

Türk Ekonomi Bankası A.Ş.

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This "Pre-contractual Informative Note" is drafted pursuant to the Law no. 6502 on the Protection of the Consumer and the Regulation on Housing Finance Agreements and stipulates the terms and conditions of the credit facility offered to the Credit Customer.

a) Product Information:

Credit Facility Type	
Credit Term (Maturity)	
Requested Credit Facility Amount	

Amount of Interest, Fees, Charges and Commissions to be collected (Table indicating all cost generating items related with the credit facility agreement such as management costs, legal costs and intermediaries' costs):

EXPENSE/INTEREST NAME	INTEREST RATE	EXPENSE AMOUNT (TL)
Monthly Contractual Interest Rate (%)		
Annual Contractual Interest Rate (%)		
Credit Allocation Fee		
Expertise Fee		
Mortgage Establishment Fee		
Insurance charges *		
Default and Delay Interest Rate (Monthly) (%)		
Effective Annual Interest Rate / Annual Cost Rate (%)		
Total Cost of the Credit		
Total Amount of Credit		
Monthly Repayment Amount (Installment) **		

* Insurance charges are not included in the Effective Annual Interest Rate/ Annual Cost Rate calculation.

**For flexible repayment plans, the monthly repayment (installment) amount is indicated in the Repayment Plan which is attached to and an integral part of this Agreement.

For equal installment repayment plans, a year is 360 days, for flexible installment repayment plans, the interest is calculated by taking one year as 365 days. (Annual contractual Interest rate = Monthly Contractual Interest Rate x 12).

THE RATES AND AMOUNTS GIVEN IN THIS INFORMATIVE NOTE ARE BINDING FOR THE BANK UNTIL THE END OF THE WORKING HOURS ON THE DAY THIS INFORMATIVE NOTE IS SIGNED.

b) Right of Withdrawal:

Prepaid house sale contract is established by a written contract to be made with the seller along with registration of transfer of construction servitude title registration in favor of the Credit Customer or statutory form of the promise of sale contract for sale is drawn up at the notaries.

The Credit Customer has the right of withdrawal from a prepaid house sale contract, within fourteen (14) days without stating a reason or having to pay any penalties according to article 43 of the Law no. 6502 on the Protection of the Consumer. Sending the notification related to the use of the right of withdrawal to the seller via notary within this period in accordance with the Regulation on Prepaid House Sales is sufficient.

The Bank will request payments made to the public institutions and corporations with the expenses paid to the third parties from the Credit Customer only in case of the right of withdrawal is used in accordance with the article 43 of the Law no. 6502 on the Protection of the Consumer.

c) Right of Retraction:

The Credit Customer has the right to retract the prepaid house sale contract to be made with the seller without stating any reason until the transfer or delivery date according to the article 45 of the Law no. 6502 on the Protection of the Consumer.

The Bank may demand early payment compensation according to the article 37 of the Law no. 6502 on the Protection of the Consumer in case of the right of retraction is exercised by the Credit Customer in accordance with the article 45 of the Law no. 6502 on the Protection of the Consumer.

d) Definition of credit type of prepaid housing finance with fixed interest and potential impacts of such credits to the Credit Customer:

Prepaid housing finance with fix interest rate: It is a credit type the interest rate of which is determined in the beginning and may not be changed without the mutual consent of both parties. The interest rate determined in the beginning may not be changed without the mutual consent of both parties in this type of credit. The monthly repayment amount will not be changed unless the interest rate is changed. One or several installments are made before the maturity date or the credit amount is totally or partially early paid; and after the required discounts on the interest and other costs, the Credit Customer will be charged the Early Repayment Fee the rate of which will be calculated by taking into account the remaining maturity. An Early Repayment Fee at a rate of 1% of the early paid amount may be charged if the remaining maturity is equal to or less than 36 (thirty-six) months; and an Early Repayment Fee at a rate of 2% of the early paid amount may be charged if the remaining maturity is more than 36 (thirty-six) months.

e) In case of indexing the housing finance to a foreign currency, risks of this type of financing and date and foreign currency rate to be taken into account in calculation of payments and total debt amount:

Foreign currency indexed credit is disbursed in Turkish Lira by calculating over the Effective Buying Rate applied by the Bank for that foreign currency at the disbursement date. Repayments of the foreign currency indexed credit will be made as the same at the amounts and dates indicated in the repayment plan or Turkish Lira equivalent by calculating over the Effective Selling Rate applied by the Bank for that foreign currency at the repayment date.

