

General Terms and Conditions of UniCredit Bulbank AD for granting loans to consumers

The General Terms and Conditions (GTC) set forth the procedure and conditions under which UniCredit Bulbank AD (the "Bank"/"Creditor") provides loans to consumers, the conditions for disbursement, use, collateral, and repayment of such loans, as well as the conditions for the conclusion and effect of loan agreements.

Terms

Consumer is any capable individual acting outside the framework of its commercial, business or professional activity when concluding a loan agreement.

Loan is the total amount of funds provided by the Bank based on a loan agreement for disbursement. It also covers the debt that arises from and is formed by the disbursed principal and its use. This includes the due interest, compensation (penalty) for late payment, fees, commissions, and other expenses according to the terms of the loan agreement and the GTC.

Total loan amount is the maximum amount (limit) or the total amount provided under the loan agreement.

Total due loan amount - total amount of the loan (principal) together with the total expenses for the loan for the consumer.

Annual Loan Expenses include all expenses for the loan under the Consumer Loans for Property Act (CLPA) and the Consumer Loan Act (CLA).

Loan price is the applicable individually agreed annual remuneration interest for the relevant period accrued on the disbursed and outstanding loan amounts due and payable on the respective maturity date, which are paid as follows: for loans repaid in annuity instalments - with an annuity instalment thereof; for loans repaid in equal monthly instalments for the principal - as a separate instalment under the loan together with the repayment instalments for the principal; until the deadline for loan repayment where a repayment plan has not been agreed.

Reference interest rate (RIR) – used as a basis for the calculation of the variable interest rate applicable to the loan agreement. It is an index and/or indicators published by the Bulgarian National Bank and/or the National Statistical Institute, or a combination thereof, or an interest rate benchmark under Regulation (EU) 2016/1011 of the European Parliament and of the Council of 8 June 2016 on indices used as benchmarks in financial instruments and financial contracts or to measure the performance of investment funds and amending Directives 2008/48/EC and 2014/17/EU and Regulation (EU) No 596/2014 (OJ, L 171/1 of 29 June 2016). RIR is determined in the loan agreement and is defined in item 7.2.

Annual Interest Rate (AIR) is a percentage expression of the annual remuneration interest rate setting the price of the due and/or overdue loan during the validity period from the date of the loan agreement and by each subsequent interest accrual period. AIR is composed of the variable reference interest rate applicable under the loan agreement valid for the relevant period of interest accrual, and the agreed fixed (non-variable) surcharge. The AIR amount is determined in the loan agreement by the date of its conclusion and changes automatically (increases/decreases) depending on the objective change of the reference interest rate valid for the respective loan interest accrual period, without the need for a special agreement between the parties for the term of its validity.

Annual Percentage Rate (APR) is a percentage expression of the individually agreed annual loan expenses calculated depending on the cost of the price established under the interest plan by the date of conclusion of the loan agreement. During the term of validity of the loan agreement, the annual percentage rate (APR) increases/decreases in proportion to the changes of the reference interest rate applicable under the loan agreement and the objective changes of the loan expenses until the final repayment of the creditor's receivables under the loan.

The loan may be repaid:

- **in annuity instalments** - in equal monthly repayment instalments, each including the remuneration interest due at the time the loan instalment is due and the amount of the principal on the loan specified in the repayment plan;
- **in equal monthly instalments for the principal** - in equal monthly instalments for the principal and separate instalments for the remuneration interest specified in the loan agreement and the repayment plan thereto;
- until the loan repayment deadline where no repayments plan has been agreed.

Repayment plan is the distribution of the loan instalments (annuity, principal, and remuneration interest) due for the relevant period of the loan agreement in terms of amount, number, and frequency in relation to the agreed-upon each due date (maturity). The information contained in the repayment plan is valid only until the subsequent change of the value of the AIR or the value of the additional expenses under the loan agreement. The consumer has the right at any time during the validity of the loan agreement, upon request, to receive a loan statement in the form of a repayment plan for the payments made and upcoming.

Interest plans are periods during the term of the loan agreement where, upon the conclusion of the agreement, the parties agree to pay a different amount of the loan price (remuneration interest).

Compensation for delay, with the legal effect of a penalty, is the agreed compensatory (indemnity) interest for overdue payments by their agreed due date. This interest accrues on each due loan instalment—annuity, principal, or remuneration interest. The compensatory interest (penalty) for late payment is charged for the period of delay on the unpaid instalment— annuity, principal, and remuneration interest—and is equal to the statutory interest. The amount of the statutory interest rate is determined by the Council of Ministers of the Republic of Bulgaria.

Compensation for early repayment – In case of early repayment (full or partial) of the debt under the mortgage loan agreement concluded under the procedure of the CLPA, the borrower owes an early repayment compensation equal to 1% (one percent) of the early repaid debt where the early

repayment is made before the repayment of 12 monthly repayment instalments, counting from the date of loan disbursement. Compensation for early repayment is not due in the case specified in Article 25, paragraph 8 of the CLPA and item 11.2 of the GTC, as well as in case of early repayment (partial or full) of the debt under a consumer loan agreement concluded under the procedure of the CLPA

The consumer may:

- **conclude a mortgage loan agreement with limited liability;** where the creditor is fully and finally satisfied up to the amount of the collateral under the agreement after enforcement of the collateral by court order or after sale by the consumer with the consent of the creditor, or
- **conclude a mortgage loan agreement with full liability;** where in case of forced execution, the consumer is liable under Article 133 of the Obligations and Contracts Act.

I. Conditions for granting loans to consumers

1. The bank grants loans to consumers fulfilling the following requirements: **1.1.** The consumer has opened a current account at the Bank; **1.2.** The consumer has constant net monthly income determined according to the assessment of the consumer's creditworthiness and the credit risk arising from: **1.2.1.** employment or official relations under a permanent employment contract/official service order, under which the consumer has at least 6 consecutive months of work by the date of submitting the loan application, the consumer is not within the notice period for termination of the employment contract, and has regularly received their employment/official remuneration; **1.2.2.** sole trader business, freelancer, or a business providing constant income for at least one year by the date of submission of the loan application; **1.3.** The consumer has and disposes of its funds (as a deductible) equal to the total amount necessary to finance the purpose of the loan, corresponding to the deductible percentage required by the Bank, depending on the degree of creditworthiness, the assessment of the collateral, and the credit risk assumed by the Bank with the loan provided; **1.4.** The purpose of the requested loan does not contradict the law and banking regulations; **1.5.** The consumer has submitted a Loan application (form of the Bank); **1.6.** If the consumer and/or a person who will be jointly liable under the loan agreement do not speak Bulgarian, the documents related to the requested loan are translated by a translator. If any of the provided documents are in a foreign language, a certified translation into Bulgarian is provided under the statutory procedure. **2.** The Bank provides loans to consumers in the national currency with a term and amount as follows: **2.1.** Maximum repayment term: **2.1.1.** for loans secured by a mortgage - up to 30 years; **2.1.2.** for loans not secured by a mortgage - up to 10 years; **2.2.** The granted amount is determined depending on the consumer's creditworthiness, sufficiency of the proposed collateral, and the loan deductible. **2.3.** The bank provides the consumer with pre-contractual information under Appendix No. 2 under Article 6, paragraph 2, item 3 of the CLPA, and Article 6, paragraph 5 of the CLPA/Appendix No. 2 under Article 5, paragraph 2 or Appendix No. 3 under Article 8, paragraph 2 of the CLA, and Article 5, paragraph 7 of the CLA, while the information provided does not have the legal effect and consequences of an offer and does not oblige the bank to approve and agree the requested loan. **3.** The Bank notifies the consumer of the decision about the requested loan within 14 days from the submission of the required documents. When the creditor refuses to provide a loan on the grounds of a creditworthiness evaluation, the creditor informs the consumer about the refusal promptly and free of charge and, where applicable, that the refusal is grounded on automated processing of data. Except in the cases where the Bank is obliged to notify immediately and free of charge the consumer about the check results and consumer information in the register on the grounds of the check in the Central Credit Register or another database and under Article 14, paragraph 4 of the CLPA/Article 18 of the CLA, the Bank is not obliged to ground its refusal to grant a loan. The validity period of the decision approving the requested loan is 3 months. If, within this period, the consumer, for reasons beyond the Bank's control, does not sign a loan agreement, a new request is submitted and, if necessary, new/additional documents are submitted.

II. Conditions for the disbursement of loans by consumers

4. The borrower has the right of disbursement of amounts under the loan after the cumulative fulfilment of the following conditions: **4.1.** Establishment of the agreed collateral under the statutory procedure and form, and their entry in the relevant registers; **4.2.** Submission of certificates in the form required for each agreed collateral, certifying the Bank's rights as a first-ranking mortgagee/pledgee, as well as the absence of registered encumbrances, rights, and claims by and in favour of third parties regarding the subject of the collateral (e. g. real property encumbrances, pledges/mortgages in favour of another creditor, statements of claim, registered foreclosures, rental contracts, established right of use, and other opposing rights of third parties); **4.3.** Providing the insurance policies under the GTC; **4.4.** Fulfilment of other contractual terms and conditions for disbursement; **4.5.** Payment of the fees and commissions specified in the loan agreement; **4.6.** Filing a written request for disbursement of loan amounts, where applicable. **5.** The term for disbursement is specified in the loan agreement. If no such term has been explicitly specified, it is up to 3 months, counted from the date of the loan agreement. If the collateral in favour of the Bank does not fulfil the requirements under item 4.1 and 4.2, the Bank does not allow loan disbursement until the collateral is brought into compliance with the requirements in these items, not exceeding three months from the date of conclusion of the loan agreement. After the expiry of this term, the loan agreement is terminated, provided that the above requirements are not met. **6.** The loan is filed and recorded in the accounting books of the Bank by entering all disbursed and repaid amounts. It is disbursed fully or partially through the current account of the borrower, specified in the agreement. The borrower proves the fulfilment conditions determining the emergence of the right to use loan amounts with the relevant supporting documents submitted in original.

