Half-yearly Report

30 June 2026

OTP JELZÁLOGBANK
ZÁRTKÖRŰEN MŰKÖDŐ RÉSZVÉNYTÁRSASÁG
(OTP MORTGAGE BANK PRIVATE COMPANY LIMITED BY SHARES)

CONTENT

Business report of the Management
(2026H1)

In accordance with the recommendation stated in the current circular of the MNB on the application of MoF Decree no. 24/2008 on the detailed rules regarding the disclosure requirements applicable to publicly offered securities, OTP Jelzálogbank Zrt. as issuer prepares and publishes this Management Report in a single document, stating in dedicated chapters the subjects required in the MoF Decree.

I. INTRODUCTION

OTP Jelzálogbank Zrt. (OTP Mortgage Bank Close Company Limited by Shares, hereinafter: "OTP Jelzálogbank", "the Mortgage Bank", "Bank" or "Company") is a specialized credit institution that was established as a company limited by shares with HUF 3 billion share capital and with 100% of its shares owned by OTP Bank Plc. (hereinafter: OTP Bank). The Company received its foundation permit on 21 September 2001; its operating license was issued by the Hungarian Financial Supervisory Authority on 10 January 2002. OTP Jelzálogbank started its operations as a specialized credit institution on 1 February 2002. The registered seat of the Company is located at 1138 Budapest, Váci út 135-139. building D and has no additional premises or branches.

The business profile of OTP Jelzálogbank is limited to the following: the granting of mortgage loans and determining the collateral value of real estate offered as collateral for such loans, the marketing of mortgage bonds for the financing of such lending and, via the trading of separate mortgage rights stipulated as collateral, the refinancing of the mortgage loans of commercial banks. The loan products comprise subsidized and unsubsidized housing loans and general-purpose mortgage loans.

In the period between 11 April 2002 and 4 August 2014, OTP Bank and OTP Jelzálogbank provided lending in a syndicated arrangement; since 2007, OTP Jelzálogbank has been disbursing loans of own origination as well. Since 2014 OTP Bank has acted as a preferred intermediary acting on behalf of OTP Jelzálogbank.

This business report is based on the unaudited separate semi-annual reports of OTP Jelzálogbank as of 30 June 2026, drawn up in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union.

II. THE BUSINESS ENVIRONMENT OF OTP JELZÁLOGBANK

The first half of 2026 was overshadowed by a conflict which had erupted in the Middle East: on February 28, Israel and the United States attacked Iran, and the conflict then spread throughout the region; Israel launched attacks on Lebanon, while Iran struck the United States' allies in the Gulf. Iran closed and mined the Strait of Hormuz, through which more than 20% of the world's global LNG and crude oil trade passes, causing significant increase of the Brent and WTI crude oil futures prices, which were more than 60% above pre-conflict levels, leading to disruptions in global supply chains not seen in a long time. These factors have intensified concerns about inflation and interest rate hikes and raised long-term yields in developed markets. The initially intense conflict was then followed by a ceasefire agreement between Iran and the United States which has been repeatedly violated by both sides, then a memorandum of understanding was signed on June 17, which however, later also fell through. There is no end in sight, and the Strait of Hormuz is closed again. During the brief period when the strait was open, crude oil prices almost corrected back to pre-conflict levels, but the renewed closure triggered another rise. At the time of the preparation of this report, the Strait of Hormuz is not officially fully closed, but shipping traffic is severely restricted and disrupted.

Despite the conflict, the U.S. economy performed well in the first half of the year, as a slowdown in household consumption was offset by growth in investment, driven mostly by AI. The latter fueled not only economic growth but also optimism in the stock market. Growth this year could be similar to the 2.1% recorded in 2025. The labor market situation, which deteriorated last, mainly in the second half of the year, stabilized in the first half of 2026, and downside risks eased. At the same time, inflation concerns intensified, as the impact of the tariffs introduced by the Trump administration in 2025 has not yet run its course, and the economy has been hit by another major inflationary shock due to the conflict in the Middle East; although the United States' relative energy independence helps moderate the pace of price increases, it also suffers from the collapse of supply chains. The Fed has a new chairman, Kevin Warsh, a Fed veteran who supports looser monetary conditions; however, he acknowledged that the United States has an inflation problem, and the federal funds rate has remained unchanged at 3.5–3.75% for the time being this year. Instead of the previously expected cut, the market is now pricing in at least a 25-basis-point hike this year. The U.S. Supreme Court overturned the majority of tariffs imposed by the Trump administration last year, thereby widening the already high budget deficit (5.8% of GDP in 2025) and dropping the source of tariff dividends promised ahead of the November midterm elections.

The recovery in the eurozone stays fragile, and the conflict in the Middle East is reinforcing the downside risks again. However, according to economic data for the first half of the year, the eurozone economy has so far proven relatively resilient to the latest rise in energy prices, and it even appears that Germany has finally started to recover. Due to the surge in energy prices, inflation which was practically at the 2% target in the first quarter reached 3% in the second quarter; however, at the level of underlying trends, the picture still does not indicate an inflation problem, as core inflation in June remained at the level seen at the end of 2025. To address inflation risks, the ECB raised interest rates in June 2026 for the first time since 2023, bringing the deposit rate to 2.25%, and market pricing currently indicates a rate at least 25 basis points higher than the current level by year-end.

In Hungary, the April parliamentary elections had the biggest impact on the markets. The markets reacted positively to the new government's market-friendly economic policy measures, the release of EU funds and the adoption of the euro, causing the forint to strengthen by nearly 7% against the euro compared to its level at the end of last year, falling below the 360, a level not seen since early 2022. Domestic long-term yields have fallen by more than 100 basis points this year, with the 10-year yield declining by 180 basis points to 5% by the end of June.

The Hungarian economy has basically been stagnating since 2023 due to the energy crisis, the contraction of export markets, significant exposure to the car and battery industries, the freeze on EU funds, the collapse of the previous investment boom, and forced fiscal policy tightening. Following the 2023 recession, economic growth was only 0.6% in 2024 and even lower 0.5% in 2025. 2026 got off to a positive start, with the growth rate accelerating from 0.8% in the fourth quarter of 2025 to 1.7%. This improvement can be linked in part to one-time effects resulting from significant fiscal spending; however, second-quarter economic data increasingly confirm a picture of gradual recovery. Household consumption is likely to remain the engine of growth this year as well, since the investment-boosting effect of EU funds secured by the new government is more likely to fuel growth.

In 2025, annual average inflation was 4.4%, while in the first half of 2026 it was 1.8%; the "headline" index hit this year's low of 1.4% in February, after which it had accelerated in line with expectations. We are seeing a significant improvement not only in the "headline" index but also in the so-called "super trend" indicator, which better captures underlying trends; as a result, inflation expectations for this year have also shifted substantially downward, to around 2%. In June, driven by favorable inflation trends and a strong forint, the MNB began a cycle of interest rate cuts, bringing the base rate down to 6.0% by the end of July, also the MNB signaled two further 25-basis-point rate cuts this summer. Based on market pricing, the base rate could fall to 5% by the end of the year.

The budget’s net financing capacity was -4.7% of GDP in 2025. Public debt rose for the second consecutive year, reaching 74.6% of GDP at the end of 2025, up from 73.5% in 2024. 2026 began with a sharp rise in the budget deficit: the increase was driven by election spending, EU court decisions, weaker-than-expected economic growth, and additional, previously unreported liabilities totaling nearly 400 billion forints. The new government plans to revise this year’s budget by the end of August and, in the fall, will present a medium-term path targeting a gradual reduction of the deficit and an exit from the excessive deficit procedure. The Ministry of Finance projects a deficit of 7.5% of GDP for this year under a “no-policy-change” scenario.

The current account balance closed in 2025 with a surplus of 1.6% of GDP, which is roughly the same as the 1.7% recorded in 2024. By early 2026, the surplus had fallen to 1.2% of GDP due to a deteriorating net export balance. Throughout 2026, the surplus may continue to decline due to rising energy prices caused by the war in Iran and growing import demand driven by stronger domestic demand. External debt indicators may continue to decline gradually, and gross external debt could fall to around 60% of GDP in 2026.

Household credit growth accelerated to 17% in the first quarter of 2026, up from 14.3% in 2025 and 9. 4% in 2024, driven mainly by the introduction of the Otthon Start loan program, which resulted in mortgage growth accelerating from 13% in 2024 to 19.9% in 2025 and then to 25% in Q1 2026. Growth in the total retail loan market could accelerate from 14% in 2025 to nearly 20% in 2026. Corporate lending also picked up, growing by 6.6% in the first quarter of 2026, and while the pace remains more subdued than in the retail sector due to strengthening investment dynamics, further growth can be expected.

III. THE GOALS, STRATEGY AND BUSINESS PERFORMANCE OF OTP JELZÁLOGBANK IN 2026

As a member of the OTP Banking Group, OTP Jelzálogbank formulates its plans and adopts its decisions in line with the Group’s strategic objectives. Our aim is to retain our position as market leader in retail mortgage lending.

	New contact amount (HUF bn)						Market share		
	Market			OTP Group			OTP Group		
	I-VI. 2025.	2025.	I-VI. 2026.	I-VI. 2025.	2025.	I-VI. 2026.	I-VI. 2025.	2025.	I-VI. 2026.
Housing loan	809.4	1 970.0	1 576.8	236.1	654.0	604.2	29.2%	33.2%	38.3%
General-purpose mortgage loan	53.5	103.1	46.9	21.3	40.3	18.9	39.8%	39.1%	40.3%
Total	**863.0**	**2 073.1**	**1 623.7**	**257.4**	**694.2**	**623.1**	**29.8%**	**33.5%**	**38.4%**

The mortgage lending market was lively in the first six month of the year. The amount of new domestic loan contracts of the same period last year have been risen by 88.2%. The amount of new mortgage loan contracts of OTP Group was 142.1% in the same period.

Disbursement volumes have been increased as well. The amount of the new retail mortgage loans of Mortgage Bank was HUF 557.5 billion in the first half year, which is 129.0% higher than the same period last year. 96.8% of the disbursed retail mortgage loans was housing loan and 3.2% was home equity loan.

OTP Jelzálogbank Zrt.	Loans disbursed (HUF bn)		
	30.06.2025	31.12.2025	30.06.2026
Housing loan	223.4	611.5	539.5
General-purpose mortgage loan	20.0	40.4	18.0
Total	**243.4**	**651.9**	**557.5**

Mortgage Bank received a total of HUF 132 billion in loan repayments in the reported period, including early repayments and prepaymants of HUF 51.4 billion. As a result of significant amount of disbursements, net amount of the outstanding loans of OTP Mortgage Bank increased by HUF 406.2 billion (from HUF 2,314.1 billion to HUF 2,720.2 billion).

The market share of OTP Group within retail mortgage lending practically slightly increased in the first six month of 2026.

	Closing balance (HUF bn)				Market share	
	National		OTP Group		OTP Group	
	31.12.2025.	30.06.2026	31.12.2025.	30.06.2026	31.12.2025.	30.06.2026
Housing loan	6 779.8	7 806.5	2 177.0	2 595.2	32.1%	33.2%
General-purpose mortgage loan	654.2	642.1	205.1	205.1	31.4%	31.9%
Total	**7 434.1**	**8 448.7**	**2 382.1**	**2 800.2**	**32.0%**	**33.1%**

In addition to the retail mortgage lending that constitutes its main profile, the Mortgage Bank also provides refinancing loans to commercial banks. Mortgage Bank refinancing is implemented through the sale and purchase of standalone mortgage rights: the commercial bank sells to OTP Jelzálogbank the independently marketable mortgage rights associated with the mortgage loans granted by it and, at the same time, makes a commitment to repurchase the mortgage rights. The mortgage loans remain on the balance sheet of the commercial bank, which bears the associated credit risks; the commercial bank also takes care of any client-related duties. In the event of non-performance by a commercial bank, the Mortgage Bank becomes the mortgagee of the standalone mortgage and the beneficiary of the receivable secured by it. Having launched its refinancing operations in 2017, OTP Jelzálogbank had refinancing arrangements with two commercial banks as of 30 June 2026; the principal outstanding under its refinancing loans amounted to HUF 228.1 billion in total.

Another major business line of OTP Mortgage Bank is property valuation that is closely linked to its lending operations; the dynamism of the latter has a significant impact on valuation volumes. The business line had completed 42,000 valuations in first half year of 2026 compared to 33,000 in the same period of the previous year.

In the reporting period the Mortgage Bank issued mortgage bonds two times with a nominal value of EUR 500.0-500.0 million on the international market. The nominal stock thus - taking into account the exchange rate effect - changed to HUF 1,522.7 billion at the end of the period. This source is supplemented by interbank loans and equity.

The half year-end data of the competitors are not full details available at the time of preparing the report, but based on the data at the end of March, OTP Mortgage Bank's market share was 52.1%.

Mortgage bond market structure at the end of the first quarter of 2026 (nominal value):

	31.12.2025.		31.03.2026.	
	HUF bn	share	HUF bn	share
OTP Jelzálogbank Zrt.	1 213.22	49.76%	1 406.82	52.13%
MBH Jelzálogbank Nyrt.	430.18	17.65%	438.51	16.25%
UniCredit Jelzálogbank Zrt.	304.85	12.50%	322.86	11.96%
Erste Jelzálogbank Zrt.	224.75	9.22%	265.58	9.84%
K&H Jelzálogbank Zrt.	265.00	10.87%	265.00	9.82%
Total	**2 438.00**	**100.00%**	**2 698.77**	**100.00%**

Overall, it can be stated that the real estate market recovery of the previous year continued in 2026, from which the OTP Group benefited close to its target, further increased its loan portfolio and maintained its market leading role.

IV. THE MAIN RESOURCES AND RISKS OF THE COMPANY; RELATED CHANGES AND UNCERTAINTIES

IV.1. Market risks

The main line of business of OTP Jelzálogbank is the disbursing of mortgage loans; the Mortgage Bank secures the necessary funds for this operation mainly by selling publicly issued mortgage bonds and by relying on money and capital market sources. Due to the nature of its operations OTP Jelzálogbank is exposed to market risks.

Credit risk is the risk of financial loss arising from borrowers and interbank market counterparties defaulting on their contractual obligations to OTP Jelzálogbank. The Mortgage Bank aims to maintain the good credit quality of its mortgage loan portfolio; for more details, see Chapter “VII. The mortgage loan portfolio” and the notes to the Annual Report.

Structural differences between OTP Jelzálogbank’s assets and liabilities — maturity, interest, currency mismatches — expose the Mortgage Bank to interest rate and exchange rate risks. It manages these market risks through the terms for the mortgage bonds marketed and by contracting derivatives transactions. OTP Jelzálogbank aims for a risk-neutral position in its asset-liability structure. Its aim is to develop and maintain a position where assets and liabilities are hedged in an aggregate manner through a dynamic approach to the indicators listed.

The prepayment of mortgage loans represents a risk for OTP Jelzálogbank and constitutes a risk component impacting on asset-side terms and profitability. The refinancing risks associated with OTP Jelzálogbank’s maturing bonds are of special significance.

IV.2. Operational risk

Operational risk means the probability of losses arising from any inadequately defined or incorrectly executed business processes, damage caused by people or inadequate operation of systems, or losses originating from the external environment. OTP Jelzálogbank works on keeping its operational risks to a minimum through constant control and strict demarcation of its internal processes and operations, and by raising risk awareness. Operational risks may arise in all banking processes due to their nature; accordingly, OTP Jelzálogbank also has responsibilities in relation to managing such risks. OTP Jelzálogbank manages its operational risks through tight internal control mechanisms and relying on a uniform group-wide methodology implemented in conjunction with OTP Bank.

IV.3. External risk factors

Banking and financial services are highly exposed to changes in different economic factors. Adverse changes in the economic environment may have a negative impact on the financial management of OTP Jelzálogbank through a variety of factors: on the portfolio of previously disbursed loans through the solvency of debtors, on the volume of new mortgage loans through market demand, and on the financing costs of OTP Jelzálogbank through the money and capital markets.

IV.4. Legal and regulatory risks

It cannot be excluded as a possibility that the government of the day or the Hungarian National Bank (MNB) adopts an economic policy, budgetary or monetary measures that may influence the Hungarian financial market, the real estate market or real estate financing directly or indirectly and thereby have a direct or indirect impact on the profitability of OTP Jelzálogbank.

Changes in banking law, company law, contract law, property law, bankruptcy law, competition law, securities law, mortgage law and other regulations carry significant risks; unpredictable changes to Hungarian and European Union legislation may have direct and indirect effects on OTP Jelzálogbank's business operations and profits.

Changes to taxation may also constitute a risk factor.

IV.5. Compound risks

The risks listed in this chapter may arise simultaneously and be mutually reinforcing; examples have included the COVID-19 pandemic and the extraordinary government measures and their underlying risks. In the event of such risks arising detailed information is available in the chapters "The mortgage loan portfolio" and "Evaluation of the financial management of OTP Jelzálogbank", if they are material.

V. EVALUATION OF THE SIX MONTH PERIOD ENDED 30 JUNE 2026 FINANCIAL MANAGEMENT OF OTP JELZÁLOGBANK

Non audited separate IFRS figures of OTP Jelzálogbank as at 30 June 2026

OTP Mortgage Bank Ltd. sold its 100% ownership stakes in OTP Pénzügyi Pont Zrt. and OTP Ingatlanpont Kft. to OTP Bank on 13 May 2025. Accordingly, in the 2026 reporting period, OTP Mortgage Bank Ltd. presents standalone IFRS figures. In the 2024 and 2025 periods, there were no significant differences between the standalone and consolidated IFRS figures, as the divested subsidiaries primarily performed agency-type activities; therefore, their contribution to the consolidated balance sheet total, profit, and revenues was not significant.

Changes in assets and liabilities

The balance sheet total as at 30 June 2026 amounted to HUF 3,292.4 billion, up 14.8% on the previous year end. The Mortgage Bank closed the first half of year with after-tax losses of HUF 33.6 billion.

Some illustrative financial management figures:

Separate indicators (HUF bn)	30.06.2025	31.12.2025	30.06.2026	Variance 2026 H1 vs 2025	Variance 2026 H1 vs 2025 H1
Total assets	2 705 857	2 869 147	3 292 380	423 233	586 523
Loan portfolio	2 014 422	2 314 059	2 719 666	405 607	705 244
Amounts due to banks	1 264 447	1 435 102	1 490 605	55 503	226 158
Mortgage bond portfolio	1 269 153	1 222 730	1 530 281	307 551	261 128
Shareholder's equity	151 017	153 279	119 209	(34 070)	(31 808)
P&L for the reference year	6 072	12 722	(33 614)	(46 336)	(39 686)

This report provides a business-focused breakdown of the results of financial management and, as such, in some cases rounding may result in figures that deviate from those in the financial statements.

Alternative performance indicators	30.06.2025	31.12.2025	30.06.2026	Variance 2026 H1 vs 2025	Variance 2026 H1 vs 2025 H1
Leverage Ratio	5,84%	5,76%	*4,32%*	*(1,44%)*	*(1,52%)*
Liquidity Coverage Ratio	824,20%	365,00%	135,61%	(229,39%)	(688,59%)
Separate Return on Equity	8,07%	8,37%	(49,48%)	(57,85%)	(57,55%)

The net portfolio of customer loans increased by 17.5% in the first half of the year, compared with the 22.0% growth recorded for the previous full year.

The amount of the impairment recognized on the customer loan portfolio carried at amortized cost in the first half of 2026 is HUF 6.8 billion, which is HUF 0.4 billion lower than in the previous year.

Total placements with other banks amounted to HUF 303.7 billion, of which refinancing loans (at net value less impairment) amounted to HUF 228.3 billion.

On the liabilities side, the main liabilities are issued securities and amounts due to banks.

At the end of the reference period, the IFRS value of mortgage bonds issued with a nominal value of HUF 1,522.7 billion (including amortization differences, accruals and fair market value differences) amounted to HUF 1,530.3 billion. In the first half of 2026, the IFRS portfolio of mortgage bonds increased by HUF 307.6 billion.

The two main components of amounts due to banks are loans granted by OTP Bank for financing purposes and secured loans received from the MNB. Significant among the latter loans is the HUF 139.7 billion portfolio of the MNB’s refinancing loans, providing the source of the loans disbursed under the MNB’s ‘Green Housing Support Programme’ (MNB ZOP), which is shown in the balance sheet at a much lower value (HUF 72.8 billion) due to interest-free financing and the initial adjustment.

