



Takarék Mortgage Bank Co. Plc.' Public Offering of the 4. tap of the TZJ27NF1 green mortgage bond series to be issued under the Issuer's HUF 100,000,000 2023-2024 Covered Bond and Senior Unsecured Bond Issuance Programme

Pursuant to the regulation of Board of Directors No. 4/5/2022. (23 December 2022) of the Takarék Mortgage Bank Co. Plc's (registration number: 01-10-043638, date of registration: 18 March 1998, head office: 1117 Budapest Magyar Tudósok körútja 9. G. épület, LEI-code: 5299007F4BUUY6S14E44) (hereafter: "Issuer", or "Bank") and after the resolution No. 2/2023. (01.10.), (10. January 2023) of the Board of Directors of MKB, No. 1/2023.(1.17.) (2023.01.17.) of Board of Directors, and No. 1/2023.(1.17.) (2023.01.17.) and No. 1/2023 (1.26), (26. January 2023) of the General Assembly of MBH, and No. 3/2023. (01.10.), (10. January 2023) of the Board of Directors of the MTB Magyar Takarékszövetkezeti Bank Zrt. furthermore the Approval Announcement on 17 January 2023 of the Integration Organization the Issuer launched the HUF 100 billion 2023-2024 Issue Program, under the validity of which, the Issuer will issue, through public offering, different registered type covered mortgage bond and senior unsecured bond series and taps, listed or non-listed on the regulated market operated by the Budapest Stock Exchange (BSE). The Issuer publishes its Base Prospectus on the website of its own and of the BSE the hard copies are available at the selling places.

The number and date of the license granted by the Magyar Nemzeti Bank (MNB) to the Base Prospectus of the Issue Program: H-KE-III-122/20232, 13 March 2023.

Pursuant to the Issue Program referred above the Issuer publicly offers to issue on 11 April 2023 the fourth tap of Takarék Mortgage Covered Bond series TZJ27NF1 and Takarék Mortgage Bank will initiate to introduce the series into the BSE. The basis of the issue: the resolution No 10/2023(03.16.)-J-EFB (16 March 2023) of the Assets/Liabilities Committee.

The decision H-KE-III-533/2022 (12 September 2022) of MNB authorized the Issuer to use the "European Premium Covered Bond" Logo for its mortgage bonds to be issued in the future. This means that the issuer fully complies with the requirements of the European covered bond regulation i.e. the Directive (EU) 2019/2162 of the European Parliament and of the Council and the procedures and practices it uses also ensure that the mortgage bonds it issues meet the enhanced requirements that determine the prudential requirements of European credit institutions. As a result, the issuance of the present covered bond series will also be placed in the premium category.

This document is the Final Terms of the covered mortgage bond series detailed below. Terms used herein shall be deemed to be defined as such for the purposes of the Terms and Conditions of the covered mortgage bonds set forth in the Base Prospectus dated 13 March 2023 (Base Prospectus). This document had been prepared in line with the application of the Regulation (EU) 2017/1129 of the European Parliament and the Council (Prospectus Directive) on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market and repealing the Directive 2003/71/EC and in order to get all the relevant information it must be interpreted in conjunction with the Base Prospectus and its Supplements. This Final Terms must be read together with the Base Prospectus. Pursuant to the Article 21 of the Prospectus Directive the Base Prospectus and its Supplements are available on the websites of the Issuer (<https://en.takarekjb.hu>) of the Budapest Stock Exchange (www.bet.hu), and the MNB (<http://kozvetetelek.mnb.hu/>).

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| 1. | Issuer: | Takarék Mortgage Bank Co. Plc.
(Takarék Jelzálogbank Nyilvánosan Működő
Részvénytársaság) 1117 Budapest Magyar Tudósok körútja 9.
G. épület |
| 2. | (a) Series Number: | 1 (Under Issue Program 2021-2022) |
| | (b) Tranche Number: | 4 |
| 3. | Offered volume: | HUF 4,000,000,000
The Issuer reserves the right to deviate +/- 50% from the
volume offered or to declare the auction unsuccessful
depending on the bids received. In case of an unsuccessful
auction, the total amount of bids will be refused. |
| 4. | Aggregate Nominal Amount: | |
| | (a) Series: | HUF 11,635,490,000 |
| | (b) Tranche: | min HUF 2,000,000,000 |
| 5. | Specified Currency or Currencies: | HUF |
| 6. | Issue Price (per Mortgage Bond): | Not Applicable |



