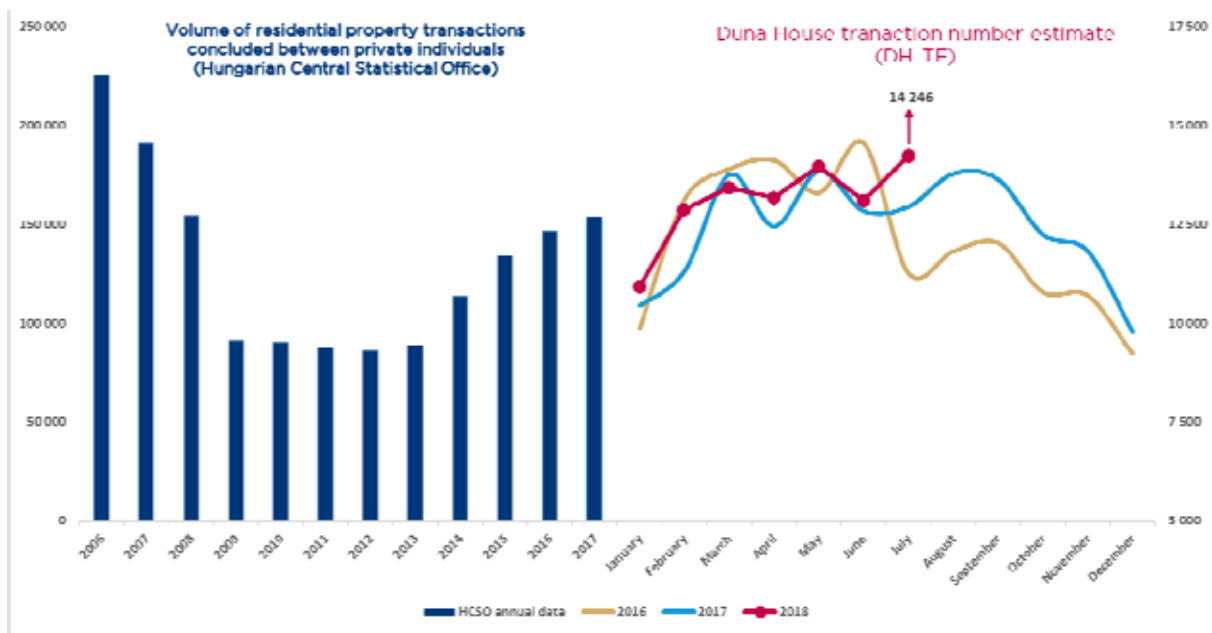


### Residential property transaction volume estimate: July 2018

Duna House presents its monthly Transaction Number Estimate (DH-TE), according to which 14 246 property sale and purchase transactions took place in July 2018 countrywide.



The Hungarian real estate market has closed its most active month so far this year. The estimated 14 thousand sale-and purchase volume calculated by Duna House is 10% higher than last year and 26% more than in July 2016. Summer seasons tend to be more active, but it's been a long time since a similarly strong month. Transaction volumes exceeding 14 thousand were last measured in April and May 2016. This year so far 91 700 sale and purchase transactions have been completed.

Budapest, August 1, 2018.

## 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
2016	9 870	13 130	13 897	14 118	13 294	14 550	11 257	11 814	12 029	10 786	10 700	9 229
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					

### 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.