

RULES OF PARTICIPATION
consolidated text including amendments

Metrodom and Flatco's joint promotion for buying or renting a flat

1./ Promoters of the Promotion

Apartment Sales Side:

Company Name: MTDM Management Üzletviteli Szolgáltató Korlátolt Felelősségű Társaság [MTDM Management Business Service Limited Liability Company]

Registered Office: 1139 Budapest, Teve utca 33-41. Bldg. C, Door 1

Company Registration Number: 01-09-957503; Tax Number: 23196627-2-41

Website: metrodom.hu

In the case of apartment sales, the sellers are project companies belonging to the real estate development business line of the Metrodom brand, for which sales agency services are provided by MTDM Management Kft. (The seller and MTDM Management Kft. are hereinafter jointly referred to as: Metrodom).

Apartment Rental Side (as Property Managers):

Company name: Flatco Real Estate Korlátolt Felelősségű Társaság

Registered Office: 1139 Budapest, Teve utca 33-41 Bldg. C, Door 1

Company Registration Number: 01-09-981578; Tax Number: 23855997-2-41

Website: flatco.hu

Company name: Flatco Ingatlanok 2020 Korlátolt Felelősségű Társaság

Registered Office: 1139 Budapest, Teve utca 33-41 Bldg. C, Door 1

Company Registration Number: 01-09-375751; Tax Number: 28828778-2-41

Company name: Flatmosphere Korlátolt Felelősségű Társaság

Registered Office: 1139 Budapest, Teve utca 33-41 Bldg. C, Door 1

Company Registration Number: 01-09-334162; adószám: 26596631-2-41

Company name: Flatco Teve41 Korlátolt Felelősségű Társaság

Registered Office: 1139 Budapest, Teve utca 33-41 Bldg. C, Door 1

Company Registration Number: 01-09-345218; Tax Number: 26794554-2-41

Company name: Teve33 Apartmanház Korlátolt Felelősségű Társaság

Registered Office: 1139 Budapest, Teve utca 33-41 Bldg. C, Door 1

Company Registration Number: 01-09-371094; Tax Number: 27998469-2-41

Company name: KARISSA Ingatlanforgalmazó és Hasznosító Korlátolt Felelősségű Társaság

Registered Office: 1139 Budapest, Teve utca 33-41 Bldg. C, Door 1

Company Registration Number: 01-09-738516; Tax Number: 13501099-2-41

(The Property Managers are hereinafter jointly referred to as: Flatco)

2./ The Promotion

2.1./ Home Purchase Discount

If you wish to purchase an apartment from Metrodom and rent an apartment from Flatco, Metrodom will provide a discount on the gross purchase price of the newly purchased apartment.

The amount of the purchase price discount is equal to 25% of the total rent paid during the entire lease period up to the conclusion of the final real estate purchase agreement.

In the case of renting multiple apartments, these amounts are added together. However, the amount of the discount cannot exceed 2% of the gross purchase price of the apartment(s) to be purchased.

The option for a discounted purchase can only be used with respect to ongoing or newly concluded purchase agreements. (A purchase agreement may be a preliminary contract or a final agreement.)

The condition for receiving the discount is that you have an active lease agreement with Flatco at the time the purchase agreement is concluded. You are also eligible for the discount if your lease agreement terminated no more than 3 months prior to this date.

The purchase price discount can only be claimed by the person who is a party to the lease agreement. The only exception to this is the parent-child discount transfer set forth in Section 3 "Conditions of Participation, Other Rules" of these Rules.

The purchase price discount can be claimed if you acquire at least a 50% ownership share in the apartment during the purchase. If you acquire an ownership share of less than 50%, the purchase price discount under this section cannot be claimed.

In the case of acquiring an ownership share of at least 50% but less than 100%, the purchase price discount can be applied to the portion of the purchase price corresponding to the acquired ownership share. The purchase price discount cannot be extended to a co-owner who was not in a lease relationship with Flatco.

If several persons rent the same apartment from Flatco and more than one of them purchase an apartment, the provided discount amount is divided among the buyers, meaning that a buyer will only be entitled to claim the discount calculated on their share of the rent. The proportion of the rent among the buyers shall be considered equal. (For example, if 2 persons rent an apartment, one buyer is entitled to claim 50% of the discount amount under these Rules.)

