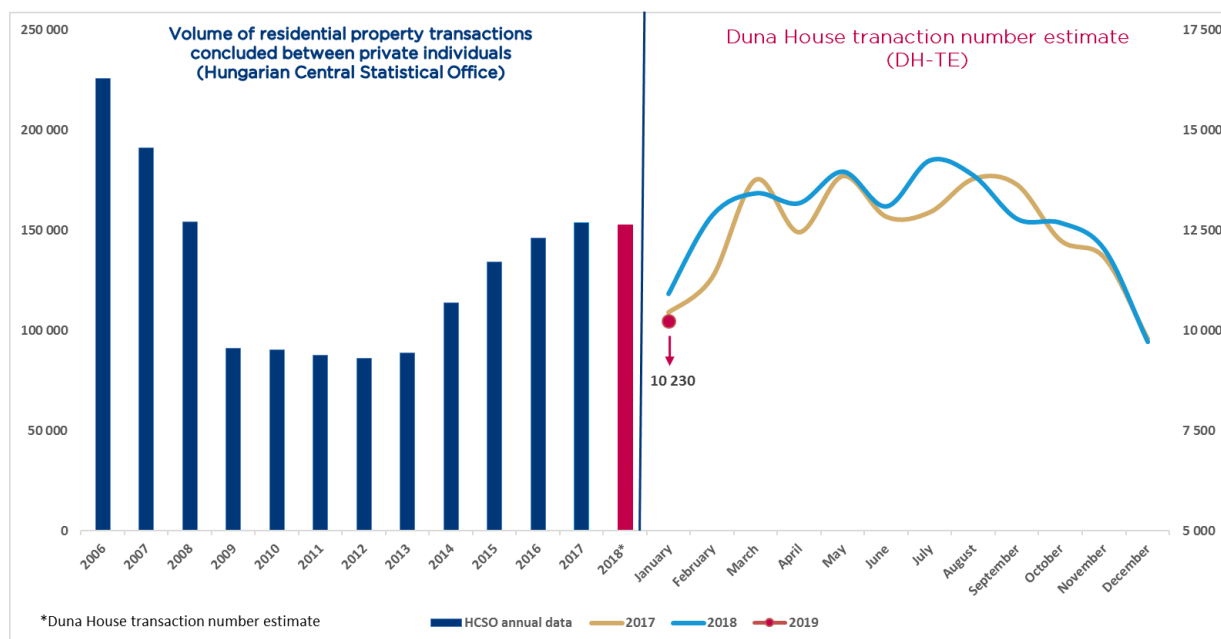


Residential property transaction volume estimate: January 2019

Duna House presents its monthly Transaction Number Estimate (DH-TE), according to which 10 230 property sale and purchase transactions took place in January 2019 countrywide.



Similarly to data from previous years, year 2019 has started with a strengthening demand but lower transaction volume on the real estate market. The estimate of 10 230 sale and purchases is usual for the winter season, presenting a 2-6% lower transaction volume this January than in the previous two years.

Budapest, February 1, 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											

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.