

11 April 2025

UNICREDIT JELZÁLOGBANK ZRT.

Public placement of the UCJBG 2030/A green Mortgage Bond, registered type, dematerialized, floater coupon within the framework of the HUF 180 billion Mortgage Bond and Unsecured Bond Issue Program for 2024-2025

Present document is the Final Terms of the Mortgage Bonds above. Terms below were defined in the Base Prospectus, approved on 19 September 2019. Present Final Terms were prepared on the basis of the Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EK (**Prospectus Regulation**). Present Final Terms are to be read together with the Base Prospectus and its amendments concerning Mortgage Bonds and Unsecured Bonds listed on the Budapest Stock Exchange. The summary was prepared in line with the Article 7 of the Prospectus Regulation and it is considered as an appendix to the present Final Terms. The Base Prospectus and its appendices in line with the Article 21 of the Prospectus Regulation 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>).

The Central Bank, with its licence H-KE-III-539/2022 dated September 12, 2022, authorized UniCredit Jelzálogbank Zrt. with regard to its mortgage bonds to be issued in the future the use of the "European covered bond logo" and the "European (premium) covered bond logo". So, regarding the securities to be issued by the Issuer, the regulations in the Act XXX of 1997 on Mortgage Loan Companies and on Mortgage Bonds and in Article 129 of the Regulation (EU) No 575/2013 of the European Parliament and of the Council of 26 June 2013 on prudential requirements for credit institutions and investment firms and amending Regulation (EU) No 648/2012 (CRR) are met. As a result, the mortgage bonds being issued under this Final Terms will also qualify as premium category.

- | | | |
|-----|--|---|
| (1) | (i) Issuer: | UNICREDIT JELZÁLOGBANK ZRT.
1054 Budapest, Szabadság tér 5-6. |
| | (ii) Guarantor | UniCredit Bank Hungary Zrt.
1054 Budapest, Szabadság tér 5-6. |
| (2) | (i) Series: | UCJBG 2030/A |
| | (ii) Tranche Number: | 001 |
| (3) | Issue Currency: | HUF |
| (4) | Aggregate Nominal Value: | |
| | (i) Series (UCJBG 2030/A): | Not applicable |
| | (i) Planned Tranche Size
(UCJBG 2030/A-001): | HUF 20,000,000,000
The Issuer reserves the right to accept
(partial or full) overbidding or declare the
subscription to be unsuccessful. |
| (5) | Minimal Issue Price: | Not applicable |
| (6) | Number of Mortgage Bonds / Nominal Value: | |
| | (i) Series (UCJBG 2030/A): | Not applicable |
| | (ii) Planned Tranche Size
(UCJBG 2030/A-001): | 2,000,000 pieces.
The Issuer reserves the right to accept
(partial or full) overbidding or declare the
subscription to be unsuccessful. |

(7)	(i) Issue Date: UCJBG 2030/A-001	22-24 April 2025
	(ii) Interest Commencement Date: UCJBG 2030/A-001	28 April 2025
	(iii) Settlement Date: UCJBG 2030/A-001	28 April 2025
	(iv) Value Date: UCJBG 2030/A-001	28 April 2025
(8)	Maturity Date:	28 April 2030
(9)	Remaining maturity:	28 April 2025 - 28 April 2030
(10)	Interest Basis:	Floating rate, 3 havi BUBOR + 0,85%
(11)	Basis of Redemption/Redemption at maturity:	Nominal Value
(12)	Type of Issue:	Public placement
		According to the Article 1(4)(a) of the Prospectus Regulation (2017/1129 EU) only qualified two investors, selected by the Issuer are allowed to participate in the subscription of Mortgage Bonds
(13)	(i) Listing on the Budapest Stock Exchange:	The Issuer requests the listing of Mortgage Bonds on the Budapest Stock Exchange (Krisztina körút 55., Budapest 1013) earliest on 29 April 2025
	(ii) Other trading venues where, to the best of the Issuer's knowledge, securities of the same class as the Mortgage Bonds are already traded	Not applicable
(14)	Mode of Issue:	Subscription
	Place of Issue:	Hungary
(15)	Contributors:	
	(i) Lead Manager, Stock Introducer, Market Maker, Paying Agent:	UniCredit Bank Hungary Zrt. (1054 Budapest, Szabadság tér 5-6.); LEI Code: Y28RT6GGYJ696PMW8T44; Phone number: (+36 1) 428 8512

