



CORDIA

INTERNATIONAL ZRT.

CONDENSED INTERIM SEPARATE
FINANCIAL INFORMATION FOR THE PERIOD ENDED
30 JUNE 2020



Report on review of the condensed interim separate financial information

To the shareholders of Cordia International Zrt.

Introduction

We have reviewed the accompanying condensed interim separate financial information of Cordia International Zrt. ("the Company") which comprise the condensed interim separate statement of financial position as at 30 June 2020, the related condensed interim separate statement of profit or loss and other comprehensive income, the condensed interim separate statement of changes in equity, the condensed interim statement of cash flows for the six-month period then ended and the summary of significant accounting policies and other explanatory notes.

Management is responsible for the preparation and presentation of the condensed interim separate financial information in accordance with IAS 34 "Interim Financial Reporting" as adopted by the EU. Our responsibility is to express a conclusion on this condensed interim separate financial information based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, 'Review of interim financial information performed by the independent auditor of the entity'. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim separate financial information is not prepared, in all material respects, in accordance with IAS 34, "Interim Financial Reporting" as adopted by the EU.

Budapest, 9 November 2020

A handwritten signature in blue ink, appearing to read 'László Radványi'.

László Radványi
Partner
PricewaterhouseCoopers Könyvvizsgáló Kft.

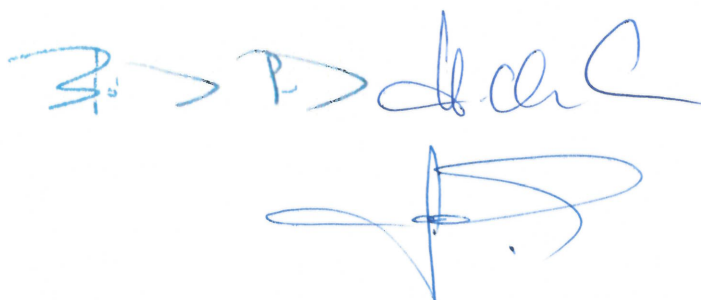
CONTENTS

Condensed Interim Separate Statement of Profit or Loss and Other Comprehensive Income	2
Condensed Interim Separate Statement of Financial Position	3
Condensed Interim Separate Statement of Changes in Equity	5
Condensed Interim Statement of Cash Flows	6
Summary of significant accounting policies and other explanatory notes	7
1. Background and business of the Company	7
2. Cordia International Zrt. investment in subsidiaries.....	8
3. Basis of preparation and measurement	9
4. Capital management	10
5. Financial assets and financial liabilities	10
6. Significant acquisition	17
7. Investments in subsidiaries.....	18
8. Equity	20
9. Foreign exchange gain/(loss)	21
10. Related parties	21
11. Fair value estimation of financial assets and liabilities	21
12. Segment report	22
13. Subsequent events.....	27

Condensed Interim Separate Statement of Profit or Loss and Other Comprehensive Income

<i>In thousands of Hungarian Forints (THUF)</i>	<i>Note</i>	2020H1	2019H1
Interest income		526,308	364,149
Other investment income		0	22,273,226
Total investment income		526,308	22,637,375
Administrative and other expenses		138,815	2,989
Interest expense		708,379	26,106
Total operating expenses		847,194	29,095
Foreign exchange gain	9	1,403,251	101,524
Foreign exchange loss		34,518	63,126
Foreign exchange - net		1,368,733	38,398
Share of net profit of investments accounted for using the equity method	6	18,022,854	274,249
Profit/(loss) before taxation		19,070,700	22,920,928
Income tax expense		2,514	49,185
Profit/(loss) for the year		19,068,186	22,871,743
Currency Translation Adjustment (CTA)		180,395	(4,338)
Total comprehensive income for the year, net of tax		19,248,582	22,867,405

The notes on pages 7 to 27 are an integral part of these separate financial statements



Condensed Interim Separate Statement of Financial Position

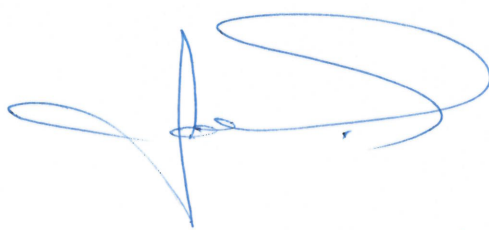
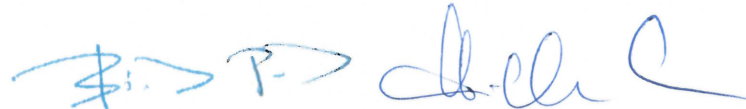
<i>In thousands of Hungarian Forints (THUF)</i>	<i>Note</i>	30-06-2020	31-12-2019
Assets			
Non-current assets			
Intangible assets		5,135	4,862
Long-term receivables - related parties	5(a)	37,220,221	24,891,477
Investment in subsidiaries	7	64,069,910	28,215,560
Total non-current assets		101,295,266	53,111,899
Current assets			
Short-term receivables - related parties	5(a)	14,783,182	18,732,580
Other current assets	5(d)	2,786	10,476,515
Other short-term financial assets		591	0
Loan receivables	5(f)	5,430,000	342,963
Income tax receivable		1,032	1,032
Cash and cash equivalents	5(c)	7,468,538	16,043,682
Total current assets		27,686,129	45,596,772
Total		128,981,395	98,708,671

The notes on pages 7 to 27 are an integral part of these separate financial statements

CORDIA International Zrt
Condensed Interim Separate Financial Information for the period ended 30 June 2020

<i>In thousands of Hungarian Forints (THUF)</i>	<i>Note</i>	30-06-2020	31-12-2019
Equity and liabilities			
Equity			
Shareholders' equity			
Share capital	8	18,013,760	9,897,492
Share premium	8	13,461,608	8,690,521
Foreign currency translation reserve		180,395	0
Retained earnings		52,529,441	34,347,479
Total equity		84,185,204	52,935,492
Liabilities			
Non-current liabilities			
Related party liabilities	5(b)	241,682	1,125,055
Bonds	5(e)	44,383,497	44,421,137
Total non-current liabilities		44,625,179	45,546,192
Current liabilities			
Trade and other payables (current)		24,699	46,876
Bonds	5(e)	72,415	68,891
Related party liabilities	5(b)	50,793	79,876
Other tax liabilities		3,851	612
Income tax liabilities		19,254	30,732
Total current liabilities		171,012	226,987
Total liabilities		44,796,191	45,773,179
Total equity and liabilities		128,981,395	98,708,671

The notes on pages 7 to 27 are an integral part of these separate financial statements

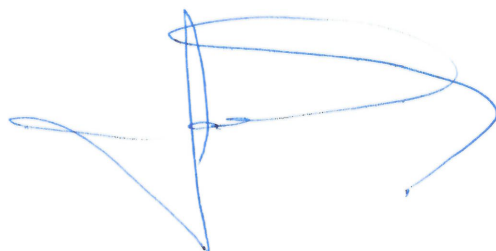



Condensed Interim Separate Statement of Changes in Equity

For the period ended 30 June 2020

<i>In thousands of Hungarian Forints (THUF)</i>	<u>Share capital</u>	<u>Share premium</u>	<u>Foreign currency translation reserve</u>	<u>Retained earnings</u>	<u>Total equity</u>
Balance at 01 January 2019	9,252,912	592,166	0	7,602,893	17,447,971
Proceeds from capital increase	644,580	8,098,355	0	0	8,742,935
Profit for the period	0	0	0	22,867,405	22,867,405
Dividend to non-controlling shareholders of subsidiaries	0	0	0	0	0
Balance as at 30 June 2019	9,897,492	8,690,521	0	30,470,298	49,058,311
Balance as at 1 January 2020	9,897,492	8,690,521	0	34,347,479	52,935,492
Proceeds from capital increase	7,431,040	4,570,090	0	0	12,001,130
Reclass due to legal changes	685,228	200,997	0	(886,225)	0
Total comprehensive income for the period	0	0	180,395	19,068,186	19,248,582
Balance at 30 June 2020	18,013,760	13,461,608	180,395	52,529,441	84,185,204

The notes on pages 7 to 27 are an integral part of these separate financial statements




CORIDIA International Zrt
Condensed Interim Separate Financial Information for the period ended 30 June 2020

Condensed Interim Statement of Cash Flows

	2020H1	2019H1
Profit before tax	19,070,700	22,920,928
Adjustments to reconcile profit for the period to net cash used in operating activities:		
Net interest income	182,071	(338,043)
Other non-cash movement	(527,054)	(8,872)
Share of profit in equity method investments	(18,022,854)	(274,249)
Other investment income	0	(22,273,226)
Decrease/(increase) in trade and other receivables	797	268,057
(Decrease)/increase in liabilities from related parties	(912,455)	2,340,217
Decrease/(increase) in short-term financial assets	(591)	0
Increase in trade and other payables	(18,938)	(10,211)
Increase/(decrease) of related party receivables	(7,827,160)	(8,031,239)
Increase in loan receivables	(5,087,037)	0
Interest paid	(708,379)	(26,106)
Interest received	(25,878)	125,588
Income tax paid	(13,992)	(24,738)
Net cash from/(used in) operating activities	(13,890,769)	(5,331,895)
Consideration paid for investment in subsidiaries	(7,649,285)	(22,665,643)
Consideration received from sale or redemption of investments	0	3,298
Acquisitions of tangible and intangible assets	(273)	294
Dividend received	964,053	24,194,422
Net cash from/(used in) investing activities	(6,685,504)	1,532,371
Capital increase	12,001,130	8,742,935
Dividend paid	0	0
Proceeds from bonds issue	0	0
Net cash from financing activities	12,001,130	8,742,935
Net change in cash and cash equivalents	(8,575,144)	4,943,411
Cash and cash equivalents at beginning of the year	16,043,682	1,175,031
Cash and cash equivalents at end of the year	7,468,538	6,118,442

*The other non-cash movements derive mainly from accrued interest.

The notes on pages 7 to 27 are an integral part of these separate financial statements

Summary of significant accounting policies and other explanatory notes

1. Background and business of the Company

(a) **Company name:** Cordia International Private Limited Company ('Cordia International Zrt.')

Headquarter: 7th floor, 47-53 Futó street, 1082 Budapest

Company registration number: 01-10-048844

Statistical number: 25558098-6810-114-01

Tax registration number: 25558098-2-42

Cordia International Private Limited Company ('the Company'), a Hungarian private limited company with its statutory seat in Budapest, Hungary, was incorporated on 17 April 2016.

The Company is a holding company focused on managing its subsidiaries. The core business of the subsidiaries is to develop residential properties and then sale residential units. The Company is not involved in development of other real estate projects.

The registered office is located at 47-53 Futó street, Budapest, Hungary. The Company (together with its Hungarian Polish, Spanish and Romanian subsidiaries 'the Group'), is active in the development and sale of units, primarily apartments, in multi-family residential real-estate projects to individual customers in Hungary, in Poland, in Spain and in Romania.

As of 30 June 2020 the Company had the following owners:

- Cordia Holding B.V. - 98% (place of business: 3030, Prins Hendriklaan 26, 1075BD Amsterdam)
- Finext Consultants Limited - 2% (place of business: Kyriakou Matsi 16, Eagle House, 10th Floor, Agioi Omologites, P.C. 1082, Nicosia, Cyprus)

The ultimate controlling parties have not been changed during 2020. Gábor Futó (as the major shareholder) together with his parents, are the ultimate beneficial owners of CORDIA International Ingatlanfejlesztő Zrt. with its registered office in Budapest, Hungary. The ultimate consolidating entity is FR Group B.V.

A list of the companies from which the financial data are included in this condensed interim separate financial information and the extent of ownership and control are presented in Note 2.

Cordia International Zrt. also prepares IFRS consolidated financial statements¹. Accounting policies applied in these financial statements are in line with the accounting policies used for preparation of IFRS consolidated financial statements.

Preparation of the condensed interim separate financial information ('financial statements') is not mandatory for the Company. These financial statements are prepared on a voluntary basis to provide useful information for bond holders.