III. Interest, fees, and commissions:

7. The remuneration interest on the disbursed outstanding part of the loan (due and/or overdue debt) specified for the relevant period of the interest plan is an annual interest rate composed of the individually agreed variable reference interest rate applicable for the relevant interest accrual period within the current interest rate plan plus the agreed fixed (non-variable) surcharge for the term of validity of the relevant interest rate plan. **7.1.** The interest accrual begins on the date of the first disbursement of the loan. Each subsequent interest accrual period begins on the first business day¹ of the next calendar period (month, quarter, etc.), depending on the periodicity of the applicable reference interest rate. **7.2.** The following apply as reference interest rates: **7.2.1.** Average Deposit Index (ADI). The applicable ADI is calculated by the Bank as a weighted average interest rate on the entire volume of deposits in EUR of the Non-financial Corporations and Households sectors in the banking system in Bulgaria presented in the following tables of the Interest Rate Statistics of the Bulgarian National Bank (BNB): "INTEREST RATES AND VOLUMES OF OUTSTANDING AMOUNTS ON TIME DEPOSITS OF NON-FINANCIAL CORPORATIONS SECTOR" (sheet TIME_OA_NFC), "INTEREST RATES AND VOLUMES OF OUTSTANDING AMOUNTS ON TIME DEPOSITS OF HOUSEHOLDS SECTOR" (sheet TIME_OA_HH), "INTEREST RATES AND VOLUMES OF OUTSTANDING AMOUNTS ON OVERNIGHT DEPOSITS AND DEPOSITS REDEEMABLE AT NOTICE OF NON-FINANCIAL CORPORATIONS SECTOR" (sheet OVN_DRN_OA_NFC), and "INTEREST RATES AND VOLUMES OF OUTSTANDING AMOUNTS ON OVERNIGHT DEPOSITS AND DEPOSITS REDEEMABLE AT NOTICE OF HOUSEHOLDS SECTOR" (sheet OVN_DRN_OA_HH) published on the BNB website at: <http://bnb.bg/Statistics/StMonetaryInterestRate/StInterestRate/StIRInterestRate/index.htm> (the Tables) calculated by weighting the values of the effective annual percentage of all clients categories and types of EUR deposits in the Tables directly extracted from the Tables through their volumes for the relevant month. The weighted average value is determined as the sum of the products of the effective annual rate and the volume for the respective customer category and deposit type announced in the Tables before the end of each calendar month, with data from the previous month, divided by the sum of the volumes of all deposits in EUR for the same month as announced in the Tables. Detailed information with examples of ADI calculation is published on the Bank's website (<https://www.unicreditbulbank.bg/bg/metodologiya-za-opredelyane-na-lihvenite-protsentni-po-krediti>). The current value of ADI is published on the Bank's website (<https://www.unicreditbulbank.bg/bg/pazarni-lihveni-indeksi/>) on the first business day¹ of each calendar month and is applied from the first business day¹ of the calendar month until the day before the first business day¹ of the next calendar month, inclusive; **or 7.2.2.** Household Term Deposit Index (HTDI). The applicable HTDI is calculated by the Bank as the weighted average interest rate on the total volume of term deposits in EUR of the Household sector in the Banking System in the Republic of Bulgaria, presented in the following table of the Interest Rate Statistics of the BNB: INTEREST RATES AND VOLUMES OF OUTSTANDING AMOUNTS ON TIME DEPOSITS OF HOUSEHOLDS SECTOR published on the website of the BNB at: <http://bnb.bg/Statistics/StMonetaryInterestRate/StInterestRate/StIRInterestRate/index.htm> (the Table) calculated by weighting the values of the effective annual percentage the Households sector of EUR time deposits in the Table directly extracted from the Table, through their volumes for the respective month. Detailed information with examples of HTDI calculation is published on the Bank's website (<https://www.unicreditbulbank.bg/bg/metodologiya-za-opredelyane-na-lihvenite-protsentni-po-krediti>). The current value of HTDI is published on the Bank's website (<https://www.unicreditbulbank.bg/bg/pazarni-lihveni-indeksi/>) on the first business day¹ of each calendar month and is applied from the first business day¹ of the calendar month until the day before the first business day¹ of the next calendar month, inclusive; **or 7.2.3.** One-month or three-month EURIBOR equal to the index published on REFINITIV's page "EURIBOR01=" at 11:00 CET two business days before the first business day of each calendar month or calendar quarter, the EURIBOR thus determined applies from the first business day of the calendar month, or accordingly calendar quarter, until the day before the first business day of the next calendar month, or accordingly calendar quarter, inclusive. **7.2.4.** If the BNB ceases the uninterrupted publication of the data in any of the Tables specified above, and if the reference interest rate applicable to the loan agreement (A) changes significantly or (B) is no longer provided or, respectively, no longer exists or cannot be used on the grounds of: (a) official statement made by the administrator of the relevant reference interest rate, the supervisory authority of such administrator, an insolvency authority, an authority with powers to restructure the relevant administrator, a court, or a subject competent in matters of insolvency and restructuring of the relevant administrator, (b) withdrawal of the rights of an administrator to provide the relevant reference interest rate, (c) prohibition under the relevant applicable law, or (d) official statement or information by a supervisory authority that the relevant reference interest rate is no longer representative, and as a result the Bank is incapable to calculate the reference interest rate applicable under the loan agreement, the Bank, in compliance with the statutory requirements, applies an Action Plan approved by its Management Board upon the termination of a benchmark under Article 25, paragraph 6 of the CLPA/Article 33A, paragraph 5 of the CLA and Article 28, paragraph 2 of Regulation (EU) 2016/1011 of the European Parliament and of the Council of 8 June 2016 on indices used as benchmarks in financial instruments and financial contracts or to measure the performance of investment funds and amending Directives 2008/48/EC and 2014/17/EU and Regulation (EU) No 596/2014 (OJ, L 171/1 of 29 June 2016). By the time of application of the plan under the previous sentence, the new interest rate under the loan agreement may not be higher than the interest rate under the loan agreement before that time. Until the Benchmark Termination Action Plan enters into force, the Bank applies the last calculated value of the

¹ Business day for the Republic of Bulgaria

reference interest rate applicable to the loan agreement. The Benchmark Termination Action Plan does not apply if a substitute for the reference interest rate applicable to the loan agreement is statutorily determined. **7.3.** In the case of loans repaid through annuity installments, the annual interest rate on the loan is changed (increased/decreased) automatically, in cases where the value of the applicable reference interest rate has changed (increased/decreased) by more than 0.25 (zero point twenty-five hundredths) percentage points compared to the applicable value of the reference interest rate specified in the loan agreement/annex thereto, or determined in relation to its last amendment under this provision, or according to paragraph 7.2.4. **7.4.** For loans repaid through equal monthly instalments for the principal, the annual interest rate under the loan changes (increases/decreases) automatically by the amount of the announced change of the agreed and applicable reference interest rate, depending on its periodicity, whereby the amount of the instalments for interest under the repayment plan changes accordingly. **7.5.** The Bank publishes all changes of the reference interest rate on its webpage, while the information is also available at the Bank's business premises. **7.6.** The change applies automatically on the date of its announcement under the provisions of item 7.2 about the new value of the reference interest rate, depending on its periodicity, while maintaining the fixed (non-variable) surcharge specified in the loan agreement and without the need for an additional agreement between the parties. **7.7.** At any moment of the term of the loan agreement, the borrower may receive information about the exact amount of the reference interest rate applicable to the loan, announced on the respective date as specified in item 7.2, both at the business premises and on the Bank's website. **7.8.** Upon any change of the reference interest rate applicable for the relevant interest period, the parties to the loan agreement accept the interest terms of the loan as automatically changed, while the new reference interest rate replaces the changed interest rate, and the agreed surcharge remains the same. The changed interest conditions are mandatory and binding for the parties, without the need for a formal amendment to the loan agreement. In case of disagreement with the changes of the loan agreement and/or the GTC made on grounds provided for therein, the borrower has the right to repay the already disbursed and to be disbursed amounts and the full amount of the relevant interest, compensation (penalty) for late payment, fees, commissions and expenses under the provisions of the loan agreement, and the entire amounts due and payable to the bank by the date of repayment, and terminate the loan agreement early, without owing the Bank any compensation for the early repayment. **7.9.** If a repayment instalment under the repayment plan is overdue, such overdue instalment accrues a compensation interest (penalty) equal to the statutory interest for the period of the delay. **7.10.** Interest is calculated on the debt based on the actual number of days in the month/360. Interest on debt is payable monthly or depending on the periodicity and maturity specified in the repayment plan, while the compensation (penalty) for delay is calculated for each day of delay and is immediately due. **7.11.** Fees and commissions are determined and specified in the loan agreement and its subsequent annexes. **7.12.** All fees, compensations and other administrative and legal expenses, explicitly provided for in the loan agreement as payable by the borrower, including notary fees, as well as any expenses other than the management expenses incurred by the Bank at the expense of the borrower by virtue of the law and/or the loan agreement for the payment of used additional services related to the conclusion, execution, collection of receivables of the Bank and the final repayment of the amounts due under the loan agreement, including but not limited to expert valuations, consultations, entry, change, renewal and deletion of the collateral, undertaking enforcement actions arising from a court decision, obtaining a writ of execution, initiating enforcement proceedings, hiring the relevant experts and legal defence are borne by the borrower in the amount established by law. In case of acceleration or termination of the loan agreement, they remain due until fully repaid, including under the enforcement procedure, along with the statutory consequences. **7.13.** All expenses incurred by the Bank in the course of the enforcement proceedings for the collection of its receivables under not voluntarily paid loans, including the expenses for sending a notification under Article 60 of the Loan Institutions Act, are also charged to the borrower. **7.14.** The expenses under 7.13, including but not limited to legal defence, preservation, management, and liquidation of the debtor's property and/or collateral, and other necessary and paid administrative expenses, are due and payable by the borrower and by the persons jointly liable under the loan agreement, to the extent provided by law, depending on the distribution of liability.

IV. Collateral

8. When granting loans, the Bank accepts personal collaterals in a statutory form regarding their validity, as well as liquid (saleable) property (real property and/or receivables) whose value, discounted under the Bank's regulations, is not less than the amount of the loan. **9.** For mortgage loans with full liability, if due to price changes, exchange rate changes or other circumstances, the value of the property subject to the collateral decreases and the Bank considers that it is insufficient to guarantee its receivables under the loan, the borrower and/or the persons jointly liable under the loan agreement, upon first request, reduce the debt under the loan agreement or provide additional collateral in the type, amount and term specified by the Bank, in the statutory form and under the terms of the specific collateral agreement. In the cases in the previous sentence, upon request by the Bank, the borrower or the persons jointly liable under the loan agreement present, respectively, ensure the presentation of the owner of a current market valuation of the asset mortgaged/pledged in favour of the Bank. When preparing the market valuation, the following rotation of valiators is observed:

- where the previous four valuations of the same asset mortgaged/pledged in favour of the Bank have been provided by the same licensed valuator – by another valuator acceptable to the Bank (other than the previous valuator);
- in case of non-fulfilment of the loan agreement, the GTC and/or the collateral agreements, where the previous two valuations of the same

asset mortgaged/pledged in favour of the Bank were provided by the same licensed valuator - by another valuator acceptable to the Bank (other than the previous valuator).

If the borrower/the persons jointly liable under the loan agreement fail to fulfil the obligations under this item, the Bank may upon its discretion conclude on its behalf or on behalf of the borrower contract(s) with a licensed valuator to carry out an up-to-date market valuation of any property accepted as collateral and subject to valuation, by observing the specified rotation of valuators, under such conditions as the Bank deems appropriate, while the costs of the contract(s) concluded by the Bank for providing a market valuation are at the expense of the borrower, with the joint and several liability of the persons jointly liable under the loan agreement. The Bank may pay on its own behalf or on behalf of the borrower and/or any person jointly liable under the loan agreement the expenses for the provision of the market appraisal of the property used as collateral from the accounts of the borrower/person jointly liable under the loan agreement, opened and held at the Bank, or by collecting them from the price received upon the sale of the collateral provided under the loan agreement.

V. Insurance

10. Where applicable, for the entire term of the loan agreement, the borrower concludes or ensures the conclusion of and maintains insurance for all insurable risks concerning the life of and health of the borrower and the property accepted as collateral, while the total insurance amount is not less than 100% of the loan amount and the Bank is designated as the sole beneficiary of the insurance amounts. Insurance, insurance risks, and the insurer are agreed in advance with the Bank. **11.** In the event of loss or damage to the collateral, the Bank is satisfied by the insurance amount due to it under the insurance policy in favour of the Bank. **11.1.** Upon the occurrence of an insurance event, the insured or his heirs, respectively, the owner of the insured property, the borrower, and/or the persons jointly liable under the loan agreement undertake within the required period all actions necessary and required by the insurer and provide the documents supporting the Bank's claim for the insurance amounts under the insurance policies. Within one month before the expiration of each insurance policy, the borrower ensures the presentation of a new policy under the same conditions or other conditions agreed with the Bank; **11.2.** No early repayment commission is due upon full or partial early repayment of the loan through payment of an insurance amount.

VI. Conditions for granting loans to consumers

12. The loan is repaid monthly after the grace period, if any. The specific type, amount, and deadlines for repaying the amounts due under the loan are determined in the repayment plan of the loan agreement. **12.1.** Where no repayment plan is agreed, the loan is repaid within the deadline specified for its repayment. **12.2.** The borrower provides in his accounts the necessary funds for repayment of the amounts due under the loan.

13. Upon repayment in a currency other than the currency of the loan, the Bank performs arbitrage by buying back the currency at its exchange rate for bills payable in foreign currency on the day of the transaction. **14.** The borrower pays compensation for early repayment when applicable. The compensation due is paid together with the amount used for the early repayment of the loan. The application for early repayment takes legal effect and produces its terminating consequences with respect to the repaid amount from the moment that amount is paid toward the full or partial settlement of the obligations under the loan agreement. In the case of partial repayment, the borrower is entitled to a reduction of the total cost of the loan, and this reduction applies to the interest and all other costs for the remaining duration of the agreement. **14.1.** Unless otherwise agreed, where the amount received by the Bank is insufficient to repay the entire loan instalment, the due commissions for early repayment, if any, are repaid first, then the compensatory interest (penalty), the accrued and due remuneration interest, respectively the part of the interest in the case of an annuity instalment, and with the remainder - the repayment instalment for the principal, respectively the part of the principal in the case of an annuity instalment; **14.2.** In case of early repayment of part of the loan, the parties to the contract agree on a change in the repayment plan by changing the amount of the repayment instalment or the loan repayment deadline. **15.** The creditor provides the borrower free of charge with information about the progress of the loan through the Bank's electronic channels and/or at the e-mail provided by the borrower. In case of change of the annual interest rate on the loan due to the announced changes in the applicable reference interest rate, respectively upon the fulfilment of the provisions of item 7.3 and item 7.4, the Bank changes the repayment instalments under the repayment plan and notifies the borrower through the Bank's electronic channels and/or at the e-mail address to which it sends the loan statement, indicating in the notification the amount of the changed repayment instalments after the entry into force of the interest rate applicable after the change. **16.** When the annual interest rate changes due to a change in a certain reference interest rate and the new reference interest rate is published using appropriate means, information about the change will be available on the Bank's website and at its business premises. **17.** The borrower and the persons jointly liable under the loan agreement give their consent to the Creditor to collect ex officio upon their maturity or thereafter its receivables for the principal, interest, compensation (penalty) for late payment, and expenses under the loan from the accounts of which they are holders at the Bank, as follows: a) from the current account specified in item 7 of the loan agreement; b) in the absence of sufficient funds in the payment account specified in item 7 of the loan agreement – from another current account held in the currency of the loan by the borrower and/or the persons jointly liable under the loan agreement; c) in the absence of funds in the accounts under letters (a) or (b) – from another account held in the currency of the loan by the borrower and/or the persons jointly liable under the loan agreement; d) in the absence of funds in the accounts under letters (a), (b), or (c) – from another current account of the

borrower and/or the persons jointly liable under the loan agreement, held in a currency other than the currency of the loan; or e) in the absence of funds in the accounts under letters (a), (b), (c), or (d) - from any other account held at the Bank by the borrower and/or the persons jointly liable under the loan agreement.

