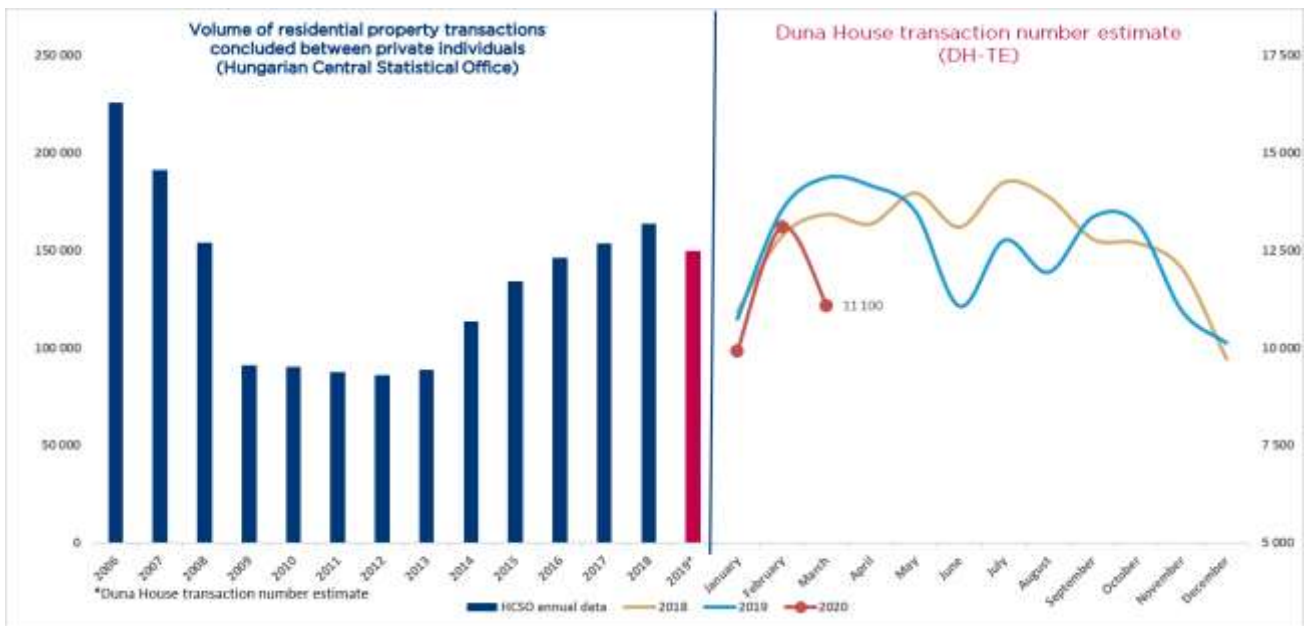


**Residential property transaction volume estimate and mortgage forecast for March 2020**

**Duna House presents its monthly Transaction Number Estimate (DH-TE) and Mortgage Forecast below, showing that in March 2020 11,100 property transactions were concluded and HUF 79.5 billion residential mortgage contracts signed in the whole of Hungary**



Based on the March 2020 estimates of Duna House the social and economic changes caused by the COVID-19 virus that appeared in Hungary in mid-March have made an impact on property market transactions, too, manifesting in a decrease of 23 per cent and 15 per cent compared to the same period of last year and February 2020, respectively. Weekly data are even more striking: in the last full week of March the number of transactions exhibited a fall of no less than 67 per cent.



Property mortgage transaction data tend to follow property market changes with some delay. Under the circumstances, many market players have accelerated or even taken out their mortgage earlier than originally planned, therefore March forecasts published by the Duna House Loan Center are still on the increase compared to last year's figures. Based on the data of this independent loan agency there were property mortgage contracts worth HUF 79.5 billion signed in the third month of the year on the entire Hungarian market. Compared to the factual figures of the National Bank of Hungary for March 2019 (HUF 76.89 billion) this is an increase of 3 per cent on a y/y basis.

Budapest, 1 April 2020

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#### Background info

The table below shows monthly transaction volume estimates of Duna House.

	January	February	March	April	May	June	July	August	September	October	November	December
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	10,741	13,532	14,373	14,166	13,512	11,069	12,764	11,945	13,364	13,182	10,945	10,127
2020	9917	13,117	11,100									

Methodology behind DH-TE: Regardless of the time of year, the most important indicator of the real estate market is the annual number of sale transactions. The DH-TE figure is an estimate published by Duna House and it reflects interim approximate data. The estimate is based on the number of monthly property transactions brokered by Duna House and the estimated market share of Duna House. The estimate of the current monthly market share of Duna House is based on the following indicators: 1. Data published by the Hungarian Central Statistical Office on transactions among private individuals. Since the Statistical Office publishes data with several months' delay, market share can be adjusted retroactively which also results in a more accurate estimate as well. Please note: After 2016 and as a consequence of the boom in newly-built apartments, pre-contracted purchase transactions appear in the statistics of the Statistical Office with a delay of several months or even one or two years, after the capital transfer tax has been levied, which results in anomalies in the statistics. 2. The number of Energy Certificates issued; 3. Subjective assessment based on other management information from Duna House Holding. Please also note that DH-TE data cannot be used for defining the volume of transactions brokered by Duna House, or for estimating the business profit of Duna House Holding or for the drawing of any related conclusions.

Mortgage forecast: Figures published by Duna House Loan Center can primarily be used for quick trend forecasts; the National Bank of Hungary publishes the actual figures for the second last month at the beginning of each month.