

PANNON APARTMENT[®]

Combined with sale and rental housing program

BUSINESS PLAN

Property development and utilization of accumulated field experience and contacts in the future we wish to exploit the was established in 2000. PANNON GREEN HOUSE Ltd. was developed by combined our system which is and protected by PANNON GREEN HOUSE modular build construction system (No. 200,504. been registered) which is such kind of environmentally responsible, renewable energy, particularly energy-saving green buildings for development due to was established, which is offer a real alternative at affordable cost and level of modern technology and the combination sustainable for operation. Our business model exemplary, profit-oriented of functioning activity.

Our business model the utilization by us protected under the name Pannon Apartment (registration number. 200 826 - see annex) it will be operated.

Pannon Apartment program, is a unique pilot project, which is capable that and the rental housing market, both small and large sizes and affordable homes market very stable way to stand.

Project goals:

The projects is primarily so regarded as of professional an investment, a stable liquidity which is in terms of both technology and business model for the development of Pannon Apartment of the part as to reach know-how to aims.

The sales of the housing stock of 90% we are planning the maturity period by the end the fourth year from which we plan of capital pays for itself in before time.

No. 1 Budget. According to the Annex.

The program is manufacturing investor of development and sales Pannon Green House Consortium arrange - of professional experience and purchasing, as well as the technological partners relying Pannon Green House Ltd. Pannon Apartment in the framework of our program at a rate four set item 22- 76- 160- 172 pieces It can be sold and rented housing construction of our goal, useful area of 35,870 m². The project preparing 60 days, structurally complete construction 30 days, turnkey construction another 60 days, so the project launch after construction time need 150 days and can be closed.

No. 2. Profit and Loss Statement. According to the Annex

The planned the four pace of budget 30 million euros. Intention is that construction of houses in the signed declarations of intent pace accordance happens.

Upon successful program further Lots available to us. The rentals are determined by a minimum 5.8 euros / m² at a price level - bound annual exchange with rate and corrections possible, which guarantees a competitive rents. The development of licensing proceedings at the same time we will begin to offer the homes for sale in the market. We plan to 990 EUR / m² price level - bound exchange rate - we offer turnkey energy saving A + homes as well.

Accordance with a market surveys the enhanced interest in the purchase option for lease a combined our models in which a continuous lease can those having at fixed price within one and of three years period during so they able to buy the rented property that the already paid rent for 30 or 20% of the purchase price as own downpayment included the property price payment of thereby facilitating a more favorable the housing credit opportunities.

In the forthcoming few years with Passive House technology based on of cooperation agreements concluded the with Mayors we intend to develop more at a rate of seven in location so as Sagvar, Siofok, Budapest, Komarom, in Debrecen, Győr and Székesfehérvár cities.

The project Income-generating capability in the long term particularly high, since almost full of capital it can be achieved for the real yields the finance for cycle the end. In this way one can become accumulated investment earnings the starting for new projects like collateral will be in the long term, as the sales of the assets involved, as well as a combination of mortgage and loan guarantees for a steadily increasing fuses mean for the investor.

What we offer such as this project model method which is grant good control at this form and sufficient guarantees, which is provides an opportunity in all phases the market circumstances a sales strategy if the change necessary while retaining the expected collateral. The utilization project is flexible since the leasable houses what we are building and other properties together being marketed, which are marketable whether unique or must be to sale the whole project.

Two - three successful the project with the implementation of and operating we have experience this possession for long term we plan to extend the Pannon Apartment program Country level. Our aim 950-1400 apartment building construction of in 10 years. As the sold homes for energy performance and operation the buildings stayed operated by us this form, thus it operated housing portfolio is expected to grow continuously. Continuous innovation, application of modern technologies, the specialization strong competitive advantage in the market.

Siófok, in Octóber 2018

Géza Szokolai
Technical Director