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

(16)	Provisions relating to Fixed Rate Mortgage Bonds	Not applicable
(17)	Provisions relating to Floating Rate Mortgage Bonds	Applicable
	(i) Interest Payment periods:	Quarterly
	(ii) Business Day Convention:	Following Business Day Convention
	(iii) Day of Calculating the Rate(s) of Interest:	The coupon for the first interest rate period (between April 28, 2025 and July 28, 2025) is set on the last day of the first subscription (April 24, 2025). The coupons for the following interest rate

		periods are fixed by UniCredit Bank Hungary Zrt. as paying agent on T-2 day, where T is the coupon payment day. The coupon will be published on T-1 day by UniCredit Jelzálogbank Zrt.
(iv)	Method of Calculating the Rate(s) of Interest:	3M BUBOR set on the coupon fixing date + 85 bps
(v)	Interest Payment Date(s):	Quarterly on 28 January, 28 April, 28 July and 28 October in each year, commencing on 28 July 2025 till the Maturity Date.
(vi)	Party responsible for calculating the Rate(s) of Interest and Interest Amount(s):	UniCredit Bank Hungary Zrt., as Paying Agent
(vii)	Screen:	Reuters: BUBOR2, Bloomberg: BTMM HU, www.mnb.hu
(viii)	Primary Source of calculating the floating Rate of Interest:	National Bank of Hungary (1013 Budapest Krisztina körút 55.)
(ix)	Reference Bank(s) (if Primary Source is the Reference Bank(s)):	National Bank of Hungary (1013 Budapest Krisztina körút 55.)
(x)	Reference Rate:	3M BUBOR, the provider of BUBOR reference interest rate does not fall under the Regulation (EU) 2016/1011 of the European Parliament and of the Council
(xi)	Spread over Reference Interest Rate:	85 bps p.a.
(xii)	Minimum Interest Rate:	Not applicable
(xiii)	Maximum Interest Rate:	Not applicable
(xiv)	Accrued Interest:	The accrued interest is 0,0000% on 28 April 2025, that is HUF 0 for each HUF 10,000 Mortgage Bond.
(xv)	Day Count Fraction	Actual/360
(xvi)	Determination Date(s)	Not applicable
(xvii)	Regulations related to reduction, rounding, common accounting unit and other regulations related to the calculation of the interest payable on Floating Rate Mortgage Bonds, if they differ from the rules detailed in the Terms	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
(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:	Subscription
(29)	Guarantor:	Not applicable
(30)	Mode and place of subscription:	UniCredit Bank Hungary Zrt. (1054 Budapest, Szabadság tér. 5-6.) Telephone: (+36) 1 428-8512.
(i)	Time of subscription:	From 10:00 (AM) 22 April 2025 to 11:00 (AM) 24 April 2025
(ii)	Places of subscription:	UniCredit Bank Hungary Zrt. (1054 Budapest, Szabadság tér 5-6.) Phone: (+36) 1 428-8512
(iii)	Maximal Issue Yield:	Not applicable
(iv)	Minimal Issue Price / Issue Price:	Not applicable
(v)	Issue Yield:	The issue price is the 100% of the nominal value
(vi)	Upper Limit / Oversubscription:	The Issuer reserves the right to accept (partial or full) overbidding or declare the subscription to be unsuccessful.
(vii)	Allocation type and date:	The subscription and allocation will be accomplished by UniCredit Bank Hungary Zrt at the time which was announced at the related Public Offering. If the whole demand of these investors cannot be satisfied, then the same percentage of their bids will be allocated to the investors. Until 12:00 (AM) 24 April 2025
(viii)	Non-competitive bids/orders:	Not applicable. There is no non-competitive section in this case.

