

PIRAEUS BANK

GENERAL INFORMATION ON FOREIGN CURRENCY HOUSING LOANS (CHF/GBP/USD)

A. CREDITOR

PIRAEUS BANK Société Anonyme
+30 210 3288000
4 Amerikis str., 105 64 Athens
www.piraeusbank.gr

B. HOUSING LOAN

1. FINANCING PURPOSES

The foreign currency housing loans of the Bank (in CHF/GBP/USD) are addressed to borrowers who receive an income in CHF/GBP/USD (which will be the main source of repayment of the credit) and also meet one of the below conditions:

- reside in a foreign country with CHF/GBP/USD as its official currency and their passport has been issued within the Eurozone or in a country with one of the above as its official currency or
- reside in Greece and their passport has been issued within the Eurozone or in a country with one of the above as its official currency

The said loans are granted aiming to cover the following needs of the above private individuals / natural persons:

- Purchase of a residence*
- Construction / Completion / Repair of residence*
- Purchase of a buildable / developable plot* for the construction of a residence*
- Purchase of a Residence* ready or under construction / Construction / Completion of a residence*

*in Greece

2. BANK SECURITY

The securities provided for by the Bank, for granting a housing loan in CHF/GBP/USD, are as follows:

- Registration of a first class Mortgage prenotation on a property in Greece or/and
- Deposit pledge in euros or in the currency of the loan

3. INTEREST RATE TYPES

3.1 Contractual Interest Rate

“Contractual Interest Rate” means the annual interest rate agreed between the Bank and the borrower, in the signed contractual documents, for the calculation of the credit interest.

The contractual interest rate is floating and consists of:

- in case of granting in Swiss franc (CHF), the retroactively compound average interest rate SARON (Swiss Average Rate Overnight), to which a fixed adjustment is added for the spread with CHF LIBOR rate, equivalent to the spread published for each relevant tenor and calculated on 05 March 2021 as a historical median spread between the CHF LIBOR concerned and the respective SARON, compound over a five-year lookback

period for each particular term to be applied, plus a spread that will be determined pursuant to the Bank's pricing policy upon assessment of the loan application, and the levy of Law 128/75, as well as any other surcharge imposed by Law. SARON (Swill Average Rate Overnight) rate means the interest rate calculated based on a 360-day year, which is calculated (and thus changes) on a daily basis, as this is determined, calculated and managed and published by the company Swiss Exchange Financial Information AG (SIX), pursuant to its operation regulation on the website <https://www.six->

[group.com/exchanges/indices/data_centre/swiss_reference_rates/reference_rates_en.html](https://www.six-group.com/exchanges/indices/data_centre/swiss_reference_rates/reference_rates_en.html), as well as on the website of the National Bank of Switzerland <https://www.snb.ch> based on its operation regulation, and published at 12:00 a.m. Switzerland time. As a retroactively compound average interest rate, SARON, calculated based on a 360-day year, for time equal to the applicable interest charge period, arises from the aggregation of the daily values of SARON index for the reference period preceding the day of calculation, as this is determined, calculated, managed and published by the company Bloomberg Index Services Limited with corresponding interest rate codes and published on the website <https://www.bloomberg.com/professional/solution/libor-resource-center/> between 18:00 CET/CEST (RFR publication time) and 20:30 CET/CEST (ISDA cut-off time) and with 24-36-h delay, two (02) working days before the beginning of the interest charge period to which it will be applied.

- in case of granting in Pound Sterling, the retroactively compound average interest rate SONIA (Sterling Overnight Index Average), to which a fixed adjustment is added for the spread with GBP LIBOR rate, equivalent to the spread published for each relevant tenor and calculated on 05 March 2021 as a historical median spread between the GBP LIBOR concerned and the respective SONIA, compound over a five-year lookback period for each particular term to be applied, plus a spread that will be determined pursuant to the Bank's pricing policy upon assessment of the loan application, and the levy of Law 128/75, as well as any other surcharge imposed by Law. SONIA (Sterling Overnight Index Average) means the interest rate calculated based on a 365-day year, which is calculated (and thus changes) on a daily basis, as this is determined, calculated, managed and published by the Bank of England on its website <https://www.bankofengland.co.uk> based on its operation regulation and is published at 9:00 a.m. time in London, England. As a retroactively compound average interest rate, SONIA rate, calculated based on a 365-day year, for time equal to the applicable interest charge period, arises from the aggregation of the daily values of SONIA index for the reference period preceding the day of calculation, as this is determined, calculated, managed and published by the company Bloomberg Index Services Limited with corresponding interest rate codes and published on the website <https://www.bloomberg.com/professional/solution/libor-resource-center/> between 9:00 GMT/BST (RFR publication time) and 11:30 GMT/BST (ISDA cut-off time), two working days before the beginning of the interest charge period to which it will be applied.
- in case of granting in US Dollars (USD), the retroactively compound average interest rate SOFR (Secured Overnight Financing Rate), to which a fixed adjustment is added for the spread with the previously prevailing USD LIBOR rate, equivalent to the spread published for each relevant tenor and calculated on 05 March 2021 as a historical

