



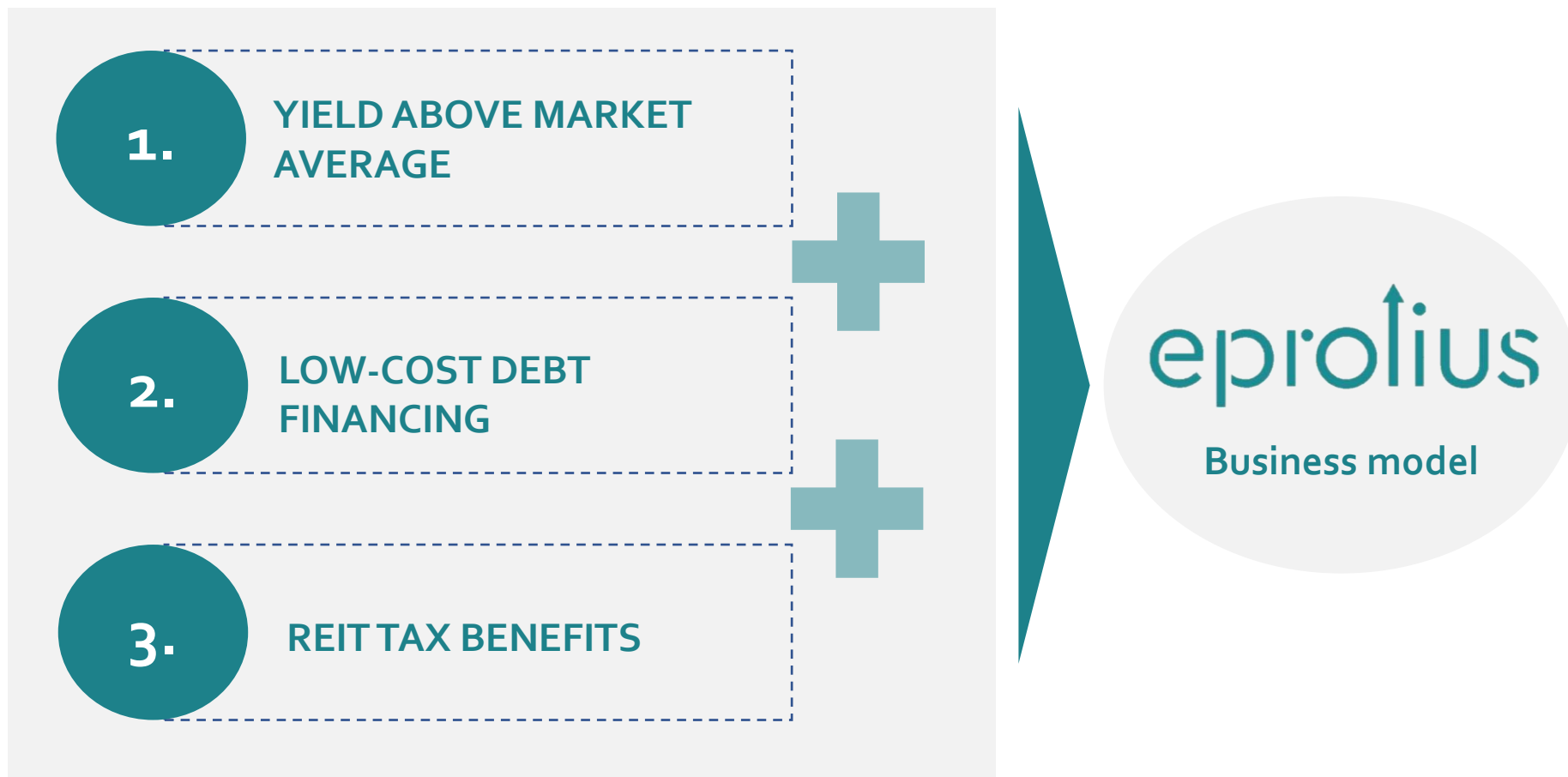
eprolius

EPROLIUS INGATLAN NYRT.

#1 HUN commercial property focused REIT

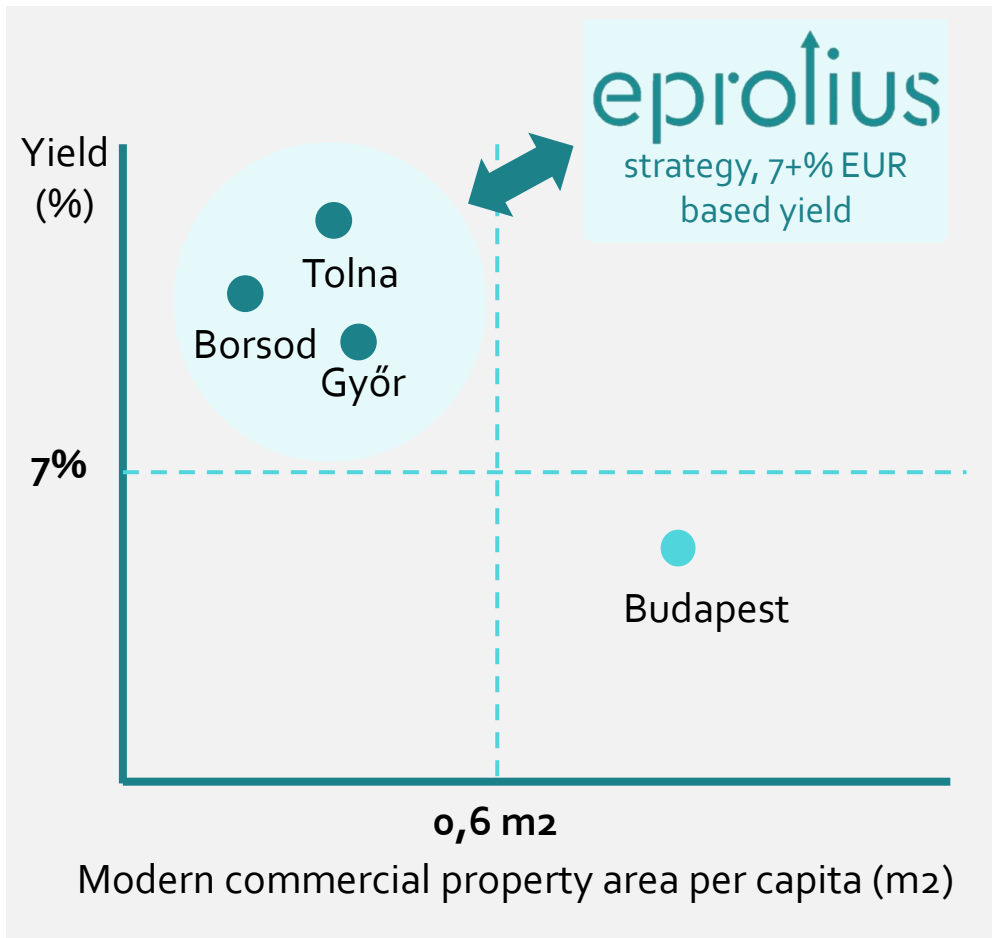
Sale of the 23% of shares following the listing on BSE (max. 5% per investor)