Foreign currency indexed credit are Turkish Lira credit indexed to foreign currency not foreign currency credit, the Credit Customer will pay Turkish Lira equivalent to be found out by multiplying Foreign Currency Rate of the Bank with the foreign currency (FX) installment amount at the repayment date in the repayment plan at increases of the foreign currency depending on the economy.

f) Conditions related to early payment of the credit facility:

In case the interest rate is fixed, and one or several installments are made before the maturity date or the credit amount is totally or partially early paid; and after the required discounts on the interest and other costs, the Credit Customer will be charged the Early Repayment Fee the rate of which will be calculated by taking into account the remaining maturity. An Early Repayment Fee at a rate of 1% of the early paid amount may be charged if the remaining maturity is equal to or less than 36 (thirty-six) months; and an Early Repayment Fee at a rate of 2% of the early paid amount may be charged if the remaining maturity is more than 36 (thirty-six) months.

g) Miscellaneous:

House Expertise Procedure: It is a requirement for the Bank to conduct an expertise procedure for the house via a licensed expertise company pursuant to the Capital Markets Legislation for the purpose of determining the credit facility amount to be extended to the Credit Customer. The expertise fee shall be paid by the Credit Customer to the Bank. For the expertise procedure, the Credit Customer is only charged the amounts paid to third parties and for which proof of evidence is available. If the Bank decides not to extend the credit, regardless the reason, the expertise fee paid to the Expertise Company will not be refunded to the Credit Customer.

A copy of the expertise report, if any, will be provided by the Bank to the Credit Customer upon his/her demand.

Related Account: In case an account related with the house financing agreement is opened, and if only transactions related with the credit facility have been conducted, no fee or expense including account operating fee shall be collected from the Credit Customer; and the accounts which has no positive balance shall be closed when the credit facility is totally repaid unless the Credit Customer demands otherwise in writing.

Notices: If the creditworthiness assessment is negative the Bank will immediately inform the Credit Customer free of charge.

h) Insurance:

No insurance agreement may be concluded without the express demand of the Credit Customer given in writing or through a permanent data register mean. If the Credit Customer is willing to conclude an insurance agreement, the Credit Customer may execute that agreement either with the insurance company which the Bank is an agent of or another insurance company the Credit Customer will choose; and such insurance coverage shall be accepted by the Bank. However the said insurance coverage must be aligned with the subject of the credit facility and, for fixed sum insurances, it must be aligned with the outstanding and maturity of the credit.

i) Securities to be requested from the Credit Customer: Surety, pledge on movable and/or immovable assets

As the security of the installments indicated in the Repayment Plan which consist of the principal and the interests; and any and all types of fund, costs and expenses; and all debts, undertakings and liabilities towards the Bank, the Credit Customer shall establish a 1st rank mortgage or at a rank to be accepted by the Bank on the house in favor of the Bank which will not be restricted with any exceptional or optional encumbrance, vested with the right to benefit from the free rank and valid until the release of the mortgage is requested by the Bank.

The Bank is entitled to assess, audit the conditions or evaluate the value of the mortgaged real property each year or at any time at its discretion; and the Bank may request, if deemed necessary by the Bank, new securities the appropriateness in terms of value and quality will be considered by the Bank, based on the value to be assessed by the Bank. Value assessment of the real property shall be conducted by real property assessment experts having real property assessment expert license and who will be chosen by the Bank.

