

05 September 2017

UNICREDIT JELZÁLOGBANK ZRT.

Public placement of the UCJBF 2027/A Mortgage Bond with an aggregate nominal value of HUF minimum 10 million, registered type, dematerialized, fixed coupon

in the framework of the HUF 200 billion Mortgage Bond and Unsecured Bond Issue Program for 2017-2018

Present document is the Final Terms of the Mortgage Bonds above. Terms below were defined in the Base Prospectus, dated on 19th June 2017. Present Final Terms were prepared on the basis of Act CXX of 2001 on the Capital market, article 27 (6) and section 5.4 of the Directive 2003/71/EC of the European Parliament and of the Council. Present Final Terms are to be read together with the Base Prospectus concerning Mortgage Bonds and Unsecured Bonds listed on the Budapest Stock Exchange. The summary in the Base Prospectus—prepared in line with the Commission Regulation (EC) No. 809/2004, article 24 (3)—is considered as an appendix to the present Final Terms. The Base Prospectus and its appendices can be read at the homepages of the Issuer (<http://www.jelzalogbank.hu>), the Lead Manager (<http://www.unicreditbank.hu>), the Budapest Stock Exchange (<http://www.bet.hu>) and (<http://kozzetetelek.mnb.hu>).

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| (1) | Issuer: | UNICREDIT JELZÁLOGBANK ZRT.
1054 Budapest, Szabadság tér 5-6. |
| (2) | (i) Series: | UCJBF 2027/A |
| | (ii) Tranche Number: | 001 |
| (3) | Issue Currency: | HUF |
| (4) | Aggregate Nominal Value: | |
| | (i) Series (UCJBF 2027/A): | Minimum HUF 10,000,000 |
| | (ii) Tranche (UCJBF 2027/A-001): | Minimum HUF 10,000,000 |
| (5) | Minimal Issue Price: | Not Applicable |
| (6) | Number of Mortgage Bonds / Nominal Value: | |
| | (i) Series (UCJBF 2027/A): | Minimum 1,000 pieces / HUF 10,000 |
| | (ii) Tranche (UCJBF 2027/A-001): | Minimum 1,000 pieces / HUF 10,000 |
| (7) | (i) Issue Date: | 13 September 2017 |
| | UCJBF 2027/A-001 | |
| | (ii) Interest Commencement Date: | 15 September 2017 |
| | UCJBF 2027/A-001 | |
| | (iii) Settlement Date: | 15 September 2017 |
| | UCJBF 2027/A-001 | |
| | (iv) Value Date: | |
| | UCJBF 2027/A-001 | 15 September 2017 |
| (8) | Maturity Date: | 27 October 2027 |
| (9) | Remaining maturity: | 15 September 2017 – 27 October 2027 |
| (10) | Interest Basis: | Fixed Rate, 3.50% |
| | | The first interest rate period is shorter than one year, therefore the coupon for the first period is 0.40%. |
| | | $3.50\% * 42 \text{ days} / 365 \text{ days} = 0.40\%$ |
| | | (rounded to 0.01%) |

(11)	Basis of Redemption/Redemption at maturity:	Nominal Value
(12)	Type of Issue:	Public placement
(13)	Listing on the Budapest Stock Exchange:	The Issuer requests the listing of Mortgage Bonds on the Budapest Stock Exchange (Szabadság tér 7., Budapest 1054).
(14)	Mode of Issue:	Auction
	Place of Issue:	Hungary
(15)	Contributors:	
	(i) Lead Manager, Stock Introducer, Paying Agent:	UniCredit Bank Hungary Zrt. (1054 Budapest, Szabadság tér 5-6.)

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

(16)	Provisions relating to Fixed Rate Mortgage Bonds	Applicable
	(i) Business Day Convention:	Following Business Day Convention
	(ii) Interest Payment Date(s):	27 October 2017., 27 October 2018., 27 October 2019., 27 October 2020., 27 October 2021., 27 October 2022., 27 October 2023., 27 October 2024., 27 October 2025., 27 October 2026., 27 October 2027.
	(iii) Party responsible for calculating the Rate(s) of Interest and Interest Amount(s):	UniCredit Bank Hungary Zrt., as Paying Agent
	(iv) Rate of Interest:	3.50%, Fixed Rate The first interest rate period is shorter than one year, therefore the coupon for the first period is 0.40%. $3.50\% \times 42 \text{ days} / 365 \text{ days} = 0.40\%$ (rounded to 0.01%)
	(v) Accrued Interest:	The accrued interest is 0.0000% on September 15, 2017, that is HUF 0.00 for each HUF 10,000 Mortgage Bond
	(vi) Day Count Fraction:	Actual/Actual (calculation method being in effect applied by ÁKK)
	(vii) Other method of calculating Interest for Fixed Rate Mortgage Bonds:	Not Applicable
(17)	Provisions relating to Floating Rate Mortgage Bonds	Not Applicable
(18)	Provisions relating to Zero Coupon Mortgage Bonds	Not Applicable
(19)	Provisions relating to Indexed linked Mortgage Bonds	Not Applicable