The auditor of Cordia International Zrt. is PWC Könyvvizsgáló Kft. and the signing partner is László Radványi.

¹ Published financial statements are available on company website: <https://cordiahomes.com/>

2. Cordia International Zrt. investment in subsidiaries

The investments in subsidiaries comprises the investment in equity shares of group companies and are measured using the equity method in line with IAS 28.

The Company's principal subsidiaries at 30 June 2020 are set out below. Unless otherwise stated, they have share capital consisting solely of ordinary shares that are held directly by the Company, and the proportion of ownership interests held equals the voting rights held by the Company. The country of incorporation or registration is also their principal place of business.

Name of entity	Place of business/Country of incorporation	Ownership interest held by the Company (direct interest)	
		30.06.2020	31.12.2019
Cordia Lands Investment Ltd.	Nicosia, Cyprus	94.95%	95%
Cordia New Times Ingatlanfejlesztő Kft.	Hungary, Budapest	70%	70%
Cordia Spain Holding Kft	Hungary, Budapest	100%	100%
Cordia Romania Holding One Kft.	Hungary, Budapest	100%	100%
Cordia Romania Holding Two Kft.	Hungary, Budapest	100%	100%
CORDIA Central Ingatlanfejlesztő Kft.	Hungary, Budapest	100%	100%
Cordia New Ages Ingatlanfejlesztő Kft.	Hungary, Budapest	100%	100%
Cordia Management Szolgáltató Kft.	Hungary, Budapest	1%	1%
Cordia Management Poland sp. z o.o.	Poland	1%	1%
Cordia Belváros Kft.	Hungary, Budapest	70%	70%
Cereman Vagyonkezelő Zrt.	Hungary, Budapest	95%	95%
Cordia Románia Holding A	Hungary, Budapest	100%	100%
Cordia Iberia Holding, S.L.	Spain	100%	100%
Villena Sp. z o.o.	Poland	100%	100%
Cordia Wroclaw I Sp. Z o.o.	Poland	100%	100%
CORDIA Polska SP. Z.o.o.	Poland	100%	100%
FINEXT Funds LUX One	Luxemburg	N/A	100%
Cordia Real Estate Funds Luxembourg SICAV-RAIF	Luxemburg	100%	N/A
CDS-CORDIA DEVELOPMENT SERVICES SRL	Romania	5%	5%
Cordia Europe Holding Kft.	Hungary, Budapest	0.03%	0.03%
Polnord S.A.	Poland	92.92%	n.a.
European Residential Investments	Hungary	100%	n.a.
SC Cordia Parcului Residential Srl.	Romania	n.a.	n.a.

Due to indirect interest through different group companies, the investments in Cordia New Ages Ingatlanfejlesztő Kft. and Cordia Management Szolgáltató Kft. are considered subsidiaries. The company has control over these entities as defined in IFRS 10 'Consolidated financial statements' and are therefore accounted at cost in accordance with IAS 27 'separate financial statements'.

All the acquisitions from related parties were at market prices from entities under common control.

3. Basis of preparation and measurement

a. Basis of preparation and statement of compliance

The condensed interim separate financial information of Cordia International Zrt. have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union (EU) and interpretations issued by the IFRS Interpretations Committee (IFRIC).

Cordia International Zrt. prepares its statutory separate financial statements under local GAAP (i.e. based on the regulations of Act C of 2000 in Hungary, also referred as "HAR"). HAR financial statements are published and they serve also as the basis for taxation and for all other local regulatory purposes.

The financial statements have been prepared on a going concern basis, applying a historical cost convention, except for the measurement of investment in subsidiaries which are measured subsequently by using the equity-method in line with IAS 28.

The financial statements were authorized by the Boards of Directors of Cordia International on 9th November 2020.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. Changes in assumptions may have a significant impact on the financial statements in the period the assumptions changed. Management believes that the underlying assumptions are appropriate.

This condensed interim separate financial information for the half-year reporting period ended 30 June 2020 has been prepared in accordance with IAS 34 Interim Financial Reporting as adopted by the EU.

The interim report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report for the year ended 31 December 2019 and any public announcements made by Cordia International Zrt. during the interim reporting period.

Seasonality of operations has no significant impact on the condensed interim separate financial information.

b. New and amended standards

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period.

A number of new or amended standards became applicable for the current reporting period:

- Definition of a Business (Amendments to IFRS 3)
- Definition of Material (Amendments to IAS 1 and IAS 8)
- Interest Rate Benchmark Reform (Amendments to IFRS 9, IAS 39 and IFRS 7)

The above amendments and improvements to IFRSs do not impact the annual separate financial or the condensed interim separate financial information of the Cordia International Zrt.

4. Capital management

When managing capital, it is the Company's objective to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. In order to maintain or adjust the capital structure, the Company may adjust the profit appropriation, return capital to shareholders, issue new shares or sell assets to reduce debt.

There were no changes in the Company's approach to capital management during the year.

There are no covenants imposed on the Company by the terms and conditions of the Bonds issued. For the relevant calculation of the financial ratios which relate to the Undertakings committed by the Company and the Group see note 5.(e).

5. Financial assets and financial liabilities

This note provides information about the company's financial instruments except the investments which are accounted for using equity method in accordance with IAS 27, including

- an overview of all financial instruments held by the entity
- specific information about each type of financial instrument.

Financial assets at amortized costs

<i>In thousands of Hungarian Forints (HUF)</i>	<i>Notes</i>	30-06-2020	31-12-2019
Receivables from related parties	5(a)	52,003,403	43,624,057
Other financial assets	5(d)	591	0
Loan receivables	5(f)	5,430,000	342,963
Cash and cash equivalents	5(c)	7,468,538	16,043,682
Total financial assets		64,902,532	60,010,702

Financial liabilities at amortized costs

<i>In thousands of Hungarian Forints (HUF)</i>	<i>Notes</i>	30-06-2020	31-12-2019
Trade and other payables		24,699	46,875
Bonds	5(e)	41,572,719	41,610,359
Liabilities to related parties	5(b)	292,475	1,204,931
Total long term financial assets		41,889,893	42,862,165

5(a) Receivables related parties

Receivables from related parties are recognized initially at fair value and subsequently measured at amortized cost calculated with the effective interest rate less provision for impairment. Receivables from related parties are classified as current assets if the payment term is less than 12 months, in any other cases they are classified as non-current assets.