If several persons rent the same apartment from Flatco, but only one person purchases an apartment, the calculation under this promotion is based solely on the share of the rent attributable to the buyer, rather than the total amount of the rent.

The basis for calculating the discount is the rent, the payment of which is confirmed by Flatco to Metrodom.

If the purchase agreement is terminated for any reason, the buyer forfeits the discount under these Rules, meaning they cannot claim it again for the purchase of another apartment. This does not apply to cases where a new purchase agreement is concluded for the same property (for administrative reasons or due to a change in ownership ratios). In the event of forfeiture of the discount, Metrodom will inform Flatco.

2.2./ Apartment Rental Discount

If you have purchased an apartment from Metrodom (whether you concluded a preliminary contract or a final agreement) and would like to rent an apartment until moving into your new home, you have the option to receive a discount if you conclude a contract with Flatco for a duration of at least 6 months.

The discount rate is **5% of the rent!**

The discount may be claimed by persons who are contracting parties in the relevant contracts (lease agreement, purchase agreement). The only exception to this is the parent-child discount transfer set forth in Section 3 "Conditions of Participation, Other Rules" of these Rules.

The specified discount applies in the case of purchasing an apartment with 1/1 (100%) ownership share. If you did not purchase an entire apartment, but only an ownership share of an apartment, you will be entitled to a proportion of the discount proportional to your ownership share, provided that your ownership share reaches at least 50%. The discount can be claimed if you acquire at least a 50% ownership share in the apartment during the purchase. If you acquire an ownership share of less than 50%, the discount under this section cannot be claimed. (For example: in the case of purchasing a 50% ownership share, you will be entitled to 50% of the discount, i.e., a discount corresponding to 2.5% of the rent.)

If several persons rent an apartment, the specified discount can only be claimed by the tenant who purchased an apartment from Metrodom. The tenant is entitled to claim the discount based on the amount of rent attributable to them. The division of rent among co-tenants shall be considered equal. (For example, in the case of 2 tenants, the eligible person can claim the discount on 50% of the rent.)

The condition for claiming the discount is that the rented apartment may not be sublet or provided for use by a third party – including utilization for short-term accommodation services ("Airbnb"), etc. – and the use of the apartment may solely serve the housing of the contracting party, their close relative pursuant to Section 8:1 (1) 1 of Act V of 2013 on the Civil Code (Ptk.), or a cohabiting partner living in the same household.

The discount also applies to the amount of the security deposit. Accordingly, the amount of the security deposit shall be determined based on the rent reduced by the discount under these Rules, meaning the basis for the deposit is not the full rent, but the discounted amount.

The discounted rental period may last for a maximum of 3 months following the possession of the new, purchased apartment; starting from the following month, the rent amount automatically reverts to the full amount.

If the tenant fails to pay the rent to the landlord by the due date, their entitlement to the rent discount automatically ceases without separate notification, and following the termination of the discount, the tenant is obliged to pay the full rent without the discount.

Please inquire in advance about the conditions of the lease agreement (e.g., security deposit amount, notice period, etc.) at info@flatco.hu.

If the purchase agreement is terminated for any reason, the buyer forfeits the rent discount under these Rules, meaning they will not be entitled to the discount for the remaining lease period. In the event of forfeiture of the discount, Metrodom will inform Flatco.

3./ Conditions of Participation, Other Rules

If you purchase multiple apartments from Metrodom, you may apply the amount of the home purchase discount to multiple apartments up to the limit specified in these Rules.

The promotions are applicable exclusively to apartments; storage rooms and parking spaces are excluded from the discounts.

The discounts under these Rules shall be calculated based on the list price of the apartments. Information regarding list prices can be obtained from Metrodom's website (metrodom.hu) and Metrodom's sales representatives, or in the case of rentals, from Flatco's website (flatco.hu) and Flatco staff.

If you paid the rent for the apartment in Euros, the amount calculated in Euros will be converted into Hungarian Forints at the official MNB (National Bank of Hungary) EUR exchange rate valid on the day the real estate purchase agreement is concluded.

The discounts contained in these Rules cannot be combined with other promotions or discounts.

If you are participating in another promotion regarding the apartment, or if you have received an individual offer for the purchase or rental of the apartment, you will not be eligible to receive further discounts (including the discount under these Rules) based on the above.

