 2: Located in Warsaw's Bemowo district. The building comprises 45 apartments. Status: under preparation

Name of the company:	<p>Projekt Warszawa 4 Cordia Partner 6 Spółka z ograniczoną odpowiedzialnością Spółka komandytowa (we change the name to Projekt Gdańsk 1 Cordia Partner 6 Spółka z ograniczoną odpowiedzialnością Spółka komandytowa – change during registration)</p>
Short name:	„Sp. z o.o. Sp. k”
Registered seat:	Koszykowa 61B,00-667 Warsaw
Place of incorporation:	Poland
Date of incorporation:	
Company registration number:	KRS 0000661672 REGON: 366483673, NIP: 5213766326
Duration of operation of the company:	Unlimited
Legal form:	Limited partnership
Legislation under which the company operates:	Polish
Registered capital:	PLN 25,000
The date of the deed of foundation:	31 January 2017
Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	MSiG - judicial and economic monitor
Project:	<ul style="list-style-type: none"> Jaśkowa Dolina 1: Located in Gdańsk, Poland. The building comprises 112 apartments. Status: under preparation Jaśkowa Dolina 2: Located in Gdańsk, Poland. The building comprises 112 apartments. Status: under preparation

Name of the company:	<p>Cordia Żyrardów Spółka z ograniczoną odpowiedzialnością</p>
Short name:	„Sp. z o.o.”
Registered seat:	Koszykowa 61B,00-667 Warsaw

Place of incorporation:	Poland
Company registration number:	KRS 0000564457 REGON: 361841464, NIP: 5252622169
Duration of operation of the company:	Unlimited
Legal form:	Limited liability company
Legislation under which the company operates:	Polish
Registered capital:	PLN 5,000
The date of the deed of foundation:	22 June 2015
Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	MSiG - judicial and economic monitor
Project:	Rogozińskiego 1: Located in Krakow, Poland. The building comprises 200 apartments. Status: under preparation.

Name of the company:	Projekt Warszawa 2 Cordia Partner 4 Spółka z ograniczoną odpowiedzialnością Spółka komandytowa
Short name:	„Sp. z o.o. Sp. k”
Registered seat:	Koszykowa 61B,00-667 Warsaw
Place of incorporation:	Poland
Company registration number:	KRS 0000646544 REGON: 365842727, NIP: 5213755162
Duration of operation of the company:	Unlimited
Legal form:	Limited partnership
Legislation under which the company operates:	Polish
Registered capital:	PLN 1,850,000
The date of the deed of foundation:	09 November 2016
Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	MSiG - judicial and economic monitor
Project:	Horyzont Praga: Located in Krakow, Poland. The building comprises 168 apartments. Status: under preparation.

Name of the company:	Projekt Kraków 1 Cordia Partner 3 Spółka z ograniczoną odpowiedzialnością Spółka komandytowa
Short name:	„Sp. z o.o. Sp. k”

Registered seat:	Koszykowa 61B,00-667 Warsaw
Place of incorporation:	Poland
Company registration number:	KRS 0000646527 REGON: 365841076, NIP: 5213755133
Duration of operation of the company:	Unlimited
Legal form:	Limited partnership
Legislation under which the company operates:	Polish
Registered capital:	PLN 631,097
The date of the deed of foundation:	09 November 2016
Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	MSiG - judicial and economic monitor
Project:	Życzkowskiego / Lotniczkówka: Located in the northeastern part of Krakow with easy access to the city's primary throughways. The building comprises 70 apartments. Status: under construction.

Name of the company:	Projekt Warszawa 7 Cordia Partner 2 Spółka z ograniczoną odpowiedzialnością Spółka komandytowa
Short name:	„Sp. z o.o. Sp. k”
Registered seat:	Koszykowa 61B,00-667 Warsaw
Place of incorporation:	Poland
Company registration number:	KRS 0000789609 REGON: 383557533, NIP: 7010929333
Duration of operation of the company:	Unlimited
Company registration number:	Limited partnership
Legal form:	Polish
Registered capital:	PLN 5,000
The date of the deed of foundation:	27 May 2019
Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year

The place of publication of notices:	MSiG - judicial and economic monitor
Project:	Poznań (Modena) - Jackowskiego Street, Kraszewskiego Street, Wawrzyniaka Street. Status: under preparation.

Name of the company:	Projekt Kraków 5 Cordia Partner 2 Sp. z o.o. Sp.k
Short name:	„Sp. z o.o. Sp. k”
Registered seat:	Koszykowa 61B,00-667 Warsaw
Place of incorporation:	Poland
Company registration number:	KRS 0000789322 REGON: 383558432, NIP: 7010929356
Duration of operation of the company:	Unlimited
Company registration number:	Limited partnership
Legal form:	Polish
Registered capital:	PLN 5,000
The date of the deed of foundation:	27 May 2019
Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	MSiG - judicial and economic monitor
Project:	Cracow, Krokusowa-Zbrojarzy street. Status: under preparation.

