

**REPRESENTATIVE EXAMPLE CREDIT “VISTA HOME” IN LEI
WITH VARIABLE INTEREST FOR THE ENTIRE CREDIT PERIOD**

| Credit average amount 200,000 LEI, for an average duration of 360 months | Calculation without income transfer | Calculation with income transfer – loan to value of the property mortgaged ≤70% | Calculation with income transfer - loan to value of the property mortgaged >70% and ≤85% |
|---|---|--|--|
| Interest rate (variable) | 8.93% per year (formula IRCC + fixed margin 3.25 p.p) | 8.18% per year (formula IRCC + fixed margin 2.5 p.p) | 8.53% per year (formula IRCC + fixed margin 2.85 p.p) |
| Monthly installment | 1,599.18 LEI | 1,492.70 LEI | 1,542.08 LEI |
| Total amount payable | 590,003.85 LEI | 551,671.07 LEI | 569,445.81 LEI |
| Total cost of the credit (includes the interest rate, the file analysis fee of 500 LEI, the annual credit management fee is 200 lei, the annual real estate insurance premiums of 240 Lei / year and the building valuation fee starting from 500 LEI + VAT | 390,003.85 LEI | 351,671.07 LEI | 369,445.81 LEI |
| Prepayment method | 360 equal monthly installments (annuities) composed of principal and interest | | |
| APRC | 9.65% per year | 8.84% per year | 9.22% per year |
| <p>Achieving the credit in accordance with the terms and conditions agreed upon is conditional upon the conclusion of a policy of fire insurance and other disasters for guarantees (excluding lands) with a value of at least 100% of the value of the property and the assignment of claims in favor of the Bank.</p> <p>Additional costs, insurance premium and evaluation fee are estimated.</p> <p>For the above example, an insured value of the mortgaged property of 200,000 Lei.</p> <p>Notary and other costs due to third parties are not known by the lender and therefore, they are not included in APRC.</p> <p>The value of the IRCC benchmark index used is 5.68%, valid on January 5th 2026.</p> <p>Possible fluctuations in the benchmark could affect the amount to be paid by you. The fluctuation of your income may result into affecting your ability to pay the credit installments.</p> | | | |

**REPRESENTATIVE EXAMPLE CREDIT “VISTA HOME” IN LEI
WITH FIXED INTEREST FOR 1 YEAR AND THEN VARIABLE:**

| Credit average amount 200,000 LEI, for an average duration of 360 months | Calculation without income transfer | Calculation with income transfer – loan to value of the property mortgaged ≤70% | Calculation with income transfer - loan to value of the property mortgaged >70% and ≤85% |
|---|--|--|--|
| Interest rate (fixed) in the first year | 7.5% | | |
| Monthly installment | 1398.43 LEI | | |

| Interest rate (variable) starting with the second year | 8.93% per year (IRCC + fixed margin 3.25 p.p.) | 8.18% per year (IRCC + fixed margin 2.5 p.p.) | 8.53% per year (IRCC + fixed margin 2.85 p.p.) |
|--|---|--|---|
| Monthly installment | 1,595.50 LEI | 1,490.96 LEI | 1,539.43 LEI |
| Total amount payable | 586,304.60 LEI | 549,928.99 LEI | 566,802.77 LEI |
| Total cost of loan* | 386,604.60 LEI | 349,928.99 LEI | 366,802.77 LEI |
| Reimbursement method | 360 equal monthly installments (annuities) composed of principal and interest | | |
| APRC | 9.49% per year | 8.77% per year | 9.10% per year |

Achieving the credit in accordance with the terms and conditions agreed upon is conditional upon the conclusion of a policy of fire insurance and other disasters for guarantees (excluding lands) with a value of at least 100% of the value of the property and the assignment of claims in favor of the Bank.

Additional costs, insurance premium and evaluation fee are estimated.

For the above example, an insured value of the mortgaged property of 200,000 Lei and an average exchange rate of 1 EUR = 4.95 LEI were considered.

Notary and other costs due to third parties are not known by the lender and therefore, they are not included in APRC.

The value of the **IRCC** benchmark index used is **5.68%**, valid on **January 5th, 2026**.

