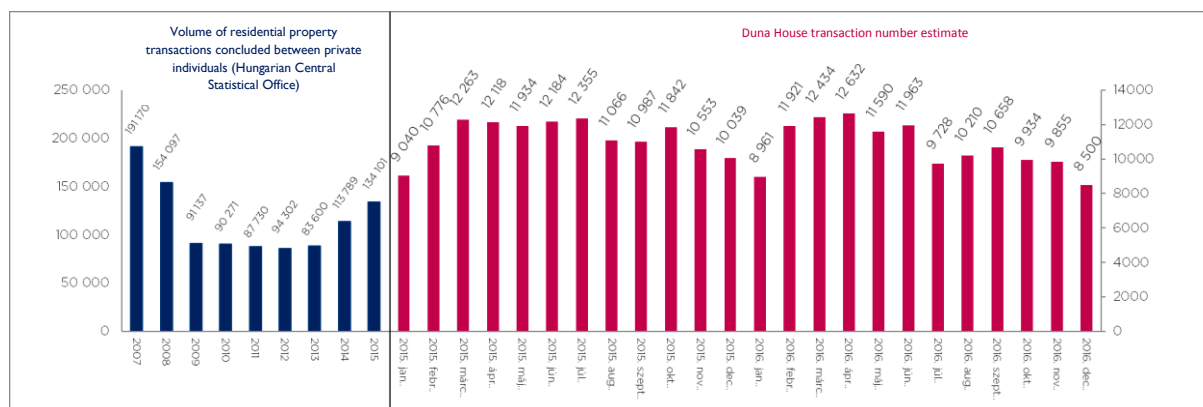


Estimate of the residential property transaction volume for December 2016

Duna House presents its monthly Transaction Number Estimate (DH-TE), according to which 8 500 property sale and purchase transactions took place in December 2016 countrywide.



Duna House has given an estimate of 8 500 property sale and purchase transactions for December, presenting the lowest turnover of year 2016, reasoned partly by seasonality. The DH estimate for the same period of last year was above 10 thousand, referring to a stronger market with the 18% higher volume.

Total turnover for last year thus shows a volume of 128 386 sale and purchase transactions, presenting a 5% decline in comparison with year 2015. The lower result, however, can be explained with the boom in the newly-built sector rather than a weak market. The volume of pre-contracts between developers and buyers, appearing in the statistics 1-2 years from now, upon the occupation permit, is relatively high.

Budapest, January 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
2011	5 183	6 097	7 332	6 387	7 437	7 285	6 825	8 008	7 685	7 146	8 949	9 544
2012	12 970	9 014	8 205	7 306	8 184	7 649	7 231	7 379	6 541	7 667	6 095	6 061
2013	5 405	6 179	6 738	7 341	7 561	7 278	7 560	7 060	8 044	7 663	7 003	5 768
2014	5 874	6 910	8 124	7 619	8 464	8 696	9 196	8 978	10 059	11 692	10 434	9 855
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	

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.