(ix) Place and mode of announcement:	The Issuer shall publish all announcements (Public Offerings, Final Terms, Result of the Subscription, 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 (kozvetelekt.mnb.hu).
(x) Announcement time:	The issuer will publish and announce the subscription results at last day of the subscription on the website of the Issuer and the Budapest Stock Exchange.
(31) (i) Selling restrictions:	According to the Article 1(4)(a) of the Prospectus regulation (2017/1129 EU) only two qualified investors, selected by the Issuer are allowed to participate in the subscription of Mortgage Bonds.
(ii) Procedure related to the exercise of pre-emptive rights, the transferability of subscription rights and the management of unexercised subscription rights	Not applicable
OPERATIONAL CONDITIONS	
(32) Separated deposit account number of the Issuer:	The bidder pays in to the security account kept at UniCredit Bank Hungary Zrt. In case of an agreement with the Lead Manager according to subparagraph V.5.2.1. of the Base Prospectus, the bidder can pay as claimed in the agreement.
(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-433/2024 (14 August 2024)
(ii) The number and date of the licences granted by the Central Bank of Hungary to the Amendment No. 1 of the Base Prospectus	H-KE-III-685/2024 (1 October 2024)
(iii) The resolution of the Issuer about the approval of the issue	Board Decision No. 35/2024 (25 April, 2024)
(iv) The resolution of the Issuer about the listing on the Budapest Stock Exchange:	Board Decision No. 35/2024 (25 April, 2024)
(35) ISIN:	HU0000653837

(36)	Series number:	UCJBG 2030/A-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 bore by UniCredit Jelzálogbank Zrt.
(40)	Fees and cost accounted by Lead manager /Dealer and paid by investors	Not applicable

GENERAL INFORMATION

(41)	Rating	Moody's Investors Service rating agency assigned definitive 'A1' long-term ratings to the mortgage bonds issued by UniCredit Jelzálogbank Zrt on 29 th September, 2021.
(42)	Expected net proceeds from the issue:	Function of the issued amount
	Expected net cost of the issue:	Not exceeds the 1% of the nominal value of the issued tranche.
	Use of proceeds	The use of proceeds obtained from the public placement is in line with the green bond framework of the Issuer
(43)	Applicable law	Hungarian law
(44)	Other dealer(s):	Not applicable
(45)	Distribution period in case of other dealers	Not applicable
(46)	Additional conditions set by the Issuer regarding consent in line with the second subparagraph of Article 5(1) of the Prospectus Regulation and the (a) point of Article 23 of Prospectus Implementing Regulation:	Not applicable
(47)	Type of suretyship	On the 2nd of November 2017 an Irrevocable Payment Undertaking was published by the Guarantor, in relation, among other things, to any payment obligation due under all the outstanding and future debt securities issued by the Issuer. (including Mortgage Bonds issued under the Program)

Issuer:

UNICREDIT JELZÁLOGBANK ZRT.

Lead Manager

UNICREDIT BANK HUNGARY ZRT.

Annex – Summary of the issue

PART 1 – INTRODUCTION AND WARNINGS

This Summary should be interpreted as an introduction to the Base Prospectus. Any decision to invest in the Mortgage Bonds and Unsecured Bonds should be based on a consideration of the Base Prospectus as a whole by the investor, including the information incorporated by reference into the Base Prospectus. The Issuer is not liable for damages with regard to the Summary and to its translation, if any, unless the Summary or its translation is misleading, inaccurate, or inconsistent with other parts of the Base Prospectus, or fails to include the key information under Regulation (EU) 2017/1129. Where a claim relating to the information contained in the Base Prospectus, including in any documents incorporated by reference into the Base Prospectus, or to the information contained in any supplement to the Base Prospectus, is brought before a court in a Member State of the European Economic Area, the plaintiff might, under the national law of the Member State concerned, have to bear the costs of translating the Base Prospectus before the legal proceedings are initiated.

Unless defined otherwise, the terms used in this Summary have the meanings assigned to them by the Base Prospectus. The information contained in this Summary is not exhaustive. The contents of the Summary are based on other parts of the Base Prospectus and should be read in conjunction with the information contained therein.

This Summary includes the warning that the investor could lose all or part of the invested capital.

