

Annex 1:

Logo of the financial institution

Things you need to know about this loan

Information specifically for XY

Date: 4 September 2006

This information is valid today.

This information does not constitute an offer according to the civil code, the data provided here are for information only. The Bank reserves the right to make changes and this bulletin does not oblige the Bank to approve the loan application.

** This field should have the wording given here in case of all financial institutions.*

*** The data (description) presented in the field is for illustration, it is filled by the Bank on the basis of the client's actual need.*

1. About this bulletin*

- The Hungarian Financial Supervisory Authority (HFSA) recommends providing this information.
- It is recommended to all companies to provide this information in the same form and with the same content in case of loans reaching HUF 500,000 with a term not less than one year.
- Should you wish to compare this loan to other companies' loans, ask for a bulletin from another company.
- This bulletin shall not constitute a legally binding offer.

2. What you have told us**

- You wish to have a swiss franc loan for an **indefinite purpose** covered by **real property as collateral** with a **proof of income**.
- Amount of loan: **HUF 8,000,000**
- Term: **10 years**

3. Description of the loan**

Product: A **personal loan** for XY covered by **real property as collateral** (mortgage) to be freely used with variable interest rate, which is however fixed for 6 months.

Lender: XY Bank Zrt.

4. Total fee of the loan**

The total fee of the loan is based on the payment of the amounts in Section 7.

The full amount to be repaid including the amount of the loan (principal):

Of that the total fee of the loan (including interest):

The total cost of loan (THM):

** The total fee of the loan shows the difference between the amount borrowed by the client and the amount to be effectively repaid by the end of the term. By showing the total fee of the loan the client can see how much he/she has to pay in terms of fees over and above the loan amount. For if only the total cost of loan (THM) is shown when different products are*

HUF 11,237,040

HUF 3,237,040

THM: 8.24%

*compared, the client does not become aware of the fact that for identical principal amounts and THM values a longer term loan is effectively more expensive.
In case of a variable interest rate loan, having regards to Section 9(1)a) of Government Decree 41 of 1997 (III. 5), the last known fee is the basis of the calculation of the total cost of loan (THM), therefore, in this table there may be a difference between the amount provided as the total fee of the loan and the actually payable amount.*

5. The monthly instalment**

A loan amount of HUF 8,000,000 with a term of 10 years assuming that repayment starts on 1 September 2006 and the number of monthly instalment payments is 120, their amount is HUF 91,767.

The amount of the monthly instalment includes interest, service charges and currency exchange commission. The instalments must be paid by bank transfer from the account kept at XY Bank. Further information is available on the instalments in the attached repayment schedule.

6. Risks**

Since the loan is based on foreign currency, the interest level of the given currency and its rate of exchange with Hungarian forints may influence the size of the instalments to be paid. For that reason please consider whether you could also pay potentially higher monthly instalments.

7. Commissions and fees**

Payable to XY Bank:

- Interest
- Service charges (projected for the total amount of the loan):
- Commission on currency exchange (projected on monthly instalments and service charges):
- Loan application evaluation fee (one-off fee payable upon submitting the loan application):

4.65% annually
0.175% monthly
1%

HUF 120,000

These commissions and fees may change under the circumstances defined in Section ... of the general terms of the contract. The Bank notifies its customers about such changes on the Bank's website and on announcements displayed in the branches.

Other charges:

- Public notary fee – may differ depending on the transaction value, notary and public notary office pursuant to the statute on public notary fee schedules. In case of a transaction value of HUF 8,000,000 and on-site processing by public notary the expected total of the fee and the expenses is:
- Appraisal – the fee for the preparation of the appraisal is invoiced to you, the expected amount including taxes is:

HUF 75,000

HUF 30,000

8. Insurance**

Insurance to be purchased through XY Bank

There is no such insurance.

Insurance required as a prerequisite of lending, but may not only be purchased through XY Bank.

The monthly premium payable for home insurance against risks of fire and natural forces at least up to the amount of the collateral value on the property used as security to conclude the loan agreement for HUF 1,000,000 as the insured amount estimated on the basis of insurance products intermediated by XY Bank is approximately 68-188,000 HUF.

9. What happens if you wish to repay the loan before the end of the term?*

The loan may be repaid in advance any time for a one-off charge of HUF 35,000.

10. Miscellaneous information**

The loan is repaid in Hungarian forints; however, it is accounted in foreign currency. For the settlement the Bank uses the purchase and sale price of the given currency on the last banking day prior to the relevant interest period.

It is necessary to open a private HUF based checking (current) account at XY Bank in order to draw the loan.

11. Required documents:

- Valid personal identification card, address card and tax id card
- Authenticated copy of the property title sheet not older than 30 days or a site visit of the property(ies) offered as collateral.
- Appraisal pertaining to the property(ies) offered for collateral prepared by an appraiser acknowledged by the bank. Needed to order the appraisal:
 - the floor plan of the property(ies) offered as collateral with dimensions;
 - in case of separate house, twin house or town house an official site plan or map not older than 90 days;
- certification of income not older than 30 days;
 - in case of employees a certification of employment (depending on the loan application evaluation the Bank may ask for income certification from the tax authority, APEH),
 - in case of entrepreneurs income certification from the tax authority, APEH;
 - in case of pensioners a copy of the pension slip (in case of survivors' pension a copy of the pension decision will be necessary, according to which the pension is paid unconditionally for an indefinite time);
- in case of freelance entrepreneurs their freelancer id and a certification on public debts (if the applicant is the owner of a business association (kft, bt or kkt) then a certification on public debts of his/her company);
- last two months' bank statement of the HUF private bank account where the monthly income is deposited; (In case of freelance entrepreneurs the bank account statement of the freelance entrepreneur is also accepted.)

The bank reserves the right to request additional documents in the course of the evaluation of the loan application.

12. Time for the evaluation of the loan application*

Following complete receipt of the documents listed in Section 11 the bank will evaluate the loan application within ... banking days.

13. Where can you turn with your complaint?*

Should you have any complaint you may turn to the Bank's customer service:

- by phone: using XY call-in customer service at 06-40-11-11-11;
- correspondence: addressed to the Central Complaints Handling Team of XY Bank, 1000 Budapest P.O.B: 100.
- email: to panasz@xy.hu (can also be accessed via the webpage at www.xy.hu under the 'email' menu item);
- in person: in any branch, where your complaint is recorded by the staff and a copy of your report is available to you upon request.

In the event you do not find the Bank's response acceptable you may contact the conciliation body at your place of residence or the Hungarian Financial Supervisory Authority.