2.2. Holding Companies:

Name of the company:	CORDIA POLSKA Spółka z ograniczoną odpowiedzialnością
Short name:	„Sp. z o.o.”
Registered seat:	Koszykowa 61B,00-667 Warsaw
Place of incorporation:	Poland
Company registration number:	KRS 0000565787 REGON: 361952614, NIP: 5252623134
Duration of operation of the company:	Unlimited

Legal form:	Limited liability company
Legislation under which the company operates:	Polish
Registered capital:	PLN 5,000
The date of the deed of foundation:	30 June 2015
Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	MSiG - judicial and economic monitor

2.3. Service Companies:

Name of the company:	Cordia Management Poland Spółka z ograniczoną odpowiedzialnością
Short name:	„Sp. z o.o.”
Registered seat:	Koszykowa 61B,00-667 Warsaw
Place of incorporation:	Poland
Date of incorporation:	
Company registration number:	KRS 0000392081 REGON: 143334629, NIP: 5252510476
Duration of operation of the company:	Unlimited
Legal form:	Limited liability company
Legislation under which the company operates:	Polish
Registered capital:	PLN 5,000
The date of the deed of foundation:	03 June 2011
Main business activity:	41, 10, Z, Implementation of construction projects connected with building buildings
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	MSiG - judicial and economic monitor

3. ROMANIA:

3.1. Project Entities:

Name of the company:	CORDIA PARCULUI RESIDENTIAL PROJECT S.R.L.
Short name:	(-)
Registered seat:	Bucharest, 1st District, 19-21 Primaverii Blvd., entrance B, 1st floor
Place of incorporation:	Romania
Date of incorporation:	Resolution no. 69690/05.04.2016
Company registration number:	35914965
Duration of operation of the company:	Unlimited
Legal form:	Limited liability company
Legislation under which the company operates:	Romanian
Registered capital:	RON 45,000
The date of the deed of foundation:	4 April 2018.
Main activity:	7022 - Business and other management consultancy activities
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	Trade Registry/Official Gazette of Romania, Part IV
Project:	Parcului20 Phase 1: Located in the capital of Romania's dynamically developing neighbourhood. The building comprises 469 apartments. Status: under construction.

3.2. Holding Companies:

There are no Holding Companies registered in Romanian. Project Entities in Romania are owned by Holding Companies registered in Hungary.

3.3. Service Companies:

Name of the company:	C.D.S. – Cordia Development Service SRL
Short name:	(-)
Registered seat:	Bucharest, 1st District, 19-21 Primaverii Blvd., entrance B, 1st floor, office
Place of incorporation:	Romania
Date of incorporation:	Resolution no. 197024/28.12.2015
Company registration number:	35362631
Duration of operation of the company:	Unlimited
Legal form:	Limited liability company
Legislation under which the company operates:	Romanian
Registered capital:	RON 45,000

The date of the deed of foundation:	
Main activity:	4110 - Development of building projects
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	Trade Registry/Official Gazette of Romania, Part IV

4. SPAIN

4.1. Project Entities:

Name of the company:	Cordia Marbella Project Company Sociedad Limitada
Short name:	Cordia Marbella Project Company SL
Registered seat:	Calle Alcalá, 209 - BJ C, Madrid, 28028, Madrid
Place of incorporation:	Spain
Date of incorporation:	24 December 2018
Company registration number:	B88274444
Duration of operation of the company:	Indefinite
Legal form:	Limited liability company
Legislation under which the company operates:	Spain
Registered capital:	EUR 3,000.00
The date of the deed of foundation:	24 December 2018
Main business activity:	6810 Buying and selling of own real estate
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	Individual communication addressed to the registered domicile of the shareholder by any mode ensuring its receipt
Project:	Marbella – La Montua: Located in the area called "Tenis de Marbella" just below "La montúa".. The building comprises 120 apartments. Status: under preparation

4.2. Project Entities:

Name of the company:	Cordia Fuengirola Development Sociedad Limitada
Short name:	Cordia Fuengirola Development SL
Registered seat:	Calle Alcalá, 209 - BJ C, Madrid, 28028, Madrid
Place of incorporation:	Spain
Date of incorporation:	24 December 2018
Company registration number:	B88538905
Duration of operation of the company:	Indefinite
Legal form:	Limited liability company
Legislation under which the company operates:	Spain
Registered capital:	EUR 50.000,00
The date of the deed of foundation:	29. November 2019.
Main business activity:	6810 Buying and selling of own real estate

Financial year:	Shall correspond to the calendar year
The place of publication of notices:	Individual communication addressed to the registered domicile of the shareholder by any mode ensuring its receipt
Project:	Fuengirola: Located in Fuengirola with cadastral reference 4442102UF5444S0001OI, The building comprises 116 apartments. Status: under preparation

4.3. Holding entity:

Name of the company:	Cordia Iberia Holding Sociedad Limitada
Short name:	Cordia Iberia Holding SL
Registered seat:	Calle Alcalá, 209 - B J C, Madrid, 28028, Madrid
Place of incorporation:	Spain
Date of incorporation:	22 October 2018
Company registration number:	B88225248
Duration of operation of the company:	Indefinite
Legal form:	Limited liability company
Legislation under which the company operates:	Spain
Registered capital:	EUR 337.500
The date of the deed of foundation:	23. December 2019
Main business activity:	Activities of holding companies
Financial year:	Shall correspond to the calendar year
The place of publication of notices:	Registered letter with acknowledgment of receipt addressed to the registered domicile of the shareholder

4.4. Service Provider:

There are no Service Company registered in Spain.