MAIN PILLARS OF EQUITY RETURN



1. YIELD ABOVE MARKET AVERAGE

Commercial properties outside of Budapest



Value-add restructuring



- Value-add**
- Renovation
 - Restructuring of tenant spaces
 - Energy efficiency modernisation
 - **Improving the quality of life and the urban landscape**
 - New tenant portfolio
 - Long-term (5+5+5 year) EUR based contracts (WAULT to break 5 years)

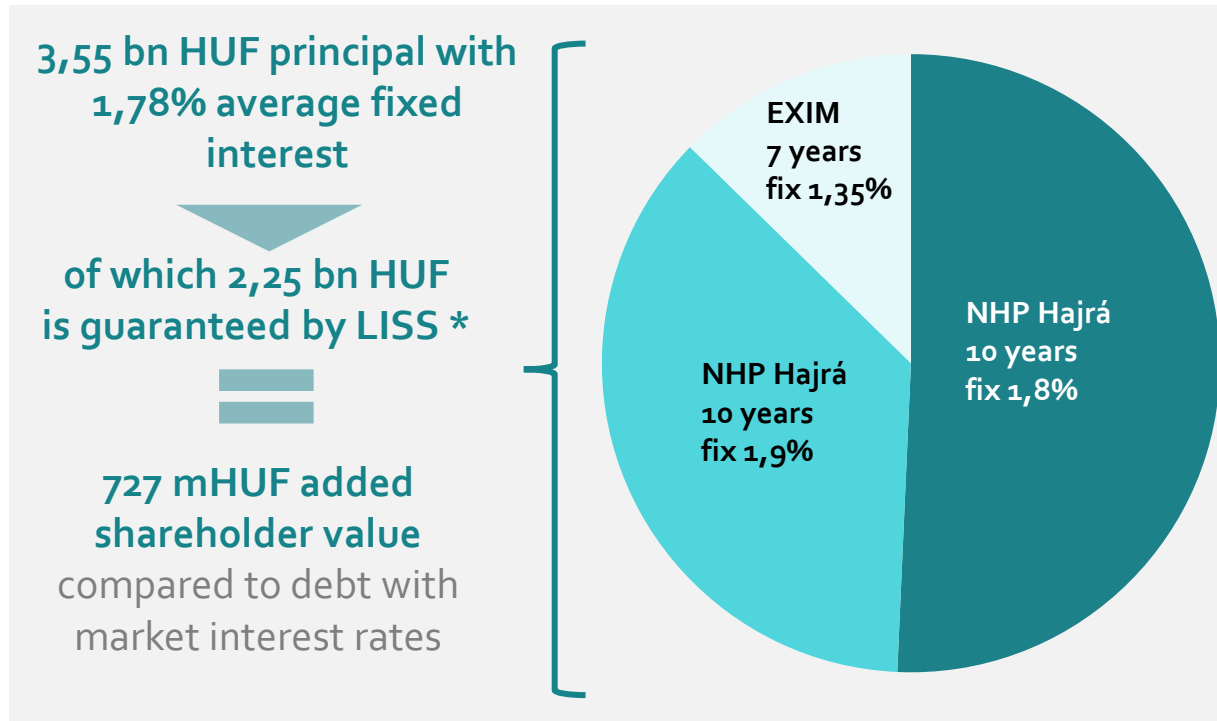
Szekszárd property before renovation (up) and visual after restructuring (down)

2.

LOW-COST DEBT FINANCING

HISTORICAL DATA

STRATEGY



2021.6.30.



*In case of properties to be restructured it was necessary to obtain guarantee from LISS Zrt.








3.

REIT TAX BENEFITS




2011. CII. law on real estate investment trusts

Eprolius Ingatlan Nyrt. can fulfill all, not highlighted, conditions, as well.

KEY REIT CONDITIONS

-  25% free float
-  5 bn HUF share capital
-  BÉT standard listing
-  Diversified real estate portfolio (no asset larger than 30% of total assets)
-  Significant property assets (at least 70% of total assets)
-  Balanced leverage (65% loan to value)
-  1/1 ownership of properties

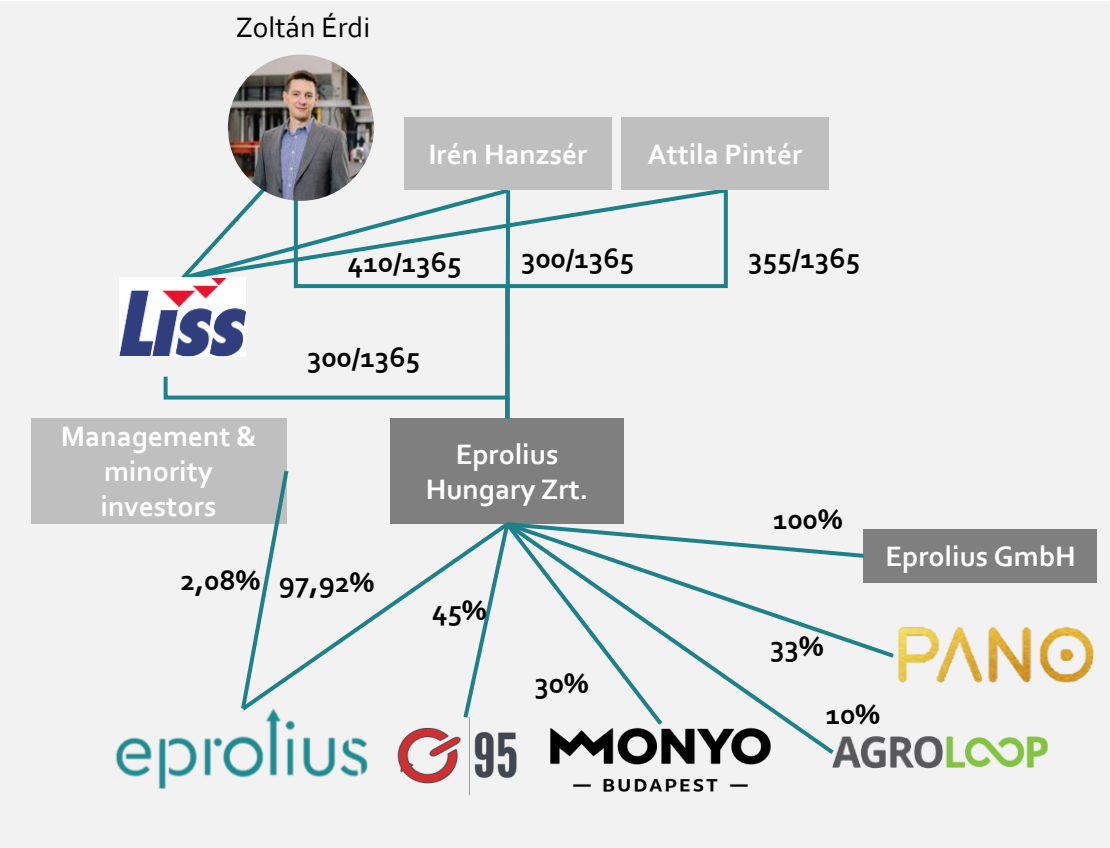
BENEFITS

 TAX	0% CIT
	0% local tax
	2% acquisition tax (instead of 4%)
	
 Benefits of listing	Opportunity to hold shares on a TBSZ account
	Transparency
	IFRS

3.

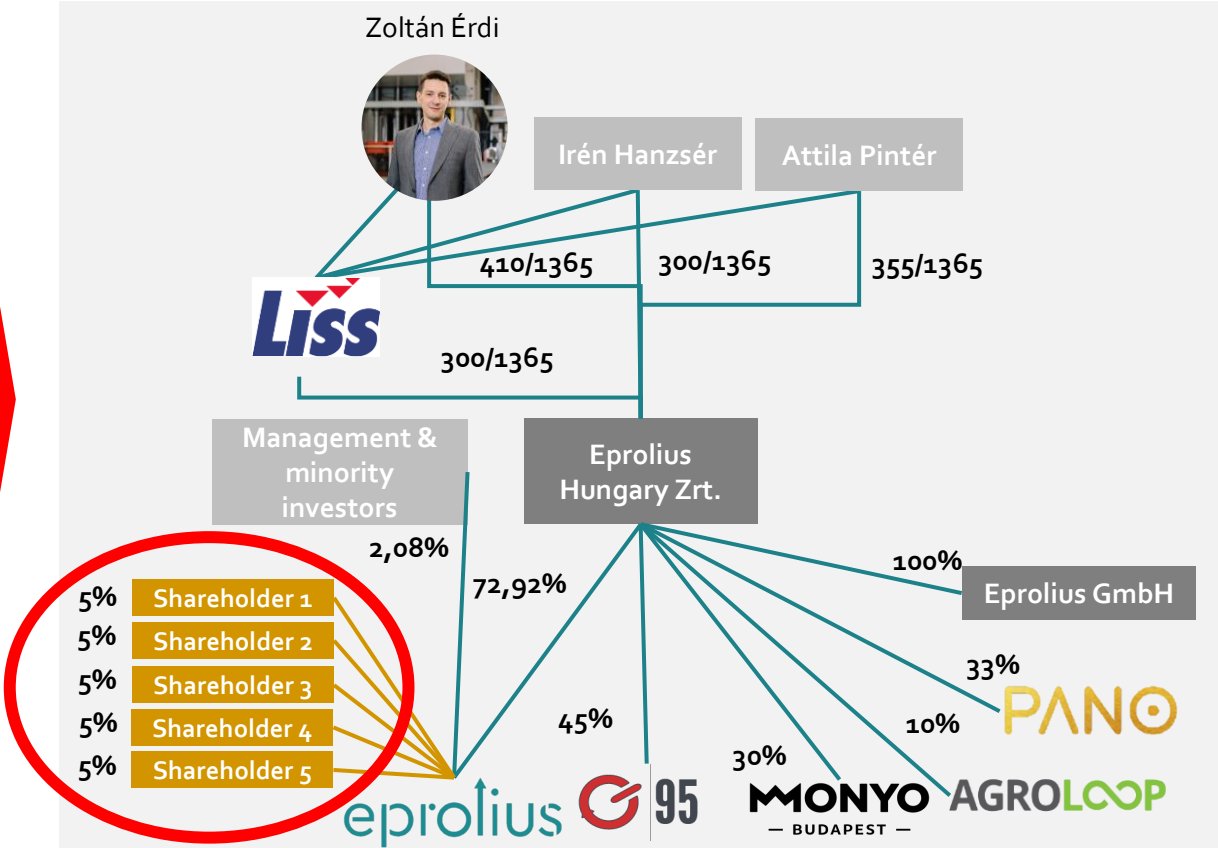
INVOLVEMENT OF ADDITIONAL SHAREHOLDERS TO REACH REIT STATUS

Current status (2021.11.12.)



X Min. 25% free float

Desired state (2021.12.31.)