PROVISIONS RELATING TO REDEMPTION

(20)	Issuer Call before maturity:	Not allowed
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(21)	Investor Put before maturity:	Not allowed
(22)	Redemption Value of Mortgage Bonds at maturity:	Nominal Value of Mortgage Bonds
(23)	Early Redemption Amount and Date:	Not Applicable

GENERAL CONDITIONS RELATING TO MORTGAGE BONDS

(24)	Type of Mortgage Bonds:	Registered type Mortgage Bonds
(25)	Form of Mortgage Bonds:	Dematerialised Mortgage Bonds, and the Document summarising the conditions of these
(26)	Other provisions or special conditions:	Not Applicable
(27)	Re-purchase	According to Mortgage Bank Act Mortgage Bonds repurchased by the Issuer cannot be placed again.

DISTRIBUTION

(28)	Mode of distribution:	Auction
(29)	Guarantor:	Not Applicable
(30)	Mode and place of auction:	UniCredit Bank Hungary Zrt. (1054 Budapest, Szabadság tér. 5-6.) Phone: 428-8510

(i)	Time of auction:	13 September 2017.
(ii)	Places of market making:	UniCredit Bank Hungary Zrt. (1054 Budapest, Szabadság tér 5-6.) Phone: 428-8510
(iii)	Maximal Issue Yield:	Not Applicable
(iv)	Minimal Issue Price / Issue Price:	Not Applicable
(v)	Issue Yield:	Not Applicable
(vi)	Upper Limit / Oversubscription:	The Issuer reserves the right to accept overbidding.
(vii)	Allocation type and date:	The auction and allocation will be accomplished by UniCredit Bank Hungary Zrt at the time which was announced at the related Public Offering.
(viii)	Non-competitive bids/orders:	Not Applicable
(ix)	Place and mode of announcement:	The Issuer shall publish all announcements (Public Offerings, Final Terms, Result of the Auction, etc.) and the Base Prospectus on the homepages of the Issuer (www.jelzalogbank.hu), the Lead Manager (www.unicreditbank.hu), the Budapest Stock Exchange (www.bet.hu) and the Hungarian National Bank (kozzetetelek.mnb.hu).
(x)	Announcement time:	The issuer will publish and announce the auction results at auction day.
(31)	Selling restrictions:	Followings are allowed to participate at the auctions of Mortgage Bonds: resident private individuals, non-resident private individuals with restrictions determined in the Base Prospectus, legal entities and corporations without legal personality.

OPERATIONAL CONDITIONS

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| (32) | Separated deposit account number of the Issuer: | The bidder pays in to the security account kept at UniCredit Bank Hungary Zrt. |
| (33) | Places of payment: | UniCredit Bank Hungary Zrt.
(1054 Budapest, Szabadság tér 5-6.) |
| (34) | (i) The number and date of the license granted by the Central Bank (Magyar Nemzeti Bank) to the issue: | H-KE-III-432/2017. (03 July 2017) |
| | (ii) The resolution of the Issuer about the approval of the issue | Board Decision No. 26/2017.
(29 March 2017) |
| | (iii) The resolution of the Issuer about the listing on the Budapest Stock Exchange: | Board Decision No. 26/2017.
(29 March 2017) |
| (35) | ISIN: | HU0000653050 |
| (36) | Series number: | UCJBF 2027A-001 |
| (37) | Credit of Mortgage Bonds: | On security account |
| (38) | Central Clearing House and Depository: | KELER Zrt.
(1074 Budapest, Rákóczi út 70-72.) |
| (39) | Issue costs paid by: | All costs - expectedly not exceeding HUF 20 million during the whole tenor of the Mortgage Bond - of issue are paid by UniCredit Jelzálogbank Zrt. |
| (40) | Fees and cost accounted by Lead manager /Dealer and paid by investors | Not applicable |

GENERAL INFORMATION

(41)	Rating	Not applicable
(42)	Interest of natural and legal persons involved in the issues	Except any fees payable to the Lead Manager, so far as the Issuer aware, no person involved in the issue of the Mortgage Bond has an interest material to the offer.
(43)	Expected net income obtained from the auction: Expected net cost of the issue:	Function of the net auction price Not exceeds the 1% of the nominal value of the issued tranche.
(44)	Applicable law	Hungarian law
(45)	Other dealer(s):	Not applicable
(46)	Distribution period in case of other dealers	Not applicable
(47)	Conditions set by the Issuer in line with the Directive on prospectus (Article 3.4) and the Decree on Prospectus	
(48)	Other:	-

Issuer:

UNICREDIT JELZÁLOGBANK ZRT.

Lead Manager

UNICREDIT BANK HUNGARY ZRT.