VII. Rights and obligations of the Bank

18. When managing loans, the Bank: **18.1.** According to the data in its accounting books, at any time during the execution of the contract, upon request and free of charge provides the borrower with loan statements in the form of a repayment plan, where applicable. **18.1.1.** If errors are found in the data, the borrower immediately notifies the Bank. **18.2.** Provides information about the loan only to the borrower, the persons authorized by him with a notarized power of attorney, the persons jointly liable under the loan agreement, the mortgagees/pledgees, as well as to authorities and officials in the cases provided for by law and/or in the agreement. The Bank may also provide information to its related parties - companies of the UniCredit Group, as well as to its counterparties, for which the borrower gives their explicit consent by signing the loan agreement. **18.3.** All letters, documents, requests for enforcement sent by the Bank with return receipt and any information regarding the disbursement, use and repayment of the loan, the amounts due hereunder, including fees and commissions sent to the address specified by the borrower/jointly liable persons under the loan agreement for their receipt, which have been returned as undelivered and/or unclaimed, including because the respective addressee has changed his correspondence address without notifying the Bank in writing, are deemed duly served from the date of their sending and are attached to the loan file. **18.4.** Reports the disbursement, use, and repayment of the loan in its accounting books in accordance with the statutory procedure. **18.5.** Gives its explicit consent in the statutory form to the deletion of the collateral registered in its favour after the final full repayment of the loan and the written request submitted by the borrower. The expenses are borne by the borrower. **19.** In case of identified violations of the GTC, the loan agreement, and the collateral agreements by the borrower and/or a person jointly liable under the loan agreement/mortgagor/pledgor, and if, after a written invitation from the Bank, no measures are taken within 10 days to eliminate the identified violations and/or inconsistencies, the Bank may: **19.1.** Temporarily suspend or not approve further disbursement of loan amounts; **19.2.** Undertake other lawful actions to protect its interests as a creditor, depending on the particular case; **19.3.** Set off each amount due and payable by it in favour of the borrower, including before its maturity, against any due and overdue receivable of the Bank from the borrower under any of his agreements with the Bank according to the borrower's liability, regardless of the currency of payment, applying the Bank's exchange rate for bills payable in foreign currency on the day of the transaction, in the order under item 17; **19.4.** At its discretion, to cede its receivables from the borrower and the persons jointly liable under the loan agreement (within the meaning of Article 99 et seq. of the Obligations and Contracts Act) to a third party designated by it, without prior notification of the borrower and the persons jointly liable under the loan agreement being necessary; **19.5.** The Bank may require the borrower, who has chosen full liability under the loan agreement, to provide additional collateral in cases where the market value of the collateral provided falls below the amount of the disbursed and outstanding loan. The borrower's refusal to provide the required collateral expresses his consent for the Bank to declare the loan and the interest and commissions accrued thereon to be prematurely due and payable in full and to proceed with enforcement proceedings for their collection.

VIII. Rights and obligations of the borrower

20. Until the final repayment of the loan and all other debts under the loan agreement, **the borrower** and/or the persons jointly liable under the loan agreement/the mortgagor/pledgor undertake to: **20.1.** Maintain the degree of solvency, creditworthiness, and credit risk under the loan agreement at a level no lower than the level existing and/or determined on the date of approval of the loan; **20.2.** Take the statutory due care of the provided collateral, so that its market value is not reduced compared to that on the date of the loan agreement and maintained equivalent to the actual debt and receivables of the Bank on each date of the validity of the loan agreement; **20.3.** Fulfil their contractual obligations that are a source of income for debt servicing and not allow their termination, unless relations under other contracts arise that provide the required income for the payment of the Bank's receivables; **20.4.** Use the loan only for the purposes provided for in the loan agreement and repay it observing the repayment plan, if applicable, and the provisions of the loan agreement, as well as not to use amounts from the loan granted to acquire or subscribe (directly or indirectly) shares or bonds convertible into shares in the equity of the Creditor or another bank or company belonging to the UniCredit Group, or other equity instruments issued by the Creditor or another bank or company belonging to the UniCredit Group. For the purposes of these GTC and any agreement, "UniCredit Group" means UniCredit S.p.A. and all companies controlled (directly or indirectly) by UniCredit S.p.A., while "control" has the meaning given in the Loan Institutions Act; **20.5.** Ensure the fulfilment of the obligations under item 9 and item 12; **20.6.** Serve their debts accurately and on time and not allow indebtedness that does not allow them to fulfil their obligations under the loan agreement, not allow, by action or inaction, the occurrence of any of the circumstances under item 23, item 24, et seq. **21.** The borrower and/or the persons jointly liable under the loan agreement to: **21.1.** Provide the Bank with duly certified by the competent person or authority reliable and up-to-date information about the sources of their income and its amount, their financial standing, the property rights over the collateral provided, its condition and valuation, including, but not limited to, information about: accounts opened and loans used at other banks; a) economic relatedness by signing a declaration form of the Bank, as well as any documentation for the purposes of banking control; b) documental evidence of the targeted disbursement of the loan; c)

