

PROPERTY AND MOVABLE ASSET AUCTION

Az ÁRVEREZŐ HÁZ SZOLGÁLTATÓ ÉS ÁRVEREZŐ ZRT.

(Registered office: 1112 Budapest, Irhás árok 34/C., comp. reg. nr.: Cg.01-10-045874, hereinafter the „Auctioneer”)

offers the following real estates and movable assets for sale through public auction:



Nr.	Lot Nr.	Address of the Property	Ownership Share	Status of the Property	Encumbrances / Legal Notes	Opening Bid (net)
1.	24429/2/A/3	1, Vörösmarty sqr, 1051 Budapest, Hungary	1/1	Leased	Pre-emption right in favour of the Hungarian State	HUF 4,054,563,135
2.	24429/2/A/4	1, Vörösmarty sqr, 1051 Budapest, Hungary	1/1	Leased	Pre-emption right in favour of the Hungarian State	HUF 196,118,865
Nr.	Type of Movable Assets	Quantity of Movable Assets	Location and Status of Movable Assets		Encumbrances / Legal Notes	Opening Bid (net)
3.	Indoor shading lamellae, other items	As per inventory statement	Stored in a rented warehouse at 16, Késmárk str., 1159 Budapest, Hungary, available for possession.		None	HUF 500,000

Information provided in this announcement is based on the details supplied by the auction client.

The auction will be conducted in ascending bid format with increments of HUF 25,000,000 (except for the first bid increment). The real estate lots will be offered and auctioned as a package at an opening bid of HUF 4,250,682,000 (separate bids on individual lots are not permitted). The auction client, as the seller, has opted, pursuant to Section 88 (1) of the Hungarian VAT Act, to make the sale of the properties subject to VAT. Therefore, the opening bid and final auction prices are considered net amounts, and VAT is payable by the buyer under Section 142 (1) of the Hungarian VAT Act (reverse charge).

The movable assets are mandatory purchases for the auction winner. Their net price is fixed and not subject to bidding. VAT on the movables is payable together with the net price of the real estates.

Additional auction information is listed at the website of Árverező Ház Zrt.. Due diligence on the auctioned assets is possible in a data room organized by the auction client upon appointment as follows:

Data room dates and location:	22 January 2026, 09:00–12:00 and 27 January 2026, 14:00–17:00 Kristályház Kft. (location: 1, Vörösmarty sqr, 1051 Budapest, Hungary)
Contact person for date room appointment:	Kristályház Kft. contact person: Ms. Dr. Zsófia Rubovszky, Tel: +36 20 4520 929
Auction client (seller):	Kristályház Kft. (Registered office: 1, Vörösmarty sqr, 1051 Budapest, Hungary, comp. reg. nr.: 01 09 904587; tax nr.: 14455355-2-41)
Auctioneer:	Árverező Ház Szolgáltató és Árverező Zrt. (Cg.01-10-045874)
Location of the auction:	4. floor, 58/A, Mészáros str, 1016 Budapest, Hungary (Szabó, Kelemen and Partners Andersen Attorneys at Law)
Date of the auction:	19 February 2026, 09:30
Bank account of Árverező Ház Zrt.:	HU71 1201 1265 0155 9660 0010 0009 (HUF account for participation fee payments)
Bank account of Kristályház Kft.:	HU44 1170 3006 2046 8679 0000 0000 (HUF account for auction deposit payments)

Precondition to participating in the auction is the transfer of the participation fee of HUF 400,000 + VAT (gross HUF 508,000) to the account of Árverező Ház Zrt. latest by 29 January 2026.

Further precondition to submitting a bid at the auction is the transfer of a non-refundable deposit of HUF 425,000,000 (net) (on top of the participation fee) to the account of Kristályház Ltd. latest by 29 January 2026 and presentation of a certificate on the completion of the transfer. Non-winning participants will have their deposit refunded by the auction client in accordance with the Auction Rules.

Further 30% of the net purchase price (also classified as non-refundable deposit) must be transferred within 2 business days subsequent to the auction to the account of Kristály Ház Kft. Remaining balance to be paid in full within 60 calendar days from the signing of the sale contract to be concluded between the auction winning buyer and the auction client as seller or its representative. The seller excludes the possibility of offsetting any claims against the auctioned real estate or movables.

The auction client may withdraw the auction mandate at any time and without reason, even before or during the auction, in which case the auction will not take place or will be considered invalid. Separate sale contracts will be prepared for the real estate lots and the movable assets. Drafting and countersigning of the sale contracts are the responsibility and cost of the auction buyer and their legal representative. The sale contracts must include the main contractual terms as disclosed at the due diligence data room. The sale contracts must be signed within 15 calendar days from the auction date.

The Hungarian State holds a pre-emption right for Lot 1 and Lot 2 based on Land Registration No. 39117/1/2018/18.01.16. The auction client as seller is obliged to forward the winning bidder's purchase offer in full to the party entitled to pre-emption. If the pre-emption right is exercised by the Hungarian State, the sales contract is concluded between the seller and the pre-empting party, not the winning bidder. Any amount already paid by the winning bidder as part of the purchase price will be refunded in such cases. As the sale is conducted as a single package of assets, the pre-empting party may only accept the offer in its entirety (all real estate lots and movable assets together). If the pre-empting party or its representative participates at the auction, it has the right to declare its exercise of the pre-emption right on site.

Detailed rules of the auction procedure, bid increments, and other conditions are set out in the Árverező Ház Zrt. Auction Rules and Terms & Conditions. These documents are posted at the auction venue and may also be reviewed on the Árverező Ház Zrt. website. The auction client may withdraw the auction mandate at any time and without reason, even before or during the auction, in which case the auction will not take place or will be considered invalid.

Contact Information for Further Details:

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