

**Meeting resolutions of the Annual General Meeting of
Budapesti Ingatlan Hasznosítási és Fejlesztési Nyrt.
held on 30 April 2026**



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Budapesti Ingatlan Hasznosítási és Fejlesztési Nyrt. (registered office: 1065 Budapest, Bajcsy-Zsilinszky út 57., hereinafter referred to as the Company) held its Annual General Meeting on 30 April 2026. At the announced starting time, the owners of shareholders with voting rights representing 88.560% of the share capital (287,024,440 shares) and their representatives appeared (254,187,539 shares). The ratio of the 11,778,639 treasury shares owned by the Company, which do not entitle to voting rights and must be disregarded when determining the quorum of the general meeting, to the total voting shares (275,245,801 shares), was 92.349%, so the general meeting had a quorum at the originally announced time.

The general meeting took place at 10:00 a.m. as announced. The general meeting passed the following resolutions:

Meeting resolution 1/30.04.2026

The general meeting elected dr. György Wellmann acting on behalf of the PIÓ-21 Kft. as the Chairman of the Annual General Meeting of 30 April 2026.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	254,187,539
Votes against the motion:	0
Abstentions:	0
The proportion of "yes" votes compared to the votes that can be cast:	100 %

Meeting resolution 2/30.04.2026

The general meeting elected dr. Dóra Czibere acting on behalf of the PIÓ-21 Kft. as Inspector of the Minutes, dr. Anita Kalicz head of legal department as Secretary of the Annual General Meeting, and dr. Bernadett Nemesné Blummenfeld legal counsel and András Mogyorósi IT manager as members of the Vote Counting Committee of the Annual General Meeting of 30 April 2026.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	254,187,539
Votes against the motion:	0
Abstentions:	0
The proportion of "yes" votes compared to the votes that can be cast:	100 %

Meeting resolution 3/30.04.2026

The general meeting acknowledged and approved sound-recording during its all period.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	254,187,539
Votes against the motion:	0
Abstentions:	0
The proportion of "yes" votes compared to the votes that can be cast:	100 %

Meeting resolution 4/30.04.2026

The general meeting has acknowledged and approved the Auditor's Report on the Separate Annual Financial Statements of the Company for 2025 prepared in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union and the Business (management) Report.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	254,187,539
Votes against the motion:	0
Abstentions:	0
The proportion of "yes" votes compared to the votes that can be cast:	100 %

Meeting resolution 5/30.04.2026

The general meeting has acknowledged and approved the Auditor's Report on the Consolidated Annual Financial Statements of the Company for 2025 prepared in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union and the Consolidated Business (management) Report.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	254,187,539
Votes against the motion:	0
Abstentions:	0
The proportion of "yes" votes compared to the votes that can be cast:	100 %

Meeting resolution 6/30.04.2026

The general meeting has acknowledged and approved the report of the Audit Committee on the report of the Board of Directors on the business activity of the Company of 2025, on the audited Separate Annual Financial Statements of the Company for 2025 prepared in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union and the Business (Management) Report of the Company.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	254,187,539
Votes against the motion:	0
Abstentions:	0
The proportion of "yes" votes compared to the votes that can be cast:	100 %

Meeting resolution 7/30.04.2026

The general meeting has acknowledged and approved the report of the Audit Committee on the audited Consolidated Annual Financial Statements of the Company for 2025 prepared in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union and the Consolidated Business (Management) Report of the Company.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	254,187,539
Votes against the motion:	0
Abstentions:	0
The proportion of "yes" votes compared to the votes that can be cast:	100 %

Meeting resolution 8/30.04.2026

The general meeting has acknowledged and approved the report of the Board of Directors on the business activity of the Company of 2025.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	254,187,539
Votes against the motion:	0
Abstentions:	0
The proportion of "yes" votes compared to the votes that can be cast:	100 %

Meeting resolution 9/30.04.2026

The general meeting has acknowledged and approved the audited Separate Annual Financial Statements of the Company for 2025 prepared in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union and the Business (management) Report of the Company, with the balance sheet total of HUF 107,853,736 thousand and an equity of HUF 85,219,777 thousand as indicated in the proposal.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	254,187,539
Votes against the motion:	0
Abstentions:	0
The proportion of "yes" votes compared to the votes that can be cast:	100 %

Meeting resolution 10/30.04.2026

The general meeting has acknowledged and approved the audited Consolidated Annual Financial Statements of the Company for 2025 prepared in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union, and the Consolidated Business (management) Report of the Parent Company, with the balance sheet total of HUF 110,682,020 thousand and an equity of HUF 86,141,401 thousand as indicated in the proposal.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	254,187,539
Votes against the motion:	0
Abstentions:	0
The proportion of "yes" votes compared to the votes that can be cast:	100 %

Meeting resolution 11/30.04.2026

The general meeting rejected the motion for resolution that with regard to the applicable provisions of the Articles of Incorporation and the REIT Act, as well as the results of 2025, a dividend of HUF 4,954,424,418 be paid from the disposable profit for the year, based on the Company's audited Separate Annual Financial Statements for 2025 prepared in accordance with International Financial Reporting Standards (IFRS) adopted by the European Union. The general meeting sets out for the Board of Directors to arrange for the share-proportional payment of dividends established on ordinary shares and to publish by 15 May 2025, a notice on the schedule for the payment of dividends and the closing date of the identification of shareholders related to the payment of dividends, with regard to the applicable provisions of Act CII of 2011 according to which the commencement date of the payment of the dividends may be no later than the 30th trading day following the approval of the accounting report (as defined by Act CXX of 2001 on the Capital Market). Dividends on treasury shares are paid by the Company to shareholders entitled to dividends in proportion to the nominal value of their shares and pursuant to Section 16.2 of the Articles of Association.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %

Votes for the motion:	254,187,539
Votes against the motion:	0
Abstentions:	0
The proportion of "yes" votes compared to the votes that can be cast:	100 %

Meeting resolution 12/30.04.2026

The general meeting has resolved to grant the discharge to the members of the Board of Directors of the Company holding director position regarding their activities in 2025.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	230,626,178
Votes against the motion:	12,825,794
Abstentions:	10,735,567
The proportion of "yes" votes compared to the votes that can be cast:	90.731 %

Meeting resolution 13/30.04.2026

The general meeting has resolved to grant the discharge to the members of the Audit Committee of the Company regarding their activities in 2025.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	230,626,178
Votes against the motion:	12,825,794
Abstentions:	10,735,567
The proportion of "yes" votes compared to the votes that can be cast:	90.731 %

Meeting resolution 14/30.04.2026

The general meeting for the 2026 business year appoints Quercus Audit Könyvvizsgáló és Gazdasági Tanácsadó Kft. as the permanent auditor of the Company (registered office: 8200 Veszprém, Radnóti tér 2/C, Company Registration Number: 19 09 512226 Tax Registration Number: 11679204-2-19 Chamber Registration number: 002651, issuer rating number: K000143, IFRS rating number: IFRS000237; a person responsible for the auditing Tölgyes András József; mother's name: dr. Zsilkó Katalin, address: 8200 Veszprém, Szajkó utca 14/B, place/date of birth: Veszprém, 1969. február 28., number of auditor license: 005572, issuer rating number: K000123, IFRS rating number: IFRS000236) with the effect of the day of the approval of the financial statements concerning the business year ending on 31 December 2025 to the day of the approval of the financial statements concerning the business year ending on 31 December 2026, but until 15 May 2027 at latest.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	254,187,539
Votes against the motion:	0
Abstentions:	0
The proportion of "yes" votes compared to the votes that can be cast:	100 %

Meeting resolution 15/30.04.2026

The general meeting has resolved that the members of the Board of Directors shall perform their duties arising from their membership in the Board of Directors without remuneration in the business year of 2026, and that the chairman of the Board of Directors is entitled to the related benefits set out in the Remuneration Policy.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	230,626,178
Votes against the motion:	0
Abstentions:	23,561,361
The proportion of "yes" votes compared to the votes that can be cast:	90.731 %

Meeting resolution 16/30.04.2026

The general meeting has resolved that each member of the Audit Committee shall perform his/her duties in the business year of 2026 in consideration for a monthly gross salary of HUF 400,000.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	230,626,178
Votes against the motion:	0
Abstentions:	23,561,361
The proportion of "yes" votes compared to the votes that can be cast:	90.731 %

Meeting resolution 17/30.04.2026

The general meeting resolved that the permanent auditor of the Company shall be entitled to a fee of HUF 12,300,000 + VAT for auditing the separate and the consolidated annual financial statements of the Company for 2026 prepared in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	241,361,745
Votes against the motion:	0
Abstentions:	12,825,794
The proportion of "yes" votes compared to the votes that can be cast:	94.954 %

Meeting resolution 18/30.04.2026

The general meeting approved the Corporate Governance Report of the Company for 2025, drafted with regard to the Corporate Governance Recommendations of the Budapest Stock Exchange on a separate sheet.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	254,187,539
Votes against the motion:	0
Abstentions:	0
The proportion of "yes" votes compared to the votes that can be cast:	100 %

Meeting resolution 19/30.04.2026

The general meeting authorizes the Board of Directors to purchase treasury shares. According to the authorization, the Board of Directors may resolve that the Company should purchase registered ordinary shares issued by the Company with a par value of HUF 10 each. The lowest amount of consideration payable for one treasury share is HUF 1 and the highest amount payable shall be 150% of the average stock exchange price of the 180 days' period before the date of the transaction, to be weighted with traffic. The authorization shall be valid for a specified period from the date of the resolution of the General Meeting until 30 October 2027. The maximum value of treasury shares obtained by the Company based on the authorization may be 25% of the registered capital at the most.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	230,626,178
Votes against the motion:	0
Abstentions:	23,561,361
The proportion of "yes" votes compared to the votes that can be cast:	90.731 %

Meeting resolution 20/30.04.2026

The general meeting approved the Remuneration Report of the Company regarding the business year of 2025 by the non-binding vote.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	230,626,178
Votes against the motion:	0
Abstentions:	23,561,361
The proportion of "yes" votes compared to the votes that can be cast:	90.731 %

Meeting resolution 21/30.04.2026

The general meeting approved the amendment of the Remuneration Policy the non-binding vote.

Number of cast votes:	254,187,539
Share capital represented by all validly cast votes:	88.560 %
Votes for the motion:	230,626,178
Votes against the motion:	0
Abstentions:	23,561,361
The proportion of "yes" votes compared to the votes that can be cast:	90.731 %

Budapest, 30th April, 2026

Budapesti Ingatlan Hasznosítási és Fejlesztési Nyrt.

