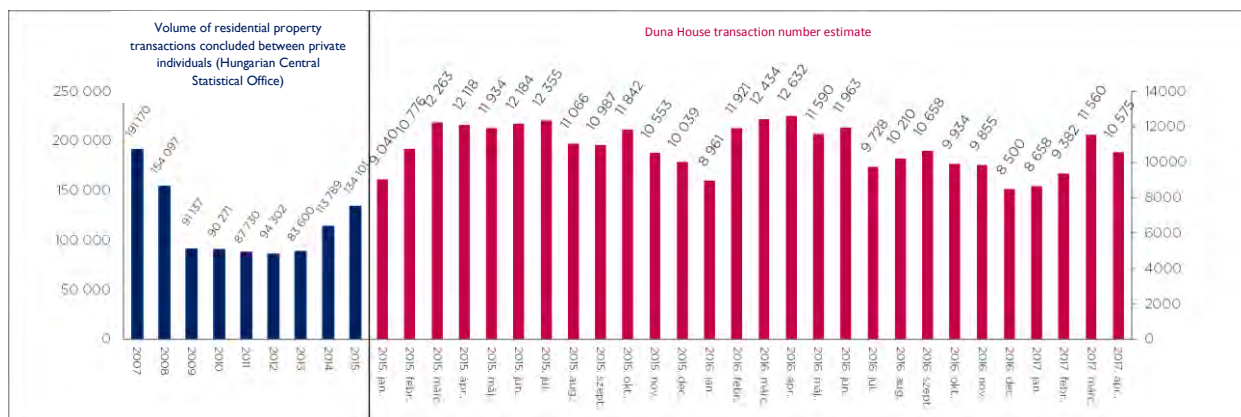


## Estimate of the residential property transaction volume for April 2017

Duna House presents its monthly Transaction Number Estimate (DH-TE), according to which 10 575 property sale and purchase transactions took place in April 2017 countrywide.



The unusually cold weather in April and Easter Holidays didn't support real estate market, resulting in a less successful turnover, especially following the exceptional results of March. The 10 575 volume transaction is still outstanding being one of the strongest months since last summer – still 16% behind the same period of the previous year.

According to Duna House estimate, 40 175 properties have been sold/purchased in the first four months of the year. Turnover during the same period in 2016 nearly reached 46 thousand, accounting for a 13% higher result than of this year's.

Budapest, May 2, 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	10 575								

### 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.