median spread between the USD LIBOR concerned and the respective SOFR, compound over a five-year lookback period for each particular term to be applied, plus a spread that will be determined pursuant to the Bank's pricing policy upon assessment of the loan application and the levy of Law 128/75, as well as any other surcharge imposed by Law. Retroactively compound average interest rate SOFR, calculated based on a 360-day year for time equal to the interest charge period set below, means the interest rate arising from the aggregation of the daily values of SOFR rate for the reference period preceding the day of calculation (01M/03M/06M/12M), as this is determined, calculated, managed and published by the company Bloomberg Index Services Limited with corresponding interest rate codes and published on the website <https://www.bloomberg.com/professional/solution/libor-resource-center/> between 08:00 EST/EDT (RFR publication time) and 10:30 EST/EDT (ISDA cut-off time), two working days before the beginning of the interest charge period to which it will be applied.

3.2 Spread: The spread is the rate by which the interest rate basis increases and which is shaped following the assessment of the loan application by the Bank pursuant to its applicable credit policy, considering factors, such as the trading behavior, the security provided, the amount and duration of the loan. In case of security by cash pledge, the spread shall be based on the security type and the performance thereof.

Since the loan is subject to a floating interest rate, the amount of the installment may vary, depending on the fluctuation of the lending rate.

In case of non-insurance for the risks of LIFE/Total Permanent Disability, there may be a surcharge on the abovementioned spread.

3.3 Levy of Law 128/75: The levy of Law 128/75, which increases the interest rate, amounts today to 0.12% for loans for residences.

3.4. Default Interest Rate: In case of non-timely payment of any amount due under the credit, the overdue amount shall bear a default interest, calculated on the basis of the applicable contractual interest rate of the credit, increased today by 2.5 percentage points (2.5%).

4. LOAN CURRENCY

The Bank offers housing loans in CHF/GBP/USD.

5. REPAYMENT - LOAN INTEREST CHARGE

The loan is repaid by monthly amortization installments in CHF/GBP/USD, depending on the currency of the credit, which shall be paid one month after the first disbursement of the credit. The customer must keep two accounts for the loan servicing, one in euros and one in the currency of the credit.

On the date of payment of each installment, the customer's account in the foreign currency is charged with the amount of the installment and any insurance charges.

Every installment is paid on the same date of each calendar month and its amount is calculated based on the applicable interest rate and the number of installments. The interest is calculated based on a three hundred sixty five (365)-day calendar year.

The number of installments shall be subject to the duration of the loan selected by the customer.

In case of gradual disbursements, the credit beneficiary shall pay an installment calculated based on the applicable unpaid balance of the disbursed amount of the credit.

6. RISK INSURANCE

The insurance of the property, which is provided as a collateral, is obligatory. The insurance against the risks of Death & Total Permanent Disability due to Accident or Illness (TPD) is optional and may be provided under the condition that the respective application of the borrower is accepted.

In case of inclusion of the borrower in a group insurance contract concluded by the Bank with insurance companies of its choice, the following insurance premiums shall be applicable: Earthquake / Fire Insurance with a cost of 2.85€ per year/1,000€ of insured principal, calculated on the re-construction value of the property under prenotation.

Life Insurance with a cost of 3.309 CHF/GBP/USD per year/1,000 CHF/GBP/USD of insured principal and Insurance against Total Permanent Disability due to Accident or Illness (TPD) with a cost of 1.06 CHF/GBP/USD per year/1,000 CHF/GBP/USD of insured principal, plus any legal deductions.

The insurance premiums are withheld every month together with the installment of the loan. The calculation and charge of the insurance premiums against the risks of Death & Total Permanent Disability due to Accident or Illness (TPD), where applicable, are made in the foreign currency.

The insurance premiums against Fire/Earthquake are calculated in EUROS and charged in the foreign currency on the day of payment of the installment, based on the exchange rate of the last price bulletin of the same day.

The valuation of the property is carried out by an engineer collaborating with the Bank and the respective cost burdens the borrower.