Personal securities granted to the Bank under this Agreement as the security of the mortgage loan extended by the Bank will be qualified as surety whatever is the title or denomination of the security. The personal securities to be granted by the counterparty as the security of the Credit Customer's receivables shall be deemed as joint surety unless it is otherwise stipulated in the laws. The Credit Customer and the Sureties acknowledge, accept and undertake the items stipulated in this clause.

Bank and Insurance Transactions Tax (BITT) rate:

0% for the credit facilities for house acquiring purposes

For consumer loans secured by the real properties owned by the Credit Customer, BITT exception rate is%

Resource Utilization Support Fund (RUSF) rate:

0% for the credit facilities for house acquiring purposes

...% for consumer loans secured by the real properties owned by the Credit Customer

j) Default interest rate in case of default in payments:

The default interest rate indicated in the Repayment Plan given in Annex-1 shall be applied to the unpaid installments from the maturity until the actual payment date.

The default interest rate is calculated for the fixed rate loans as 30% more of the monthly contractual interest rate at most.

No compound interest is applied for the credit facility including the event of default.

k) Consequences of non-payment of the Credit Customer within the period given in the default notice:

The installments given in the Repayment Plan become due and payable on the date of payment without the necessity of any further notice. If the payment date is not a working day the payment must be made the first working date following the payment date.

The default interest rate defined above shall be applied to the installments unpaid on the due date until the actual payment date.

In case minimum two consecutive installments are not paid on due date, the Bank shall send an acceleration notice to the Credit Customer and give a period of 30 (thirty) days for payment. If the debt is not paid within this period, the Bank is not only authorized to ask the payment of the payable amount together with the interest, commissions and charges but also to accelerate the total amount of the credit facility. If the credit is accelerated, the Bank shall start the legal process for the Credit Customer and the evacuation of the real property shall be requested pursuant to the relevant provisions of Law no. 2004 on Execution and Enforcement as amended by the law no. 5582.

The Bank is entitled to accelerate the total credit facility back in case it is ascertain that any of the information provided in the Prepaid Housing Finance Credit Facility Agreement Application Form is not true; the Credit Customer becomes totally or partially insolvent; an action with preliminary injunction demand has been started by third parties or a preliminary injunction decision has been granted for the Credit Customer; the Credit Customer becomes unable to provide additional security upon the Bank's demand, or to pay the insurance premiums paid by the Bank; the credit facility is unpaid due to the death of the Credit Customer; the Credit Customer is bankrupt, or request grace period for arrangement creditors; the Credit Customer is put under restraint or an administrator is appointed.

If the credit facility is a Foreign Currency indexed Loan, as of the date the total credit facility amount becomes due, the Bank's receivable shall be calculated in Turkish Lira by using the Effective Selling Rate applied by the Bank's to that foreign currency on the due date.

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l) Liability of the Bank in linked credit agreements:

Prepaid housing finance credit is a credit which is deemed as a linked credit and granted on the condition financing of prepaid house sale contract made with a specific seller by purchasing of a specific house. Credits shall not be deemed as linked credit in case of the non-fulfillment of this condition and/or credits made available through the Bank paying for the price of the house determined by the Credit Customer without TEB Prepaid Housing Finance Loan Project Contract related to the supply of a specific house between the Bank and the seller.

In cases where the house is not delivered or not delivered properly, the house is defective, the liability of the Bank against the Credit Customer is one (1) year, limited to the amount of credit used; in cases where the house is not delivered, from the date of delivery stipulated in the Prepaid House Sale Contract, in cases where the house is delivered, from the date of the delivery of the house.

This liability of the Bank shall be continue even in cases of the credit given by the Bank is transferred to the mortgage finance institutions, the housing finance funds or collateral pools of the mortgage covered bonds.

The Credit Customer declares and agrees that he/she read and understood the information given in this informative note; and received one original of this informative note consisting of 4 (four) pages and executed in 2 (two) originals together with the Annex- 1 Repayment Plan and Annex-2 Repayment Plan Template.

Annex-1: Repayment Plan

Annex-2: Repayment Plan Template

The Credit Customer Name and Signature:

Date: