

This is a translation of the Independent Auditor's Limited Assurance Report on the 2025 consolidated sustainability report issued in Hungarian. In the event of any discrepancies between this English translation and the Hungarian original, the Hungarian version shall prevail. This report should be read in conjunction with the complete consolidated sustainability report it refers to.

INDEPENDENT AUDITOR'S LIMITED ASSURANCE REPORT

Report on MFB Hungarian Development Bank Private Limited Company Consolidated Sustainability Financial Statements

To the founder of MFB Hungarian Development Bank Private Limited Company

Limited assurance conclusion

We have performed a limited assurance engagement on the Consolidated Sustainability Report of MFB Hungarian Development Bank Private Limited Company (the Bank) and its subsidiaries (hereinafter referred to as the Group) as of the reporting date of 31 December 2025 and for the period from 1 January 2025 to 31 December 2025, which is included in the digital file of the Group's Consolidated Business Report ("MFB_consolidated_2025_business report.xml"¹), as well as in the Group's Consolidated Management Report (549300KCFVCFTUJZYT59-2025-12-31-1-en.zip)² for the business year ending on the same date.

Based on the procedures performed and the evidence obtained, nothing has come to our attention that causes us to believe that the Consolidated Sustainability Report for the year ended 31 December 2025 has not been prepared, in all material respects, in accordance with the applicable Criteria described below.

Basis for our conclusion

We conducted our engagement in accordance with ISAE 3000 (Revised), Assurance Engagements Other than Audits or Reviews of Historical Financial Information, as adopted in Hungary (the "applied standard").

In a limited assurance engagement, both the procedures performed to assess risks — including obtaining an understanding of internal controls — and the procedures performed in response to the assessed risks are more limited in nature, timing and extent than those performed in a reasonable assurance engagement. As a result, the procedures performed in a limited assurance engagement differ in nature, timing and extent from those necessary for a reasonable assurance engagement, and consequently the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. We designed our procedures so that the evidence obtained would be sufficient to achieve a limited level of assurance and to support our conclusion.

We declare that we are independent of the Group and that we comply with the principles of integrity, objectivity, professional competence and due care, confidentiality, and professional behaviour as set out in the laws and regulations applicable in Hungary and in the Regulation of the Hungarian Chamber of Auditors on the "Code of Ethics and Disciplinary Procedures for the Auditing Profession", and, for matters not addressed therein, in the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (the "IESBA Code"). We also comply with the other ethical requirements contained in those standards.

Our firm applies the requirements of Hungarian National Quality Management Standard No. 1 (ISQM 1) – "Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements", and accordingly we maintain a comprehensive system of quality

¹ Digital identification of the digital file referenced above with SHA 256 HASH algorithm: 01941d4e965f0876e6ecf52bfff1feb5fb5a252387ef15724cfc6062f90a804df

² Digital identification of the digital file referenced above with SHA 256 HASH algorithm: cd7d6f71931f7045462cbe8bf60bec19a387d26e6524e6066225ea0201543f62

management, including documented policies and procedures designed to ensure compliance with ethical requirements, professional standards, and applicable legal and regulatory requirements.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our limited assurance conclusion.

Identification of Criteria

The Consolidated Sustainability Report has been prepared by the Group's management in order to comply with the requirements of Chapter VI/C of Act C of 2000 on Accounting (the "Accounting Act"), which transposes Article 29a of Directive 2013/34/EU of the European Parliament and of the Council, including:

- compliance with the European Sustainability Reporting Standards ("ESRS"), including that the double materiality assessment process ("the Process") applied by the Group for identifying the information to be reported in the Consolidated Sustainability Report is consistent with the description included in ESRS 2 IRO-1 – Description of the process to identify and assess material impacts, risks and opportunities ("ESRS 2 IRO-1"); and
- compliance of the disclosures in Section II – Environmental information, subsection 5.1 of the Consolidated Sustainability Report with the reporting requirements set out in Article 8 of Regulation (EU) 2020/852 (the "Taxonomy Regulation").

further referred to as "Criteria".

Inherent limitations of the Consolidated Sustainability Report

Information on non-financial performance is subject to more inherent limitations than financial information, due to the nature of the underlying subject matter and the methods used to define, calculate, sample and estimate such information.

The Criteria, the nature of sustainability reporting, and the absence of long-standing guidance, common practices and established reporting conventions allow for different, yet acceptable, measurement methodologies, which may result in differences between organizations. The qualitative interpretation of relevance, materiality and data accuracy depends on specific assumptions and judgement. Therefore, it is important that the information is read together with the methodology applied by management, as described in the Consolidated Sustainability Report, for which management is responsible.

The measurement methods applied may also affect comparability between different entities and, in the case of the Group, comparability from one year to another, as methodologies may change over time.

Management of the Group also interprets certain legal and other undefined terms, which may be subject to varying interpretations, including with respect to legal compliance, and therefore may involve inherent uncertainty.

When preparing forward-looking information in accordance with the ESRS, management is required to base such information on publicly disclosed assumptions about future events and the Group's potential future actions. Actual outcomes may differ, as future events often do not occur as expected.

Responsibilities of Management and Those Charged with Governance

The Group's management is responsible for designing, implementing and maintaining processes that enable the preparation of the Consolidated Sustainability Report in accordance with the applicable Criteria, including compliance with the Accounting Act, the ESRS and the Taxonomy Regulation, as well as applying the double materiality principle and preparing the required disclosures (ESRS 2 IRO-1).

