

## EXTRAORDINARY NOTICE

The management of **DUNA HOUSE HOLDING Public Limited Company** (seat: 1016 Budapest, Gellérthegy str. 17, Hungary; company registration number: Cg. 01-10-04838; hereinafter referred to as “**Company**”), publishes its guidance for the 2018 fiscal year.

### Guidance for the 2018 fiscal year

Consolidated annual profit after tax	HUF 2.7 - 2.9 billion
Out of which	
- Consolidated annual profit after tax excluding MyCity*	HUF 950 - 1,150 million
- Annual profit after tax of Reviczky project **	HUF 680 million
- Annual profit after tax of Forest Hill project ***	HUF 1,060 million

\* Excluding the effect of earnings from the MyCity property development activity, see additional information.

\*\* Profit after tax of Reviczky 6-10 Ltd. (100% owned by the Company) in case of 100% sale of the residential units.

\*\*\* Profit after tax of Pusztakuti 12. Ltd. (100% owned by the Company) in case of 78% sale of the residential units, as planned for year 2018.

## Management presumptions in relation to relevant markets

	<i>in comparison with 2017</i>
Annual transaction volumes on the Hungarian residential property market	160-180 thousand pieces
Annual price change on the Hungarian residential property market	5 to 10% growth
Changes in disbursed residential loan volume on the Hungarian loan market	15 to 20% growth
Polish/Czech markets	Management does not regard market trends as significant in the context of the current market share, thus there shall be no guidance made in relation of the Polish and Czech markets

## ADDITIONAL INFORMATION

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### Profit realization from MyCity property development activity

Resulting from the specialties of property development activity, the realization of the developer's profit is due following the closure of the development projects. In case of our project in the most developed phase (District 18., Reviczky Liget), the handover of the residential units and the invoicing of the sale started in February, 2018.

In relation to our largest project (District 3., Forest Hill), construction works are expected to be completed in Q3 and Q4 of 2018, as per the general contractor agreement. This guidance has been prepared assuming 78% of the residential units sold and handed over in Q4 2018. However, as delays are frequent in property development in the current market situation, the chances of actual closing and profit realization taking place in early 2019 cannot be ruled out.

Budapest, February 28, 2018

Duna House Holding Plc.