keeping, accounting, and storing the collateral. **21.2.** Notify the Bank immediately of: **21.2.1.** Any change of the data and information provided to the Bank. **21.2.2.** The initiation of claims, protective, administrative and other proceedings, as well as for court judgments or constitutive rulings against the borrower and the persons jointly liable under the loan agreement, in connection with the collateral; **21.2.3.** Received invitations for voluntary execution from creditors and competent authorities in connection with initiated enforcement proceedings, as well as for imposed precautionary measures in claims, administrative or enforcement proceedings, including against the collateral and/or impeding the servicing of the loan. **21.3.** Pay all public and other debts on time. **21.4.** By accepting and signing the GTC that are an integral part of the content of the loan agreement, the parties thereto give their explicit consent for the Creditor to cede/assign for collection its receivables against them in favour of third parties designated by the Creditor. **21.5.** Provide in their accounts at the Bank the necessary amounts for the payment of: **21.5.1.** Insurance premiums and continuation of insurance policies under which the Bank is a third-party beneficiary; **21.5.2.** Renewal of the registration of the collaterals under the loan before the expiry of its statutory term; **21.5.3.** Until the final repayment of the Bank's receivables under the loan, the borrower and the persons jointly liable under the loan agreement are obliged to provide in the statutory form all required documents to ensure the maintenance and renewal, validity and effect of insurances and collaterals, including for carrying out the required actions, acts, entries in the relevant registers, including cadastral diagrams, cadastral plans and other documents required by law or the relevant registry office, within a period not shorter than 4 months before the expiration of the validity period of the entry. **22.** Until the final repayment of the loan and without the prior written consent of the Bank, the borrower and the persons jointly liable under the loan agreement agree not to transfer ownership, encumber, establish any rights in favour of third parties, or change the location of any of the properties subject to collateral under the loan agreement. **22.1.** In addition to the other provisions in the loan agreement providing for compensation for additional expenses and payments incurred or suffered by the Bank in connection with actions caused by the borrower's improper and inadequate execution of the loan agreement, the borrower undertakes, within three business days of the Bank's request, to indemnify the Bank, respectively to hold it harmless against further damages suffered, while to that end the borrower undertakes the Bank a penalty equal to each expense or payment according to the relevant evidence for expense incurred or suffered by the Bank due to: **22.1.1.** False or misleading information provided or confirmed by the borrower or on behalf of a person obliged to provide it; **22.1.2.** Investigation, lawsuit, or any other proceeding concerning the borrower or a person jointly liable under the loan agreement regarding the loan and/or the income for servicing it and/or the existence, validity of the collateral, and the first ranking of the Bank's rights thereon. **22.2.** The Borrower and the persons jointly liable under the loan agreement, under the terms of solidarity, are obliged to assume and pay at their expense, respectively to compensate the Bank for all amounts that the Banks has paid in connection with taxes, fees, expenses, expert opinions, lawyer fees and other administrative expenses payable or incurred in connection with the conclusion, signing, notarization, entry of the collateral in the relevant registers and its valuation. **22.3.** The Borrower and the persons jointly liable under the loan agreement jointly and severally owe and immediately pay to the Bank all expenses in connection with actions for enforcement or protection of the Bank's rights due to non-fulfilment of the obligations under the loan agreement and the collateral agreements. **22.4.** The Borrower and the persons jointly liable under the loan agreement declare that they are aware of the Bank's obligation to comply with the laws and by-laws concerning to the application of economic and financial sanctions or trade embargoes or any other restrictive financial and economic measures taken or imposed by the United Nations, the European Union, the United States of America, the United Kingdom of Great Britain and Northern Ireland, the Italian Republic, the Federal Republic of Germany and/or governments, institutions or agencies (hereinafter referred to as the "sanctions"), and in connection with the above they declare that: (A) to the best of their knowledge, neither the borrower nor the other parties to the loan agreement are currently subject to sanctions, are a sanctioned person, or are in breach of sanctions; (B) the loan and/or proceeds related thereto will not be directly or indirectly used or borrowed in any way directly or in association with any third party: (a) to finance a prohibited activity or activity of a person or with any person, or in any country or territory, which at the time of such financing is a sanctioned person or sanctioned party, (b) or in any other way that would result in a violation of the sanctions by any person. In connection with the above: (i) "Sanctions" means all laws, by-laws, restrictive measures implementing economic, financial, or trade sanctions or other sanctions introduced, applied, imposed, enforced, or publicly communicated by the above organizations, countries, and/or governments, institutions, or agencies; (ii) "Sanctioned Party" means any country or other territory that is or whose government is subject to sanctions applicable to the entire country or territory; (iii) "Sanctioned Person" means: (a) any person listed on the sanctions list of designated persons maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the U.S. Department of State, or the United Nations, the Security Council, the European Union, or any Member State of the European Union, (b) any person operating, registered, or resident in a sanctioned country, or (c) any person owned or controlled by such person or persons described in the preceding items (a) or (b) of sub-item iii. **22.4.1.** The circumstances declared under the previous point will be considered true, corresponding to objective reality, valid, and reconfirmed at any time during the term of the loan agreement, while upon any change, the borrower and the persons jointly liable under the loan agreement will immediately notify the Bank.

IX. Acceleration of the loan and enforcement

23. The loan may be accelerated partially or fully on the grounds provided for in the loan agreement, the GTC, and by law. **23.1.** The Bank declares its receivables under the loan as accelerated, due and payable and notifies the borrower and the persons jointly liable under the loan agreement

