



Extraordinary Profit Forecast

Notification on the Sale of a Subsidiary

As a result of the transaction, the Company expects a pro forma profit of approximately 18 million euros for 2025, instead of the previously forecasted pro forma profit of 7 million euros

As previously communicated to our Shareholders on May 13, 2024, Graphisoft Park SE and Synergy Construction Hungary Kft entered into a Cooperation Agreement under which the parties explored the possibilities of developing and selling residential properties in the southern development area of the Park. As a result, Synergy Construction Hungary Kft has informed our Company of its intention to purchase the subsidiary Graphisoft Park South II. Development Kft, owning the southern development areas, along the terms of previous conditional agreements.

Our Company has accepted the offer, which will enable the construction of approximately 120 residential units along with service and commercial facilities to support them. These planned high-quality apartments may also offer employees working in Graphisoft Park the opportunity to live near their workplace, thereby saving time otherwise lost in traffic during peak hours and reducing the burden on the district's transportation infrastructure.

According to the agreement, the purchase price will be paid during 2025, significantly impacting the Group's profit for the year and consequently, the Company is revising its profit forecast. Instead of the previously forecasted pro forma profit of EUR 7 million euros, the Company now expects a **pro forma profit of approximately 18 million euros for 2025.**

The Board of Directors will make a proposal at a later date regarding the use of the one-off extraordinary profit from the sale of the subsidiary, taking also into account the Group's maturing loan portfolio and the refinancing options available at the current high interest rate level.

Budapest, June 23, 2025

Graphisoft Park SE