

# MAHSULOT PASPORTI

<b>PRODUCT NAME</b>	<b>“IMKONIYAT” MORTGAGE LOAN</b>	
<b>Purpose</b>	Buying a house in primary market during construction (financing house building through share participation, in cases where a General Agreement for financing of housing construction on the basis of share participation has been concluded with the Ipoteka-Bank)	
<b>Client (individual who is a citizen of the Republic of Uzbekistan)</b>	1. Official income, 2. Self-employed with co-borrower, co-borrower has an official income	Self-Employed without co-borrower
<b>Term</b>	Up to 240 months	
Initial payment is not less than	20%	<p><b>With card turnover:</b></p> <ol style="list-style-type: none"> <li><b>1. 30% down payment — if one of the following is true:</b> <ul style="list-style-type: none"> <li>○ Positive credit history (as defined by local risk).</li> <li>○ Ownership of a car (not older than 3 years).</li> <li>○ Ownership of property.</li> </ul> </li> <li><b>2. 40% down payment — if all of the following:</b> <ul style="list-style-type: none"> <li>○ No credit history.</li> <li>○ No asset (car or property).</li> <li>○ Registered as self-employed for at least 2 years.</li> </ul> </li> <li><b>3. 50% down payment — if the client has:</b> <ul style="list-style-type: none"> <li>○ No credit history.</li> <li>○ No asset.</li> <li>○ Not registered as self-employed for at least 2 years.</li> </ul> </li> </ol> <p><b>Without card turnover:</b></p> <ul style="list-style-type: none"> <li>○ 50% down payment — applied by default.</li> </ul> <p><b>Note (applies to all):</b>          If the client has an active microloan taken within the last 3 months, its amount is added to the down payment.</p>



Annual interest rate during construction	<ul style="list-style-type: none"> <li>◦ For the portion of the loan within the limits of the Ministry of Finance state programs (RM-2) — 20%;</li> <li>◦ For the portion of the loan exceeding the state program limits — in accordance with the terms of the Commercial Mortgage (RM-1). (More detailed in appendix)</li> </ul>	
Annual interest rate once construction completed	<ul style="list-style-type: none"> <li>◦ For the portion of the loan within the limits of the Ministry of Finance state programs (RM-2) — 18%;</li> <li>◦ For the portion of the loan exceeding the state program limits — in accordance with the terms of the Commercial Mortgage (RM-1). (More detailed in appendix)</li> </ul>	
Maximum loan amount	Up to 1.7 bln. UZS	
Minimum loan amount	50 mln. UZS	
Grace period (construction period)	Up to 12 months (depends on construction period as per annexes)	
Co-borrower	Up to 3 co-borrowers with official income	
Early repayment	Permitted (without additional charges).	
Collateral	<p><b>a) During the construction period</b> For developers that have entered into a General Agreement with JSCB “Ipoteka-Bank”: a guarantee from the developer, investors, and contractors for an amount equal to the value of the property, or an insurance policy covering credit default risk, or other forms of collateral as stipulated by the law.</p> <p><b>b) After completion of construction</b> The apartment constructed using the loan funds.</p>	
Age (min./max.)	— from 21 to 60 years of age on the date of application (and not older than 70 years of age on the date of expiration of the loan term).	
Life insurance	<ul style="list-style-type: none"> <li>- clients over 63 years old must provide life insurance coverage from ages 63 to 70;</li> <li>- at age 63, clients must either present life insurance or bring a co-borrower with stable income</li> </ul>	
Minimum work experience	Borrower / Co-borrower — income for the last 6 months	Income for the last 6 months based on card turnover or declaration
Minimum salary	monthly income of the borrower and co-borrower should not be less than 1,050,000 UZS (except self-employed)	
Max debt load	≤50%	
Documents to be provided	<p>a) Identity document</p> <p>b) Sale and purchase agreement (investment agreement)</p> <p><b>c) During the construction period:</b> A guarantee from the developer, investors, and contractors for 125% amount of the property, or an insurance policy covering credit default risk, or other forms of collateral as stipulated by applicable law.</p> <p><b>d) After completion of construction:</b> The apartment constructed using the loan funds.</p>	
Source of funding	bank's own funds, as well as the Ministry of Economics and Finance's funds	
Special conditions	<ul style="list-style-type: none"> <li>• When determining the client's solvency, the repayment schedule must be established in the form of annuity or differential payments with a payment interval of 4–20 days;</li> <li>• On the overdue part of the loan, withdrawal of funds from the borrower's (co-borrowers') bank card is made without acceptance;</li> </ul>	

	<p>The loan is provided to clients participating in the state-subsidized mortgage lending program for the first time (applies to loans issued under the 2024 programs);</p> <ul style="list-style-type: none"> <li>• After the residential buildings financed during construction are commissioned and the apartments are registered as collateral in favor of the Bank in accordance with the established procedure, the mortgage loans are reissued using a procedure similar to the Oson product (provided that the refinancing program using funds from the Ministry of Economy and Finance is in effect at the time of reissuance).</li> </ul>	
Accounting	14901000.....351 (with a unique customer code)	14931000.....535 self-employed (with a unique customer code)



Options	Upfront fee (% loan amount)	Grace period	Downpayment	Rate during construction		Rate after construction finished		Max amount in mln. UZS	Terms
				Up to 480 mln. UZS	Above 480 mln. UZS	Up to 480 mln. UZS	Above 480 mln. UZS		
Classic Mortgage 1	10%	7	20%	17,0%	17,0%	17%	17,0%	800	20
Classic Mortgage 2	0%	7	20%	19,0%	19,0%	18%	23,5%	800	20
Classic Mortgage 3	2%	7	20%	17,0%	17,0%	18%	23,0%	800	20
Classic Mortgage 4	5%	7	20%	17,0%	17,0%	18%	20,0%	800	20
Classic Mortgage 5	0%	12	20%	20,0%	23,0%	18%	23,0%	1,700	20
Classic Mortgage 6*	0%	7	20%	17,8%	23,0%	17,8%	23,0%	1,700	20
Classic Mortgage 7	0%	12	15%	20,0%	23,0%	18%	23,0%	1,700	20

\*the loan limit amount during and after completion of construction is 550 million UZS

## Appendix №2

Options	Downpayment rate	Downpayment amount in mln. UZS	Installment loan amount in mln. UZS	Rate	Tenure
Light Mortgage 12	20%	260	1,040	0%	12
Light Mortgage 24	20%	260	1,040	0%	24
Light Mortgage 36	20%	260	1,040	0%	36
Light Mortgage 48	24%	312	988	0%	48
Light Mortgage 60	27%	351	949	0%	60

## Appendix №3

Options	Downpayment rate	Downpayment amount in mln. UZS	Installment loan amount in mln. UZS	Installment loan rate	Deposit amount at 0% for 1 apartment	Tenure for loan and deposit
Light Mortgage deposit 12	20%	260	1040	0%	50	12
Light Mortgage deposit 24	20%	260	1040	0%	50	24
Light Mortgage deposit 36	20%	260	1040	0%	50	36
Light Mortgage deposit 48	24%	312	988	0%	50	48
Light Mortgage deposit 60	27%	351	949	0%	50	60