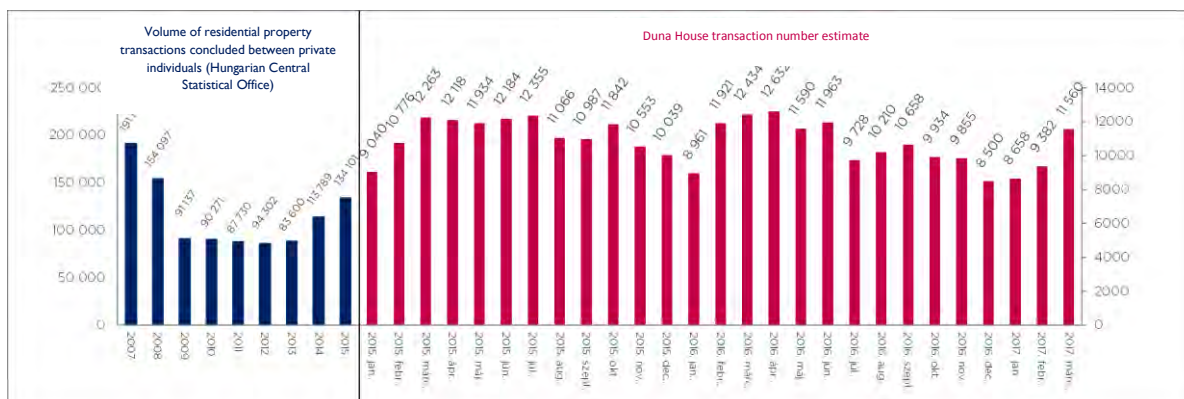


Estimate of the residential property transaction volume for March 2017

Duna House presents its monthly Transaction Number Estimate (DH-TE), according to which 11 560 property sale and purchase transactions took place in March 2017 countrywide.



Strong turnover characterized the property market this March, which -although accounting for a 7% decline in comparison to the same period of the previous year- clearly goes beyond the second half of last year. In accordance with previous Duna House estimates, the main reason behind the transaction number weakening of 2016 Q3-4 was the steep increase of property prices, following which the market needed an adaptation phase with potential buyers waiting to see the direction of price trends. Transaction numbers in March, as well as the demand growth experienced in February suggest that buyers are reentering on the market, meaning also that there is no further hope on their side of price decrease. The fact that the ratio of those acquiring property for own purposes also confirms the above.

In Q1 of this year there have been 29.6 thousand property sale and purchase transactions countrywide. Last year and the in the year before this volume was somewhat above 30 thousand, while in 2013 it nearly exceeded 18 thousand.

Budapest, April 3, 2017.

Background info

The below table shows monthly transaction volume estimates by Duna House.

	January	February	March	April	May	June	July	August	September	October	November	December
2015	9 040	10 776	12 263	12 118	11 934	12 184	12 355	11 066	10 987	11 842	10 553	10 039
2016	8 961	11 921	12 434	12 632	11 590	11 963	9 728	10 210	10 658	9 934	9 855	8 500
2017	8 658	9 382	11 560									

Methodology behind DH-TE

Regardless of the time, the most important indicator of the real estate market is the yearly sale-purchase transaction number. DH-TE is an estimate published by Duna House showing interim approximate data. The estimate is based on monthly transaction number of property brokered by Duna House and the estimated market ratio of Duna House. The estimate of the actual monthly market ratio of Duna House is based on the following indicators: data published by the Hungarian Central Statistical Office on transactions among private individuals. Since the Statistical Office publishes data with a months' delay, the correction of market ratio can be carried out retroactively with refining of the estimate as well; Amount of issued Energy certificates; Subjective assessment based on other management information from the Duna House Holding.

Please note that DH-TE data is not appropriate for defining the volume of transactions brokered by Duna House, neither for estimating the business profit of Duna House Holding, or the making of any related conclusions.