- 1.1 Name and ISIN of the securities:** UCJBG 2030/A mortgage bond, HU0000653837
- 1.2 Identity and contact details of the Issuer, including its LEI:** UniCredit Jelzálogbank Zrt.; 1054 Budapest, Szabadság tér 5-6.; LEI code: 213800DW1L62N1BADM49
- 1.3 Identity and contact details of the distributor, including its LEI:** UniCredit Bank Hungary Zrt.; 1054 Budapest, Szabadság tér 5-6.; Cg. 01-10-041348; LEI code: Y28RT6GGYJ696PMW8T44
- 1.4 Identity and contact details of the competent authority approving the Base Prospectus:** National Bank of Hungary; 1013 Budapest, Krisztina körút 55.; +36 (1) 428 2600
- 1.5 Date of approval of the Base Prospectus:** August 14, 2024

PART 2 – THE ISSUER

2.1 Who is the issuer of the securities?

2.1.1 Name of the Issuer:

Domicile, legal form, and legal entity identifier of the Issuer, the law under which it operates and its country of incorporation: The Issuer is a mortgage bank operating as a specialised credit institution within the meaning of Act XXX of 1997 on Mortgage Loan Companies and on Mortgage Bonds (**Mortgage Banks Act**), and was established by Bayerische Vereinsbank AG on 8 June 1998 with a registered capital of HUF 3,000,000,000 and its registered seat at H-1054 Budapest, Szabadság tér 5-6, LEI: 213800DW1L62N1BADM49. The Issuer is registered by the Metropolitan Court acting as Company Court under company registration number 01-10-043900.

2.1.2 Issuer's principal activities: The Issuer's principal activity is the issue of mortgage bonds and unsecured bonds that typically provide medium and long-term funding for its own and refinanced loan portfolios. Mortgage loans are primarily secured by first-ranked mortgages, independent liens or seceded liens registered on the financed property located in the territory of Hungary.

2.1.3 Issuer's major shareholders: Within UniCredit Group, since 22 December 2006, the Issuer's sole shareholder has been UniCredit Bank Hungary Zrt.

2.1.4 Identity of key managing directors: Árpád Borbély, Attila Csáky, Attila Tamási, Viktor Juhász, PhD (board members)

2.1.5 Identity of statutory auditors: KPMG Hungária Könyvvizsgáló, Adó- és Közgazdasági Tanácsadó Kft

2.2 Key financial information regarding the Issuer:

1 Issuer's profit and loss statement (data in HUF million)

	2022.12.31. IFRS audited	2023.12.31. IFRS audited	2023.06.30. not audited	2024.06.30. not audited
Net interest income	1,048	5,951	2,746	2,913
Net fee and commission income	-466	-438	-212	-209
Net impairment loss on financial assets	-85	127	-314	0
Net trading income	1,048	-1,351	-973	152
Operating profit	1,630	4,145	1,561	2,856
Net profit or loss	660	3,260	719	2,207

2 Issuer's statement of financial position (data in HUF million)

	2022.12.31. IFRS audited	2023.12.31. IFRS audited	2023.06.30. not audited	2024.06.30. not audited
Total assets	346,589	427,026	439,982	422,703
Senior debt	287,785	386,952	393,536	381,747
Subordinated debt	0	0	0	0
Loans and receivables from customers (net)	2,602	2,144	2,294	2,041
Deposits from customers	164	127	140	114
Total equity	20,608	23,050	20,535	21,897
Non-performing loans (based on net carrying amount)/Loans and receivables)	556	284	482	242
Common Equity Tier 1 capital (CET1) ratio	256.51%	148.94%	149.23%	150,82%
Total Capital Ratio	256.51%	148.94%	149.23%	150,82%
Leverage Ratio calculated under applicable regulatory framework	5.42%	4.62%	4.37%	16,53%

The Auditor has issued an unqualified opinion on the Issuer's financial statements prepared for 2022 and 2023 under the International Financial Reporting Standards (IFRS).

