“Maqsadli Ipoteka” Deposit
Product Passport

ipotekabank otp group

Active from 04.08.2026

GENERAL TERMS

Type	Savings
Currency	National currency (UZS)
Method of execution	At bank branches, in cash and non-cash form
Term	12 months
Annual interest rate	14%
Minimum amount	UZS 0
Top-up	Crediting of the subsidy of the Ministry of Economy and Finance of the Republic of Uzbekistan upon opening of the special account; subsequent top-ups by the customer to the personal account — without restrictions
Partial early withdrawal	Partial withdrawal of funds from the account shall not be permitted until the completion of the loan transaction or its termination (recognition as unsuccessful)
Full early withdrawal	Possible solely through the procedure of unilateral withdrawal from the transaction, subject to the simultaneous return of the subsidy to the Ministry of Economy and Finance of the Republic of Uzbekistan. The customer’s own funds are returned together with the accrued interest; the established interest rate is not reduced upon early return
Interest rate preservation	Upon early return of funds (including where housing is purchased before the expiry of 12 months and where the loan is refused), reduction of the interest rate established by the agreement is not permitted
Capitalisation of interest	Not envisaged
Interest calculation procedure	Interest shall accrue from the day following the crediting of funds to the deposit until the day preceding their return to the depositor. Interest is accrued separately on the Customer’s funds and on the subsidy funds
Payment of interest income	Interest on both accounts is paid in a single instalment upon closure of the accounts: where the transaction is successful — to the developer together with the principal amount; where the transaction is unsuccessful — from the personal account to the customer, and from the special account to the Ministry of Economy and Finance of the Republic of Uzbekistan
Your deposits are guaranteed	Law of the Republic of Uzbekistan No. ZRU-1031 of 18.02.2025 “On Guarantees for the Protection of Deposits in Banks”; the guarantee is provided by the Deposit Guarantee Agency. The Customer’s deposits with the Bank are aggregated, and the limit of UZS 200,000,000 applies per depositor per bank; the subsidy funds are not subject to the guarantee

SPECIAL TERMS

Purpose of the product	Intended exclusively for the accumulation of the down payment under subsidised mortgage loans
Regulatory basis	The product is implemented within a pilot project pursuant to the Regulation approved by Resolution No. 375 of the Ministry of Economy and Finance of 12.06.2026 and Resolution No. 9801 of the Board of the Central Bank of 11.06.2026 (registered on 29.06.2026 under No. 3874, effective from 01.07.2026). Applies to deposits opened from 01.07.2026 to 31.12.2026
Requirements for the housing being purchased	Primary-market apartments newly constructed by contracting organisations, in buildings of at least 4 storeys; properties converted into multi-apartment housing through the reconstruction of individual housing or non-residential buildings are not eligible
Customer eligibility criteria / period for application	Application to the Bank within the validity period of the subsidy notification; the Bank opens the account within three days provided the documents comply with the Bank's internal rules
Crediting of the subsidy	The Bank submits an application to the Ministry of Economy and Finance of the Republic of Uzbekistan within 2 business days after the Customer has accumulated their own portion; the Ministry of Economy and Finance of the Republic of Uzbekistan transfers the subsidy within 5 business days
Account structure	The targeted mortgage deposit account is opened under balance sheet account 20406 with separate accounting of the Customer's own funds and the subsidy funds
Structure of funds on the account	Two sub-balances are accounted for separately: (a) the share of the Ministry of Economy and Finance of the Republic of Uzbekistan — the fixed amount of the credited subsidy and the interest thereon; (b) the customer's share — all subsequent customer top-ups and the interest accrued thereon
Account management	Personal Account: the Client may replenish the account. Partial withdrawal of funds by the Client shall not be permitted until the loan transaction has been completed or declared unsuccessful. Full withdrawal of funds shall be effected upon the Client's written application. Special account: managed by the Bank; the customer may not carry out any transactions thereon
Target amount of savings	Determined by the amount of the down payment for the selected property. The customer shall top up the account until this threshold is reached within 12 months. The deposit amount is determined on the basis of the down payment calculated from the maximum amount of the mortgage loan and the amount of the subsidy; where the cost of the housing is exceeded, the difference is covered by an increase in the Customer's down payment

ACCOUNT CLOSURE PROCEDURE

Grounds for a successful transaction	Accumulation by the customer of the full amount of the down payment and a positive final scoring result
Procedure where the transaction is successful	Where the transaction is successful, funds are transferred to the construction (contracting) organisation only after the following sequence has been observed: issuance of a letter of guarantee, notarial execution of the transaction, registration of ownership title and mortgage, preparation of the cadastral document, and registration of the information by the

	Ministry of Economy and Finance of the Republic of Uzbekistan through the relevant platform. Upon completion of the above stages, the Bank shall transfer to the construction (contracting) organization from the Special Account the subsidy in the amount of UZS 30,000,000 and the interest accrued thereon, while the remaining portion of the down payment shall be transferred from the Client's Personal Account using the Client's own funds and the interest accrued thereon.
Grounds for an unsuccessful transaction	The Customer's refusal to purchase housing; non-compliance of the credit history and solvency with the Bank's internal rules; inaccurate or falsified information; non-compliance of the selected housing with the requirements; misuse of funds; failure to accumulate the established amount; failure to conclude a loan agreement before the expiry of the deposit term; death of the Customer and other force majeure circumstances
Procedure where the transaction is unsuccessful	The subsidy of UZS 30,000,000 together with the accrued interest is returned from the special account to the Ministry of Economy and Finance of the Republic of Uzbekistan. The customer's own funds together with the accrued interest are paid out from the personal account to the customer in full. The return is effected within 2 business days from the date on which the relevant circumstance is recorded; the own funds with interest are returned to the Customer, and the subsidy with the accrued interest is returned to the State Budget without the Customer's consent
Right to reapply	Where the mortgage loan is refused, the Customer may reapply until the expiry of the deposit term; no restrictions are established on the number of applications
Restrictions	(1) Assignment of rights under the accounts to third parties is not permitted (2) Opening of a second account under this product with this or any other authorised bank is not permitted (3) Use of the funds for purposes unrelated to the accumulation of the down payment is not permitted (4) Top-up of the personal account with funds whose source cannot be verified under AML/CFT requirements is not permitted