The Mortgage Bank's equity decreased compared to the end of 2025, mainly due to the accounting of the cash-flow hedge reserve and the base spread effects in equity. Given that these items directly adjust equity rather than being accounted for as part of the net profit for the period and considering that the cash-flow hedge reserve isn't included in regulatory capital according to prudential rules, these items mainly show up in equity as accounting and valuation effects. The loss accounted for in connection with the so-called interest rate cap rules defined in Section 1 of Act XIV of 2026, which sets out the temporary rules for consumer credit, was partly offset by a compensation agreement with the Company's parent company.

The Company has consistently met the capital adequacy ratio requirements set out by law. At the end of June 2026, the Mortgage Bank’s own funds amounted to HUF 140.2 billion and the closing value of the capital adequacy ratio was 12.96%.

Changes in P&L

OTP Mortgage Bank closed the first half of 2026 with a loss: its net after-tax loss amounted to HUF 33.6 billion.

figures in HUF million

Names of separate income statement line items	30 June 2025	31.dec.25	30 June 2026	Variance 2026 H1 vs 2025	Variance 2026 H1 vs 2025 H1
Total Interest income	94 458	198 304	129 692	(68 612)	35 234
of which: Placement with other banks	11 209	21 949	10 199	*(11 750)*	(1 010)
of which: Interest income from securities	8 867	16 072	6 840	*(9 232)*	(2 027)
of which: Interest income from loans	69 203	145 148	93 650	*(51 498)*	24 447
Interest expense	(77 941)	(169 324)	(106 966)	62 358	(29 025)
of which: Amounts due to banks	(50 265)	(115 455)	(80 618)	*34 837*	(30 353)
of which: Interest paid on mortgage bonds	(27 673)	(53 863)	(26 346)	*27 517*	1 327
Pre-tax profit/loss	7 316	15 117	(33 149)	(48 266)	(40 465)
After-tax profit/loss	6 072	12 722	(33 614)	(46 336)	(39 686)

The income structure of the credit institution is mainly determined by the interest margin, which amounted to HUF 22.7 billion as a result of interest income of HUF 129.7 billion and interest expenses of HUF 107.0 billion.

The most significant item of interest income received by the Company is interest income on customer loans, which amounted to HUF 93.7 billion, including HUF 26.8 billion in interest subsidies paid by the state on the assets and liabilities side.

Interest income from refinancing loans, which are included in placement with other banks, and from government securities amounted to HUF 7.2 billion and HUF 6.8 billion, respectively.

The main items of interest expenses are interest expense recognized on issued mortgage bonds and their hedging transactions (HUF 26.3 billion) and interest paid on amounts due to banks (HUF 80.6 billion).

The net result of fees and commissions is a loss of HUF 8.7 billion. The most significant items of fee and commission income are fee incomes from the collateral valuation business and other lending-related fee income. The majority of fee and commission expenses, which exceed revenues by an order of magnitude, are fees and commissions paid to OTP Bank in connection with lending activities.

Due to the modification the net profit/loss row shows the HUF 19.5 billion loss resulting from the interest rate cap, relating to amortized loans valued at first cost.

The operating result at the end of the period is a loss of HUF 18.5 billion, mainly resulting from derivative transactions causing HUF 14.3 billion loss (thereof the result of economic hedge transactions amounts to HUF 12.6 billion) and a HUF 4.8 billion loss from loans measured at fair value.

Other administrative expenses amounted to HUF 7.8 billion. Of this, actual operating expenses accounted for only HUF 1.4 billion, while the remaining HUF 6.4 billion were tax and tax-type expenditures not dependent on the result for the reference period: the special bank tax accounted for HUF 4.4 billion, the extra profit tax accounted for HUF 1.8 billion and contributions paid to the MNB (supervisory fee, resolution fund) for HUF 0.3 billion.

VI. THE SECURITIES ISSUANCE OPERATIONS OF OTP JELZÁLOGBANK

VI.1. Asset-liability management

OTP Jelzálogbank follows a conservative treasury policy, the primary objective of which is to ensure the most adequate funding for its lending activities both in the short and the long term while also minimizing market risks. Its main objective is to have a profitable portfolio of loans and mortgage bonds with minimal risk and matching the assets and the liabilities of the Mortgage Bank to the greatest possible extent in respect of term, currency and interest rate.

In its medium-term strategic plan, it remains a top priority for OTP Jelzálogbank in 2026 to secure the cheapest possible sources of funding for mortgage lending by both the Mortgage Bank and the entire Banking Group. A further important objective is to participate in group-wide product development and asset-liability management within OTP Group, helping both the Mortgage Bank and OTP Group retain their market positions.

VI.2. Bond issuance

Mortgage bond issuances play an important role in shaping the asset-liability structure of OTP Jelzálogbank. Priorities to consider when devising the terms and conditions for mortgage bonds to be marketed include alignment between medium- and long-term maturities, managing interest rate and currency risks, contributing to an optimal group-wide asset-liability structure at OTP Group and ensuring that the mortgage funding adequacy ratio stipulated in the MNB Decree on the alignment of the maturities between mortgage based assets and liabilities of credit institutions is complied with at all times.

During the first half year of 2026 OTP Jelzálogbank issued mortgage bonds for a nominal value of EUR 1,000 billion under its Luxembourg's issuance scheme. As of the end of the half year, OTP Jelzálogbank had mortgage bonds for a total nominal value of HUF 1,522.7 billion in circulation (the HUF value of its bonds denominated in euros was calculated at the official foreign exchange rate of the MNB as of the end of the half-year).

VI.3. Money and capital market transactions

In addition to equity and the mortgage bonds issued, the sources of funding used by OTP Jelzálogbank also include interbank loans, among them loans from OTP Bank and Magyar Nemzeti Bank. As is the case with the issuing of securities, the primary objective of money and capital market deals is to provide liquidity on a continuous basis, hedge financial risks and comply with the legislative requirements concerning liquidity. Free cash is invested solely in government securities or deposited with OTP Bank via the interbank market. As of 30 June 2026 the nominal value of the government securities held by OTP Jelzálogbank amounted to HUF 203.4 billion.

VII. THE MORTGAGE LOAN PORTFOLIO

VII.1. Portfolio structure

The following two tables present the breakdown of the client loan portfolio by tenor and by region.

Loan portfolio breakdown by tenor		
tenor	**12.31.2025**	**30.06.2026**
0 to 5 years	3,55%	3,41%
5 to 10 years	11,65%	10,78%
10 to 15 years	16,48%	16,95%
15 to 20 years	32,61%	31,23%
over 20 years	35,71%	37,63%
Total:	**100,00%**	**100,00%**

Loan portfolio breakdown by region		
region	**12.31.2025**	**30.06.2026**
Central Region	48,09%	46,81%
Trans danubia Region	27,02%	27,90%
East Hungary Region	24,88%	25,29%
Total:	**100,00%**	**100,00%**

The distribution of the portfolio by remaining maturity shows a high proportion of loans with a tenor of over 15 and over 20 years within the portfolio. As the end of the current period most loans are in the tier of tenor of over 20 years.

There were no material changes in the regional distribution, the Budapest (Central) region still has the greatest weight.

In addition to lending to clients, there was a significant volume of refinancing via redemptions of standalone mortgage rights (hereinafter: refinancing loans); the book value of loans to credit institution partners was HUF 228.3 billion as of the end of June 2026.

VII.2. Portfolio quality

The receivables of OTP Jelzálogbank in a breakdown by days overdue:

Gross IFRS portfolio (HUF bn)	12.31.2025	30.06.2026	Semi-annual change
A (0-30 days)	2 303.75	2 711.29	407.54
B (31-60 days)	6.28	6.00	(0.28)
C (61-90 days)	2.82	3.40	0.58
D (91-180 days)	5.26	4.69	(0.58)
E (180+ days)	6.13	5.31	(0.82)
Total	**2 324.24**	**2 730.69**	**406.45**
A (0-30 days)	99.12%	99.30%	0.18%
B (31-60 days)	0.27%	0.22%	(0.05%)
C (61-90 days)	0.12%	0.12%	0.00%
D (91-180 days)	0.23%	0.17%	(0.05%)
E (180+ days)	0.26%	0.19%	(0.07%)
Total	**100.00%**	**100.00%**	**0.00%**

As of the period receivables more than 30 days overdue represented 0.71% of the total loan portfolio, 17 basis points lower than at the end of the previous year. There was a small decrease in the proportion of debtors more than 90 days in arrears.

Facility rating and impairment calculation are subject to rules that are standardized across the Banking Group. In the impairment calculation model, the expected loss and impairment amounts are calculated on the basis of default categories, product/product group, collateral, credit risk stages (performing, showing significant increase in credit risk, non-performing) and fact of restructuring, as well as the expected recovery on the individual collateral items for the transaction. As of 30 June 2026 impairment recognized on client loans amounted to HUF 10.5 billion.

Although the refinancing loans are not in arrears, impairment must be raised for them under the IFRS9 standard; the current period end impairment figure was a mere HUF 93.3 million.

The Bank sold all loans where extensive debtor protection and collection measures failed. In the first half year of 2026 this meant selling a total of HUF 2.0 billion in loan receivables.

VII.3. Foreclosures

As mentioned in the section above, OTP Jelzálogbank tends to sell the receivables where it is unable to restore contractually compliant performance. The disposal of a receivable generally follows its cancellation but may also precede it in certain product groups. No new foreclosures were brought in either 2025 or 2026. At the end of the reporting period there were no loans subject to foreclosure in the portfolio of OTP Jelzálogbank.

To date, the Mortgage Bank has not taken advantage of its right under the law to take over or buy real estate subject to its mortgage rights in a foreclosure proceeding.

VIII. SUSTAINABILITY REPORT

The Mortgage Bank's sustainability reporting obligation is based on Section 95/E (1) a) and Section 95/F (10) of the Accounting Act, but Section 177 (98) provides that the sustainability reporting requirements will first be applied by the Mortgage Bank for the financial year beginning in 2027. For the year 2025, the sustainability report of OTP Mortgage Bank pursuant to Act C of 2000 on Accounting is contained in the consolidated sustainability report of OTP Bank, of which the relevant information is briefly presented below:

VIII.1. Short description of the Company’s business model

The main profile of OTP Jelzálogbank Zrt. includes

- financing the construction, purchase, modernization and refurbishing of residential real estate,
- determining the market and collateral values of properties, and
- issuing mortgage bonds and
- providing refinancing loans for commercial banks.

