



DUNA HOUSE[®]
CSOPORT



EXTRAORDINARY NOTICE

DUNA HOUSE HOLDING Public Limited Company (seat: 1016 Budapest, Gellérthegy str. 17, Hungary; company registration number: Cg. 01-10-048384; hereinafter referred to as “**Company**”), with reference to the detailed provisions on public notice obligation of Decree No. 24/2008. (VIII.15.) PM of the Minister of Finance publishes the following information within the form of extraordinary notice:

One of the Company’s real estate developer project entities, Zsinor 39 Projekt Ltd, purchased development plot at Budapest XIII. district Zsinór str. 39. in 2016 and obtained building permit for a 43-flat residential building. The Company realized appreciation of HUF 60,288.7 thousand on the plot in 2016. The Group continuously analyses the optimal utilization potential of its projects and has decided to sell Zsinor 39 Projekt Ltd. due to scale considerations.

The decision does not affect the other ongoing development projects of the Group and the Company continues to seek new opportunities in this segment. Due to uncertainties of VAT levels in new-built residential housing in the country, management will only consider highly attractive new opportunities in Hungary.

Further details of the transaction

On 23 January 2018, the 100% subsidiary of the Company, MyCity Residential Development Ltd. („MyCity”), has signed an agreement to sell 100% quota and shareholder loans in Zsinor 39 Projekt Ltd.

As of 31 December 2017, the book value of equity of Zsinor 39 Projekt Ltd. amounted to HUF 48,429.8 thousand and the shareholder loans to HUF 151,633.8 thousand, according to non-audited IFRS accounts.

According to the agreement, the purchase price is HUF 104,772.6 thousand in case of the 100% quota, and HUF 145,772.6 thousand in case of the shareholder loan. Both amounts are to be paid in multiple instalments by 30 June 2018. The closing of the transaction takes place at the complete payment of all instalments.

Budapest, January 23, 2018.

Duna House Holding Plc.