

EXTRACT OF THE ANNOUNCEMENT FOR NON-RESIDENTS

on the conditions of non marketed new housing loans of UniCredit Jelzálogbank Zrt.

I. Interests and handling fees

The following conditions are only applicable to those loan agreements were signed within the below indicated time period.

A) 01/01/2007 – 30/11/2008

Loan currency	euro (EUR)
Interest (per annum)	12 M Euribor + 3,50 %
Handling fee	0,00%

01/01/2007 – 21/11/2008

Loan currency	swiss frank (CHF)
Interest (per annum)	6,74%
Handling fee	0,00%

B) 01/12/2008 – 23/04/2009

Loan currency	euro (EUR)
Interest (per annum)	12 M Euribor + 4,50%
Handling fee	0,00%

22/11/2008 – 23/04/2009

Loan currency	swiss frank (CHF)
Interest (per annum)	8,64%
Handling fee	0,00%

C) 24/04/2009 – 31/12/2009

Loan currency	euro (EUR)
Interest (per annum)	6,99%
Handling fee	0,00%

Loan currency	swiss frank (CHF)
Interest (per annum)	8,64%
Handling fee	0,00%

D) 02/11/2009 – 31/12/2009

Loan currency	hungarian forint (HUF)
Interest (per annum)	8,54%
Handling fee	0,00%

E) Conditions applicable to the conversion of housing and free-purpose FX loans (CHF EUR) to HUF loan later than March 1. 2011.

Reference rate	12months Bubor
Margin	3,75%
Interest rate per annum	6,34%
Handling fee	0,00%
Default interest (p.a.)	applicable interest rate + 6%

The applicable reference rate is the 12 months BUBOR quoted for June 10. 2014 (2,59% p.a.)

II. Fees, charges and conditions applied by Jelzálogbank

- 2.1. Fee of determining the mortgage lending value for approved loan applications:
Amount: EUR 90,-
Due date: date of signing the loan agreement at the latest
- 2.2. Land Registry procedure fee:
Amount: EUR 95,-
Due date: date of signing the loan agreement at the latest
- 2.3. Loan agreement amendment fee¹:
Amount: HUF 25.000,-
Due date: amendment date of the agreement
- 2.4. Fee of partial pre-payment
Rate:
 - in case of housing loan funded by mortgage bond: 1,5% of the prepaid amount (in case of loan with variable interest rate 1,00% of the prepaid amount if the repayment date is the last day of the current interest period) except when the loan is repaid from another bank's (financial institution) loan;
 - in case of housing loan not funded by mortgage bond 1% of the prepaid amount, except when the loan is repaid from another bank's (financial institution) loan;
 - in any other case (including the repayment of the housing loan from the loan made by another financial enterprise) 2% of the prepaid amountDue date: on the day the pre-payment is made
- 2.5. Fee of full pre-payment:
Rate:
 - in case of housing loan funded by mortgage bond: 1,5% of the prepaid amount (in case of loan with variable interest rate 1,00% of the prepaid amount if the prepayment date is the last day of current interest period) except when the loan is repaid from another bank's (financial institution) loan
 - in case of housing loan not funded by mortgage bond 1% of the prepaid amount, except when the loan is repaid from another bank's (financial institution) loan
 - in respect of mortgage loan funded by mortgage bond in any other case (including the repayment of housing loan from the loan made by another financial enterprise) 2,5% of the prepaid amount (in case of loan with variable interest rate 2,00% of the prepaid amount if the prepayment date is the last day of the current interest period)
 - in respect of mortgage loan not funded by mortgage bond in any other case (including the repayment of housing loan from the loan made by another financial enterprise) 2,00% of the prepaid amount,

Due date: on the day the pre-payment is made

Free of charge prepayment

The Bank under the Act NO. CLXVI on the consumer's loan does not charge prepayment fee if

- a) repayment is made under the insurance contract that serves as a collateral of the loan;
- b) the customer has not performed any pre-payment within 12 months preceding the date of prepayment and the customer repays the whole outstanding loan or any part of it and the amount of the outstanding loan does not exceed HUF 1 million; in case of loan contracts made prior to November 27, 2010, the prepayment is free of charge only if it is made later than December 13, 2010
- c) in case of housing loan the first full or partial repayment made within 24 months following the date of entering into force of the mortgage loan contract provided that the prepayment is not made – neither fully or partially – from the loan made by another financial institution or the prepaid amount amount does not exceed 50% of the contracted loan amount.

