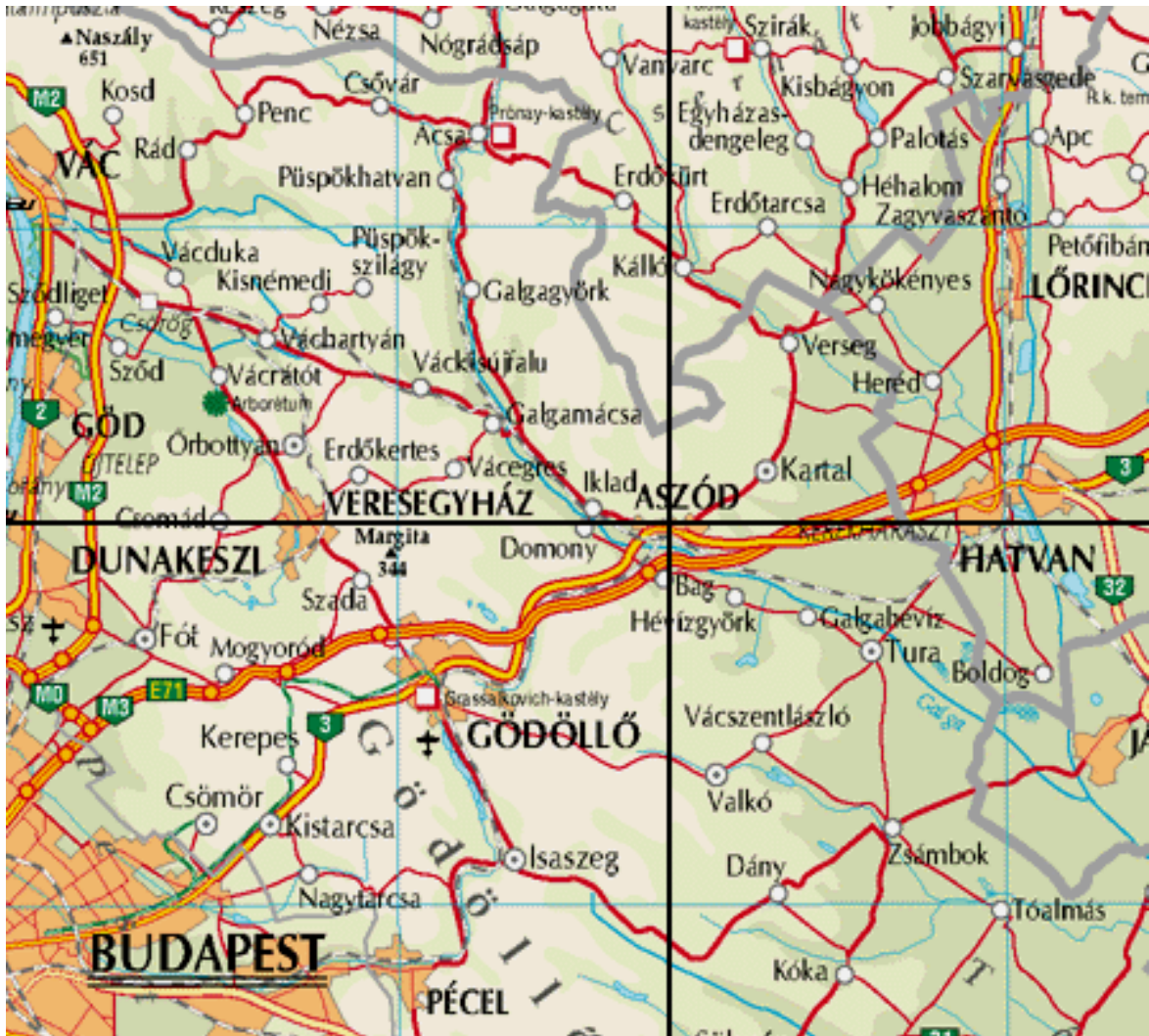


CONSTRUCTION ESTATES ASZÓD



IX PORTFOLIO Ltd.

ASZÓD



The city of Aszód is east of Budapest, about 30 Kilometers from the capital, next to the M3 highway. Thanks to this, Budapest could be reached within 20 to 25 minutes by car, and even if we use a bus, it will only take 50 minutes.

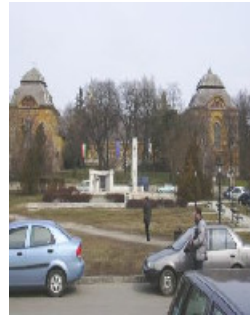
Its railway station is located on the Budapest - Miskolc main rail – line.

The neighboring two larger cities of Gödöllő and Hatvan could also be reached within minutes.



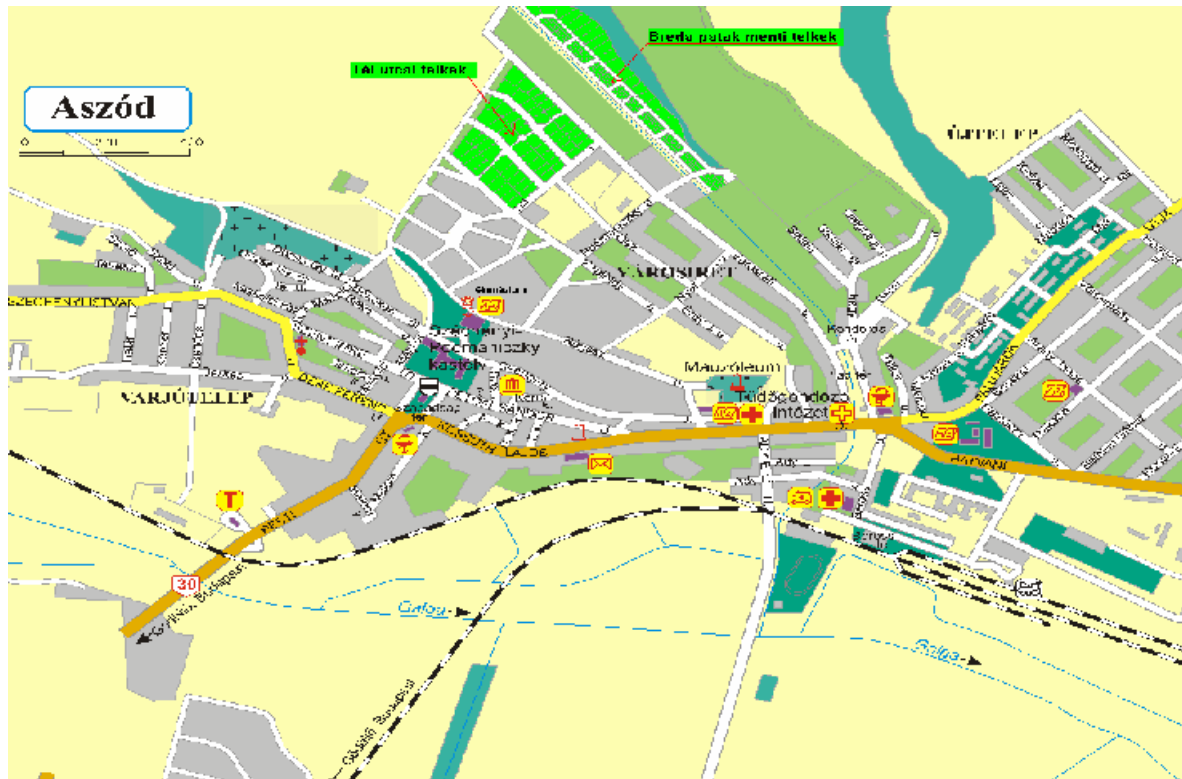
THE CITY

This small city, with its rich historical past, of only 6000 people, is the center of a small region which has a population of 50.000 people. Its infrastructure lives up to this. It has all the necessary institutes to satisfy all basic needs. It is worth to mention its training programs. Besides the elementary schools, and the music school, there are two gymnasiums and a professional training school in Aszód. With the help of private investments they will start higher educational training programs in the Podmaniczky and Széchenyi castles. Aszód will become a university city.



The previous county center has gotten back its title of being a city. Its progress is nonstop ever since. Its newly developing industrial park provides work for the local inhabitants, and several employees work in Budapest, while they chose to reside in Aszód, which provides a healthy and cultural environment for them.

Estates in ASZÓD



The Representatives of the city of Aszód has decided to increase the number of local inhabitants by 800 people. In the interest to carry out their program, they have marked territories where residential estates will be developed within their structural plans. Based upon our surveys we have decided to take part in the territorial development program, to provide appropriate homes for the new inhabitants of the city. The territories, which were picked by the local authorities, are near to the center of Aszód, upon the hills, next to the previously developed suburban areas.

We have started the development programs on two territories, next to each other.

One is in Tél street (big enough for 58 family houses), the other one is next to Breda brook (big enough for 92 row-houses and 18 family houses).

Estates on Tél street



The territory is at the edge of the city, but timewise it only takes 10 minutes on foot from the center of the city to get there. In its neighbourhood one could find previously developed estates, on which one could find suburbanite type family houses, and they are surrounded by green areas on both sides. The area is mildly sloped, therefore a small panorama could also be developed on the opposite hill sides.

Here, we have developed 58 estates, on which family houses could be built. The estates have: natural gas pipelines, sewage systems are on the estates, while powerlines and drinking water pipelines are at front of the estates. The estates could be reached by asphalt covered roads. Most of the developments have been completed, the house building process could be started, some houses are being built currently, and there are some houses that have been completed and its inhabitants have already moved in.

According to the local building codes, there is a possibility to build sideways on the borderline of the estates, and in some cases here is a possibility: 30%, green area 50%, pre-garden area minimum 5 meters, maximum height 6 meters.

The size of the estates are between 719 square meters to 1242 square meters, in large available variety.

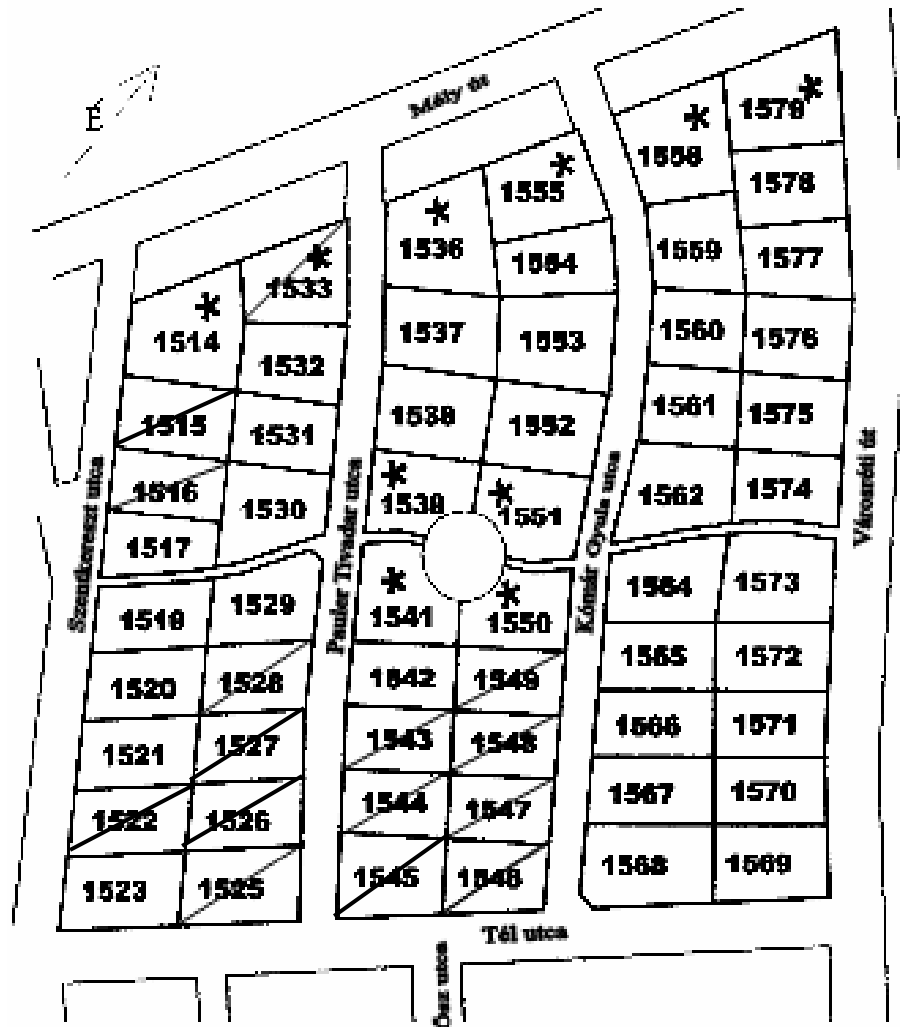
The price of the estates typically is 27 Euros per square meters, which contains the Value Added Tax (VAT), and all the contributions to the public works systems.

You shall find the map of the estates and our detailed price list on the next page.



Sales Price List of Estates on Tél street

Local estatespot number	Size of estate m2	Price of estate €
1514	1211	34 000
1515	858	eladva
1516	753	eladva
1517	899	25 000
1519	845	24 000
1520	831	24 000
1521	831	24 000
1522	831	eladva
1523	831	23 040
1525	851	eladva
1526	813	eladva
1527	774	eladva
1528	755	eladva
1529	973	28 000
1530	1026	29 000
1531	781	24 000
1532	826	24 000
1533	928	eladva
1536	1242	34 000
1537	964	28 000
1538	1018	28 000
1539	828	24 000
1541	935	27 000
1542	764	23 000
1543	740	eladva
1544	760	eladva
1545	852	eladva
1546	755	eladva
1547	760	eladva
1548	719	eladva
1549	746	eladva
1550	818	24 000
1551	870	26 000
1552	1006	29 000
1553	1044	30 000
1554	801	22 000
1555	1028	29 000
1558	1236	33 000
1559	929	25 000
1560	787	22 000
1561	753	21 000
1562	860	24 000
1564	916	27 000
1565	810	22 000
1566	839	23 000
1567	876	24 000
1568	1145	30 000
1569	954	26 000
1570	788	22 000
1571	779	22 000
1572	791	22 000
1573	1090	31 000
1574	874	24 000
1575	801	22 000
1576	865	24 000
1577	804	22 000
1578	848	23 000
1579	1119	31 000



Possibilities for building:

Development area: suburban type area
 Building mode: one apartment
 -freely developed (*), and the others are
 -sideways on the estate border line (1m sideways garden)
 Pre-garden: minimum 5 meters
 Biggest development possibility: 30%
 Minimal green area: 50%
 Maximum building height: 6 meters
 Requirement to complete building: within 3 years.

The prices contain the Value Added Tax (VAT) as well.

The prices include the sewage-line and natural gas line entry into the estates, and the possibility of connecting the water and powerline at front of the estates, asphalt covered public roads, public lights on the roads, and contribution to the Public Works Systems. Further contributions to the Public Works Systems do not have to be paid.

Recommended plans for the Sideways Development on the estate borderline



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