Its portfolio comprises first of all non-subsidized HUF-denominated home and general-purpose loans of own origination, combined with a purchased portfolio comprising mainly government-subsidized housing loans as well as housing and general-purpose mortgage loans. In 2026 OTP Jelzálogbank granted HUF-denominated subsidized and unsubsidized home and general-purpose mortgage loans to clients and refinancing loans to commercial bank partners via contracts for the redemption of standalone mortgage rights. These loans are sold by OTP Group and third-party financial intermediaries under agency agreements. The other main pillar of its business model is the issuance of mortgage bonds, firstly to provide finance for the Bank’s lending activity and secondly to achieve compliance with the laws applicable to certain government-subsidized retail mortgage loan products.

The operations of OTP Jelzálogbank and OTP Group are closely interlinked:

- in selling the loans, OTP Group plays a significant role as an intermediary;
- the development and regulation of retail mortgage products is done by OTP Jelzálogbank in conjunction with the Retail Lending Tribe of OTP Bank. The approval process is fully automated; the OTP Bank branch network and OTP Jelzálogbank use electronic systems to approve the loan applications;
- much of the retail loans in OTP Jelzálogbank's portfolio are financed via mortgage bond issuance. OTP Jelzálogbank works with OTP Bank's Global Markets Directorate in the marketing process;
- the corporate current account, the employer housing fund account and the FX nostro accounts of OTP Jelzálogbank Zrt. are managed by OTP Bank;
- OTP Jelzálogbank rents its offices from OTP Real Estate Fund. In order to take advantage of the economies of scale inherent in putting in place a shared technical infrastructure, certain financial, accounting, reporting, risk management and information technology roles are performed on behalf of OTP Jelzálogbank by the Shared Service Centre, which was created virtually from the relevant organizational units of OTP Bank.

The Mortgage Bank does not carry out research and development activities.

VIII.2. Policies on environmental protection, social and employment matters, respect for human rights, anti-corruption and anti-bribery

With the exception of employment policy, OTP Jelzálogbank has not adopted its own policies on these matters, given the nature of its operations, therein especially the resource usage and operational circumstances of the tasks carried out on its behalf by entities other than OTP Group member companies. The reasons for this and a description of the results are provided in the sections below. Chapter IX contains a summary of the results of the Company's employment policy.

VIII.3. Environmental protection

The Banking Group and therein OTP Jelzálogbank do not have operations hazardous for the natural environment and, accordingly, they do not incur material risks in this respect. The Company still pays special attention to reducing energy and paper use in the course of its operations and services by increasing the electronic flow of information and organizing its operations taking into consideration the criteria of environmental protection.

Further, OTP Jelzálogbank is committed to helping achieve environmental protection and climate goals. To this end, in 2021 the Company created its Green Strategy and Green Mortgage Bond Framework, which formalize the principles and objectives enabling the Mortgage Bank to facilitate the protection of the environment in an efficient and active manner. In 2026, the Company decided to update its Green Strategy and Green Covered Bond Framework to align with current international standards, supervisory guidelines and best practices, ensuring successful and proactive action to preserve ecological values. The Company was the first in Hungary to join the Energy efficient Mortgages Action Plan (EeMAP) initiative promoting energy efficient mortgage lending; in doing so, it made a commitment to green lending and the creation of a green mortgage bond issuance framework. In 2021 OTP Mortgage Bank became the first operator on the Hungarian market to issue green mortgage bonds, the proceeds of which will be allocated for the purposes of financing green mortgage loans. Bonds issued under the Company's first framework, established in 2021, remain subject to the conditions set out therein, the Company has designed its procedures for selecting green loans, managing proceeds, and fulfilling reporting obligations accordingly. The criteria defined in the updated Framework apply exclusively to bonds issued after the publication of this new Framework. In its Green Mortgage Bonds Report, published annually, the Company reports on its portfolio of green mortgage bonds and the environmental impacts achieved from such operations. The Company added the OTP Green Housing Loan to its product range in 2023.

In accordance with the Hungarian National Bank No. 10/2022. (VIII. 2) point 35 recommendation, in order to manage and control a credit institution's climate change-related and environmental risks, it is recommended to appoint a separate organizational unit, a dedicated function, or a manager. During the operation and activities of OTP Jelzálogbank, the increasing urge to properly manage sustainability and climate change measures, in 2024 the Company created a separate sustainibility organizational unit (ESG). The ESG Department replaced and expanded the previous functions of the Sustainability Officer at the Company.

VIII.4. Social and welfare issues, corporate social responsibility, respect for human rights

Both on its own and as a member of OTP Group, OTP Jelzálogbank supports the development of communities, sports, financial literacy and empowerment.

Respect for human rights is a priority for the Company in its relations with clients, business partners and employees alike. OTP Group lays special emphasis on this matter when drawing up its regulations, organizational processes, communications and complaints handling, and so does, indirectly, OTP Jelzálogbank as well; there are no material risks present in this respect. There are no significant risks regarding the respect of the human rights of the employees of OTP Jelzálogbank. Its achievements in this matter are clearly demonstrated by the fact that employee turnover is low and there are no complaints or lawsuits against it under labour law.

VIII.5. Material anti-corruption and anti-bribery risks

As a result of the division of labour within OTP Group, only a limited number of decisions may entail corruption/bribery risks.

Fight against corruption and against the practice of bribery

The Code of Ethics
(https://www.otpbank.hu/static/portal/sw/file/OTP_EtikaiKodex_EN.pdf),
the Partner Code of Ethics published in 2023
(https://www.otpbank.hu/static/portal/sw/file/OTP_Partneri_EtikaiKodex_EN.pdf)
and the Anti-Corruption Policy of OTP Bank Group contains provisions on the fight against corruption and against the practice of bribery, also on the acceptance of individual differences and the denial of discrimination
(Anti_Corruption_Policy.pdf (otpbank.hu); https://www.otpbank.hu/portal/en/EthicalDeclaration).

As it can be read in the foreword of the Code and the Anti-Corruption Policy as well, the OTP Bank and its management have adopted the principle of zero tolerance towards corruption and bribery, taking a definite stance against all forms of corruption and giving full support to the fight against corruption. In addition, the Code states that "As an ethical and compliant institution, the Bank and its management are fully committed to ensuring observance of all relevant legislation, including anti-corruption statutes."

The OTP Bank has set up an ethics reporting system (whistleblowing), which is for the reporting and the handling of the reports on suspected or actual violation of the values set forth in the Code of Ethics, where anonymous reporting of ethics issues is also possible. The OTP Bank conducts inquiries for the purpose of detecting, preventing anomalies in connection with reports made or anomalies it became aware of otherwise.
The OTP Bank has created and maintains its Code of Ethics to keep reputational risk and financial losses, which may incur in relation to corruption, bribery and discrimination, on a minimum level. Both employees and newcomers receive education on the Code of Ethics, and in addition, the acceptance to be bound by it is a prerequisite for their employment.
In addition, all business partners and clients are communicated about the Anti-Corruption Policy and procedures through the Code of Ethics and Anti-Corruption Policy and the Partner Code of Ethics published publicly on the OTP Bank's website. The Anti-Corruption Policy stipulates that, in view of the fact that existing and established relationships with contractual partners also contain the possibility of corruption, the OTP Bank will act prudently in its dealings with contractors, in particular in the tendering and preparation process, to minimise the risk of corruption. The OTP Bank establishes relationships with its contractual partners based on an assessment of professionalism, competence and competitiveness, and does not apply other non-professional selection criteria that contain the possibility of corruption.
Based on the Compliance's proposal, the prohibition of corruption will be reflected in the contractual and regulatory documents used by the OTP Bank in a clearer and well-defined manner onwards, through the inclusion of anti-corruption clauses in the business rules and standard contracts. The clause will state from the very beginning of the business relationship that the contracting partner accepts OTP Bank's anti-corruption principles, including the prohibition of corruption and the consequences of breaching this prohibition, which can even be termination of contract.
Any requests from third parties affecting human rights are treated by the OTP Bank as a priority.
We manage the risks regarding the fight against corruption and bribery within the framework of our operational risk management process. Our quarterly compliance reports cover the changes in risks as well as the steps necessary steps to manage them. The reports are presented to the Executive Steering Committee and the Board of Directors; the annual report is also submitted to the Supervisory Board.

VIII.6. Non-financial key performance indicators relevant for specific business activities

Beyond non-quantifiable general customer satisfaction and compliance with the law, the most important performance indicators are all financial data.

IX. ORGANIZATIONAL STRUCTURE, EMPLOYMENT POLICY

In close cooperation with OTP Bank and taking advantage of the synergies within OTP Group, OTP Jelzálogbank structures its organization and determines the optimal employee headcount based on the nature and the amount of the tasks to be delivered. Loans are sold via the branch network of OTP Bank, which has decades of experience in this field, and also via the increasingly important sales partners, while a centralized organizational unit with nationwide coverage contributes to offering clients an ever wider range of services. OTP Bank performs financial, accounting, reporting, risk management and information technology services for OTP Jelzálogbank under a separate agreement.

Organizational structure

The organizational structure of the Company is determined mainly by the types of operations performed by it. The day-to-day work of the Company is managed and overseen by the Chief Executive Officer. The Chief Executive Officer of the Company and the Deputy CEOs responsible for general matters and for property valuation assess the risks of initiatives and ensure that resources are used economically and that operations serve the best interests of the Company's shareholder. The operational structure comprises one department (reporting directly to the Deputy CEO responsible for property valuation) and four business lines (overseen by the Deputy CEO responsible for general matters); in order to achieve greater efficiency, management and control over these organizational units is shared by the Deputy CEOs in the way described above. The allocation of business lines is also subject to the higher-level management and oversight principles associated with the division of labour.

On the medium-term, the Company aims to develop its organization according to the following criteria:

– create a cost-effective organizational structure to support operations,
– adjust the headcount model to ensure legal compliance and meet market needs,
– continually improve the skills of human resources, support professional further training,
– employ highly qualified staff.

Employment policy

In addition to what is described in the section on its organizational structure, priorities in the Company's employment policy include:

– maintaining the real value of employee wages and providing competitive remuneration,
– developing a wide range of fringe benefits,
– creating a complex incentive scheme for employees to ensure all duties are performed,
– creating and operating in conjunction with OTP Bank a professional and advocacy scheme for employees.

The Company's employment policy includes employing and supporting disabled persons in accordance with prevailing law.

As of 30 June 2026 the Company had 46 active employees. The Company places emphasis on professional training for its employees, ensuring that it has access to highly trained staff at all times.

