

LOAN FINANCING CONDITIONS

housing loans for the purchase of a residential real estate

1. Product user	
1.1 Eligible clients	<p>Citizens of the Republic of Serbia resident in the territory where the Republic of Serbia has full integrity and for which the report of the Credit Bureau can be obtained through the Association of Serbian Banks and who receive earnings or part of earnings through a payment account in the Bank, if they are:</p> <ul style="list-style-type: none"> • permanent employees or • pensioners or • temporary employees in accordance with the Law on Higher Education, the Law on Science and Research, the Law on the Government of the Republic of Serbia, the Law on Civil Servants or the Law on the Judicial Academy, or • temporary employees in international organizations (if the provisions of the Labor Law of the Republic of Serbia do not apply to employment).
2. Description of key features of the loan product	
2.1 Loan type	Housing loan for the purchase of residential real estate.
2.2 Tenor of the loan	<p>1. With a variable nominal interest rate:</p> <ul style="list-style-type: none"> • For amounts up to 40.000 EUR: from 120 to 360 months • For amounts over 40.001 EUR: from 72 to 360 months <p>2. With a fixed nominal interest rate:</p> <ul style="list-style-type: none"> • from 72 to 240 months.
2.3 Total loan amount	From EUR 20,000 to 80% of the sales value of the property being purchased from the loan or its estimated value (lower value is taken), i.e. estimated value of the real estate in case when mortgage is established on the real estate that is not purchased from the loan, up to EUR 350,000.
2.4 Deposit / down payment	<p>Down payment is a minimum 20% of the purchase value of the property.</p> <p>When the mortgage is established on another registered real estate, down payment is a minimum of 10% of the purchase value of the real estate.</p>
2.5 Currency in which the loan is approved, in case of the loan with contracted FX clause and exchange rate type (level of official middle exchange rate), as date of calculation	<p>EUR.</p> <p>The calculation is done according to the NBS official middle exchange rate on the date of loan disbursement.</p>

2.6 Purpose	For the purchase of residential real estate.
2.7 Periods when installments fall due for payment (monthly, quarterly and etc...)	Monthly.
2.8 Method of loan disbursement	On account of the seller of real estate, based on certified purchasing agreement of real estate.
2.9 Method of loan repayment and pay-out of annuities	<ul style="list-style-type: none"> • Standing order. • Conditional administrative ban. Repayment is in RSD equivalent value at the NBS middle exchange rate on the payment date.

3. Loan expenses	
3.1 Level and variability of annual nominal interest rate	<p>1. Variable interest rate:</p> <ul style="list-style-type: none"> • 3m Euribor+fixed margin from 2,78% to 2,95%, pa <p>The interest rate is adjusted quarterly on March 30th, June 30th, September 30th and December 30th with the value of 3m Euribor on the day of 30th March, 30th June, 30th September and 30th December for the next quarter. Level of interest rate for loan disbursing corresponds to the interest rate established for the current quarter.</p> <p>For loans disbursed up to the 30th day of the month intercalary interest is calculated for the period of use (period from the day of loan disbursement to the day of transfer to repayment), at the interest rate that is equal to the nominal interest rate.</p> <p>Intercalary interest is charged at the end of period of use, on the 30th of the month.</p> <p>2. Fixed interest rate:</p> <ul style="list-style-type: none"> • From 4,89% to 4,99%, pa <p>In the case when client stops to receive a proportional part of the salary at in the minimum amount of monthly loan obligations through the payment account in the Bank during the repayment of the loan, the Bank reserves the right to:</p> <ul style="list-style-type: none"> • For loans with a variable interest rate, increase the amount of the fixed margin by 2 percentage points, while not applying a nominal interest rate higher than the current average weighted interest rate for existing housing loan contracts with a variable interest rate in the same indexation currency increased by 1/5 of that rate. • For loans with a fixed interest rate, increase the interest rate by 2 percentage points, so that the nominal interest rate is not higher than the average weighted interest rate for new housing loan contracts with a fixed interest rate in the same indexation currency increased by 1/5 of that rate. <p>The Bank will inform client about the new repayment conditions, determined in the previous paragraph.</p>
3.2 Method of interest calculation	Proportional method 28-31/360.

3.3 Default Interest rate	<p>Legal default interest rate if it is higher than the agreed, otherwise the agreed interest rate.</p> <p>Legal default interest rate is calculated in accordance with the Law regulating the protection of users of financial services.</p>
3.4 Type and level of all fees and other costs to be borne by the loan user	<ol style="list-style-type: none"> 1. Three bills of exchange: RSD 150, onetime payment. 2. Credit Bureau Report: RSD 246, onetime payment. 3. Fee for maintaining the Package payment account with basic services: RSD 150, per month (only if the loan user doesnot have a payment account in the Bank).

4. Other relevant information	
4.1 Conditions and method of loan prepayment	In accordance with the Law on Protection of Financial Services Users.
4.2 Minimal collateral	<ol style="list-style-type: none"> 1. Three blank solo bills of exchange with a clause without protest, signed by the borrower/sole debtor. 2. Life insurance policy, vinculated in favour of the Bank, optionally. 3. Real estate insurance policy of mortgage collateral, from the basic risks and additional risk of water spill from the installation to the "first risk", in favor of the Bank, which is for the full construction value until the loan repayment. Policy is concluded, the premium is paid by it and it is delivered to the Bank before the realization of the loan. 4. Pledge right - unilateral executive extrajudicial first or higher rank mortgage in favor of the Bank in accordance with the Mortgage Law. Pledge right - "unilateral executive extrajudicial mortgage" second rank in favor of the Bank on property, provided that after deleting the first rank mortgage registered in favor of the previous creditor on the basis of issued and certified mortgage realise statement, the Bank's mortgage becomes a first rank mortgage.
4.3 Other	The client can use a maximum of two housing loans at the Bank.

These Conditions apply from 01.01.2025.