2.3 What are the key risks associated with the issuer?

Specific factors may influence the ability of the Issuer to meet its liabilities outstanding in respect of the Mortgage Bonds and Unsecured Bonds issued under the Programme. These factors include, in particular, the following risk factors pertaining to the Issuer: (i) risk factors related to the amendment of Act CLXII of 2009 on Consumer Credit; (ii) risk of changes in the regulatory environment; (iii) risk that the Issuer may be burdened with heavy tax obligations; (iv) economic and political risks arising from conflicts in the region; (v) risks resulting from the non-fulfilment of Hungary's obligations associated with European Union membership; (vi) risks associated with the change of the economic and business environment and systemic risk; (vii) interest rate risk; (viii) exchange rate risk; (ix) liquidity risk; (x) risks arising from the early repayment of loans; (xi) risks arising from developments in the macroeconomic environment; (xii) credit risk; (xiii) risks arising from market competition; (xiv) renewal risk; (xv) operational risk; (xvi) risk associated with the level of available capital; (xvii) risks associated with the value and enforcement of real estate collateral; (xviii) risks affecting profitability due to the government decree regulating the interest rate of mortgage loan contracts tied to the reference interest rate.

PART 3 – SECURITIES

3.1 What are the main features of the securities?

3.1.1 Type, class, ISIN of the securities:

The Mortgage Bonds are registered dematerialized securities. ISIN of Mortgage Bonds: HU0000653837

3.1.2 Currency, denomination, par value, the number of securities issued and the term of the securities:

Currency of the securities: HUF

Denomination of the securities: HUF 10,000

Total par value of the securities: Not applicable

Number of securities issued: Not applicable

Term of the securities: 28 April 2025 - 28 April 2030

3.1.3 Rights attached to the securities:

The **Mortgage Bonds** represent the direct, unconditional and unsubordinated liabilities of the Issuer, which are secured by collateral under Sections 14 and 14/A of the Mortgage Bank Act.

3.1.4 Relative seniority of the securities in the Issuer's capital structure in the event of insolvency:

In the event of the Issuer's liquidation or in enforcement proceedings against the Issuer, under Sections 20–21 of the Mortgage Bank Act the liabilities arising from the **Mortgage Bonds** take precedence over the Issuer's any other unsecured and unsubordinated liabilities outstanding from time to time, as follows: The liquidation of mortgage banks shall be governed by the provisions relating to the liquidation of credit institutions, except that following the settlement of the costs referred to in Subsection 20(5) of the Mortgage Bank Act, primary or substitutional collateral entered on the collateral registry book and the assets of the Mortgage Bank, in particular the part of its liquid assets that is equivalent to the unsecured portion of the claims arising from mortgage bonds, may be used solely for the satisfaction of liabilities to the holders of the Mortgage Bonds, and, in respect of any derivative transactions used as collateral, to the counterparties of such transactions. In enforcement proceedings against mortgage banks, Act LIII of 1994 on Judicial Enforcement shall be applicable, except that in respect of the assets of the mortgage bank that have been entered on its collateral registry book as primary or substitutional collateral, and in respect of the part of the assets of the mortgage bank, comprising in particular liquid assets, that is equivalent to the unsecured portion of the claims arising from mortgage bonds, judicial enforcement may only demanded by holders of the Mortgage Bonds, and, in respect of any derivative transactions used as collateral, by the counterparties of such transactions, up to the amount of their respective claims. The Mortgage Bonds, including any non-contractual obligations arising therefrom and the interpretation of those obligations, shall be governed by the Hungarian laws and regulations as in effect from time to time.

Under Subsection 58(1)(c) of Act XXXVII of 2014, the scope of a bail-in measure that may be applied in the event of the Issuer's resolution may not include Mortgage Bonds.

3.1.5 Restrictions on the free transferability of the securities:

The **Mortgage Bonds** are transferred by debiting the seller's securities account and simultaneously crediting the Mortgage Bonds to the buyer's securities account. In the event of Mortgage Bonds being transferred, the regulations that the provider servicing the central securities account has in place from time to time may apply restrictions and locked periods with a binding effect on Mortgage Bond holders in respect of the transmission of the rights attached to the Mortgage Bonds in the context of transfers between the consolidated securities accounts serviced by account providers.

3.2 Where will the securities be traded?

An application will be submitted for the admission of the Mortgage Bonds to trading on the Budapest Stock Exchange.