Possible fluctuations in the benchmark could affect the amount to be paid by you. The fluctuation of your income may result into affecting your ability to pay the credit installments

REPRESENTATIVE EXAMPLE CREDIT “VISTA HOME” IN EURO WITH VARIABLE INTEREST FOR THE ENTIRE CREDIT PERIOD

| Credit average amount 50,000 EUR, for an average duration of 360 months | Calculation without income transfer | Calculation with income transfer – loan to value of the property mortgaged ≤70% | Calculation with income transfer - loan to value of the property mortgaged >70% and ≤85% |
|--|---|---|--|
| Interest rate (variable) | 7.31% per year (formula EURIBOR 6M + fixed margin 5.2 p.p.) | 5.51% per year (formula EURIBOR 6M + fixed margin 3.4 p.p.) | 5.76% per year (formula EURIBOR 6M + fixed margin 3.65 p.p.) |
| Monthly installment | 343.02 EUR | 284.11 EUR | 292.01 EUR |
| Total amount payable | 127,526.12 EUR | 106,205.23 EUR | 109,060.24 EUR |
| Total cost of the credit (includes the interest rate, the file analysis fee of 150 EUR, the annual credit management fee of 0.2% of the credit balance, the annual real estate insurance premiums of 60 EUR / year and the building valuation fee starting from 100 Euro + VAT, in Lei equivalent) | 77,526.12 EUR | 56,205.23 EUR | 59,060.24 EUR |
| Prepayment method | 360 equal monthly installments (annuities) composed of principal and interest | | |
| APRC | 7.99% per year | 6.08% per year | 6.34% per year |

| | |
|--|---|
| | <p>Achieving the credit in accordance with the terms and conditions agreed upon is conditional upon the conclusion of a policy of fire insurance and other disasters for guarantees (excluding lands) with a value of at least 100% of the value of the property and the assignment of claims in favor of the Bank.</p> <p>Additional costs, insurance premium and evaluation fee are estimated.</p> <p>For the above example, an insured value of the mortgaged property of 50,000 Euro was considered.</p> <p>Notary costs and other costs due to third parties are not known by the lender and therefore, they are not included in APRC.</p> <p>The value of the EURIBOR 6M benchmark index used is 2.107%, valid on January 5th, 2026. Possible fluctuations in the benchmark index and exchange rate could affect the amount to be paid by you. The fluctuation of your income may result into affecting your ability to pay the credit installments.</p> |
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**REPRESENTATIVE EXAMPLE CREDIT “VISTA HOME” IN EURO
WITH FIXED INTEREST FOR 3 YEARS AND THEN VARIABLE:**

| Credit average amount 50,000 EUR, for an average duration of 360 months | Calculation without income transfer | Calculation with income transfer – loan to value of the property mortgaged ≤70% | Calculation with income transfer - loan to value of the property mortgaged >70% and ≤85% |
|--|---|--|--|
| Interest rate (fixed) in the first 3 years | 6% | | |
| Monthly installment | 299.78 EUR | | |
| Interest rate (variable) starting with the fourth year | 7.31% per year (EURIBOR 6M + fixed margin 5.20 p.p.) | 5.51% per year (EURIBOR 6M + fixed margin 3.4 p.p.) | 5.76% per year (EURIBOR 6M + fixed margin 3.65 p.p.) |
| Monthly installment | 340.11 EUR | 285.16 EUR | 292.53 EUR |
| Total amount payable | 125.009,00 EUR | 107.111,27 EUR | 109.510,51 EUR |
| Total cost of loan* | 75.009.00 EUR | 57.111,27 EUR | 59.510,51 EUR |
| Reimbursement method | 360 equal monthly installments (annuities) composed of principal and interest | | |
| APRC | 7.61% per year | 6.21% per year | 6.41% per year |
| <p>Achieving the credit in accordance with the terms and conditions agreed upon is conditional upon the conclusion of a policy of fire insurance and other disasters for guarantees (excluding lands) with a value of at least 100% of the value of the property and the assignment of claims in favor of the Bank.</p> <p>Additional costs, insurance premium and evaluation fee are estimated.</p> <p>For the above example, an insured value of the mortgaged property of 50,000 Euro was considered.</p> <p>Notary costs and other costs due to third parties are not known by the lender and therefore, they are not included in APRC.</p> <p>The value of the EURIBOR 6M benchmark index used is 2.107%, valid on January 5th, 2026.</p> <p>Possible fluctuations in the benchmark index and exchange rate could affect the amount to be paid by you.</p> <p>The fluctuation of your income may result into affecting your ability to pay the credit installments.</p> | | | |