✓ Min. 25% free float

HUF billions in tax benefit for Eprolius Ingatlan Nyrt.*

*On a minimum 5 year investment horizon

THE KEY SHAREHOLDER IS A SUCCESSFUL SERIAL ENTREPRENEUR

6 bn HUF cash was invested to Eprolius Ingatlan Nyrt. from the earnings of LISS



ZOLTÁN ÉRDI



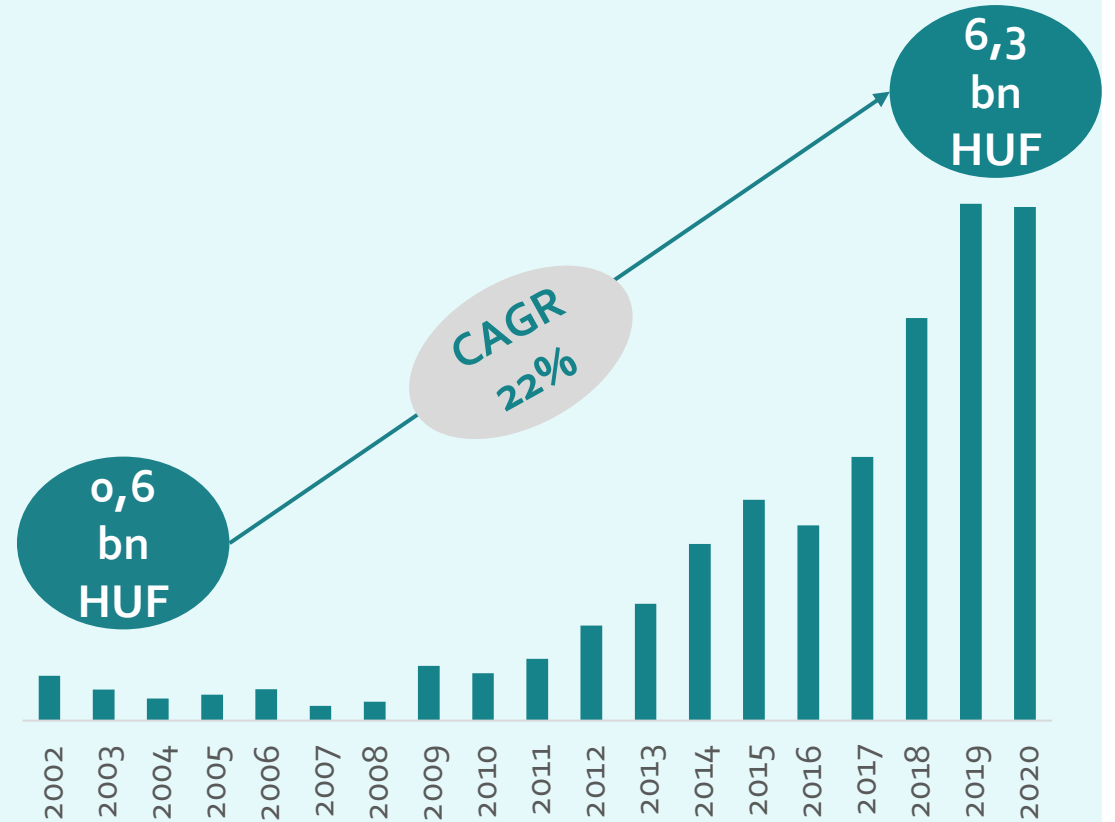
Ex-CEO, Board member



Chairman of the BoD



EBITDA (2002-2020, bn HUF)



Operative management



SZABOLCS NYÍRI

Eprolius Hungary MD



Ex-head of FI sales



BOTOND BŐSZE

Eprolius Hungary Group CFO



CAPITAL

Ex-investment director

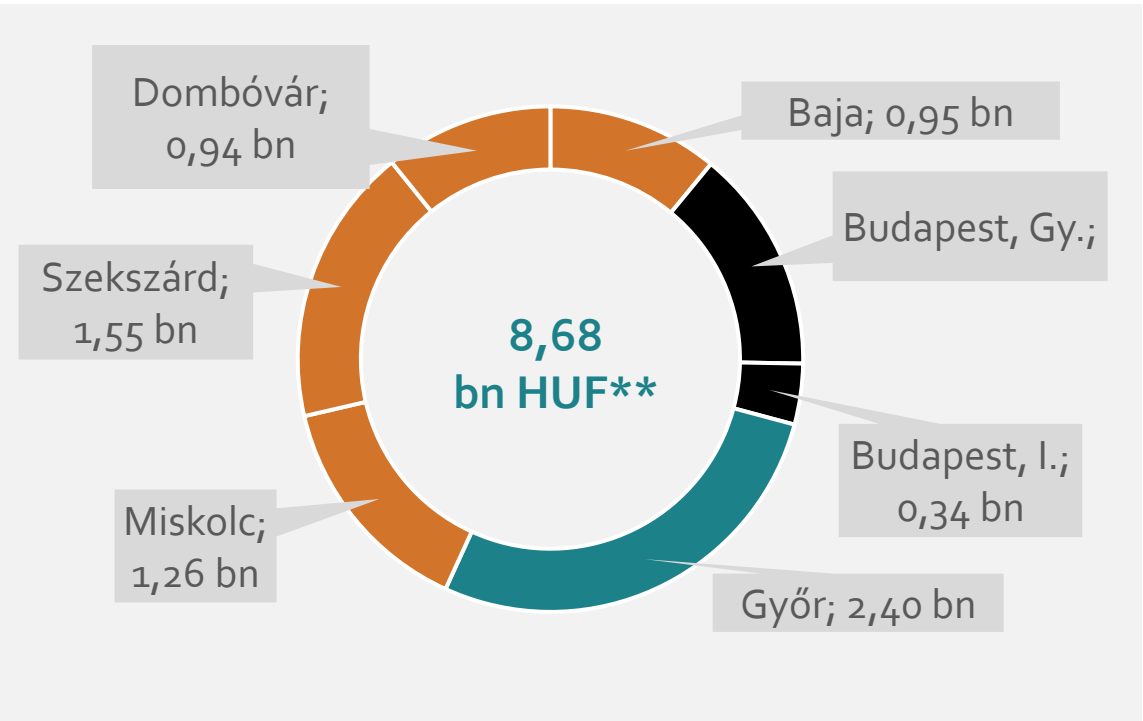
CURRENT PROPERTY PORTFOLIO

21,3 ths m², of which 16,8 ths m² is commercial and 4,5 ths m² is industrial real estate*

Value-add commercial property
Under renovation and restructuring of tenant spaces

Commercial property operated according to strategy
Near full utilization, EUR based yield according to strategy

Industrial property leased to related parties
Eprolius portfolio companies: MONYO, PANO and Gordiusz 95 Zrt.



*Of which ca. 1 ths m² is office space attached to industrial properties.

**Book value of the property portfolio at 2021.6.30

*Book value of the property portfolio a 2021.6.30

TENANT PORTFOLIO

CURRENT TENANT PORTFOLIO

2021.6.30.

ROSSMANN
Drogeria Fachmärkte

Haema.
PLASMA

MONYO
— BUDAPEST —

PÁTRIAPAPÍR

dm

PPF
Partner in Pet Food

kik

G 95

KFC

PANÓ

WAULT to expiry

4,65 yrs

WAULT to break

4,06 yrs

EUR based contracts

82,1%

Utilization

61,7%

STRATEGY

1.

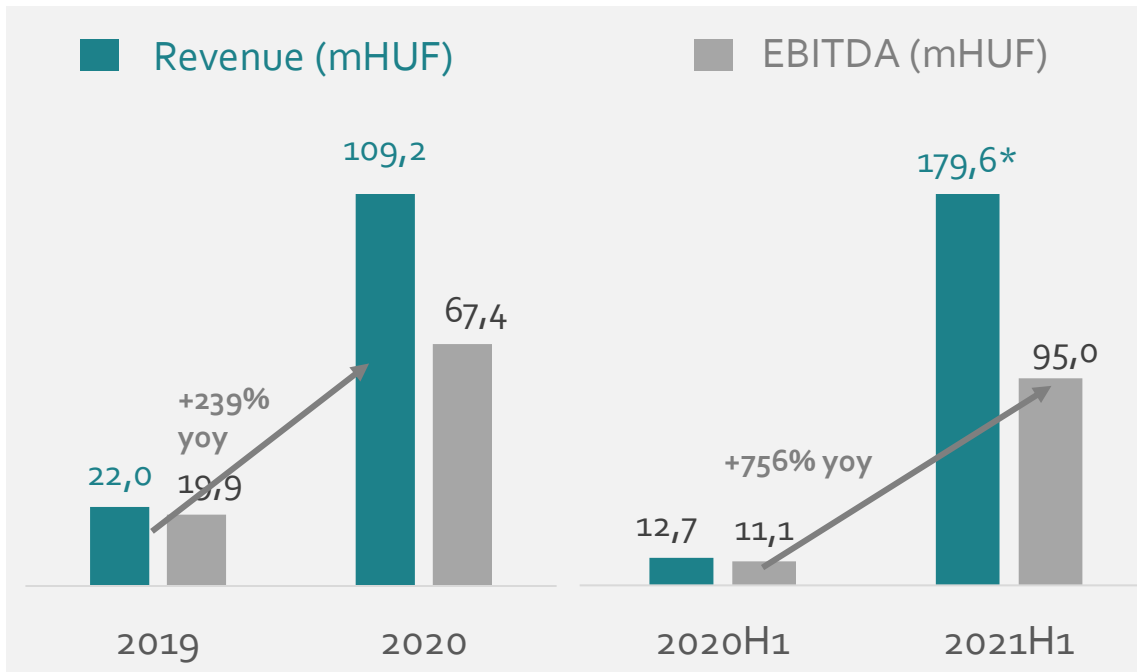
High-quality, international retail chains

2.

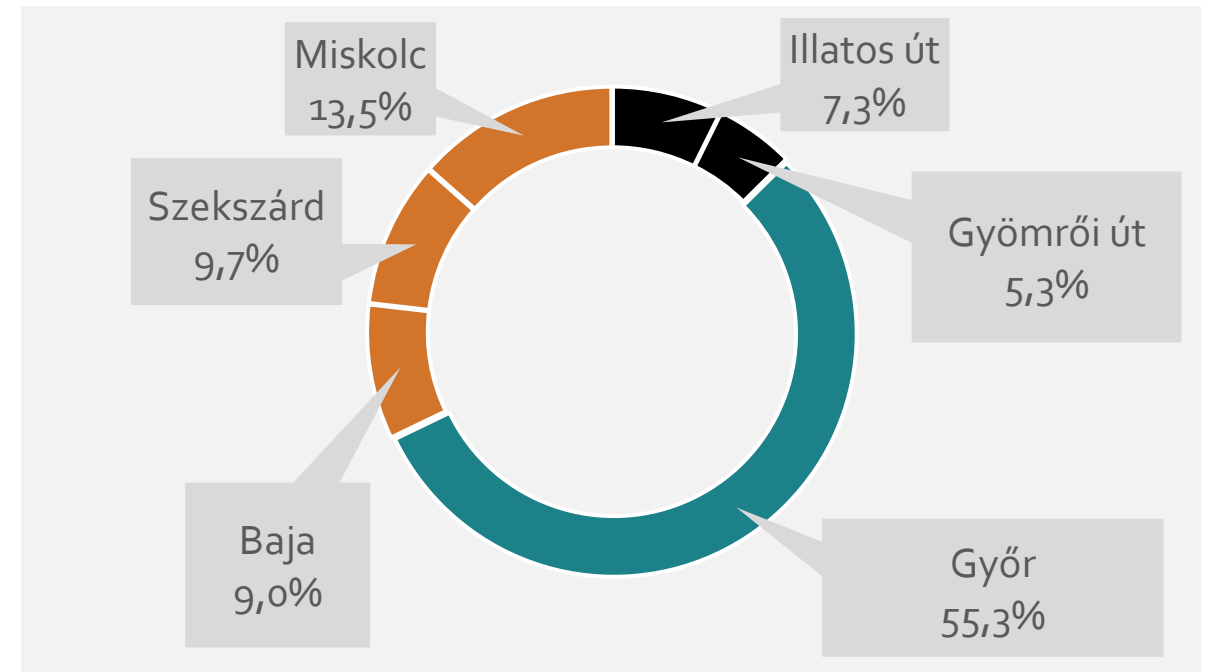
Long-term EUR based contracts (5+5+5 years, WAULT to break 5 years)

TRACTION: GROWING REVENUE AND EBITDA

Financial performance (2019-2021H1)



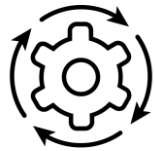
2021H1 adj. revenue distribution



- The **2021/H1 financial reports does not contain the revenue of the Dombóvár property (monthly 4,05 mHUF)**, since it has been acquired on 2021.6.29.
- From 2021.10.1. **the monthly lease revenue from the Budapest, Gyömrői út property has increased by 19,94 ths EUR**, reaching the yield targeted in strategy. In the above data, the lower, pre-raise lease revenue is shown.

*The net revenue of 2021H1 is adjusted for a HUF 132.399.134 sum, which came from selling renovation works on the Budapest, Gyömrői út property to Monyó Brewing Kft. and not from lease activity. Following the change to IFRS the above figures might change.

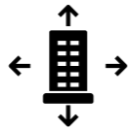
BUSINESS STRATEGY



Operation of value-add properties according to strategy



Expand the portfolio share of properties operating according to strategy



Exploit the development potential of currently owned properties



Increase leverage with low-cost, subsidized loans



Value-add commercial property

Commercial property operated according to strategy

GYŐR DOWNTOWN MALL

DESCRIPTION

- 2974 m²
- 2 399,6 mHUF book value (2021.6.30.)
- Yield according to strategy
- Utilization: **93%**.
- Approx. year of construction: **1950**
- Nr of parking places: 0
- WAULT
 - to expiry: **6,74 years**
 - to break: **5,44 years**

SELECTED CURRENT TENANTS

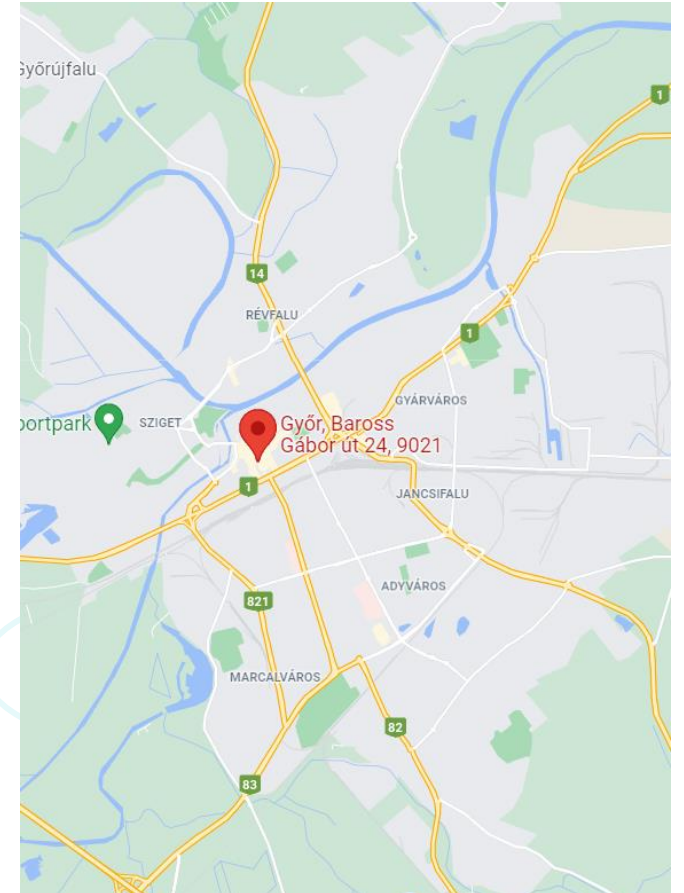


DEVELOPMENT POTENTIAL

- Two additional floors of 1400 m² area could be developed.



Commercial property operated according to strategy



SZEKSZÁRD DOWNTON MALL – UNDER RESTRUCTURING

Value-add commercial property

DESCRIPTION

- 5 201 m²
- 1 547,6 mHUF book value (2021.6.30.)
- Utilization: **22,2%**.
- Approx. year of construction: **1975**
- Nr of parking places: **70**
- WAULT
 - to expiry: **0,88 year**
 - to break: **0,88 year**

SELECTED CURRENT TENANTS

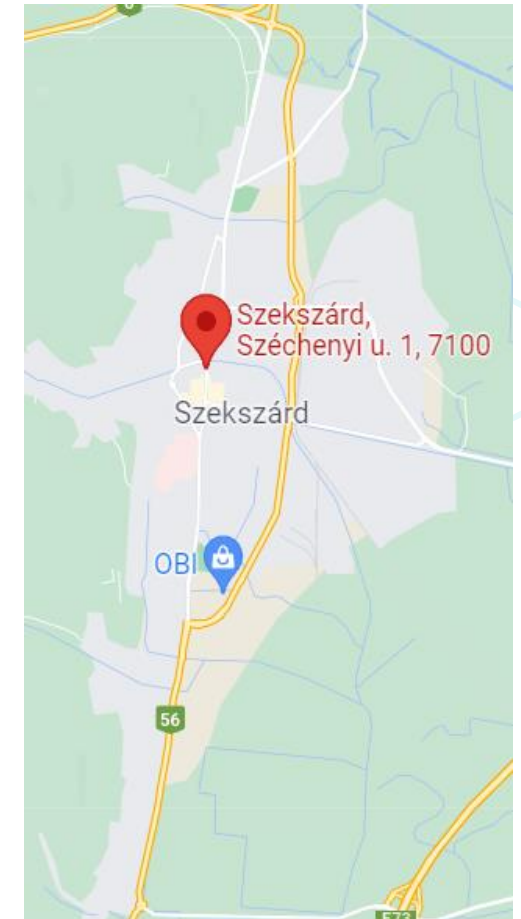


DEVELOPMENT

- Facade and interior renovation
- Restructuring of tenant spaces
- Energy efficiency and engineering modernisation
- Roof insulation
- Parking spaces



The upper picture is a visual



BAJA DOWNTON MALL – UNDER RESTRUCTURING

Value-add commercial property

DESCRIPTION

- 2472 m²
- 951,4 mHUF book value (2021.6.30.)
- Utilization: 61,7%.
- Approx. year of construction: 1975
- Nr of parking places: 34
- WAULT
 - to expiry: 1,12 years
 - to break: 1,12 years

SELECTED CURRENT TENANTS

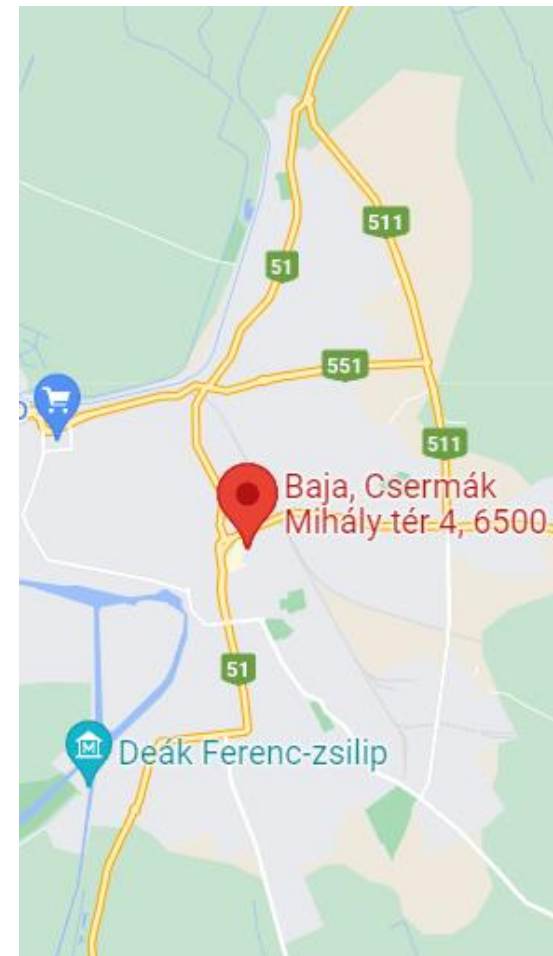


DEVELOPMENT

- Facade and interior renovation
- Restructuring of tenant spaces
- Energy efficiency and engineering modernisation
- Roof insulation
- Parking spaces



The upper picture is a visual



MISKOLC DOWNTON MALL – UNDER RESTRUCTURING

Value-add commercial property

DESCRIPTION

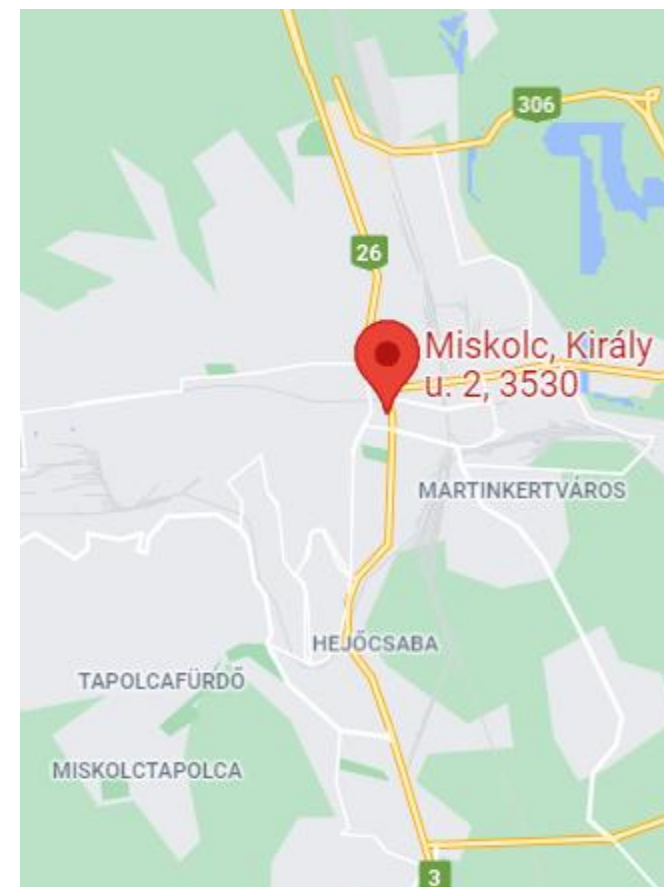
- 1 923 m²
- 1 264,3 mHUF book value (2021.6.30.)
- Utilization: 47,0%.
- Approx. year of construction: 1980
- Nr of parking places: 0
- WAULT
 - to expiry: 5,90 years
 - to break: 5,90 years

SELECTED CURRENT TENANTS

Haema.
PLASMA

DEVELOPMENT

- Ground floor is currently under renovation and tenant space restructuring.



DOMBÓVÁR – UNDER RESTRUCTURING

DESCRIPTION

- **4 201 m²***
- **937,5 mHUF** book value (2021.6.30.)
- Utilization: **96,3%**.
- Approx. year of construction: n.a.
- Nr of parking places: n.a.
- WAULT
 - to expiry: **1,60 years**
 - to break: **2,07 years**



The upper picture is a visual

SELECTED CURRENT TENANTS



DEVELOPMENT POTENTIAL

- Restructuring to commercial retail property in 2023.



*The property currently serves industrial purposes and is going to be converted to commercial retail property as the result of the restructuring of Eprolius.

BUDAPEST, GYÖMRŐI ÚT

DESCRIPTION

- 3 401 m²
- 1243,6 mHUF book value (2021.6.30.)
- Utilization: **100,0%**.
- Approx. year of construction: **2015**
- Nr of parking places: **25**
- WAULT
 - to expiry: **3,00 years**
 - to break: **3,00 years**

SELECTED CURRENT TENANTS

MONYO PANO
— BUDAPEST —

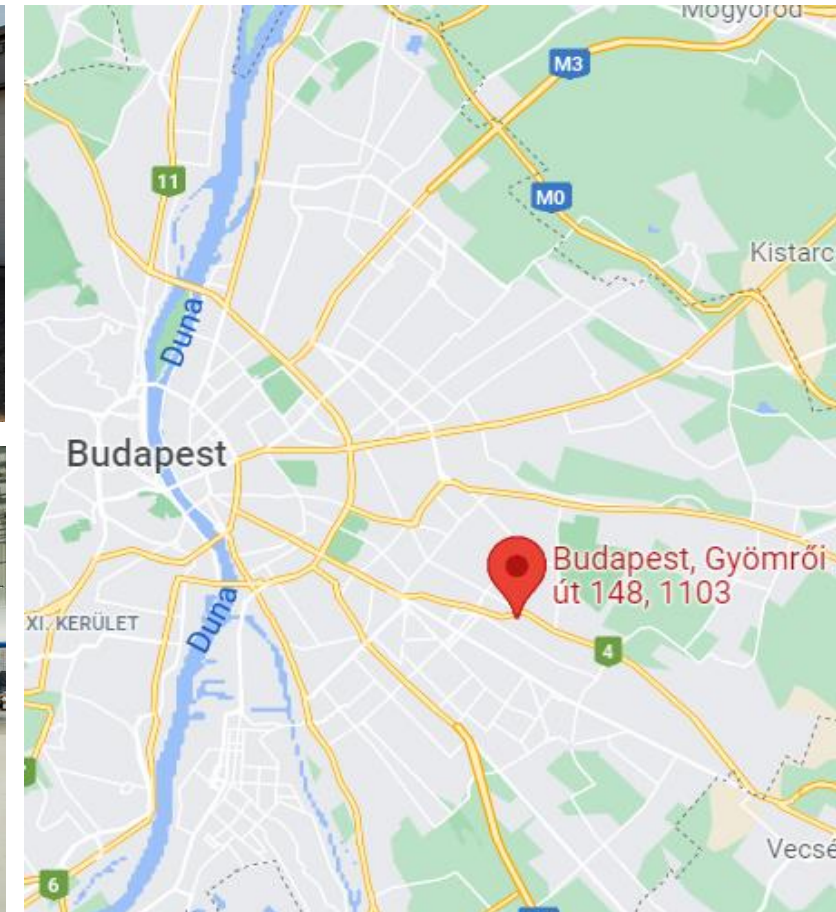
DEVELOPMENT POTENTIAL

- Two additional floors of 376 m² area could be developed.*

*subject of business and technical analysis



Industrial property leased to related parties



BUDAPEST, ILLATOS ÚT

DESCRIPTION

- **1 181 m²**
- **337,6 MHUF** book value (2021.6.30.)
- Utilization: **100,0%**.
- Approx. year of construction: **2011**
- Nr of parking places: **13**
- WAULT
 - to expiry: **0,44 year**
 - to break: **0,44 year**

SELECTED CURRENT TENANTS

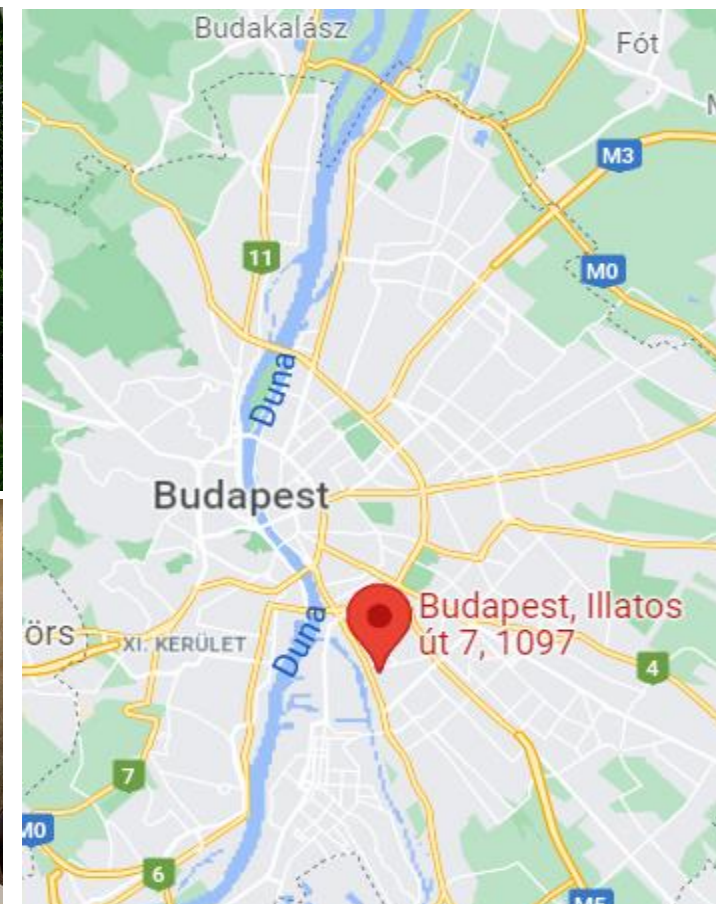


DEVELOPMENT POTENTIAL

- Two additional floors of offices of 750 m² area could be developed.*



Industrial property leased to related parties



NEXT STEPS



CONTACT



BOTOND BŐSZE
Group CFO

bosze@eprolius.hu
+36 20 319 3530



ZOLTÁN ÉRDI
Chairman

erdi@eprolius.hu



SZABOLCS NYÍRI
Managing director

nyiri@eprolius.hu
+36 30 200 3677



eprolius

DISCLAIMER

This Presentation and the associated slides and discussion may contain forward-looking statements. These statements are naturally subject to uncertainty and changes in circumstances. "Presentation" means this document, its contents or any part of it as well as any material published in connection with this document. Neither this Presentation nor any part of it constitutes a contract, nor may it be used for incorporation into or construction of any contract or agreement. This Presentation may include forward-looking statements about revenue and earnings of Eprolius and about matters such as its industry, business strategy, goals and expectations concerning its market position, future operations, margins, profitability, capital expenditures, capital resources and other financial and operating information. These forward-looking statements – if any - may include, but are not limited to, those regarding capital employed, capital expenditure, cash flows, costs, savings, debt, demand, depreciation, debt, disposals, dividends, earnings, efficiency, gearing, growth, improvements, investments, margins, performance, development projects, prices, production, productivity, profits, reserves, returns, sales, special and exceptional items, strategy, synergies, tax rates, trends, value, volumes, and the effects of Eprolius' merger and acquisition activities. These forward-looking statements are subject to risks, uncertainties and other factors, which could cause actual results to differ materially from those expressed or implied by these forward-looking statements. These risks, uncertainties and other factors include, but are not limited to developments or changes in legal regulations, foreign exchange rates, real estate prices, construction costs, political stability, economic growth and the completion of on-going transactions and development projects, covid-19 situation, cyclical residential market, taxation, labor force, materials, access to financing, development market, Eprolius' management, subcontractors, local regulations, etc.. Many of these factors are beyond Eprolius' ability to control or predict. Given these and other uncertainties, you are cautioned not to place undue reliance on any of the forward-looking statements contained herein or otherwise. The financial information contained herein may include items which are not defined under the International Financial Reporting Standards as adopted by the European Union (IFRS-EU) or by the Hungarian Accounting Act. Eprolius does not undertake any obligation to release publicly any revisions to these forward-looking statements (which speak only as of the date hereof) to reflect events or circumstances after the date hereof or to reflect the occurrence of unanticipated events, except as maybe required by applicable securities laws. Statements and data contained in this Presentation and the associated slides and discussion, which relate to the performance of Eprolius in this and future years, represent plans, targets, or projections. All figures may be subject to change or vary as they are plans, estimations or pro-forma projections except.

This Presentation, the data and the individual structuring of them contained in this presentation form the intellectual property of Eprolius, therefore their confidential handling is explicitly required and may not be reproduced in any form, used or further distributed to any other person or published, in whole or in part, for any purpose without the express and prior written consent of Eprolius. Failure to comply with this obligation may constitute a violation of applicable securities laws and/or may result in civil, administrative or criminal penalties. No responsibility or liability is accepted by any person for any of the information or for any action taken by you or any of your officers, employees, agents or associates on the basis of the information included in this Presentation.

This Presentation is not an investment advice, tax advice, or recommendation to acquire securities of Eprolius or any group company and should not be the basis for any investment decision in this respect.