<i>In thousands of Hungarian Forints (HUF)</i>	30-06-2020	31-12-2019
Loan receivables	50,348,926	42,369,528
Accrued interest receivables	1,529,262	992,663
Other receivables	125,215	261,866
Total receivables from related parties	52,003,403	43,624,057

The table below presents the movement in loans granted to related parties:

<i>In thousands of Hungarian Forints (HUF)</i>	01-01-2020; 30-06-2020	01-01-2020; 31-12-2020
Opening balance	42,369,528	17,432,888
Loans granted	16,774,533	99,740,578
Loans repaid	(9,635,189)	(75,839,063)
Revaluation (FX difference)	840,054	1,035,125
Closing balance	50,348,926	42,369,528

All loans are provided to subsidiary companies of the group are unsecured. The loans are denominated in different currencies. The Company is dynamically reacting to the financing needs of the subsidiaries and reallocates loan as necessary on a continuous basis. Since the Company is a holding entity, Management believes that its operating activities include acting as a financial intermediary for its subsidiaries, cash flows related to these related party loan receivables are presented within cash flows from operating activities.

The table below presents the conditions of the most significant related party loan agreements:

As at 30.06.2020

Loan currency	Balance in thHUF	Interest rate
HUF	12,979,623	Interest free
EUR	12,379,793	Interest free
EUR	8,427,370	EURIBOR + margin
PLN	16,562,140	WIBOR + margin

As at 31.12.2019

Loan currency	Balance in thHUF	Interest rate
HUF	5,781,077	Interest free
EUR	8,350,459	Interest free
EUR	7,157,741	EURIBOR + margin
PLN	21,080,251	WIBOR + margin

Based on the nature of the relationship, the Company has the following related party balances at each balance sheet date:

As at 30.06.2020

Nature of relationship	Partner	Balance in thHUF
Loan receivable	Subsidiary	50,348,926

As at 31.12.2019

Nature of relationship	Partner	Balance in thHUF
Loan receivable	Subsidiary	42,369,528

5 (b) Liabilities to related parties

Liabilities are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period.

<i>In thousands of Hungarian Forints (HUF)</i>	<i>Notes</i>	30-06-2020	31-12-2019
Loans and borrowings	(i)	241,682	1,166,083
Accrued expenses payable		50,793	38,848
Total Liabilities to related parties		292,475	1,204,931

The loans and borrowings are obtained from subsidiaries in the group and are unsecured. Since the Company is a holding entity, Management believes that its operating activities include acting as a financial intermediary for its subsidiaries, cash flows related to these related party loan liabilities are presented within cash flows from operating activities.

The following table shows the conditions of the borrowings:

As at 30.06.2020

Loan currency	Balance in thHUF	Interest rate
PLN	241,682	WIBOR + margin

As at 31.12.2019

Loan currency	Balance in thHUF	Interest rate
PLN	1 125 055	WIBOR + margin
HUF	30 000	Interest free
EUR	11 028	Interest free

The table below presents the movement in loans granted to related parties:

<i>In thousands of Hungarian Forints (HUF)</i>	01-01-2020; 30-06-2020	01-01-2019; 31-12-2019
Opening balance	1,166,083	3,529,192
Loans granted	185,395	23,778,594
Loans repaid	(998,694)	(26,223,635)
Revaluation (FX difference)	(111,102)	81,932
Closing balance	241,682	1,166,083

5 (c) Cash and Cash equivalents

Cash and cash equivalents comprise cash at bank and on hand. Cash at bank earns interest at floating rates based on daily bank deposit rates.

<i>In thousands of Hungarian Forints (HUF)</i>	30.06.2020	31.12.2019
Cash at hand	0	109
Cash at banks	7,468,538	3,743,605
2-month discount treasury bill	0	2,299,968
Bank deposit	0	10,000,000
Total cash and cash equivalents	7,468,538	16,043,682

The total amount of cash and cash equivalents was denominated in the following currencies:

<i>In thousands of Hungarian Forints (HUF)</i>	30.06.2020	31.12.2019
EUR	800,986	21,792
PLN	1,736,093	171,383
HUF	4,931,459	15,850,507
Total cash and cash equivalents	7,468,538	16 043 682

5 (d) Other current assets

<i>In thousands of Hungarian Forints (HUF)</i>	30.06.2020	31.12.2019
Advance paid for acquisition of subsidiary	0	10,472,963
Other	3,377	3,552
Total short-term financial assets	3,377	10,476,515

5 (e) Bonds

<i>In thousands of Hungarian Forints (HUF)</i>	2020
Opening balance	44,490,028
Interest Accrued	1,058,739
Amortization of adjustments and premium	(217,664)
Interest paid	(875,191)
Closing balance	44,455,912

Cordia International has carried out a successful bond issue on 5 November (Cordia 2026/I). The financial settlement date was 7 November 2019, the maturity is 7 November 2026. The offered volume was HUF 40 billion at face value which attracted HUF 53.55 billion in bids. The amount of funds raised was HUF 44.4 billion.

Bonds are initially recognised at fair value net of transaction costs incurred and increased by premium received. The bond is subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in profit or loss over the period of the borrowings using the effective interest method.

Fair value of the bonds upon issuance is calculated as the average price paid for the bond by commercial investors. This is considered to be Level 1 fair value based on IFRS 13. Adjustment to fair value is amortized using the effective interest rate of the bond.

Bond terms and conditions:

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.

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

Coupon Payment Date:

The first coupon payment date was made on 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").

Amortisation, Redemption and Purchases:

Each Bond shall be repaid by the Issuer at HUF 8,333,333 (per Bond) 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 at HUF 8,333,335 as the Final Redemption Amount due and payable on 7 November 2026, being the last Coupon Payment Date, which is also the Maturity Date.

Issuer undertakings:

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.

