



EXTRAORDINARY INFORMATION

The Management of Duna House Holding Nyrt. shall hereto publish its guidance for the 2017 fiscal year.

Guidance for the 2017 fiscal year

Consolidated annual profit after tax
excluding MyCity*

HUF 750 – 1.000 Million

*not including the effect of earnings from the MyCity property development activity, see additional information.

Management presumptions in relation to relevant markets

	<i>in comparison with 2016</i>
Annual transaction number change on the Hungarian residential property market	nearly equal level
Annual price change on the Hungarian residential property market	4-8% growth
Changes in disbursed residential loan volume on the Hungarian loan market	15-20% 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



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ADDITIONAL INFORMATION

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), construction works are expected to be finished in 2017 Q4, as per the general contractor agreement. However, as another characteristic of property development activity, the chances of actual closing taking place in early 2018 cannot be ruled out.

Development of the investment property portfolio

According to the Management, the profit after tax figure indicated for 2017 in the above guidance shall be achieved in spite of the profit contribution of the property development segment (calculated without MyCity) being significantly lower this year than in the year before, mainly as a result of the significant proportion of investment property portfolio having been sold during 2016 (due to management focus turning towards MyCity property development activity). In 2017, further decrease in the investment property portfolio is expected.

Activity in Poland

Management regards the development of all three operating segments in Poland as positive in spite of the figures of the previous fiscal year not fully reflecting such development. Following the HUF 42 Million loss in 2016, Management expects the activity in Poland to be profitable in 2017.

Budapest, March 6, 2017.

Duna House Holding Nyrt.