X. QUANTITATIVE AND QUALITATIVE PERFORMANCE MEASURES AND INDICATORS

Since it is subject to consolidated supervision together with OTP Bank Plc. pursuant to the decision of the Hungarian National Authority (previously: HFSA), OTP Jelzálogbank Zrt. is included in the institutional scope of the Banking Group's Remuneration Policy drawn up by OTP Bank as credit institution heading the Banking Group in accordance with the third amendment to the Capital Requirements Directive accepted by the European Union (2010/76/EU-CRD III) and the Act on Credit Institutions and Financial Enterprises, which transposed the former into Hungarian law.

Since 1 January 2011 OTP Jelzálogbank Zrt. has applied the requirements set out in the Remuneration Policy to all persons subject to that Policy. The following persons have been subject to the Remuneration Policy since 2017: the CEO and Deputy CEOs of the Company, the heads of its Treasury, Finance, Legal and ESG departments, and the internal auditor and compliance officer in active status.

OTP Jelzálogbank Zrt. uses the following types of quantitative and qualitative indicators to measure performance against the requirements laid down in the Banking Group's Remuneration Policy:

- company-level indicators,
- personal tasks and goals.

As a general rule, the Remuneration Policy grants stakeholders who meet the specified indicator values the benefits available for such performance with short-term and 4-year deferrals, providing the deferred parts in equal quarterly proportions, combining shares and cash, thus facilitating the long-term commitment of these persons to the continued preservation of the Company's profitable operations. Managers subject to the Remuneration Policy who do not reach the cap defined were given the opportunity to opt for performance remuneration without postponement, which involves providing benefits only in cash.

XI. DECLARATION ON RESPONSIBLE CORPORATE GOVERNANCE PRACTICES

In the course of its operations OTP Jelzálogbank fully complies with all laws, supervisory rulings and other rules and regulations applicable to it. The structure and operational conditions of the Company are described in the Organizational and Operational Regulations adopted by OTP Bank.
As a company with a registered seat in Hungary, OTP Jelzálogbank operates a corporate governance system that satisfies the requirements laid down in Act V of 2013 on the Civil Code (hereinafter: Civil Code), an act of law that also regulates business entities. As a specialized credit institution conducting banking operations, OTP Jelzálogbank also complies with the legal requirements applicable to credit institutions, including especially Act CCXXXVII of 2013 on Credit Institutions and Financial Enterprises (hereinafter: Credit Institutions Act) and Act XXX of 1997 on Mortgage Banks and Mortgage Bonds (hereinafter: Mortgage Bonds Act).
Accordingly, the Company adheres to the mandatory corporate governance rules prescribed in law and publishes its Statutes and the composition of its management bodies on the OTP Jelzálogbank website. OTP Jelzálogbank does not deviate from the legally prescribed mandatory corporate governance rules but puts into practice all their requirements.
OTP Jelzálogbank does not apply a diversity policy to its administrative, executive and supervisory bodies as this is not mandatory for it under governing law due to its market share measured in terms of balance sheet total.

XI.1. Management bodies

XI.1.1. Board of Directors

The management body of the Company is its Board of Directors. The scope of authority of the Board of Directors is prescribed in the Company Statutes, the Founder's resolutions and the rules of procedure of the Board of Directors. The rules of procedure define the structure and operation of the Board of Directors, the duties pertaining to preparing for and administering its meetings and drafting its resolutions, as well as other matters relevant for the operations of the Board of Directors. The Board of Directors supervises the work of the management and produces an annual report to the founding shareholder about the management, financial standing and business policy of the credit institution. The Board of Directors exercises employer's rights over the Chief Executive Officer and the Deputy CEOs.

The members of the Board of Directors are selected by the founding shareholder. As of 30 June 2026 the Board of Directors had 7 members, 3 of whom are internal members (employed by the Company), which is more than the legally required 2. With effect from 17 April 2026, György Antal Kovács resigned from his position as Chairman of the Company's Board of Directors. On 11 June 2026, the National Bank of Hungary (MNB) granted its approval for the appointment of András Becsei as Chairman of the Board of Directors.

The Board of Directors are bound by all the obligations and legal prohibitions stipulated by Act CCXXXVII of 2013 on Credit Institutions and Financial Enterprises (Credit Institutions Act) in respect of senior executives.

The meetings of the Board of Directors are minuted and its resolutions are documented.

The Board of Directors of OTP Jelzálogbank on 30 June 2026:

András Becsei – Chairman of the Board of Dierctors, CEO and internal Member of the Board of Directors
Ákos Fischl – Deputy CEO and internal Member of the Board of Directors
Csaba Nagy – Deputy CEO and internal Member of the Board of Directors
Anna Mitkova Florova – external Member of the Board of Directors
Zoltán Roskó – external Member of the Board of Directors
Attila Kovács – external Member of the Board of Directors
Balázs Együd – external Member of the Board of Directors

XI.1.2. Supervisory Board

The management and the business processes of the Company are supervised by the Supervisory Board, which is the supreme supervisory body of the Company.

The Supervisory Board establishes its own rules of procedure, which are then approved by the founding shareholder. The members of the Supervisory Board are selected by the founding shareholder for a period of five years. In its supervisory role the Supervisory Board may request information or explanations from Members of the Board of Directors and managers and other employees of the Company. The Supervisory Board may also examine, or have examined by an expert, the books and documents of the Company.

The Supervisory Board is entitled to examine all the material business policy reports to be presented to the founding shareholder of the Company, and all proposals pertaining to issues falling within the exclusive competence of the founding shareholder.

Professional oversight of the internal audit function also falls within the competence of the Supervisory Board. The Supervisory Board manages the internal audit organization of the Company in compliance with the requirements set out in the Credit Institutions Act and within the framework of that Act. The Supervisory Board exercises its right to advance consent when decisions are made on concluding or ending an employment contract with managers and employees of the internal audit organization or determining their remuneration; it also formulates recommendations and proposals on the basis of internal audit findings.

The Supervisory Board exercises its rights as a body or through its members but it may also distribute its duties among its members on a permanent basis.

The Supervisory Board holds quarterly meetings. Meetings must be convened if requested by at least one member of the Supervisory Board or the Board of Directors or the statutory auditor, also specifying the reason and the purpose in writing.

The Supervisory Board of OTP Jelzálogbank on 30 June 2026:

József Németh – Chairman of the Supervisory Board
Ágota Selymesi – Member of the Supervisory Board
Gergely Pókos – Member of the Supervisory Board
dr. Róbert Csató – Member of the Supervisory Board

XI.1.3. Other committees

Management Meeting

The Management Meeting is a decision-making, decision-preparation and consultative standing committee of the Company; its operational rules are set out in its rules of procedure. The committee makes decisions on matters referred to it and on matters individually not regulated and pertaining to the operation of the credit institution.
Effective from 2021, the Management Meeting has acted as the Green Mortgage Bond Committee within the Company's Green Mortgage Bond Framework.

OTP Mortgage Bank has not established an independent Audit Committee, the functions of the Audit Committee are performed by the Audit Committee of the Founding Shareholder pursuant to Section 157 (5) of the Hungarian Credit Institutions Act.

During the first six month of 2026, the board meetings of directors and the board meetings of the supervisory board were held 2 times, during these meetings the Board of Directors adopted 21 resolutions and the Supervisory Board adopted 15 resolutions. In addition to the meetings, the Board of Directors adopted 45 resolutions via written vote and the Supervisory Board adopted 8 resolutions via written vote.

XI.2. System of internal and external controls

The main function of the internal audit system is to protect the assets of clients and the Company and the interests of the shareholders, and to control the Company's operations to facilitate its compliance with the law. The internal control system extends to all organizational units and activities of the Company.
In order to underpin efficient auditing and reporting processes, the internal control system comprises multiple interconnected controls. In-process and managerial control along with the independent internal auditor and the management information system constitute the components of the internal control system.

The Risk Assumption Strategy defines a risk management framework as well as the principles and guidelines for risk assumption for the whole of OTP Group.
Ultimate powers regarding key risk management decisions and the main risk topics of group members reside with the risk committees of the Banking Group Members; in the case of OTP Jelzálogbank this is the Management Meeting.
To support the reporting processes, the bank's risk management system includes identifying risks, assessing and analyzing their impacts, devising the necessary action plans and monitoring their efficiency and outcomes. The management adopts business decisions in full awareness of all the important risks. All material risks associated with internal and external operations and compliance with financial and legal requirements and many other risks are assessed and managed in a well-defined and transparent internal mechanism.

XI.2.1. IT Controls

Applications are developed by either in-house group resources or by third parties. OTP Bank applies administrative, logical and physical control measures commensurate with the risk in order to protect the IT systems storing and processing data, as follows:

- access to data/systems is only possible on the basis of a predefined authorisation management process that applies the principle of least privilege, ensures segregation of responsibilities, that has regular access right reviews and ensures that dismissed employees' access is revoked in a timely manner;
- user authentication, authorisation and password management processes are controlled by policies and audited;
- the systems have test and development environments with appropriate separation from the production environments that have a secure change management procedure, which ensures that program developments or modifications can only be deployed to the operational environment after proper, controlled testing and approval;
- systems are protected by appropriate network perimeter protection, various security devices and network segmentation, furthermore all network communications are protected with state-of-the-art encryption;
- the IT systems that store and process data are regularly backed up and backup media is stored in controlled premises with adequate protection for long-term retention, and the organisation carries out regular backup restore tests;
- adequate redundancy is applied for IT systems that store and process data to ensure business continuity and disaster resiliency;
- has developed DRPs and BCPs for critical systems and critical business processes, which are regularly tested and reviewed;
- the Bank collects and retains the complete log of all major IT operations and IT security relevant data processing activities and the confidentiality, availability, integrity, authenticity and non-repudiation of these audit logs are ensured;
- there is a continuous, up-to-date protection against malicious codes;
- it ensures the regular implementation of vendor patches and updates for the environments used;
- it uses a data leakage protection (DLP) solution to reduce the risk of inadvertent data loss;
- it ensures the continuous monitoring of the operation events of the physical and virtual environment system elements with automated event detection and management tools;
- the above measures are documented at an appropriate level, which ensures the traceability of the implementation of data security requirements in a transparent manner;
- it ensures permanent secure deletion of the data stored on the media, the destruction of the media and the documentation of the destruction of the media during secure operational media disposal processes;
- it enforces data protection requirements already at the design stage of the implementation of the IT systems storing and processing personal data and of the systems operational processes related to them;
- acquire and maintain ability to adequately handle application related security events (including cyber threats), entailing prevention, detection, identification, isolation, analysis, recovery and reporting;
- remote work is regulated in a controlled and documented way, remote device and user access is protected with multi-factor authentication;
- ensures IT security compliance by its managed regulative framework;
- revision and update of IT security regulations bi-yearly or in a frequency complying legislative requirements or upon major changes;
- ensures vulnerability assessments and penetration tests are carried out as planned;
- defines pools for categorization of installed software into preferred, allowed and prohibited and ensures compliance to that policy.
- it ensures that its employees have adequate knowledge of data protection requirements and provides regular data protection and information security awareness training for them.