3.3 Is there a guarantee attached to the securities?

3.3.1 Brief description of the nature and scope of the guarantee:

On 2 November 2017, UniCredit Bank Hungary Zrt. (the **Guarantor**) issued a statement (**Statement**) offering a Payment Undertaking (**Payment Undertaking**) for any and all of the Issuer's payment obligations arising from the debt securities issued by the Issuer and specified in the Statement as being in circulation as well as from those to be issued by it in the future, from the credit facilities and loan agreements also referred to in the Statement, and from interbank deposits (collectively: **Debt Instruments**). Under the Statement, the Guarantor is bound by the Payment Undertaking in relation to any payment obligations due under Debt Instruments of Issuer. The Guarantor has undertaken to assume liability to the holders of the Debt Instruments (**Holder**) in the event of the Issuer's failure to fulfil, as and when due, any of its payment obligations arising in respect of any of the Debt Instruments, based on the holder's written demand, as laid down in the Statement. Subject to the terms of the Statement, the holders of claims outstanding in respect of a Debt Instrument falling due may, at their discretion, seek to enforce their claims against the Issuer, the Guarantor, or both. Subject to the terms of the Statement, the obligation of the Guarantor will be aligned with the claims outstanding in respect of the Debt Instrument. Under the Statement, the Guarantor unconditionally and irrevocably undertakes the obligation to pay on the written demand of any holder of any Debt Instrument any amount (whether principal, interest, or any other amounts payable pursuant to the documentation of the Debt Instrument) which is due but remains unpaid by Issuer on the due date as set out in the respective terms and conditions of the relevant Debt Instrument. UniCredit Bank may withdraw its obligation under this Payment Undertaking by publishing an adequate notification to the Holders. In case of Holders of bonds and mortgage bonds such notification will appear on the website of UniCredit Mortgage Bank (www.jelzalogbank.hu) in the "investor information part". In case of Holders as lenders or their successors/assignees notification will also appear on the website of UniCredit Mortgage Bank and UniCredit Mortgage Bank moreover shall send a notification directly to all known lenders or their successors/assignees in written form. UniCredit Bank Hungary Zrt. will not have any obligation under this Payment Undertaking in respect of the mortgage bonds and bonds issued-, or credit lines provided, loans disbursed, interbank deposits made later than 30 (thirty) days after the publication of the withdrawal notice on the website of UniCredit Mortgage Bank. However, notwithstanding the expiry of the Payment Undertaking pursuant to this Section this Payment Undertaking shall remain in full force and effect with respect to all Debt Instruments outstanding at the time of such expiry and may not be terminated until all amounts which may be or become payable by UniCredit Bank under or in connection with such Debt Instruments have been irrevocably paid in full.

3.3.2 Brief description of the Guarantor: UniCredit Bank Hungary Zrt.; H-1054 Budapest, Szabadság tér 5–6; registered by the Company Court of Budapest-Capital Regional Court under company registration number 01-10-041348; LEI: Y28RT6GGYJ696PMW8T44.

3.3.3 Key financial information regarding the Guarantor:

1 Guarantor's profit and loss statement (data in HUF million)

	2022.12.31. (revised presentation) IFRS audited	2023.12.31. IFRS audited
Net interest income	143,359	156,487
Net fee and commission income	53,619	57,778
Net impairment loss on financial assets	-11,600	6,535
Net trading income	7,295	12,685
Operating profit	204,282	226,955
Net profit or loss	84,845	91,941

2 Guarantor's statement of financial position (data in HUF million)

	2022.12.31. (revised presentation) IFRS audited	2023.12.31. IFRS audited
Total assets	5,052,403	5,102,858
Senior debt	1,077,513	1,157,322
Subordinated debt	0	52,116
Loans and receivables from customers (net)	2,061,277	2,184,057
Deposits from customers	2,887,653	3,041,603
Total equity	393,115	478,609
Non-performing loans (based on net carrying amount)/Loans and receivables)	51,144	47,020
Common Equity Tier 1 capital (CET1) ratio	21.53%	21.94%
Total Capital Ratio	21.77%	25.06%
Leverage Ratio calculated under applicable regulatory framework	6.71%	7.92%

The Auditor has issued an unqualified opinion on the Guarantor's financial statements prepared for 2022 and 2023 under the International Financial Reporting Standards (IFRS).