If you wish to rent an apartment from Flatco and purchase an apartment from Metrodom, the discount always attaches to the transaction that you entered into later in time. Accordingly, if you previously concluded an apartment lease agreement with Flatco, you are entitled to a home purchase discount based on the later concluded purchase (preliminary) contract (pursuant to Section 2.1 of these Rules); whereas if you previously purchased an apartment from Metrodom and subsequently conclude(d) an apartment lease

agreement with Flatco, you are entitled to an apartment rental discount based on the later concluded lease agreement (pursuant to Section 2.2 of these Rules).

Entitlements to discounts are non-transferable, with the exception of discount transfers between parents and children. Accordingly, if you purchase an apartment, for example, you may transfer the rent discount to your child once, i.e., for the rental of one apartment. If you rent an apartment and your mother or father wishes to purchase an apartment, they may be eligible to use your home purchase discount. Upon transferring the entitlement to the discount, the original beneficiary forfeits their right to the discount. The parent-child relationship must be proven to the promoters. A mother-child relationship is presumed if the child's mother's name matches the mother's maiden name. A relationship between father and child is presumed if both persons share the same surname. If the surnames do not match, the father-child relationship can only be proven by an official document (in particular, a birth certificate or a full acknowledgment of paternity). If further doubts arise regarding the authenticity of the relationship, the promoters may request additional information to verify it or, failing this, shall be entitled to withdraw the entitlement to the discount.

The discounts under these Rules do not automatically apply to buyers or tenants upon fulfillment of the conditions; the discounts must be explicitly requested.

The request must be submitted in writing (at least by e-mail) by the following deadlines:

- a) In the case of a Home Purchase Discount: by the time of signing the preliminary contract or the final agreement.
- b) In the case of an Apartment Rental Discount: by the time of signing the lease agreement.

The discount cannot be claimed after the deadlines set out above.

The promotion applies to apartments currently offered for sale/rent; the promoters are not obliged to guarantee available apartments during the term of the promotion set forth in these Rules.

4. Data Protection

The personal data of persons participating in this promotion are processed by the promoters as data controllers.

The purpose of the data processing is the registration of participants in the promotion in order to keep track of who has utilized the discounts.

The legal basis for data processing is [Article 6 (1) (b) GDPR], i.e., processing is necessary in order to take steps at the request of the data subject prior to entering into a contract (considering the application of the purchase price/rent discount when determining the fee).

This data processing is carried out by the promoters during the term of the promotion and—in accordance with accounting rules—for 8 years thereafter.

In the event of utilizing the discount, Metrodom notifies Flatco as to whether you have indeed concluded a purchase agreement, and Flatco notifies Metrodom as to whether you have indeed concluded a lease agreement and confirms the amount of rent paid. Metrodom notifies Flatco of the handover of possession by sending the protocol, as well as if the purchase agreement has been terminated, thereby causing the entitlement to the rent discount to cease as well.

A copy of these documents is transferred between the companies for the purpose of verifying the existing legal relationship; thus, the scope of personal data corresponds to the data contained in the relevant contracts.

Regarding principles, concepts, and rights enforcement options related to data processing, the privacy policies available on www.metrodom.hu and <https://flatco.hu/> shall apply.

In case of data protection questions or infringement of your rights, please contact the data controllers (the promoters) through the Data Protection Officer: Szabó Kocsis Law Firm (1095 Budapest, Mester utca 83/A, 9th floor, Door 4; +36 1 878-0802; iroda@szkiroda.hu; website: szkiroda.hu). If your complaint is

unsuccessful, you may initiate court proceedings or contact the National Authority for Data Protection and Freedom of Information (NAIH, contact details: 1055 Budapest, Falk Miksa u. 9-11., www.naih.hu; tel: +36 (1) 391-1400; e-mail: ugyfelszolgalat@naih.hu).

5./ Other Provisions

These Rules are available on metrodom.hu and flatco.hu.

The promoters reserve the right to terminate or withdraw the promotion at any time. They shall not be liable for any damages resulting therefrom.

These Rules enter into force on September 15, 2026. Upon its entry into force, the previous Terms and Conditions that entered into force on March 01, 2021, shall become null and void.

Budapest, September 4, 2026