XI.2.2. Internal audit

The Company employs an independent internal auditor who reports to the Supervisory Board within a framework defined by the Credit Institutions Act. The independent internal auditor has a medium-term auditing strategy and an annual audit plan approved by the Supervisory Board. The independent internal auditor works on the basis of the annual workplan approved by the Supervisory Board and reports regularly to the Board of Directors and the Supervisory Board.

The independent internal auditor helps the legal and profitable management of assets and liabilities and the protection of private property, supports safe and secure business operations, ensures the efficiency, cost-effectiveness and results of internal control systems, contributes to minimising risk and, in conjunction with the Compliance area, identifies and reports any deviations from legal requirements and internal regulations, proposes ways to eliminate shortcomings and monitors the implementation of measures. They perform this role with objectivity, solely on the basis of professional considerations. Their independence is guaranteed by the fact that they report to the Supervisory Board within the framework defined by the Credit Institutions Act.

XI.2.3. Risk management

The Company has detailed risk management rules covering all types of risk; these rules are aligned with legislation on prudent banking operations.

The risk management system includes identifying the risks, assessing and analyzing their impacts, devising the necessary action plans and monitoring their efficiency and outcomes. The management adopts business decisions in full awareness of all the important risks. All material risks associated with internal and external operations and compliance with financial and legal requirements and many other risks are assessed and managed in a well-defined and transparent internal mechanism.

The Company works closely with the Risk Management and Strategy and Financial Divisions of OTP Bank in exercising functional control in accordance with the Banking Group's risk management guidelines, methodology and infrastructure, for the purpose of developing a clearly defined, transparent and standardized credit, country, counterparty, market and operational risk management system at group level satisfying the Basel requirements and meeting the expectations of the Regulator as well as aligning with the local environment. Group-level risk management is based on a standardized organizational structure and the implementation of regulations and procedures by the subsidiaries.

Credit risk

The Bank manages exposures to credit risk by producing regular analyses of the interest payment and principal repayment ability of debtors and potential debtors and, if necessary, changing the borrowing limits. Another means for managing credit risk is to obtain collateral items and corporate and personal guarantees.

Market risk

Market risks originate from open positions on securities and other instruments. The Bank does not have material exposures to market risk. Market risk exposure is monitored and controlled mainly by the Asset and Liability Management Directorate of OTP Bank.

Net currency position and currency risk

The Bank controls its currency positions against the limits on open positions required by Magyar Nemzeti Bank as well as its own system of limits. The Bank also uses the VaR model for measuring its open currency positions.

Interest rate risk

Most of the Bank's interest-bearing assets and liabilities are designed in such a way that short-term assets are aligned with short-term liabilities or that the mid-year variation of the interest rates on long-term assets and long-term liabilities is possible, or that changes to the interest rates on long-term assets and the related long-term liabilities are synchronized.

In addition to the above, a wide interest margin between the various interest-bearing assets and interest-bearing liabilities offers the Bank a high degree of flexibility in managing interest rate differences and interest rate risk.

Liquidity risk

Liquidity risk measures the extent to which the Bank would need to increase its liquid assets in order to meet its liabilities from financial instruments in a timely manner. The Bank manages its liquidity position in accordance with the principles defined by the MNB.

Policy on hedging transactions

The Bank uses hedge accounting as follows: identifying hedging transactions, producing appropriate hedging documentation, conducting efficiency checks, and evidencing efficiency on the basis of their results.

XI.2.4. Compliance

In accordance with European Union and Hungarian legislative requirements the Company employs a dedicated Compliance Officer responsible for identifying and managing compliance risks and ensuring compliance with the law and prudent operations. In line with Recommendation no. 12/2022. (VIII.11.) of the Magyar Nemzeti Bank, in which it recommends internal lines of defence to be established and operated also at group level and that the governing financial entity should set up and operate a governance and oversight function over the group members, the Compliance Officer performs compliance duties predicated on the same principles as the Compliance Policy of OTP Bank, the Company's parent bank. The Compliance Officer carries out their tasks on the basis of the Compliance Workplan approved by the Board of Directors of the Company. At least once every year the Compliance Officer produces a comprehensive report for the Board of Directors and the Supervisory Board, as required by the Credit Institutions Act and with the content required by the law.

XI.2.5. Data Protection Officer

The Company employs a Data Protection Officer to comply with EU and Member state data protection regulations. The status and the duties of the Data Protection Officer are described in the Company's Organizational and Operational Regulations and its Data Protection and Data Security Regulation, as amended from time to time. The most important task of the DPO is to help the Company achieve compliance with the rules on the protection of personal data, doing so in the manner provided for in law. Among other things, the DPO provides information and professional advice to the Company and its employees responsible for data processing as regards their obligations under EU or Member State data protection provisions, and monitors compliance with the Company's internal regulations on the protection of personal data. At least once a year, the Data Protection Officer presents to the Board of Directors a proposal and/or information note approved by the Management Meeting, describing the DPO's activities in this respect.

XI.2.6. Auditor

The books of OTP Jelzálogbank are audited by Ernst & Young Könyvvizsgáló Kft. (Cg. 01-09-267553).

The decision to select the statutory auditor entity and to appoint the member personally responsible for the audit resides with the founding shareholder.

Ernst & Young Könyvvizsgáló Kft. provided OTP Jelzálogbank with the following non-auditing services in 2026:

- Other assurance services

XI.2.7. Coverage supervisor

OTP Jelzálogbank retains a coverage supervisor to perform the tasks required in Act XXX of 1997 on Mortgage Banks and Mortgage Bonds. The coverage supervisor checks and confirms the availability at all times of the required coverage for the mortgage bonds and ensures that the mortgaged assets serving as ordinary coverage for the mortgage bonds, their land register data and collateral values as well as the ordinary and the additional collaterals are registered in the coverage records.

The Coverage Supervisor for OTP Jelzálogbank is KPMG Hungária Kft. (Cg.01-09-063183).

XI.2.8. Disclosure

The Company complies with the disclosure requirements applicable to its activities by adhering to the provisions in Act CXX of 2001 on the Capital Market (Capital Market Act), Act CCXXXVII of 2013 on Credit Institutions and Financial Enterprises (Credit Institutions Act) and Regulation (EU) No 575/2013 of the European Parliament and of the Council on prudential requirements for credit institutions and investment firms (CRR). OTP Jelzálogbank satisfies its annual disclosure obligation through disclosure on its own website (www.otpjzb.hu), the website of the Budapest Stock Exchange (www.bet.hu) and a dedicated website operated by Magyar Nemzeti Bank (www.kozzetetelek.hu).

The Company has detailed internal regulations in place regarding insiders and potential insider persons; these regulations are fully compliant with the limits and prohibitions defined in the prevailing Capital Market Act. The persons concerned receive appropriate information from the Compliance department regarding the prohibitions applicable. The regulatory and record-keeping duties associated with insider trading and insider persons are the responsibility of the Compliance Officer of the Company, with information systems constantly being enhanced in order to deliver these duties efficiently.

XII. DECLARATION BY OTP JELZÁLOGBANK ZRT.

In the Half-yearly Report the unaudited condensed separate Financial Statements produced in line with the applicable accounting requirements and the International Financial Reporting Standards (IFRS) adopted by the European Union present a true and fair view of the assets, liabilities, financial position and profit/loss of OTP Jelzálogbank Zrt. as issuer of mortgage bonds.

The Half-yearly separate condensed Financial Statements are unaudited.

The Management Report offers a fair view of the position, development and performance of OTP Jelzálogbank Zrt. as an issuer of mortgage bonds, describing the main risks and uncertainties.

OTP Jelzálogbank Zrt. has a liability for compensating for damage caused by misleading content in the Half-yearly Report.

Budapest, 5 August 2026

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András Becsei	Péter Radics
Chief Executive Officer	Chief Financial Officer

OTP MORTGAGE BANK LTD.

CONDENSED
FINANCIAL STATEMENTS IN ACCORDANCE
WITH INTERNATIONAL FINANCIAL
REPORTING STANDARDS AS ADOPTED
BY THE EUROPEAN UNION

FOR THE SIX MONTH PERIOD ENDED
30 JUNE 2026

CONTENTS

OTP MORTGAGE BANK LTD.
STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2026 (UNAUDITED) (in HUF million)

	Note	30 June 2026	31 December 2025	30 June 2025
Cash, amounts due from banks and balances with the National Bank of Hungary		26,245	166	25,620
Placements with other banks	4.	303,738	366,863	440,138
Repo receivables		25,278	-	-
Financial assets at fair value through profit and loss	10.	78	-	-
Securities at amortised cost	6.	183,006	178,199	215,803
Loans at amortised cost	5.	1,439,396	1,457,199	1,414,893
Loans mandatorily measured at fair value through profit or loss	5.	1,280,270	856,860	599,529
Property and equipment		33	39	35
Intangible assets		240	258	235
Right of use assets		75	97	121
Deferred tax assets		544	-	-
Current income tax assets		894	-	-
Derivative financial assets designated as hedge accounting relationships	10.	3,317	2,869	3,478
Other assets		29,266	6,597	6,005
TOTAL ASSETS		**3,292,380**	**2,869,147**	**2,705,857**
Amounts due to banks and Hungarian Government, deposits from the National Bank of Hungary and other banks	7.	1,490,605	1,435,102	1,264,447
Leasing liabilities		74	100	125
Liabilities from issued securities	8.	1,530,281	1,222,730	1,269,153
Derivative financial liabilities at fair value through profit and loss	10.	16,207	-	-
Derivative financial liabilities designated as hedge accounting relationships	10.	122,539	43,550	11,571
Current income tax liabilities		18	423	217
Deferred tax liabilities		-	123	63
Provisions		706	428	360
Other liabilities		12,741	13,412	8,904
TOTAL LIABILITIES		**3,173,171**	**2,715,868**	**2,554,840**
Share capital		82,000	82,000	82,000
Retained earnings and reserves		37,209	71,279	69,017
TOTAL SHAREHOLDER'S EQUITY		**119,209**	**153,279**	**151,017**
TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY		**3,292,380**	**2,869,147**	**2,705,857**