As regards the insurance of the property that is provided as a collateral, the borrower retains the right to present an insurance contract from an insurance company of their choice, member of the Hellenic Association of Insurance Companies, provided that this meets the coverages required by the Bank and the insurable value, being responsible, in such a case, to concede their claim over the insurance indemnity to the Bank, appointing the latter as the beneficiary of the insurance indemnity. In case of non-timely renewal of the insurance contract or cessation of payment of the premiums for any reason whatsoever, the obligor is included in a group insurance contract of the Bank, in which borrowers of the same category are insured.

The borrower retains the above right for the insurance against the risks of LIFE & TPD as well.

7. LOAN DURATION

The minimum duration of the loan amounts to 3 years and its maximum duration to 20 years, under the condition that upon the expiry of the loan the borrower will not be over 70 years old.

Especially for the customers residing in Greece and receiving their main income in CHF or GBP or USD, a duration of 3-30 years is provided and the age of the borrower upon the expiry of the loan shall not exceed 75 years.

LOAN AMOUNT

The minimum amount of the credit amounts to the amount in CHF/GBP/USD which is equivalent to 20,000€.

8. FINANCING RATE

Depending on the purpose, the maximum financing rate is shaped as follows:

Purchase of a Residence:

up to 100% of the purchase price (as mentioned in the contract) with a maximum financing rate equal to 50% of the estimated value of the property under prenotation.

Especially for the customers residing in Greece and receiving their main income in CHF or GBP or USD, the financing rate may be up to 60%.

Purchase of a residence and repair:

100% of the purchase price (as mentioned in the contract), with a maximum total financing rate equal to 50% of the estimated value of the property under prenotation, including repair.

Especially for the customers residing in Greece and receiving their main income in CHF or GBP or USD, the financing rate may be up to 60%.

Construction/Completion of a Residence:

100% of the estimated cost of construction of the approved budget of the property being constructed/completed, with a maximum financing rate of 50% of the estimated value of the property under prenotation.

Repair of a Residence with certification of works:

50% of the estimated value of the property under prenotation

Especially for the customers residing in Greece and receiving their main income in CHF or GBP or USD, the financing rate may be up to 60%.

In case the financed property is different from the property provided as a collateral, up to 50% of the estimated value of the collateral property is financed.

Especially for the customers residing in Greece and receiving their main income in CHF or GBP or USD, the above financing rates per purpose category are applicable.

In case the loan concerns the repair of a residence, for this amount a works budget from an Engineer of the customer is required.

9. EARLY REPAYMENT

The possibility of early full or partial repayment is provided at any time without cost.

10. COSTS

The costs concerning Housing Loans are shown in detail in the Bank's Invoice of Fees in the Customer Information and shall burden the customer.

Loans with a Property Prenotation Security

A. Cost for examining the application:

For every housing loan application filed, the customer does not bear the cost for examining the application.

B. Costs for Legal & Technical Audit

This concerns the fee of the lawyer and engineer cooperating with the Bank for the execution of first and second legal audit and technical assessment of the property provided as a security of the credit. In cases of partial disbursement, gradual certifications may be required concerning the progress of the works by an engineer cooperating with the Bank (construction, completion, repair).

C. Costs for the Representation by a Lawyer in Court

This concerns the costs for the representation by the lawyer cooperating with the Bank, in the competent court.

D. Costs for the Registration of the Prenotation and issuance of certificates and cadastral excerpts.

These concern the fee for the registration of the mortgage prenotation. This amount does not include costs of application, summary and issuance of certificates as these are determined by the competent Land Registry or Cadastral Office.

E. Costs for the declaration of an encumbrance in the competent Cadastral Office

This concerns the costs for the declaration of an encumbrance per property and auxiliary space (e.g. parking space/storage room) and if the auxiliary space is an autonomous horizontal property.

Loans with a Deposit Pledge Security

F. Cost for examining the application:

For every housing loan application filed, the credit beneficiary does not bear the costs for examining the application.

G. Costs of Notice

This concerns the costs of notice (service) of the pledge or receivable concession agreement to the natural or legal persons set by law. The respective cost is indicated on the official invoice of the Bank.

The payment of the above charges, which will be owed in euros, except for the insurance premiums against the risks of Life/TPD and Fire/Earthquake of section 6. RISK INSURANCE,

will be made by charging the account in euros that will be opened in the name of the Debtor(s).

11. CONSEQUENCES OF BREACH OF OBLIGATIONS OF THE CREDIT TERMS

In case of delay of the payment of any amount due, under the credit agreement, the borrower shall be charged for the delayed amounts from the day of the delay until repayment, with a default interest, calculated according to the Default Interest Rate defined above. In case an interest rate is established, which exceeds the Default Interest Rate, the ceiling of the default interest rate will be applicable, without the need of a prior nuisance or notice to the Credit beneficiary or payment order.