(i) The Consolidated Leverage Ratio (tested on the basis of the Group Consolidated Financial Statements)

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

Net Consolidated Debt = CD - C - RC

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

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.

<i>In thousands of Hungarian Forints (HUF)</i>	30.06.2020	31.12.2019
Consolidated Debt (CD)	88,103,641	70,207,094
Cash and Cash Equivalents (C)	38,291,995	51,070,192
Restricted cash (RC)	1,025,058	271,496
Net Consolidated Debt	48,786,588	18,865,406
 Total Assets (TA)	 258,662,287	 181,570,651
Customer Advances (CA)	45,775,024	40,810,106
Cash and cash equivalents (C)	38,291,995	51,070,192
Restricted cash (RC)	1,025,058	271,496
Total Consolidated Assets net of Cash & Customer Advances	173,570,209	89,418,857
Consolidated Leverage Ratio	28.11%	21.10%

Bond related Issuer Undertakings were fulfilled both at current reporting date and in previous periods as well.

(ii.) The Issuer Net Debt to Equity Ratio (tested on the basis of the Company's Separate Financial Statement)

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

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.

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

Issuer Net 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.

<i>In thousands of Hungarian Forints (HUF)</i>	30.06.2020	31.12.2019
Share capital	18,013,760	9,897,492
Share premium	13,461,608	8,690,521
Foreign currency translation reserve	180,395	0
Retained earnings	52,529,441	34,347,479
Issuer Equity	84,185,204	52,935,492

<i>In thousands of Hungarian Forints (HUF)</i>	30.06.2020	31.12.2019
Bank Loans	0	0
Bonds (non-current)	44,383,497	44,421,137
Bonds (current)	72,415	68,891
Provision	0	0
Issuer Debt	44,455,912	44,490,028
Cash and Cash Equivalents	7,468,538	16,043,682
Special Restricted Cash	0	0
Issuer Net Debt	36,987,374	28,446,346

Issuer Net Debt to Equity Ratio	0.44	0.54
--	-------------	-------------

Bond related Issuer Undertakings were fulfilled both at current reporting date and in previous periods as well.

<i>In thousands of Hungarian Forints (HUF)</i>	30.06.2020	31.12.2019
HUF	44,455,912	44,490,028
Total bonds	44,455,912	44,490,028

5 (f) Loan receivables

The Company provided a short-term interest free loan facility to Pedrano Construction Kft. and Pedrano Homes Kft. who are the general contractors in numerous Hungarian projects and are considered strategic partners. The provided amount can not exceed the consolidated liability of the Group to Pedrano therefore it is considered fully recoverable and so the Group did not account any impairment. The loan is constantly repaid by the borrower as the liabilities of the subsidiaries are settled. The provided loan facilities are on demand with 15 days notice.

<i>In thousands of Hungarian Forints (HUF)</i>	2020	2019
Opening balance	342 963	0
Loans granted	6,272,037	1,300,000
Loans repaid	(1,185,000)	(1,000,000)
Revaluation (FX difference)	0	42,963
Closing balance	5,430,000	342,963

<i>In thousands of Hungarian Forints (HUF)</i>	30.06.2020	31.12.2019
HUF	5,430,000	342,963
Total loan receivables	5,430,000	342,963

6. Significant acquisition**Polnord S.A:**

The Company has successfully accomplished the acquisition of new shares issued by Polnord Spółka Akcyjna (a public listed company, well established and focused on the residential projects in Poland). Based on the share-purchase agreement executed in December 2019, the Company purchased 63,668,800 (sixty three million six hundred sixty eight thousand eight hundred) newly issued T-Series Shares representing 65.27% of the POLNORD's share capital and 65.27% of total voting rights (following the capital increase). The purchase price was PLN 2.12 per 1 share.

On February 10th 2020 as a result of the registration of the share capital increase Cordia International Zrt. has completed the acquisition of 63,668,800 (sixty three million six hundred sixty eight thousand eight hundred) T-Series Shares representing 65.27% of the POLNORD's share capital and 65.27% of total voting rights. Cordia purchased 373,309 number of shares of POLNORD from the market which represents 0.39% of total shares by which reached a 65,66% ownership.

Pursuant to Polish law, i.e. Article 74.1. of the Act of 29 July 2005 on Public Offering and Conditions Governing the Introduction of Financial Instruments to Organised Trading, and on Public Companies, and also fulfilling its obligation under Article 73.2.1 of the Act, on 14 February 2020, the Company announced a tender offer for the sale of the remaining approximately 34.34% of the shares in Polnord for the price per share of PLN 3.55 (the "Tender Offer"). Upon the conclusion of the Tender Offer and in connection with the settlement thereof, on 9 April 2020, the Company purchased 26,595,374 shares in Polnord for the purchase price of PLN 3.55 per share. Therefore, the Company increased its stake in Polnord from 64,042,109 shares (approximately 65.66% of the share capital) prior to the settlement of the Tender Offer to 90,637,483 shares (approximately 92.92% of the share capital of Polnord).

<i>In thousands of Hungarian Forints (THUF)</i>	<i>10th February 2020</i>
Fair Value of Polnord consolidated Net Asset	35,922,586
Cordia Ownership	65.66%
Proportionate share from Polnord Net Asset	23,586,770
Consideration paid in cash	10,560,242
Bargain Gain	13,026,528

<i>In thousands of Hungarian Forints (THUF)</i>	<i>9th April 2020</i>
Fair Value of Polnord consolidated NetAsset	35,847,146
Cost of purchasing shares from public call (consideration transferred)	7,528,145
Remaining Non-Controlling Interest (7,08%)	2,537,978
Fair Value of previously held interest	23,537,236
Interim profit/(loss)	(141,350)
Other	95,560
Bargain Gain	2,289,577

The abovementioned bargain gains appear on 'Share of net profit of investments accounted for using the equity method' PnL line.

Besides the bargain gains the Company recognized HUF 2,706,749 million as a share of profit from its investments using the equity method.

7. Investments in subsidiaries

Subsidiaries are all entities over which the Company has direct or indirect control. The Company controls directly or indirectly an entity where the Company is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity.

Investment in subsidiaries are recognized at cost and they subsequently measured by using the equity method in line with IAS 28. Assets that qualify as impaired are measured at their impaired value, any impairment is recorded in the income statement.

Based on IAS 28.27, in case the investee is itself a group, the net assets, profits or losses, and other comprehensive income used for the purpose of equity accounting are those recognised in the investee's own consolidated financial statements, after any adjustments necessary to give effect to the entity's accounting policies.

Under the equity method, on initial recognition the investment in a subsidiary or an associate or a joint venture is recognised at cost, and the carrying amount is increased or decreased to recognise the investor's share of the profit or loss of the investee after the date of acquisition.

The Cordia International's share of the investee's profit or loss is recognised in the investor's profit or loss. Distributions received from an investee reduce the carrying amount of the investment. Adjustments to the carrying amount may also be necessary for changes in the investor's proportionate interest in the investee arising from changes in the investee's other comprehensive income.

If Cordia International's share of losses of a subsidiary, associate or joint venture equals or exceeds its interest in the subsidiary, associate or joint venture, Cordia International's discontinues recognising its share of further losses. The interest in a subsidiary, associate or joint venture is the carrying amount of the investment in the subsidiary, associate or joint venture under the equity method together with any long-term interests that, in substance, form part of Cordia

International's net investment in the subsidiary, associate or joint venture. After Cordia International's interest is reduced to zero, a liability is recognised only to the extent that the Cordia International has incurred legal or constructive obligations or made payments on behalf of the subsidiary or associate. If the subsidiary, associate or joint venture subsequently reports profits, Cordia International recognises its share of those profits only after its share of the profits equals the share of losses not recognized.

An associate, subsidiary or joint venture might pay a dividend that is greater than the carrying amount of the investment in the Company's books. The carrying amount is reduced to nil, but it does not become negative. If the Company has no legal or constructive obligations to make payments on behalf of the associate, subsidiary or the joint venture, a gain is recognised in profit or loss for the remaining dividend. This gain is recorded as other investment income in the statement of total comprehensive income. Cordia International Zrt.'s accounting policy is to recognize any subsequent share of the profit/loss of the subsidiary through the statements of total comprehensive income. This means that the amount recorded as other investment income does not have an impact on the share of profit/loss recognized for the subsidiary by the Company in subsequent periods.

After application of the equity method an entity applies IFRS 9 to determine whether it is necessary to recognise any additional impairment loss with respect to its net investment in the subsidiary, associate or joint venture. If impairment is indicated, the amount is calculated by reference to IAS 36 Impairment of Assets. The entire carrying amount of the investment is tested for impairment as a single asset, that is, goodwill is not tested separately. The recoverable amount of an investment in an associate or subsidiary is assessed for each individual subsidiary, associate or joint venture, unless the subsidiary associate or joint venture does not generate cash flows independently.

The below table shows the movement in investment in subsidiaries which are accounted for using equity method:

<i>In thousands of Hungarian Forints (HUF)</i>	Amount
As at 31-12-2019	28,215,560
New purchases (cash paid)	7,649,284
New purchases (use of advance payment)	10,472,932
Share of net profit of investments accounted for using the equity method	18,022,854
Dividend	(964,053)
Other	673,333
As at 30-06-2020	64,069,910

8. Equity

7(a) Share capital

As at 31 December 2019 the parent company's share capital was 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.

As of 1st January 2020 the parent company changed its statutory book keeping currency from EUR to HUF which resulted in translating share capital and share premium to HUF. The effects of this legal change has been presented below as 'Reclass due to legal changes'.

The Shareholders of the Company have unanimously voted for increasing the capital of the Company by HUF 12,001,129,600. The capital increase has taken place by issuing 7,431,040 pieces of ordinary shares of a par value of HUF 1,000 each, at an issue value of HUF 1,615/share with rights identical to the existing ordinary shares of the Company, thus the registered capital of the Company increases by HUF 7.431.040.000 equalling to HUF 18.013.760.000. The amount exceeding the sum of the registered capital of the Company will be accounted for capital reserve. As of date of this report, the shareholders have fully paid the new shares by injecting HUF 12,001,129,600 to the Company.

(i) Movement in ordinary shares

<i>In thousands of Hungarian Forints (HUF)</i>	Number of shares (thousand)	Par value	Share premium	Total
Closing balance 31-12-2019	32,000	9,897,492	8,690,521	18,588,013
Proceeds from capital increase	7,430	7,431,040	4,570,090	12,001,130
Reclass due to legal changes	0	685,228	200,997	886,225
Closing balance 30-06-2020	39,430	18,013,760	13,461,608	31,475,368

30.06.2020

Company	Nominal value of shares (THUF)	Ownership percentage
Cordia Holding B.V.	17,653,485	98.00%
Finext Consultants Limited	360,275	2.00%
Total	18,013,760	100.00%

9. Foreign exchange gain/(loss)

<i>In thousands of Hungarian Forints (THUF)</i>	2020H1	2019H1
Foreign exchange gain	1,403,251	101,524
Foreign exchange loss	34,518	63,126
Foreign exchange - net	1,368,733	38,398

During the first half of 2020 the company incurred a net foreign exchange gain of THUF 1,403,251 (2019H1: THUF 101,524). This is a significant increase compared to last year. The increase is due to the fact that the HUF weakened significantly compared to the EUR and the PLN during 2020. Since the Company has significantly more EUR and PLN denominated asset, than liabilities, weak HUF caused a significant foreign exchange gain as at 30 June 2020. HUF/EUR and HUF/PLN exchange rates have changed significant in 2020, this caused a significantly higher net foreign exchange gain than in the comparative period.

10. Related parties

All transactions with related parties are in relation to loans provided and received. The loans and conditions are set out in note 5 above. No other transactions with related parties occurred. For a list of direct subsidiaries reference is made to Note 2.

Transactions with key management personnel

There was no transaction with key management personnel. Key management services are provided by a subsidiary (Cordia Management Kft.). Key management services provided on behalf of the Company are not separated from group level management services.

Key Management Board personnel compensation

There was no such compensation paid by the Company. Key management services provided on behalf of the Company are not separated from group level management services.

11. Fair value estimation of financial assets and liabilities

There is no financial asset that is measured at fair value through profit or loss in the financial statements. Financial assets and liabilities are measured at amortized cost.

The fair value of the financial assets and liabilities measured at amortized cost approximates their carrying value, as mostly they are related party short-term loans where the time value of money is not material. For explanation about liabilities related to the bond, please refer to Note 5(e).

12. Segment report

The Company is in the scope of IFRS 8.

As described previously, the Company is a holding company focused on managing its subsidiaries. The Company is not involved in development of other real estate projects.

The Board of Directors is the Company's chief operating decision maker body. The Board of Directors does not consider the business based on the Company's separate financial statements, but they assess it on a project basis. There are no separately reportable segments the Company's separate IFRS financial statements.

The Board of Directors monitors the ratios set out by the bond terms. Please refer to Note 5(e) for detailed explanation.

Based on the above, the Company discloses here the segment report as presented in the consolidated IFRS financial statements of Cordia Group. Since this is made and monitored on a consolidated level, it can not be reconciled to the figures presented in the separate financial statements of the Company.

Consolidated segment information

Revenue

Management believes, that revenue is currently not the most descriptive factor, since the projects are mostly in the development phase. There are no significant sales transactions between the segments. The revenue from external parties reported to the strategic steering committee is measured in a manner consistent with that in the income statement.

For the period ended 30 June 2020

<i>In thousands of Hungarian Forints (HUF)</i>	Hungary	Poland	Romania	Spain	Other	Total
Revenue	17,889,577	10,530,494	16,605	12,517	0	28,449,193
Gross Profit	3,704,447	97,561	16,605	12,517	0	3,831,131
Net Profit	19,612,064	(2,497,905)	(244,819)	(188,884)	0	16,680,456

For the period ended 30 June 2019

<i>In thousands of Hungarian Forints (HUF)</i>	Hungary	Poland	Romania	Spain	Other	Total
Revenue	7,726,822	104,202	0	0	0	7,831,024
Gross Profit	3,223,079	397,439	0	0	0	3,620,518
Net Profit	2,042,117	(624,050)	(107,639)	(124,669)	(312,882)	872,877

Assets as 30.06.2020

	Hungary	Poland	Romania	Spain
<i>In thousands of Hungarian Forints (THUF)</i>				
Assets				
Non-current assets				
Intangible assets	154,417	46,267	2,012	0
Investment properties	0	21,153,967	0	0
Property, plant and equipment	933,120	1,056,391	60,586	574
Long-term receivables from third parties	13,453	7,427,505	0	0
Long-term receivables from related parties	1,097	0	0	0
Investments accounted for using equity method	12,039,184	4,946,004	0	1,695,848
Deferred tax assets	49,986	874,949	0	0
Restricted cash	0	131,048	0	0
Long-term VAT receivables	600,597	0	0	0
Other long-term assets	631,337	13,106	0	0
Total non-current assets	14,423,191	35,649,237	62,598	1,696,422
Current assets				
Inventory	71,411,008	60,583,417	8,344,336	7,349,888
Trade and other receivables	663,305	1,071,167	12,877	92,101
Short-term receivables from related parties	120,877	0	0	0
Other short-term assets	1,212,926	357,403	507,842	0
Income tax receivables	19,404	149,929	0	0
Loan receivables	5,430,000	7,237	0	0
Short-term VAT receivables	1,423,143	2,104,813	444,320	43,144
Restricted cash	5,112,428	1,116,604	87,299	0
Other financial assets	258,608	0	0	0
Cash and cash equivalents	28,307,519	9,480,140	359,628	144,708
Total current assets	113,959,217	74,870,710	9,756,302	7,629,841
Disposal group of assets classified as held for sale				
Assets classified as held for sale	0	614,767	0	0
Total disposal group of assets classified as held for sale	0	614,767	0	0
Total	128,382,408	111,134,714	9,818,900	9,326,263
Fair value difference on inventories*	18,048,438			
Adjusted Total Assets	146,430,847	111,134,714	9,818,900	9,326,263

* CODM assesses the performance of the entities based on local GAAP statutory financial statements. In Hungary, the funds are revalue inventories to fair value at the end of each period in the statutory financial statements. This figure represents the revaluation difference calculated based on local GAAP for these entities as of 30 June 2020. In line with IFRS, this fair valuation is eliminated from the consolidated financial statements.

Liabilities as of 30.06.2020

<i>In thousands of Hungarian Forints (THUF)</i>	Hungary	Poland	Romania	Spain
Liabilities¹				
Non-current liabilities				
Loans and borrowings	18,567,191	2,567,488	2,630,098	0
Bonds	44,383,497	0	0	0
Long-term liabilities to related parties	0	0	0	0
Deferred tax liabilities	0	758,377	471	0
Other provision	0	1,095,504	0	0
Customer advances	11,081,745	0	1,063,348	0
Lease liabilities	347,281	5,665,604	17,267	0
Amounts withheld for guarantees	1,699,249	0	0	0
Other long-term liabilities	72,436	258,877	218,160	0
Total non-current liabilities	76,151,399	10,345,850	3,929,344	0
Current liabilities				
Trade and other payables	8,849,430	3,974,747	910,550	88,200
Bonds	72,415	9,843,777	0	0
Short-term liabilities to related parties	154,381	0	0	0
Loans and borrowings	10,039,175	0	0	0
Customer advances	20,889,335	12,740,596	0	0
Lease liabilities	0	10,236,372	0	0
Other tax liabilities	481,045	467,218	11,240	13,502
Other provision	61,111	5,940,768	6,728	0
Income tax liabilities	36,667	47,777	0	0
Total current liabilities	40,583,559	43,251,255	928,518	101,702
Total liabilities	116,734,958	53,597,105	4,857,862	101,702