Budapest, 5 August 2026

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András Becsei
Chief Executive Officer

Péter Radics
Chief Financial Officer

OTP MORTGAGE BANK LTD.
CONDENSED STATEMENT OF PROFIT OR LOSS FOR THE SIX MONTH PERIOD ENDED 30 JUNE 2026 (UNAUDITED) (in HUF million)

	Note	Six month period ended 30 June 2026	Six month period ended 30 June 2025	Year ended 31 December 2025
Interest income and similar to interest income total		129,692	94,458	198,304
Interest expenses total	11.	(106,966)	(77,941)	(169,324)
NET INTEREST INCOME		**22,726**	**16,517**	**28,980**
Risk cost total		(1,077)	44	(250)
NET INTEREST INCOME AFTER RISK COST		**21,649**	**16,561**	**28,730**
Losses arising from derecognition of financial assets measured at amortised cost		(311)	(61)	(254)
Modification loss		(19,530)	(3,650)	(7,040)
Net profit from fees and commissions		(8,651)	(2,261)	(6,567)
Net operating income		(18,520)	3,100	8,019
Other administrative expenses		(7,785)	(6,373)	(7,771)
(LOSS) / PROFIT BEFORE INCOME TAX		**(33,148)**	**7,316**	**15,117**
Income tax		(466)	(1,244)	(2,395)
(LOSS) / PROFIT AFTER INCOME TAX		**(33,614)**	**6,072**	**12,722**
Earnings per share (in HUF)				
Basic and diluted		(40,993)	14,128	15,515

OTP MORTGAGE BANK LTD.
STATEMENT OF COMPREHENSIVE INCOME FOR THE SIX MONTH PERIOD ENDED 30 JUNE 2026 (UNAUDITED) (in HUF million)

	Note	Six month period ended 30 June 2026	Six month period ended 30 June 2025	Year ended 31 December 2025
(LOSS) / PROFIT AFTER INCOME TAX		**(33,614)**	**6,072**	**12,722**
Items that may be reclassified subsequently from other comprehensive income to profit or loss:				
Fair value adjustment of financial assets at fair value through other comprehensive income		-	151	151
Deferred tax related to financial assets at fair value through other comprehensive income (9%)		-	(14)	(14)
Losses on separated currency spread of financial instruments designated as hedging instrument		(7,407)	(1,962)	(1,112)
Deferred tax related to separated currency spread of financial instruments designated as hedging instrument (9%)		667	176	100
Losses on derivative financial instruments designated as cash flow hedge		(16,526)	(4,246)	(9,431)
Other comprehensive loss, net of income tax		**(23,266)**	**(5,895)**	**(10,306)**
TOTAL COMPREHENSIVE (LOSS) / INCOME		**(56,880)**	**177**	**2,416**

OTP MORTGAGE BANK LTD.
STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY FOR THE SIX MONTH PERIOD ENDED 30 JUNE 2026 (UNAUDITED) (in HUF million)

	Share capital	Retained earnings and other reserves	Total
Balance as at 1 January 2025	**82,000**	**68,824**	**150,824**
Income after income tax	-	6,072	6,072
Other comprehensive loss	-	(5,895)	(5,895)
Total comprehensive income	**82,000**	**69,001**	**151,001**
Share-based payment	-	16	16
Balance as at 30 June 2025	**82,000**	**69,017**	**151,017**
Balance as at 1 January 2026	**82,000**	**71,279**	**153,279**
Loss after income tax	-	(33,614)	(33,614)
Other comprehensive loss	-	(23,266)	(23,266)
Total comprehensive income	**82,000**	**14,399**	**96,399**
Share-based payment	-	16	16
Reimbursement asset[1]	-	22,794	22,794
Balance as at 30 June 2026	**82,000**	**37,209**	**119,209**

[1] See Note 2

OTP MORTGAGE BANK LTD.
CONDENSED STATEMENT OF CASH FLOW FOR THE SIX MONTH PERIOD ENDED 30 JUNE 2026 (UNAUDITED) (in HUF million)

	Six month period ended 30 June 2026	Six month period ended 30 June 2025	Year ended 31 December 2025
(Loss) / Profit before income tax	**(33,148)**	**7,316**	**15,117**
Net accrued interest	(15,887)	293	550
Income tax paid	1,765	1,685	1,701
Depreciation and amortization	116	109	222
Loss allowance	19,768	3,344	6,396
Share-based payment	16	16	39
Unrealised losses / (gains) on fair value adjustment of financial instruments at fair value through profit or loss	5,661	1,845	(2,509)
Unrealised losses / (gains) on fair value adjustment of derivative financial instruments	97,637	7,857	(12,284)
Interest expense from leasing liabilities	(2)	(4)	(7)
Foreign exchange gain	(481)	(139)	(666)
Proceeds from sale of tangible and intangible assets	-	(1)	(1)
Net change in assets and liabilities in operating activities	(325,409)	(318,778)	(370,819)
Net cash used in operating activities	**(249,964)**	**(296,457)**	**(362,261)**
Net cash (used in) / provided by investing activities	**(89,374)**	**89,361**	**159,878**
Net cash provided by financing activities	**365,426**	**211,641**	**181,558**
Net increase / (decrease) in cash and cash equivalents	**26,088**	**4,545**	**(20,825)**
Cash and cash equivalents at the beginning of the period	**45**	**20,870**	**20,870**
Cash and cash equivalents at the end of the period	**26,133**	**25,415**	**45**

NOTE 1: ORGANIZATION AND BASIS OF FINANCIAL STATEMENTS

1.1. General information

These interim condensed financial statements had been prepared in accordance with the prescriptions of IAS 34.

1.2. Accounting

The Bank maintains its accounting records and prepares its statutory accounts in accordance with the commercial, banking and fiscal regulations prevailing in Hungary.

OTP Mortgage Bank's ("Bank") functional currency is the Hungarian Forint ("HUF").

The accounting policies followed by the Bank in the preparation of these financial statements conform with International Financial Reporting Standards ("IFRS"). The Bank followed the same accounting policies and methods of computation in the interim financial statements as compared with the most recent annual financial statements.

NOTE 2: SIGNIFICANT EVENTS DURING THE SIX MONTH PERIOD ENDED 30 JUNE 2026

Due to the more transparent management and subsidiary value creation, as well as the group-level cost reduction policy, the Bank sold its ownership in OTP Ingatlanpont Kft. and OTP Pénzügyi Pont Zrt. to OTP Bank Plc in 2025. As a result, from the 2026 business year the Bank no longer prepares consolidated financial statements. The total assets of the subsidiaries deconsolidated were not material compared to the standalone total assets of OTP Mortgage Bank. Accordingly, the financial statements as of 30 June 2026 represent the separate financial statements of OTP Mortgage Bank.

After the government change, the parliament passed Act XIV of 2026, which elevated to law the emergency decrees issued in light of the armed conflict in Ukraine. This law gave legal force to the provisions of Government Decree 84/2026 (IV.17.), which had removed the end date of the interest rate freeze. Following this, the new government on June 13, 2026, submitted a draft law for public consultation that would end the current interest rate freeze on September 30, 2026, considering that until the termination date, there would still be an opportunity to renegotiate loans for borrowers who really need it.

After the government change, the parliament passed Act XIV of 2026, which elevated to law the emergency decrees issued in light of the armed conflict in Ukraine. This law gave legal force to the provisions of Government Decree 84/2026 (IV.17.), which had removed the end date of the interest rate freeze. Following this, the new government on June 13, 2026, submitted a draft law for public consultation that would end the current interest rate freeze on September 30, 2026, considering that until the termination date, there would still be an opportunity to renegotiate loans for borrowers who really need it.

In accordance with the legal regulations currently in force, OTP Mortgage Bank recognized a modification loss of HUF 19.530 million in the second quarter in respect of the entire remaining contractual term of loans subject to the interest rate cap. In connection with the interest rate cap the Bank recognized a further loss of HUF 5 billion as a negative fair value adjustment on loans measured at fair value through profit and loss. Should the draft legislation currently under consultation be enacted, a significant portion of the recognized loss may be reversed, depending on the manner and timing of the termination of the interest rate cap.

OTP Mortgage Bank and its parent company, OTP Bank Plc., entered into a compensation agreement to offset the decrease in regulatory capital arising from losses related to the interest rate cap recognition beyond three months loss and thereby ensure ongoing capital adequacy Under this agreement, a reimbursement asset in the amount of HUF 22.794 million was recognized within other non financial assets, and the capital reserve increased with the same amount in the financial statements as of 30 June 2026.

NOTE 3: SIGNIFICANT EVENTS AFTER THE REPORTING PERIOD

The National Bank of Hungary reduced the central bank base rate by 25 basis points to 5,75%, effective from 22 July, 2026.

NOTE 4: PLACEMENTS WITH OTHER BANKS, NET OF ALLOWANCE FOR PLACEMENT LOSSES (in HUF million)

	30 June 2026	31 December 2025
Within one year		
In HUF	73,351	171,478
In foreign currency	2,422	3,892
Total in HUF	75,773	175,370
Over one year		
In HUF	228,096	191,662
Subtotal	**303,869**	**367,032**
Impairment	(131)	(169)
Total	**303,738**	**366,863**
From this: amounts due from OTP Bank	75,426	175,075

Interest conditions of placements with other banks	**30 June 2026**	**31 December 2025**
Within one year		
in HUF	6% - 6.09%	6.5%
in foreign currency	2.23%	2.01% - 2.40%
Over one year		
in HUF	7.09% - 7.2%	7.3% - 7.6%
Average interest of placements with other banks in HUF	6.15%	6.10%

NOTE 5: LOANS (in HUF million)

Loans measured at fair value through profit or loss

	30 June 2026	31 December 2025
Within one year	56,285	43,626
Over one year	1,223,985	813,234
Loans measured at fair value through profit or loss total	**1,280,270**	**856,860**

Loans measured at fair value through profit or loss are mandatorily measured at fair value through profit or loss.

Loans measured at amortised cost, net of allowance for loan losses

	30 June 2026	31 December 2025
Within one year	70,306	89,045
Over one year	1,375,910	1,375,317
Loans gross total	**1,446,216**	**1,464,362**
Provision for impairment on loan losses	(6,820)	(7,163)
Total	**1,439,396**	**1,457,199**

An analysis of the loan portfolio by currency (%):

	30 June 2026	31 December 2025
In HUF	99.99%	99.99%
In foreign currency	0.01%	0.01%
Total	**100.00%**	**100.00%**

Interest rates of the loan portfolio mandatorily measured at fair value through profit or loss are as follows (%):

	30 June 2026	31 December 2025
Loans denominated in HUF	1.134% - 30.66%	2.26% - 30.66%
Average interest on loans denominated in HUF	8.03%	7.49%

Interest rates of the loan portfolio measured at amortised cost are as follows (%):

	30 June 2026	31 December 2025
Loans denominated in HUF. with a maturity within one year	0.6% - 22.75%	1.55% - 22.61%
Loans denominated in HUF. with a maturity over one year	0.62% - 18.00%	0.62% - 18.00%
Loans denominated in foreign currency	2.54% - 9.72%	2.19% - 9.72%
Average interest on loans denominated in HUF	7.19%	7.09%
Average interest on loans denominated in foreign currency	5.49%	4.81%

An analysis of the change in the loss allowance on loans at amortised cost is as follows:

	30 June 2026	31 December 2025
Opening balance	**7,163**	**7,403**
Provision for the period	4,951	10,566
Release of provision	(4,792)	(10,413)
Use of provision	(502)	(393)
Closing balance	**6,820**	**7,163**

NOTE 5: LOANS (in HUF million) [continued]

A significant part of the loans above are mortgage loans for purchasing real estate or home equity loans. The loans have collateral notified in the public property register in favour of OTP Mortgage Bank. Such loans and their collateral are included in the Bank's register and mortgage bonds can be issued up to this registered amount. The Hungarian Government provides interest subsidies on these loans, if they meet the prescribed eligibility criteria. In addition to the mortgage loans, the Bank has also granted mortgage loans for the purchase of agricultural land.

OTP Mortgage Bank Ltd. only provides loans with the original maturity over one year.

Loss allowance on loans at amortised cost and placements with other banks is summarized as below:

	30 June 2026	31 December 2025
Loss allowance on placements	(25)	(301)
Loss allowance on loans at amortised cost	(84)	153
Total	**(109)**	**(148)**

The Bank sells non-performing non-subsidised loans without recourse at estimated fair value to an OTP Group member. OTP Faktoring Ltd. in addition. the Bank sells non-performing subsidised loans without recourse at estimated fair value to OTP Bank Plc.

NOTE 6: SECURITIES AT AMORTISED COST (in HUF million)

	30 June 2026	31 December 2025
Government bonds	183,547	178,698
Provision for impairment	(541)	(499)
Total	**183,006**	**178,199**

An analysis of the change in the loss allowance is as follows:

	30 June 2026	31 December 2025
Opening balance	**499**	**1,083**
Loss allowance	47	50
Release of loss allowance	(5)	(634)
Closing balance	**541**	**499**

Interest conditions of securities measured at amortised cost (%):

	30 June 2026	31 December 2025
Interest rates on securities measured at amortised cost	2% - 6.75%	1.5% - 6.75%
Average interest on securities measured at amortised cost	7.6%	6.53%

Interest conditions and the remaining maturities of securities measured at amortised cost can be analysed as follows:

	30 June 2026	31 December 2025
Within one year:		
fixed interest	42,288	41,733
Over one year:		
fixed interest	141,259	136,965
Total	**183,547**	**178,698**

NOTE 7: AMOUNTS DUE TO BANKS AND HUNGARIAN GOVERNMENT, DEPOSITS FROM THE NATIONAL BANK OF HUNGARY AND OTHER BANKS (in HUF million)

	30 June 2026	31 December 2025
Within one year:		
in HUF	246,284	209,553
in foreign currency	86	96
Subtotal	**246,370**	**209,649**
Over one year:		
in HUF	1,244,235	1,225,453
Subtotal	**1,244,235**	**1,225,453**
Total	**1,490,605**	**1,435,102**
From this: amounts due to OTP Bank	1,414,197	1,344,750

Interest conditions on amounts due to OTP Bank and other banks

	30 June 2026	31 December 2025
Within one year:		
in HUF	0.9% - 7.42%	0.75% - 5.88%
in foreign currency	0.38% - 2.83%	(0.06%) - 2.12%
Over one year:		
in HUF	0% - 10.49%	0% - 10.49%

NOTE 8: LIABILITIES FROM ISSUED SECURITIES (in HUF million)

	30 June 2026	31 December 2025
Within one year		
In HUF	8,139	2,744
In foreign currency	4,622	10,527
Subtotal	**12,761**	**13,271**
Over one year		
In HUF	630,938	630,596
In foreign currency	886,582	578,863
Subtotal	**1,517,520**	**1,209,459**
Total	**1,530,281**	**1,222,730**
Issued mortgage bonds during the period (nominal value)	355,050	415,400
Mortgage bonds became due or repurchased during the period (nominal value)	-	240,000
Interest conditions on issued securities		
Interest conditions in HUF	1.25% - 6.35%	1.25% - 6.75%
Interest conditions in foreign currency	3% - 3.60%	3% - 3.60%

Face value and interest of mortgage bonds issued by OTP Mortgage Bank shall not exceed registered normal and additional collaterals (face value and interest). The Mortgage Bank keeps record of loans, normal and additional collateral values which are shown separately. Independent property inspector monitors the availability of mortgage bond's collateral values in accordance with regulations, the registration of loans, and its pledges as collaterals as the normal collateral of the mortgage bonds, those property register data and the normal and additional collateral in the coverage register.

In the first half of 2026, OTP Mortgage Bank has issued mortgage bonds with the face value of EUR 1.000 million and there were no mortgage bonds became matured or were repurchased during the period.

NOTE 9: OFF-BALANCE SHEET ITEMS (in HUF million)

	30 June 2026	31 December 2025
Current litigations	473	799
Loan facilities	161,616	101,611
Contingent and future liabilities	**162,089**	**102,410**

NOTE 10: DERIVATIVE FINANCIAL INSTRUMENTS (in HUF million)

Fair value of derivative instruments

	30 June 2026	
	Assets	**Liabilities**
Derivative financial instruments designated as hedge accounting		
Derivatives designated in fair value hedges		
Interest rate swap	1,330	3,556
Cross-currency interest rate swap	-	39,177
Derivatives designated in cash flow hedges		
Interest rate swaps	1,987	-
Cross-currency interest rate swap	-	79,806
Total derivatives designated as hedge accounting	**3,317**	**122,539**
Derivatives designated as held for trading[2]		
Interest rate swaps	78	16,207
Total derivatives designated as held for trading	**78**	**16,207**

	31 December 2025	
	Assets	**Liabilities**
Derivative financial instruments designated as hedge accounting		
Derivatives designated in fair value hedges		
Interest rate swap	-	1,402
Cross-currency interest rate swap	-	4,031
Derivatives designated in cash flow hedges		
Interest rate swaps	2,869	-
Cross-currency interest rate swap	-	38,117
Total derivatives designated as hedge accounting	**2,869**	**43,550**

[2] These derivatives are entered into for economic hedging purposes; however, as they are not designated in a qualifying hedge accounting relationship, they have been accounted for as trading derivatives.

NOTE 11: NET INTEREST INCOME (in HUF million)

	Six month period ended 30 June 2026	Six month period ended 30 June 2025	Year ended 31 December 2025
Interest income accounted for using the effective interest rate method from / on			
Loans at amortised cost	50,749	47,428	97,793
FVOCI securities	-	179	179
Placements with other banks	10,199	11,209	21,949
Amounts due from banks and balances with National Bank of Hungary	1,446	904	2,120
Securities at amortised cost	6,840	8,688	15,893
Repo receivables	360	-	681
Interest subsidy on housing loans financed by mortgage bonds	75	161	211
Subtotal	**69,669**	**68,569**	**138,826**
Income similar to interest income			
Loans mandatorily measured at fair value through profit or loss	42,826	21,614	47,144
Swap and forward deals	17,197	4,275	12,334
Subtotal	**60,023**	**25,889**	**59,478**
Interest income total	**129,692**	**94,458**	**198,304**
Interest expense due to / from / on			
Amounts due to banks and deposits from the National Bank of Hungary and other banks	80,617	50,265	115,455
Leasing liabilities	2	4	7
Liabilities from issued securities	26,347	27,672	53,862
Interest expense total	**106,966**	**77,941**	**169,324**

NOTE 12: RELATED PARTY TRANSACTIONS (in HUF million)

Outstanding balances and transactions with related parties are summarized below in aggregate

Statement of financial position

	30 June 2026		31 December 2025	
	Parent company	Other related parties	Parent company	Other related parties
Cash, amounts due from banks and balances with the National Bank of Hungary	26,140	-	22	-
Placements with other banks	75,463	-	175,075	-
Other assets	22,987	295	145	354
Total Assets	**124,590**	**295**	**175,242**	**354**
Amounts due to banks and deposits from the National Bank of Hungary and other banks	(1,380,113)	-	(1,344,750)	-
Other liabilities	(4,250)	-	(9,146)	(255)
Total Liabilities	**(1,384,363)**	**-**	**(1,353,896)**	**(255)**
Issued securities (nominal value)	(199,023)	(202,379)	(235,457)	(268,828)

NOTE 12: RELATED PARTY TRANSACTIONS (in HUF million) [continued]

Outstanding balances and transactions with related parties are summarized below in aggregate [continued]

Statement of Profit or Loss

	Six month period ended 30 June 2026		Six month period ended 30 June 2025		Year ended 31 December 2025	
	Parent company	Other related parties	Parent company	Other related parties	Parent company	Other related parties
Interest Income	27,558	-	16,196	-	32,099	-
Interest Expense	(81,459)	-	(52,410)	-	(110,098)	-
Other fees and commissions relating to lending	393	51	449	54	858	98
Other fees and commissions paid, relating to lending	(5,237)	(1,116)	(2,333)	(218)	(5,546)	(701)
Income from the sale of investments in subsidiaries	-	-	-	-	551	-
Other operating income / (expense)	(214)	(13)	-	(9)	-	(32)
Total	**(58,959)**	**(1,078)**	**(38,098)**	**(173)**	**(82,136)**	**(635)**

12.2. Outstanding balances related to key management personnel

The management, the members of the Board of Directors and the Supervisory Board and their close relatives have loans of HUF 5,936 million as at 30 June 2026. These loans were covered by HUF 15,858 million mortgages and loan commitments, which loans finance on a market basis.