3.3.4 Brief description of the most material risk factors pertaining to the guarantor:

Specific factors may influence the ability of the Guarantor to meet its liabilities outstanding in respect of the Mortgage Bonds and Unsecured Bonds issued under the Programme. These factors include in particular the following risk factors pertaining to the Guarantor: (i) risk factors related to the amendment of Act CLXII of 2009 on Consumer Credit; and risks and systemic risks arising from changes in the economic or business environment; (ii) risk of changes in the regulatory environment; (iii) economic and political risks arising from conflicts in the region, (iv) risks resulting from the non-fulfilment of Hungary's obligations associated with European Union membership, (v) risks affecting profitability due to the government decree regulating the interest rate of mortgage loan contracts tied to the reference interest rate.

3.4 What are the key risks that are specific to the securities?

Investments in the Mortgage Bonds are not covered either by deposit insurance under the National Deposit Insurance Fund, or by protection provided under any other similar guarantee such as the Investor Protection Fund. The key risks associated with the structure of specific Series of Mortgage Bonds are as follows: (i) at the discretion of the Issuer, the bids for the Mortgage Bonds might not or might only partially be accepted by the Issuer; (ii) exchange rate risk; (iii) risk of market yield movements; (iv) risk associated with the absence of a secondary market; (v) credit rating risk; and (vi) risks associated with the legal aspects of the investment and the fact that the Mortgage Bonds may not be suitable for all investors; (vii) risk associated with the misuse of proceeds obtained from the green mortgage bonds.

PART 4 – KEY INFORMATION ON THE OFFER OF SECURITIES TO THE PUBLIC

4.1 Under which conditions and timetable can I invest in this security?

Timetable of the offer: From 10 (AM) 22 April 2025 to 11:00 (AM) 24 April 2025. The Issuer applies for the admission of the Mortgage Bonds to trading on the Budapest Stock Exchange. Total estimated cost of the offering (including the costs charged by the Issuer to investors): all of the costs associated with the placement are borne by UniCredit Jelzálogbank Zrt., and are likely to remain within HUF 20,000,000 during the entire term of the Mortgage Bonds.

4.2 Why is this Base Prospectus being produced?

The Base Prospectus includes a base prospectus prepared according to Article 8 of the Prospectus Regulation and to Article 25 of the Supplementing Regulation of the Prospectus Regulation as well as an voluntary prospectus according to Article 4 of the Prospectus Regulation, based on which, as part of the Programme the Issuer seeks to place on the market, publicly or privately as the case may be, Exchange Traded Mortgage Bonds and Unsecured Bonds, Public Mortgage Bonds and Unsecured Bonds, and Private Mortgage Bonds and Unsecured Bonds. The Issuer intends to place Mortgage Bonds and Unsecured Bonds on the market based upon the voluntary prospectus for Investors under Article 1 (4) (a) and (c) respectively (d).

4.2.1 Use and estimated net amount of the proceeds:

The estimated amount of the proceeds from the sale of the Mortgage Bonds will depend on the accepted amount.

The Issuer intends to allocate an amount equal to the net proceeds from any issue of Green Covered Bonds to advance the refinancing of green assets which are in alignment with the energy efficiency criteria of the Issuer's Green Bond Framework. The Issuer has acceded the international UniCredit Group's Sustainability Bond Framework based on the International Capital Markets Association's (ICMA) Green Bond Principles, validated by the external reviewer ISS ESG's Second Party Opinion (SPO). The detailed description of the Green Bond Framework, the SPO, together with the local Hungarian application conditions of the Green Bond Framework are available in the Issuer's homepage, under the heading 'Investor Information', sub-heading 'Green Bond Framework'.

Allocation report and Impact report will be annually made publicly available by the Issuer to publish the amount of the identified green assets within the cover pool and its expected aggregated environmental impacts. The reports are audited by an independent external auditor beforehand.

4.2.2 Offer is subject to an underwriting agreement on a firm commitment basis: Not applicable.

4.2.3 Description of any material conflict of interest pertaining to the offer or the admission to trading:

There is no conflict of interest pertaining to the offer or the admission to trading.