about the commencement of forced collection of its receivables under the statutory procedure and the loan agreement, at the correspondence address chosen and indicated by them in the documents under the loan agreement. Upon acceleration of the loan, no additional express declaration of intent is required by the Creditor, who materializes its declaration of receivables under the loan as immediately due, with notification sent to the borrower and the persons jointly liable under the loan agreement, at the correspondence address indicated by them. For the due notification under the loan agreement, fictitious serving is done (the notice of acceleration is duly served on the address of the borrower/persons jointly liable under the loan agreement specified in the documents under the loan agreement). **23.2.** Upon partial or full acceleration of the receivables of the Bank under the loan, the Bank's obligation to provide the not-disbursed amounts of the loan is cancelled, and the Bank proceeds to the immediate collection of its accelerated receivables, including by obtaining an order for immediate execution and a writ of execution based on an extract from its accounting books. **23.3.** For loans with limited liability, the Bank proceeds to recover its receivables through enforcement against the property provided as collateral under Article 24, paragraph 2, item 1 of the CLPA. **23.4.** For loans with full liability, the Bank may recover its receivables by enforcement against the entire property of the borrower and/or the persons jointly liable under the loan agreement under Article 24, paragraph 2, item 2 of the CLPA. **24.** The Bank may declare its receivables under the loan agreement partially or fully accelerated and proceed with the forced collection of its receivables thereto by sending a written invitation for voluntary execution/written notification to the borrower and the persons jointly liable under the loan agreement to that effect under item 23 above, upon the occurrence of any of the following grounds constituting a material default of the borrower under the loan agreement, namely: **24.1.** Where, under Article 60, paragraph 2 of the Credit Institutions Act, the loan or one or more instalments thereof are not repaid on the agreed payment dates, on the agreed payment dates, provided that the borrower and/or the persons jointly liable under the loan agreement have not remedied the default within the sufficient period provided to them; **24.2.** Identifying untrue, false or incomplete information, data, confirmations, declarations, guarantees, certificates or other documents provided to the Bank upon the conclusion and/or execution of the loan agreement and/or collateral agreements, with a significant deviation regarding the employer, income and obligations, property, marital status and family members, provided that the default is not remedied within the sufficient period provided by the Creditor. For the avoidance of doubt, any deviation exceeding 25% regarding the declared income and property and 50% regarding the declared obligations is considered significant. Deviations resulting from technical errors and omissions for which the borrower/jointly liable person under the loan agreement/mortgagor/pledgor is not at fault, are not of such nature; **24.3.** Failure to fulfil the obligation to request and obtain consent from the Bank for the implementation of the actions, acts and transactions for which such consent is required; **24.4.** If for any reason any of the collateral agreements/insurance policies in favour of the Bank ceases to create a valid right of the Bank enforceable against third parties and a saleable collateral in favour of the Bank, or if the market value of the collateral provided decreases, and after a notice the borrower under a loan agreement with full liability has not provided additional collateral within the period specified by the Bank; **24.5.** Failure of the borrower and/or mortgagor/pledgee, in his capacity as the owner of property subject to collateral under the loan, to fulfil the obligations to maintain the market value of the collateral provided in favour of the Bank by the date of the loan agreement, to preserve its integrity, to store and manage it, not to change the ownership of the collateral and not to establish real rights over it in favour of persons other than the Bank, not to violate any of his obligations under the collateral agreements, or failure to exercise due care in order to protect the interest of the Bank as a secured creditor; **24.6.** Failure to fulfil the obligation of the borrower/jointly liable persons under the loan agreement under Section IV to provide the required/additional collateral and any of the obligations to provide insurance coverage in favour of the Bank on the grounds of the insurance policies transferred in its favour, as provided for in Section V; **24.7.** Failure to fulfil any of the requirements under the loan agreement, collateral agreements, and GTC. **25.** Except in the cases provided for by law and in the loan agreement, the Bank may accelerate its receivables under the loan agreement if the borrower does not repay other loans from the Bank due to a serious deterioration in its financial standing, which excludes the possibility of repaying the loan or leads to a decrease in the liquid value of the collateral by 15% compared to the value on the date of the loan agreement. **26.** The Bank collects its accelerated receivables by exercising its rights for ex officio collection of receivables under the procedure specified in item 17 by exercising its right to set off its receivables with the available funds in the accounts of the borrower and the persons jointly liable under the loan agreement, for which the borrower and the persons jointly liable under the loan agreement give their consent with the acceptance of the GTC. **27.** The bank proceeds to forcibly collect its accelerated receivables without judicial intervention under the legal procedure depending on the type of collateral, or proceeds to judicial satisfaction of its receivables and obtains a writ of execution against the borrower and/or the persons jointly liable under the loan agreement. **28.** For loans with limited liability, the Bank is satisfied with the sale price of the collateral provided to it under the Civil Procedure Code or paid by the buyer approved by the Bank under the notarized purchase and sale contract previously agreed with the Bank.

X. General provisions

29. In case of any discrepancy between the provisions of the GTC and the loan agreement and/or the collateral agreement, the provisions of the respective agreement apply. **30.** In case of any discrepancy between the provisions of the GTC and an imperative legal provision, the current law applies. **31.** The terms used in the loan agreement have the same meaning in the GTC.

The General Terms and Conditions have been prepared on the grounds of Article 298 of the Commercial Act and Article 58 of the Credit Institutions

Act and have been approved by Decision of the Management Board of UniCredit Bulbank AD under MoM No. 5/30.12.2024, amended by Decision of the Management Board of UniCredit Bulbank AD under MoM No. 67/30.12.2024, in force from 01.01.2025, amended by Decision of the Management Board of UniCredit Bulbank AD under MoM No.52/15.10.2025., in force from 01.01.2026

I, the undersigned (*names on the identity document*) with Personal Identification Number declare that I am acquainted with the content of these General Terms and Conditions, which I received together with the loan agreement. Signature:

I, the undersigned (*names on the identity document*) with Personal Identification Number declare that I am acquainted with the content of these General Terms and Conditions, which I received together with the loan agreement.

Signature:

I, the undersigned (*names on the identity document*) with Personal Identification Number declare that I am acquainted with the content of these General Terms and Conditions, which I received together with the loan agreement.

Signature: