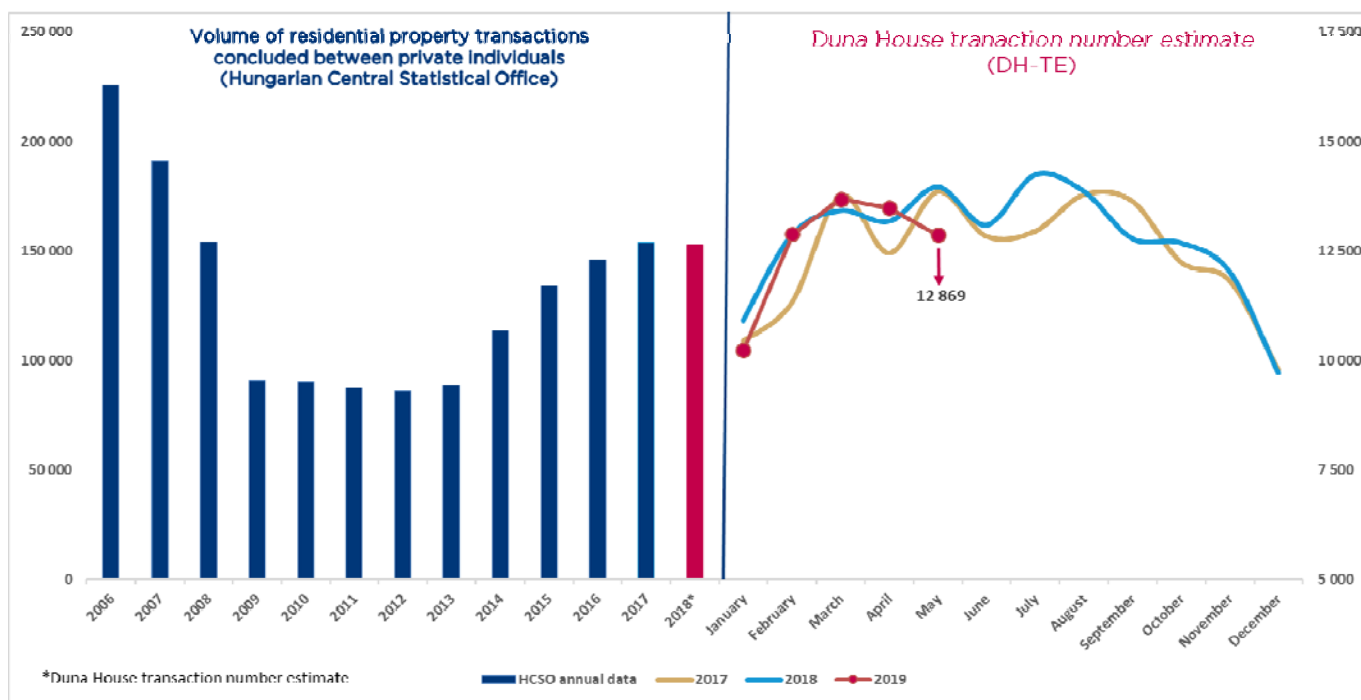


## Residential property transaction volume estimate: May 2019

Duna House presents its monthly Transaction Number Estimate (DH-TE), according to which 12 869 property sale and purchase transactions took place in May 2019 countrywide.



Duna House gives a lower property market transaction volume estimate this May than usual. Monthly value is nearly the same as seen in February, showing a light decrease in the property market's spring seasonality. Market data and trends indicate that potential buyers are in a waiting position, as new family support measures are due in July. As a result, Duna House expects a much stronger third quarter on the property market than usual. In the first five months of the year so far, 63 168 property sale and purchase transactions were completed.

Budapest, June 3, 2019.

### 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
2017	10 444	11 317	13 762	12 452	13 855	12 836	12 951	13 787	13 639	12 246	11 820	9 787
2018	10 918	12 869	13 426	13 180	13 967	13 098	14 246	13 869	12 787	12 689	12 033	9 721
2019	10 230	12 888	13 689	13 492	12 869							

### 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