

SUPPLEMENTARY PRECONTRACTUAL INFORMATION DOCUMENT (DIPREC)

MORTGAGE LOAN FOR CONSUMERS AND USERS

(The information in bold is especially relevant)

This document is issued on the date which appears at the end, in response to your request for information, **is additional to the Precontractual Information Document it supplements and does not entail an obligation for CajaSur Banco S.A.U. to grant you a loan.** The information included herein is purely informative. It is based on the current market conditions for a standard loan of 150,000 Euros for 25 years. **The subsequent personalized offer may differ** in terms of the variation of those conditions or as a result of information about your preferences and financial conditions.

1. Loan repayment system.

There are two amortization systems:

Constant amortization: Where the principal must be returned in equal and successive monthly instalments, comprising a constant amount of the principal, which is calculated by dividing the principal of the loan by the number of instalments, and the interest for each period, which is paid monthly in arrears and calculated on the remaining balance of the principal at a given time.

Constant quota: Where the repayment of the principal and the payment of the interest must be made in successive monthly instalments comprising the principal and the interest, **calculated using the French amortization system.** The amount comprising the principal and the interest will be invariable in the case of fixed interest rate loans and will be made up of one part of interest according to the outstanding principal and another part of increasing principal. And in the case of variable interest loans, the **resulting amount** to be applied at each new term of interest will be calculated using the aforesaid French amortization system according to the outstanding principal at the beginning of that period, the remaining time of the transaction and the applicable interest rate.

2. Table of oscillations in the total amount of the loan at variable interest rate.

As an example representing a loan at a variable interest rate for a principal of 150,000.00 € for 25 years, we are including the following table of oscillations of the monthly repayment amount and the total amount of that loan during the aforementioned time, indicating the highest and the lowest amount it could reach, considering an interest rate determined according to the fluctuation it has undergone in the last twenty-five years or since it was created if later than that time, the 1-year Euribor (BOE) reference adding a 1.25% differential:

DECEMBER/2008	3.452%	4.702%	851.04 €	255,312.01 €
DECEMBER/2009	1.242%	2.492%	672.32 €	201,696.28 €
DECEMBER/2010	1.526%	2.776%	693.96 €	208,189.31 €
DECEMBER/2011	2.001%	3.251%	731.05 €	219,316.07 €
DECEMBER/2012	0.549%	1.799%	621.21€	186,361.74€
DECEMBER/2013	0.543%	1.793%	620.77 €	186,232.16 €
DECEMBER/2014	0.328%	1.578%	605.42 €	181,625.19 €
DECEMBER/2015	0.059%	1.309%	586.54 €	175,961.10 €
DECEMBER/2016	-0.080%	1.170 %	576.93 €	173,078.03 €
DECEMBER/2017	-0.190%	1.060%	569.39 €	170,817.64 €

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DECEMBER/2018	-0.129%	1.121%	573.56 €	172,068.81 €
HIGHER	5.393%	6.643%	1,026.25 €	307,876.44 €
LOWER	-0.191%	1.059%	569.32 €	170,797.18 €

3. Reduction for product commitment in variable interest rate loans.

The Precontractual information which this document supplements lists, in section 3. **Interest Rates**, the products whose purchase is incidental and optional, and/or the fulfilment of commitments which may reduce, in the terms stated in that section, the differential of the variable or fixed interest rate; in such a way that, on each rate adjustment date -in variable interest rate loans- or compliance review date -in fixed interest rate loans-, those reductions will be applied in the next period if it is appropriate according to the aforesaid purchase and compliance.

4. Guarantees.

As expressly stated in section 2. **Characteristics of the loan**, in the Precontractual Information which this document supplements, you are informed that borrowers are liable to CAJASUR for the repayment, not only with their mortgaged home and/or property, or any other collateral, but with all their present and future assets, and that loan guarantors are also liable with all their present and future assets. Non-debtor mortgagers, if appropriate, are liable with the mortgaged property and their personal liability is not affected, except if they are also acting as guaranteeing party or guarantor.

5. Applicable Delay Interest and way to calculate it.

If the borrowing party fails to meet the instalments, in part or in full, on their respective due dates, or, where appropriate, **from the time the existing outstanding balance is settled, during judicial enforcement, and from the time a judgment or court order is passed**, an annual nominal delay interest on the outstanding principal will accrue and it will be calculated by adding **2.00 percentage points to the annual nominal ordinary interest rate applicable to the loan at any time. It will be applied from the day after the appropriate due date, on the basis of what is established in Art. 316 of the Commercial Code, on any unpaid amounts, and it will be paid and capitalized with the same frequency and in the same way as the ordinary interest.**

If the purpose of the transaction is the purchase of the borrower's PRIMARY RESIDENCE and it is mortgaged, the delay interest will not be capitalized and cannot exceed in any case the equivalent to 3 times the legal interest of money in force at any time, except if the mortgaged home stops being used as PRIMARY RESIDENCE and except if after the auction sale in judicial proceedings, the circumstances in art. 579, 2 a) of the Law of Civil Procedure take place.

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6. Documents to be provided to CajaSur to assess the good standing of the Debtor.

For CajaSur to assess the good standing of the Debtor the following documents will have to be provided not exceeding 60 days term:

Documents on personal information of all those concerned

- Photocopy of original identification documents (DNI or NIF, residence card, passport, etc.)
- Matrimonial property agreement or separation of property agreement, where appropriate.
- Individual statement of assets (internal document of the institution) stating:
 - Identification details of other property and/or assets: physical description, location and burdens encumbering them.
 - Identification details of the vehicles: make, model, registration number, market value.
 - Accounts in other banks, stocks, funds and pension plans
 - Monthly payment commitments of the informant (support payments, rents, etc.) with receipts to justify the payments.
 - Debts in other banks: creditor, due date, guarantee, purpose, monthly amount, outstanding balance
 - Debts in other institutions when acting as a guarantor: Borrower, institution and amount guaranteed by the informant. In the case of indebtedness outside CajaSur, being up to date with payments must be proved by providing the latest payment receipts.

Documents on income of all those concerned

- Employees: Last three payrolls, work contract and working life report (according to length of time in current job).
- Self-employed workers: Latest annual VAT summary, latest quarterly payments, last three social insurance receipts and working life report.
- Income tax return or otherwise proof of income.
- Bank statements of the last 6 months for those who are not customers of CajaSur.

Documents on the mortgage guarantee

- Contract of sale or document on the estimated value of the property to be financed.
- Appraisal of the property which is going to be used as collateral in the transaction.
- Verification of registration of the property which is going to be used as collateral in the transaction.
- When the property to be mortgaged is a home and there is sale or rental, an energy efficiency certificate will be necessary.

7. Appraisal of the property to be mortgaged.

The Customer, in the terms provided in section 4. *Preparation costs* of the Precontractual Information which this document supplements, **is entitled to provide an appraisal of the property to be mortgaged, which must be accepted by CajaSur, to consider the possible viability of the property to guarantee the loan, as long as the appraisal provided by the Customer is certified by a qualified appraiser in accordance with the Mortgage Market Act and has not expired according to what is provided by law and therefore, no additional cost can be charged for any verifications which, if appropriate, must be made on that appraisal.**



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8. Insurance.

The customer has no legal obligation to take out insurance in order to underwrite the loan. Nevertheless, in accordance with what is established in the regulations of the mortgage market, the Customer and CajaSur will arrange the underwriting of **Home Insurance for fire damage and natural hazards for the building, which may be underwritten with any Insurance institution, insuring the property being used as collateral for the loan in the terms provided for in section 4.** *Preparation costs* of the Precontractual Information which this document supplements.

9. Binding offer.

Once the customer and CajaSur have stated their will to have the mortgage loan underwritten, the property has been appraised, the registration status has been verified and the good standing and financial capacity of the customer have been assessed to the satisfaction of CajaSur, **the customer is entitled to ask CajaSur for a binding offer whose conditions will be those finally granted by the lending institution.** If the Customer asks CajaSur for a binding offer, it will be provided by means of a Personalized Information Record stating, among other things, that it is a binding offer, and it will be valid for fourteen calendar days as from the date of delivery.

10. Tax allowances or public subsidies.

According to the personal circumstances of each Customer, there may be tax allowances or public subsidies available for home purchase.

11. Notary.

The Customer is entitled, under the regulations on notarial regime and organization in force, to freely choose the notary to have the deed by which the transaction is executed notarized.

12. RISKS AND WARNINGS.

Please take note of the risks which a mortgage loan involves.

- **Your income may vary. Make sure that if your income decreases you will still be able to meet your mortgage payments.**
- **The borrowers and the guarantors, if any, are entitled to examine the draft contract in the office of the notary 3 working days prior to its execution.**
- **You, and the guarantors, if any, may lose your mortgaged home and/or property or any other collateral if you do not make your payments on time.**
- **If the interest rate to be taken is variable: You must take into account that the interest rate of this loan will not remain fixed during the whole term.**
- **If the interest rate to be taken is variable, and the borrower is an individual: You must take into account that even if the interest rate of this loan is variable, you will never benefit from decreases in the applicable interest rate below zero (0.00), and therefore no negative interest will ever be earned by the debtor.**



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- **If the interest rate to be taken is variable, and the borrower is a legal entity: You must take into account that if the applicable RATE OF REFERENCE to calculate the interest rate is below zero, it will be understood, for all the calculations which must be made to determine the specific rate which is applicable at each time, that the aforesaid rate of reference is zero (0.0)**
- **You will have to pay, among others, the corresponding notarial expenses, if applicable.**

NOTE: CajaSur Banco S.A.U. voluntarily subscribed on 1 June 2013 the Code of Good Practice regulated by Royal Decree-Law 6/2012. Signing this document does not imply an obligation to contract.

