

## EXTRAORDINARY NOTICE

---

**DH Group Public Limited Company** (seat: 1027 Budapest, Kapás utca 6-12, Hungary; company registration number: Cg. 01-10-04838; hereinafter referred to as "**Company**"), with reference to the detailed provisions on public notice obligation of Decree No. 24/2008. (VIII.15.) PM of the Minister of Finance publishes the following information within the form of extraordinary notice:

The Company's Italian subsidiary, Credipass S.r.l. published the annexed press release.

Budapest, 8 May 2026

DH Group Nyrt.

Annex – Press release

*This is the English translation of the Italian press release*

## **Credipass grows against market trends: over €450 million intermediated in Q1 2026**

While the Italian credit market continues to slow down and mortgage applications decline nationwide, Credipass accelerated its growth in the first quarter of 2026, surpassing €450 million in intermediated volumes and recording a +20% increase compared to the same period in 2025.

This result becomes even more significant considering that Q1 2025 had already posted a +40% increase versus Q1 2024. Over the last two years, total intermediated volumes have therefore grown more than +60%, confirming the strength of the company's business development strategy and its ability to progressively increase market share within the Italian credit brokerage sector.

Growth involved all of Credipass' core business lines:

- Mortgages: +20%
- Salary-backed loans (CQS): +16%
- Personal loans: +26%
- Corporate finance: +30%
- Medicoinsurance (insurance products): +27%

These performances are particularly noteworthy given the current macroeconomic environment, characterized by high interest rates, increasing household caution and a general slowdown in the credit market.

According to the CRIF Barometer, new mortgage applications in Italy declined by 12.4% during the first quarter of 2026. In this scenario, Credipass significantly outperformed the market, recording a +22% increase in new mortgage applications and further strengthening its competitive positioning.

March figures also confirmed the positive trend: while the national market declined by 15%, Credipass recorded a +31% increase in new applications, demonstrating remarkable resilience and adaptability compared to overall sector dynamics.

The company's growth is primarily driven by a clear and long-term strategy defined by the Italian management team led by the Country Manager Terry Morabito. Over the years, Credipass has built a distinctive positioning within the Italian credit brokerage market through a "neutral" business model: the company collaborates with leading real estate networks and agents without belonging to a competing real estate group.

This positioning has enabled Credipass to establish long-term partnerships throughout Italy, progressively strengthening its distribution capacity and the trust of real estate professionals.

Another key differentiating factor is the company's ability to generate highly profiled leads for its commercial network of more than 850 credit consultants, together with its strong specialization in salary-backed loans and personal loans, which today represent some of the group's main growth drivers.

Expansion has also been supported by one of the most competitive commission structures in the market and by a continuous process of selecting and recruiting top-performing consultants, allowing Credipass to attract some of the industry's best professionals in recent years.

Part of DH Group, one of Europe's leading groups in real estate and credit intermediation, Credipass continues to strengthen its role in the Italian market through an approach focused on innovation, sustainable growth and long-term value creation for clients, partners and consultants.

“Closing the first quarter of 2026 with these results is a source of great satisfaction for us, especially considering the complexity of the current market environment,” commented Terry Morabito, Country Manager Italy of Credipass. “The growth recorded across all business areas confirms the effectiveness of our industrial strategy and the strength of our commercial network. We will continue investing in technology, training and high value-added services with the goal of further strengthening our market presence.”

Mauro Baldassin, Director of Credipass, added: “Growing against market trends is the result of our network’s daily commitment, the quality of our advisory services and a strategy focused on innovation and customer proximity.”

Antonio Vella, Chief Executive Officer of Medioinsurance, highlighted the strong growth of the insurance division: “Medioinsurance’s 27% growth is the result of the creation of a dedicated help desk that supports credit consultants on a daily basis in selecting the most suitable insurance solutions and assists them throughout the advisory and sales process with clients. This model is significantly increasing the value and quality of the service provided to customers.”