In respect of Clause 2.4. and 2.5. in case of mortgage loan contracted later than May 3, 2009 Jelzálogbank may decide the prepayment fee case by case taking into consideration of the maximum

¹ In case of housing mortgage loan Jelzálogbank is not allowed to charge any fee or cost for the extension of the term of the mortgage loan if within five years there has not been any extension.

rates published in its announcement based on the costs incurred with the prepayment of the mortgage loan.

To the Foreign currency Mortgage loan contracts for Housing purpose were signed after 3rd May 2009. the following condition applies:

Regarding early redemption the Jelzálogbank shall be entitled to charge fees individually based on the cost of the partial and full pre-payment not exceeding the abovementioned fees in section 2.4. and 2.5.

2.6. Default interest:

Rate: for the due and unpaid debts (capital, interest and charges)
6% per annum - for the delay - in addition to the transactional interest

2.7. Property appraisal fee and application assessment fee if the collateral swap is initiated by the debtor:

Rate of the assessment fee: HUF 55.000,-
Amount of the determination of the mortgage lending value : HUF 24.000,-
Due date: on receiving the collateral swap application

2.8. Damage amount available: HUF 100.000,-

2.9. Fee of property appraisal revision and update:

Amount: HUF 10.000,-
Due date: within 8 days after revision date

This List of conditions has been prepared in Hungarian and English for the available housing loans. In the event of any difference between the two versions or of any problems of interpretation, the Hungarian version shall be regarded as definitive.

“Conversion: if the customer fulfils the payment obligation in a manner other than required in the foreign currency-based mortgage loan contract, by way of making a transfer to the account of the Mortgage Bank in HUF or any currency other than the one specified in the contract, either by mistake or for any other reason, then the Mortgage Bank shall follow the following procedure:

a) Jelzálogbank shall convert the HUF amount transferred for the payment (including full or partial repayment) of the mortgage loan and the interest and any other charges for the currency of the mortgage loan on the date of crediting the same on its HUF account at the mid-rate quoted for that day by UniCredit Bank Hungary Zrt.

b) In the case the Customer transfers an FX amount in a currency different than the currency of the mortgage loan for the payment (including full or partial repayment) of the mortgage loan and the interest and any other charges Jelzálogbank shall have UniCredit Bank Hungary Zrt. convert it for the currency of the mortgage loan within 5 days (but on the day appointed by the Jelzálogbank) of the date of crediting the same amount on its account.

The conversion between the two currencies shall be executed by UniCredit Bank Hungary Zrt. through HUF as follows:

UniCredit Bank Hungary Zrt. shall apply the HUF/FX buy rate quoted for the private persons on the date of initiating the conversion in respect of the FX amount transferred by the debtor and the HUF/FX sell rate quoted for private persons on the date the conversion is initiated in respect of the HUF amount to be converted to the currency of the mortgage loan.

Should Jelzálogbank terminates the housing mortgage loan contracted with a customer than the rate of default interest as of the 90th day from the termination – as long as the Banking Act provides so – may not exceed the interest rate applied to the loan on the day immediately preceding the date of the termination (in the case handling fee is due under the loan agreement than the aggregate rate of the interest and the handling fee). In respect of mortgage loans terminated prior to November 27, 2010 the above restricted default interest rate shall apply as of February 25, 2011.

Creditors undertake to increase loan related costs, fees and charges other than interest not exceeding the annual average inflation rate published by the Central Statistical Office.

UniCredit Jelzálogbank Zrt.