

FIPRE
NON-MORTGAGE LOAN

(The information highlighted in bold are especially relevant)

This document is prepared on the date specified at the end of this document in response to your request for information, **and it does not entail an obligation for Cajasur to grant you a loan.** The information contained herein is for informational purposes only. This document has been prepared based on current market conditions. **The subsequent personalised offer may be different** depending on changes in these conditions or as a result of information we obtain about your preferences and financial conditions.

1 - CREDIT INSTITUTION

Identity / Trade name:	Cajasur S.A.U.
Registered office:	Avda. del Gran Capitán, 11-13 - 14008 Córdoba
Phone number:	900 247 247
E-mail address:	info@cajasur.es
Website address:	www.cajasur.es
Supervisory authority:	Bank of Spain, www.bde.es
Customer service contact information:	Cajasur - Customer Service Avda. del Gran Capitán, 11-13 - 14008 Córdoba atencion.cliente@grupokutxabank.com

Cajasur Banco S.A.U., C.I.F. A95622841, registered in the Mercantile Register of Cordoba, Volume 2458, Folio 1, 1st Entry, Sheet CO-35656.

2 - FEATURES OF THE LOAN

Maximum loan amount available with respect to the value of the property:
A maximum of up to 80% of either the appraisal amount, if any, or the value in the contract of sale, whichever is smaller.
 Example: for a property appraised at EUR 200,000 and with a contract of sale of EUR 187,500, the maximum loan amount would be EUR 150,000 (80% of EUR 187,500, the smaller value between the appraisal value and the value in the contract of sale).

Purpose: Home purchase or acquire or retain ownership of land or building.

Type of Loan: It is repaid with ongoing constant payments consisting of principal and interest (French system).

Guarantees: The loan holders are liable to Cajasur for making the payments on the loan with all of their present and future assets. Guarantors are in turn liable with all their present and future assets.

Representative example: Please find attached a representative example in section 5 of this document.

Repayment period: up to 120 months (10 years).

Loan Repayment. Frequency of payments: MONTHLY

Consequences of breach of loan contract. The contract may be terminated in advance and you may declare the loan due and demand payment of any sums that may be outstanding with regard to principal, interest and costs.

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3 - INTEREST RATE

Type and level of applicable interest rate:

- **Fixed.** The interest rate remains invariable until the maturity of the transaction.
- **Variable Rate.** Fixed rate for the first months and variable rate for the remaining period, tied to a specific index. It is calculated based on one of the following indexes:
 - o **1-year Euribor (published in Official State Gazette [BOE]) from one month before, plus an agreed differential, adjusting it every 12 months, or**
 - o **Average rate for mortgage loans over 3 years to buy private housing granted by Credit Institutions in Spain (IRPH) from two months before, plus an agreed differential, adjusting it every 12 months**

If the contractual interest rate is variable: It must be taken into account that even if the interest rate on this loan is variable, you will never benefit from falls in the interest rate below zero (0.00), for which reason under no circumstances will interest be earned by the debtor.

4 - LINKS AND PREPARATORY COSTS

Signature of this loan does not entail the obligation to take out any product, with the exception of the payment account, and it is the borrowers who decide whether to consider other products or services.

Set-up fees to be paid by the customer:

- **Commitment fee.**

5- ANNUAL EQUIVALENT RATE AND TOTAL COST OF THE LOAN

The AER is the total cost of the loan expressed as an annual percentage. The AER serves to help you compare offers.

Example of the AER calculation (the amounts, percentages and commissions are stated by way of a guide):

The applicable Variable APR to your loan is: 6.53%

It includes:

Interest rate (First Year):	6.116%
One year Euribor (August/24)	3.166%
Differential	2.95%
Other Components of the Variable APR:	
- Commitment fee (minimum 100€):	1.00%
- Account Maintenance Fee:	0 €

Total cost of the loan in absolute terms: 67,462.34 €

The Variable APR and the total cost of the loan are calculated on the basis of the following assumptions:

Amount:	50.000 €
Interest rate (First Year):	6.116%
Interest rate (Rest)	Euribor + 2.95%
Period:	10 years

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The amounts that have been indicated in this section are expenses that the borrowing party will assume.

French amortization system. Annual review.

The Variable APR has been calculated under the hypothesis that the reference indices do not change, therefore, this Variable APR will vary with the interest rate revisions.

(*) According to Law 5/2019, regulating Real Estate Credit Contracts, for the calculation of the Variable APR and Total Cost, if the loan is at variable interest, the highest value has been taken as the borrowing rate of the variable period between the initial interest rate and the one offered for this second period.

6 - EARLY REPAYMENT

The variable interest rate loan contracts or the variable tranches of any other loan will set a compensation or fee for Cajasur S.A.U. in either of the following two cases, which will be exclusive with regard to each other:

- a) total or partial reimbursement or early repayment of the loan during the first 5 years of the loan contract, with a compensation or fee for Cajasur that may not exceed the amount of the financial loss for the lender in accordance with the calculation provided in the applicable regulations, limited to 0.15% of the capital repaid early; or
- b) total or partial reimbursement or early repayment of the loan during the first 3 years of the loan contract, with a compensation or fee for Cajasur that may not exceed the amount of the financial loss for the lender in accordance with the calculation provided in applicable regulations, limited to 0.25% of the capital repaid early.

The fixed interest rate loan contracts or the fixed tranches of any other loan will set a compensation or fee for Cajasur limited to the following:

- a) total or partial reimbursement or early repayment of the loan during the first 10 years of the loan contract or from the date on which the fixed rate is applicable, with a compensation or fee for Cajasur that may not exceed the amount of the financial loss for the lender in accordance with the calculation provided in applicable regulations, limited to 2 percent of the capital repaid early; and
- b) total or partial reimbursement or early repayment of the loan from the end of the period indicated in paragraph a) up to the end of the life of the loan, with a compensation or fee for Cajasur that may not exceed the amount of the financial loss for the lender in accordance with the calculation provided in applicable regulations, limited to 1.50 percent of the capital repaid early.

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To enable Cajasur to assess the solvency of the Borrower, you must provide Cajasur with the following documentation within a period of not more than 60 days:

- Documentation on the personal data of all the parties involved.
 - Photocopy of the original identity documents.
 - Agreement regulating marriage or separation regime, where applicable.
 - Individual property declarations (internal bank document).

- Documentation on the income of the parties involved.
 - Employees: Last three payslips, employment contract and employment record.
 - Self-employed: Last annual VAT return, last quarterly payments, last three social security contributions and employment record.
 - Income declaration or justification of earnings.
 - Bank statements over the last 6 months for non-Cajasur customers.

- Other documentation.
 - Transaction contract, if any.

Should it prove impossible to carry out the solvency assessment because the potential borrower has chosen not to furnish the information or the necessary verification to carry out this assessment, the loan cannot be approved.

NOTE:

In accordance with Regulation Five of the CBE 5/2012, you are informed that for further information, read the "quarterly information on fees and rates used and offered more usual" in www.cajasur.es