This responsibility includes:

- understanding the circumstances that determine the Group's activities and business relationships, and identifying stakeholders and their needs as the intended users of sustainability information;
- identifying actual and potential (negative or positive) impacts, risks and opportunities related to sustainability matters that affect, or can reasonably be expected to affect, the Group's financial position, financial performance, cash flows, access to finance or cost of capital in the short, medium or long term;
- assessing the materiality of the identified impacts, risks and opportunities by defining and applying appropriate materiality thresholds; and
- developing assumptions that are reasonable in the circumstances.

Management is also responsible for preparing the Consolidated Sustainability Report in accordance with Chapter VI/C of the Accounting Act, which implements Article 29a of Directive 2013/34/EU of the European Parliament and of the Council, including:

- ensuring compliance with the ESRS;
- preparing the disclosures included in Section II – Environmental information, subsection 5.1 of the Consolidated Sustainability Report in accordance with Article 8 of the Taxonomy Regulation;
- maintaining records relevant to the preparation of the Consolidated Sustainability Report and designing, implementing and maintaining internal controls that enable the preparation of a Consolidated Sustainability Report free from material misstatement, whether due to fraud or error; and
- selecting and applying appropriate sustainability reporting methodologies, as well as developing and making reasonable assumptions and well-founded estimates for individual sustainability disclosures.

Those charged with governance are responsible for overseeing the Group's sustainability reporting process.

Auditor's responsibilities for a limited assurance engagement

Our responsibility is to plan and perform the limited assurance engagement in order to obtain limited assurance about whether the Consolidated Sustainability Report is free from material misstatement, whether due to fraud or error, and to express a limited assurance conclusion thereon. Misstatements may arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the decisions of users when taken on the basis of the Consolidated Sustainability Report as a whole.

We conducted the engagement in accordance with the revised Hungarian National Standard on Assurance Engagements No. 3000 "Assurance Engagements Other than Audits or Reviews of Historical Financial Information". Throughout the engagement, we applied professional judgement and maintained our professional scepticism.

Our responsibilities with respect to the Process include:

- obtaining an understanding of the Process applied by the Group to identify the information to be disclosed in the Consolidated Sustainability Report, but not for the purpose of expressing a conclusion on the effectiveness of the Process, including its outcomes;

- considering whether the information identified through the Process complies with the applicable ESRS disclosure requirements; and
- designing and performing procedures to evaluate the alignment of the Process with the description of the double materiality assessment disclosed in subsection ESRS 2 IRO-1 of the Consolidated Sustainability Report.

Our other tasks in relation to the Consolidated Sustainability Report include:

- obtaining an understanding of the Group's control environment, processes and information systems relevant to the preparation of the Consolidated Sustainability Report, but not for the purpose of expressing a conclusion on the design, implementation or operating effectiveness of individual controls;
- identifying disclosures where material misstatements are reasonably likely to arise, whether due to fraud or error;
- designing and performing procedures responsive to those areas where material misstatements are reasonably likely to arise. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

Summary of Work Performed

A limited assurance engagement involves performing procedures to obtain evidence regarding the sustainability information. The nature, timing and extent of the procedures performed depend on our professional judgement, including the identification of disclosures where material misstatements are likely to arise, whether due to fraud or error. The procedures performed included interviews, observation of processes, inspection of documents, evaluation of quantification methods and reporting policies, analytical procedures, and reconciliation to underlying records.

In performing our limited assurance engagement, our procedures relating to the Process included:

- obtaining an understanding of the Process by:
 - conducting interviews with management, key personnel of the Group, and experts engaged by management;
 - reviewing internal documentation relating to the Process in order to understand the sources of information used by management;
- evaluating whether the evidence obtained regarding the Process applied by the Group is consistent with the Group's disclosures on double materiality in the Consolidated Sustainability Report, as required by ESRS 2 IRO-1;

In performing our limited assurance engagement procedures on the Consolidated Sustainability Report, we:

- obtained an understanding, through interviews, of the Group's reporting processes relevant to the preparation of the Consolidated Sustainability Report, including consolidation processes, by gaining an understanding of the control environment, processes and information systems relevant to sustainability reporting. We did not, however, evaluate the design of individual control activities, obtain evidence of their implementation, or test their operating effectiveness;
- evaluated whether the Consolidated Sustainability Report includes the material information identified through the Process, including the appropriateness of such information;
- evaluated whether the structure and presentation of the Consolidated Sustainability Report comply with ESRS requirements;
- conducted interviews with relevant personnel and performed analytical procedures on selected disclosures included in the sustainability report;
- performed substantive audit procedures on selected information included in the Consolidated Sustainability Report, including sample-based testing, commensurate with the assessed audit risk,

of the calculations, traceability to source documentation, the appropriateness and consistent application of the methodologies applied, and we also assessed the appropriateness of the scope of the information and the reporting boundaries.

- controlled consistency with the Group's consolidated financial statements as at 31 December 2025;
- obtained evidence on the methods used to prepare significant estimates and forward-looking information as well as on how such methods, data and assumptions were applied;
- obtained an understanding of the process used by the Group to identify taxonomy-eligible and taxonomy-aligned economic activities and to prepare the related disclosures, and evaluated whether such disclosures comply with the requirements of the EU Taxonomy Regulation;

Other matters

Section 134/L of the Accounting Act requires a limited assurance conclusion on compliance with the requirement to tag the disclosures included in the Consolidated Sustainability Report prepared in the electronic reporting format (XHTML) set out in Commission Delegated Regulation (EU) 2019/815 (the "ESEF Regulation"), including the disclosures required by Article 8 of the Taxonomy Regulation (EU) 2020/852. As the ESEF taxonomy for sustainability reports has not yet been adopted, the Group — as presented in 1. General basis for preparation of the Report section — was not able to apply tagging to the disclosures and therefore we cannot express a conclusion in this respect.

Budapest, 1 April 2026

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