

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 louvres, 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. Participation in the data room is subject to the preliminary transfer of a data room access fee amounting to HUF 400,000 + VAT (gross HUF 508,000) to the below account of Kristályház Kft. Copying of the documentation is subject to the preliminary transfer of documentation copying fee amounting to HUF 1,000,000.- + VAT (gross HUF 1,270,000.-) to the below account of Kristályház Kft.

Data room dates and location:	Business days between 16 February 2026 and 20 March 2026, 09:00–17:00. Data room access is subject to preliminary agreement. CERHA HEMPEL Dezső and Partners Law Office (14-18 Fő str., 1011 Budapest,)
Contact person for date room appointment:	CERHA HEMPEL Dezső and Partners Law Office contact person: Dr. Sándor Szterényi, telephone: +36-1-457-80-40
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:	25 March 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, data room access fee and documentation copying fee 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 **20 March 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 **20 March 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. In case the participant does not place at the auction, the deposit will be refunded, while the participation fee, the data room access fee and the documentation copying fee will not be refunded.

The remaining balance of the net purchase price must be transferred according to the conditions stipulated in the sale agreement (the sample of the sale agreement can be examined in the data room). By participating in the auction, the winning bidder shall be deemed to have fully accepted and agreed to be bound by the terms and provisions set out in the draft sale agreement. By signing the auction minutes the winning bidder shall undertake to pay a non-refundable deposit to Kristályház Kft. in accordance with the schedule, content, and deadline set out in the draft sale agreement reviewed by the bidder in the data room. 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. Finalisation and countersigning of the sale contracts, as well as the conduct of the land registry proceedings shall be the responsibility and cost of the **auction buyer and their legal representative**. The sale contracts must be signed within 60 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:

ÁRVEREZŐ HÁZ Szolgáltató és Árverező Zrt. • Tel: +36 (20) 596-8555 • Website: www.arverezohaz.hu