The Bank also has the right, in case of delay of the payment of any installment, in whole or in part, for a period greater than 90 days from the set payment date, either to seek the collection of the delayed installment with the interest (contractual and default) and costs due, or to terminate the contract, in which case the non-overdue part of the loan becomes overdue and payable, and to seek the collection of the total debt. In this case, the provisions on Overall Annual Percentage Rate (OAPR) of Charge cease to apply and the total debt, consisting of principal, interest, interest of interest and costs, shall be subject to interest even after the termination of the contract and the adjudication of the receivable with the above default interest rate. In any case of default, the Bank is also entitled to compound the delayed interest, even after the termination of the contract, as per the minimum periods permitted by law, which will be applicable upon the occurrence of the default, which currently equals to six months.

In case of termination of the contract, the borrower shall bear the total extrajudicial or judicial fees that may occur for the collection of the receivable by the Bank.

The Bank has also the right in this case to convert the total of the overdue debt in Euros, based on the exchange rate at which the Bank purchases foreign currency in the currency of the credit against Euro on the date of conversion of the total debt in Euros, as this is announced in the Daily Foreign Currency & Banknotes Price Bulletin of the Bank, which is shaped based on the exchange rates of the interbank foreign exchange market and adjusted daily or even more often, and to charge it with a default interest calculated with the applicable sum of the 360-day EURIBOR Interbank Interest Rate plus the provided spread and the levy of Law 128/75, amounting today to 0.12%, and any other surcharge imposed by Law, increased by 2.5 percentage points. In case a higher default interest rate applies, this interest rate shall be applicable. 360-day Euribor 1M Interbank Interest Rate means the European interbank offered rate 360-day EURIBOR of a duration equal to the interest charge period, as this is announced by the European Money Markets Institute (EMMI) at 11:00 Central European Time (CET), two working days prior to the calculation of the amount of each installment, rounded to the nearest hundredth, which is available online through the official website www.emmi-benchmarks.eu/euribor-org/euribor-rates.html.

The Bank is entitled to withhold and offset, at any time, at its discretion and will, any claim or counterclaim of yours against the Bank, irrespective of the reason from which it arises and in any currency, current or future, to anybody, with any overdue debt of yours from the loan. For this purpose, the Bank has the right to charge any Deposit Account of the borrower, with any amount owed by them to the Bank for any reason.

12. LOAN PROGRAM ANALYSIS

Housing loan in a foreign currency

Housing loan with floating interest rate linked to SARON/SONIA/SOFR as specified above plus spread, which remains fixed throughout the loan, plus the levy of Law 128/75. The spread of the loan interest rate is shaped following the assessment of your loan application by the Bank pursuant to its applicable credit policy, considering factors such as the trading behavior, the security provided, the amount and duration of the loan.

13. ILLUSTRATIVE EXAMPLES OF OVERALL ANNUAL PERCENTAGE RATE OF CHARGE (OAPR)

For a housing loan of 100,000 CHF/USD/GBP, with a property prenotation security, 60% financing rate, 30 years repayment duration, that is 360 monthly installments, floating SARON/SONIA/SOFR interest rate (0.88%/3.96%/4.67% on 21/03/2023), plus 3.05% spread (plus the levy of Law 128/75, 0.12%),

Cost for Examining the Application: 0€,

Cost for Legal Audit: 50€,

Cost for Technical Audit: 142.40€,

the following applies:

Loan in CHF

Monthly installment: 480.30 CHF

Total Credit Amount: 100,000 CHF

Total Credit Cost: 73,197.65 CHF

Total Amount to be paid: 173,197.65 CHF

OAPR: 4.15%

Loan in GBP

Monthly installment: 674.06 GBP

Total Credit Amount: 100,000 GBP

Total Credit Cost: 134,070.03 GBP

Total Amount to be paid: 243,070.03 GBP

OAPR: 7.39%

Loan in USD

Monthly installment: 722.64 USD

Total Credit Amount: 100,000 USD

Total Credit Cost: 160,642.87 USD

Total Amount to be paid: 260,642.87 USD

OAPR: 8.16%

The Total Credit Cost of the above examples does not include the costs C, D, and E described in paragraph 11 hereof. In case of granting a loan with a cash deposit pledge security on the total cost of the credit, the costs under G described are not included.

It shall be clarified that in the above examples OAPR, the monthly installment and the total amount to be paid are mentioned exclusively as an example and result only under the condition that the above data occur. In the above example, the cost for the insurance of the

property under prenotation for the risks of Fire/Earthquake and LIFE/Total Permanent Disability of the borrower is not calculated.

The standard general information mentioned herein are provided under Law 4438/2016, by which the national legislation has been harmonized with Directive 2014/17 EU of the European Parliament and Council of 4 February 2014 on credit agreements for consumers related to residential properties.