

General information on property loans

1. Identity and address of the party providing the information

Banque Raiffeisen S.C.

Registered office: 4, rue Léon Laval, L-3372 Leudelange

(hereinafter, the “credit institution”)

2. Possible loan uses

- Financing the purchase of a building;
- Financing the construction of a building;
- Financing the completion of a building;
- Financing the renovation of a building;
- Financing the acquisition of building land;

without this list being considered exhaustive or prescriptive.

3. Types of sureties

In general:

- First-ranking mortgage charge over the asset to be financed;
- Wage garnishment;
- Payment protection insurance.

Depending on the case, additional sureties or fresh sureties may be requested, such as for example:

- Additional mortgage charge on another asset;
- Joint and several, real or personal security by another person;
- Pledge of cash and/or securities;
- Bank guarantees;
- Assignment of receivables such as from life insurance or home savings schemes.

The aforementioned sureties may, as the case may be, be located in another Member State of the European Union.

4. Term of the loan

The term of a property loan is typically set on the basis of the client's wishes and repayment capabilities. It is usually between 20 and 25 years and may be up to 30 years.

5. Lending interest rate

In the case of variable-rate loans, the rate may fluctuate. The credit institution may at any time change the interest rate based on its internal interest rate setting policy that considers various factors such as interest rates charged on the interbank markets that do not necessarily follow - at least not immediately and/or wholly - rate changes by the European Central Bank. The client is sent notification by hard copy or any other permanent medium of this change prior to it taking effect. This information shall specify what payments need to be made following this change and shall specify whether the number or frequency of payments is going to change.

In the case of fixed-rate loans, the rate shall be set when funds are released for a period that in principle shall not exceed 15 years. The credit institution shall notify the borrower prior to maturity of the fixed-rate period of the change in rate.

The client may at any time discharge some or all of the obligations incumbent upon them under the loan agreement, regardless of whether it is a variable-rate loan or a fixed-rate loan in accordance with the terms and conditions of point 10.

6. Example showing the loan principal, the total cost of the loan for the client, the total amount due by the client and the APR

Example:

Principal:	€500,000.00
Term:	300 months
Lending interest rate:	2.00%
Administrative fees:	€1,000.00
Cost of payment protection insurance:	€5,000.00

Amount of repayments	APR	Total cost	Total amount to be repaid:
€2,125.21	2.17%	€144,473.00	€644,473.00

7. Other possible loan costs not included in the total cost of the loan

- The cost of registering the mortgage, which includes notarial fees (determined in accordance with the Grand Ducal Regulation of 24 July 1971 revising notarial fees, as amended), registration fees (including stamp duty in accordance with the Mortgage Act of 18 April 1910, fees payable to the registry as set by a general administration regulation and a charge registration fee of 0.05% of the principal amount of the charge registered);
- Premiums charged by insurance companies other than Raiffeisen-Vie and premiums for insurance other than payment protection insurance (fire, liability);
- Any additional premiums in the event Raiffeisen-Vie provides payment protection insurance;
- Any other costs not included in the 'APR'.

8. Repayments

- 1) Property loan with periodic principal and interest payments.
- 2) Property loan with periodic payment of estimated interest and repayment of principal and accrued interest at maturity: Repayments only cover interest charges, the outstanding amount (including principal, account maintenance and statement charges and accrued interest) being repaid by the maturity date at the latest.
- 3) Property loan with repayment of principal and interest at maturity: The loan shall be repaid in full at maturity with a single payment of principal, account maintenance and statement charges and accrued interest.

In principle, repayment is monthly, except for mortgage loans with principal and interest repayments at maturity.

9. Additional information

The amount of the repayments shall be tailored to the terms and conditions applicable when the loan is drawn down and the amount of the final repayment may be changed to fully repay the loan at maturity.

10. Early repayment

In the event of early repayment of some or all of the loan, the client is entitled to a reduction in the total cost of the loan, which corresponds to the interest and fees owed for the remaining term of the loan.

Should the client wish to discharge his obligations under the loan agreement before the end of said loan, he must notify the lender of said intention by hard copy or another permanent medium. Shortly after receipt of the request, the credit institution shall communicate, by hard copy or another permanent medium, the necessary information to consider this request. At the very least, this information shall quantify the consequences, including the exact amount of the reduction in the total cost of the loan and the fair and objectively justified compensation set out below, which shall be binding on the client should they discharge his obligations before the loan falls due and shall clearly set out the underlying assumptions that are reasonable and justifiable.

In the event of full or partial early repayment of the loan, the credit institution is entitled to a fair and objectively justified compensation for the costs directly incurred as a result of the early repayment of the loan. This compensation may not exceed the lender's financial loss.

Where the contract was entered into to purchase a residence which has been the client's actual principal residence for an uninterrupted period of at least two years, the aforementioned compensation may not in any case exceed six months' interest on the principal repaid at the time of each early repayment, calculated at the lending rate applicable to the loan on the date of the early repayment. This cap does not apply to the portion of the total amount of early repayments exceeding €450,000.00.

The credit institution may not impose any penalty on the client.

11. Valuation of the property in question

When a loan is secured by a mortgage charge on a property, another comparable surety or a claim on the property, it shall be, unless the client expressly requests an external appraiser (at his own expense), valued by the credit institution using the rules for assessing the market value of residential properties set out in Article L.226-14 of the Consumer Code.

Where the valuation is done by an external appraiser, the credit institution shall take reasonable steps to ensure that the valuation rules are applied.

12. Ancillary services to obtain the loan or to obtain it on the stated terms

Where applicable:

- Payment protection insurance with an insurer chosen by the client;
- Home savings with an approved savings bank.

13. Advisory services

In addition to the products in its own product range, the credit institution may, as the case may be, be required to offer the client advisory services concerning partner products, namely:

- Home savings products from Bausparkasse Schwäbisch Hall; or
- Raiffeisen-Vie's payment protection insurance.

These advisory services are not charged by the credit institution.

14. Consequences of non-compliance with loan obligations

Should the client have difficulties making periodic payments, it is recommended that he immediately contacts the credit institution to examine possible solutions.

In the event of non-compliance with one or more obligations incumbent on the client in connection with the loan and in particular the non-payment of one or more payments under the loan agreement, or as the case may be, of one or more premiums under a home savings scheme or insurance premiums linked to the contract, the credit institution reserves the right to amend the terms and conditions governing the loan and/or terminate the loan. In this case, both judicial and out-of-court proceedings may be brought against the client to collect the lender's debt.

These recovery measures may, in particular, include the assignment or attachment of any earnings, a court summons or, where applicable, the enforcement of any other guarantee provided. The client shall be liable for any costs incurred in clawing back or recovering this debt.

Should the client fail to make the repayments, the property can ultimately be seized and sold at auction.

15. Cooling-off period

The client has a 14-day cooling-off period from receipt of the offer before committing to take out this loan. The client may, however, agree to take out this loan before the end of this cooling-off period.