Assets as 31.12.2019

<i>In thousands of Hungarian Forints (THUF)</i>	Hungary	Poland	Romania	Spain	Other
Assets					
Non-current assets					
Intangible assets	155,000	38,688	3,213	0	4
Investment properties	0	0	0	0	0
Property, plant and equipment	1,023,928	542,349	59,637	0	0
Long-term receivables from third parties	9,486	0	0	0	0
Long-term receivables from related parties	0	1,010	0	0	0
Investments accounted for using equity method	1,177,459	0	0	0	0
Deferred tax assets	49,986	77,728	0	0	0
Restricted cash	2,100,120	0	0	0	0
Long-term VAT receivables	1,526,564		0	0	0
Other long-term assets	587,386	25,650	0	0	0
Total non-current assets	6,629,929	685,425	62,850	0	4
Current assets					
Inventory	65,705,316	25,728,274	5,248,207	6,272,504	0
Trade and other receivables	192,935	49,652	80,983	5,376	0
Short-term receivables from related parties	653,137	192,912	0	0	0
Other short-term assets	271,849	10,698,780	498,121	0	0
Income tax receivable	27,594	4,412	1,225	25,179	0
Other tax receivables	813,136	2,466,421	452,455	50,697	0
Loan receivables	342,963	0	0	0	0
Restricted cash	1,259,556	171,937	83,361	0	0
Other financial assets	277,833	0	0	0	0
Cash and cash equivalents	47,992,442	2,642,697	140,616	294,437	0
Total current assets	117,536,761	43,502,521	6,504,968	6,648,193	0
Total assets	124,166,690	44,187,946	6,567,818	6,648,193	4
Fair value difference on inventories*	13,647,348				
Adjusted total assets	137,814,038	44,187,946	6,567,818	6,648,193	4

* CODM assesses the performance of the entities based on local GAAP statutory financial statements. In Hungary, the funds are revalue inventories to fair value at the end of each period in the statutory financial statements. This figure represent the revaluation difference calculated based on local GAAP for these entities as of 31 December 2019. In line with IFRS, this fair valuation is eliminated from the consolidated financial statements.

Liabilities as of 31.12.2019

<i>In thousands of Hungarian Forints (THUF)</i>	Hungary	Poland	Romania	Spain	Other
Non-current liabilities					
Loans and borrowings	11,920,925	2,187,101	0	0	0
Bonds	44,421,137	0	0	0	0
Long-term liabilities to related parties	0	0	0	0	0
Deferred tax liabilities	0	4,875	0	0	0
Customer advances	27,714,505	1,019,321	675,464	0	0
Lease liabilities	288,875	329,049	14,714	0	0
Amount withheld for guarantees	2,307,562	86,092	0	0	0
Other long-term liabilities	51,451	37,747	107,323	0	0
Total non-current liabilities	86,704,455	3,664,185	797,501	0	0
Current liabilities					
Trade and other payables	7,334,470	2,192,236	610,147	104,019	74,053
Bonds	68,892	0	0	0	0
Short-term liabilities to related parties	331,156	155,509	0	0	56,030
Loans and borrowings	11,504,562	0	0	2,326	0
Customer advances	10,879,330	825,778	0	0	0
Other tax liabilities	2,360,883	131,865	8,131	56	0
Income tax liabilities	46,724	43,062	0	0	7,565
Other provision	92,215	0	9,936	0	0
Lease liability	142,009	2,177,547	9,163	0	0
Total current liabilities	32,760,241	5,525,997	637,377	106,401	137,648
Total liabilities	119,190,182	9,188,978	1,434,878	106,401	137,648

13. Subsequent events

Change in the composition of the Board of Directors

Mr Tomasz Lapinski resigned from his position as the member of the Board of Directors of the Company as of 1 August 2020 and Mr Péter Bódis has been appointed by the General Meeting as new member of the Board of Directors as of 1 August 2020 for indefinite period.

Mr Péter Bódis has spent over 20 years in the investment fund management industry. In most of his career, he worked at UniCredit's investment management arm, Pioneer Investments and its preceding companies under Bank Austria. Between 2011 and 2018, he was Chief Investment Officer and Vice President of the Management Board at Pioneer Investments' Polish unit in Warsaw. Prior to that, he spent 8 years at Pioneer Investments' Vienna office, managing investment funds dedicated to Eastern Europe. He started his career in 1997 at Creditanstalt Securities' asset management department in Budapest. Mr Bódis earned his master's degree in Finance from the Budapest University of Economic Sciences in 1998, holds the Chartered Financial Analyst title and speaks 5 languages (English, German, Polish, Russian, Hungarian).

Bond issuance

The Group has successfully issued a new bond series named "CORDIA2030/I HUF" on the 27th July 2020. The issue consisted of 720 Bonds. Each Bond have been issued in Hungarian forint with a face value of HUF 50,000,000 (fifty million Hungarian forint). Total Face Value of the Bonds issued is HUF 36,000,000,000 (i.e. thirty-six billion Hungarian forint). The term of the Bonds is a ten-year period commencing on the Issue Date and ending on 27 July 2030. Each Bond bears a coupon of 3.00 % per annum, with semi-annual coupon.

The Budapest stock exchange registered the bonds on its platform on the 16th of October

Acquisition in UK

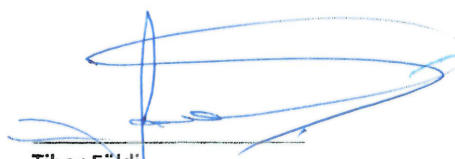


Cordia International Zrt., as a latest milestone of its international expansion strategy, has acquired UK developer Blackswan. Cordia financed the transaction by using funds collected from the bond issuance under National Bank of Hungary's Bond Funding for Growth Scheme. The acquisition allows Blackswan to deliver a GBP 550 million project pipeline across the West Midlands.

Capital commitment

The company entered into a subscription agreement with Cordia Real Estate Funds Luxembourg SICAV-RAIF, an investment company, a direct full subsidiary of the Company. The Company as the subscriber will be required to subscribe for shares issued by the fund at such times and in such tranches as the Fund may determine.

The total sub-fund commitment is HUF 75,000,000,000. This is considered as an off-balance sheet item.

The Management Board

		
Tibor Földi Chief Executive Officer	Péter Bódis Chief Financial Officer	Pál Darida

Budapest, 9th November 2020