7.	Specified Denominations:	HUF 10,000
8.	Number of pieces	
	(a) Series:	1,163,549 pieces
	(b) Tranche:	min 200,000 pieces
9.	(a) Issue Date:	11.04.2023
	(b) Interest Commencement Date:	29.10.2021
10.	Date of Settlement	13.04.2023
11.	Value Date:	13.04.2023
12.	Maturity Date:	27.10.2027
13.	Tenor:	29.10.2021-27.10.2027
14.	Interest Basis:	Fix interest rate
15.	Redemption/Payment Basis:	Redemption at the Specified Denomination
16.	Change of Interest Basis or Redemption/ Payment Basis:	Not Applicable
17.	Put/Call Options:	Not Applicable

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

18.	Fixed Rate Mortgage Bond Provisions	Applicable
	(i) Rate(s) of Interest:	3.50 per cent. per annum payable annually in arrear
	(ii) Interest Payment Date(s):	27 October in each year up to and including the Maturity Date. On 27 October 2022 HUF (short first coupon) 348 per Specified Denomination
	(iii) Fixed Coupon Amount per Mortgage Bond:	HUF 350 per Specified Denomination
	(iv) Broken Amount(s):	Not Applicable
	(v) Day Count Fraction:	Actual/Actual (ICMA)
	(vi) Business Day Convention:	Following Business Day Convention
	(vii) Determination Date(s):	27 October in each year thereafter
	(viii) Party responsible for calculating amounts payable:	Paying Agent MTB Magyar Takarékszövetkezeti Bank Zrt. (1122 Budapest Pethényi köz 10.)
	(ix) Compound interest:	1.6110 per cent on 13.04.2023
	(x) Other terms relating to the method of calculating interest for Fixed Rate Mortgage Bonds:	None
	(xi) Gross yield	Not Applicable
19	Floating Rate Mortgage Bond Provisions	Not Applicable
20.	Zero Coupon Mortgage Bond Provisions	Not Applicable
21.	Index Linked Interest Mortgage Bond Provisions	Not Applicable

PROVISIONS RELATING TO REDEMPTION

22.	Issuer Call:	Not Applicable
23.	Investor Put:	Not Applicable
24.	Final Redemption Amount:	HUF 10,000 per Specified Denomination
25.	Early Redemption Amount payable on redemption for taxation reasons or on event of default and/or the method of calculating the same (if required or if different from that set out in Condition 5(d)):	Condition 5(d) is applicable



GENERAL PROVISIONS APPLICABLE TO THE MORTGAGE BONDS

26.	Representation of the Mortgage Covered Bonds Holders:	None
27.	Additional Financial Centre(s) or other special provisions relating to Payment Dates:	Not Applicable
28.	Details relating to Partly Paid Mortgage Covered Bonds: amount of each payment comprising the Issue Price and date on which each payment is to be made and consequences of failure to pay, including any right of the Issuer to forfeit the Mortgage Bonds and interest due on late payment:	Not Applicable
29.	Change of denomination:	Not Applicable
30.	Other final terms:	Not Applicable

DISTRIBUTION

31.	If syndicated, names of Managers:	Concorde Értékpapír Zrt. 1123 Budapest, Alkotás u. 55-61., ING Bank N.V.Magyarországi fióktelepe 1068 Budapest, Dózsa György út 84/b. MKB Bank Nyrt. 1056 Budapest, Váci utca 38., MTB Magyar Takarékszövetkezeti Bank Zrt. 1122 Budapest, Pethényi köz 10.
32.	Stabilising Manager (if any):	Not Applicable
33.	Market Makers (best effort/binding)	Concorde Értékpapír Zrt. 1123 Budapest, Alkotás u. 55-61., (best effort) ING Bank N.V.Magyarországi fióktelepe 1068 Budapest, Dózsa György út 84/b.(best effort) MKB Bank Nyrt. 1056 Budapest, Váci utca 38., (best effort) MTB Magyar Takarékszövetkezeti Bank Zrt. 1122 Budapest, Pethényi köz 10. (binding)
34.	Methods of public issuance:	Auction
(i)	Date of auction/ Subscription:	11.04.2023 10:00 - 11:00 CET (competitive section: 10:00-10:50; non-competitive section 10:50-11:00)
(ii)	Place of auction/ Subscription:	Budapest Stock Exchange
(iii)	Manager:	MTB Magyar Takarékszövetkezeti Bank Zrt. 1122 Budapest, Pethényi köz 10
(iv)	Upper limit:	Not applicable
(v)	Lower limit:	Not applicable. If the Mortgage Covered Bonds offered by the Issuer for sale are not purchased because no appropriate purchase price is received on the above mentioned accounts, the Issuer might decide not to issue any bonds. The mode of refunding will be discussed under the heading 'Refunding'.
(vi)	Auction limit/ Subscription price:	Not applicable
(vii)	Auction bid / subscription lower and/or upper limit:	Not applicable
(viii)	Method and date of allocation:	Pursuant to the point (Allocation) of the section V.5.2 (Rules of the auctions) 5.2.1.6 Allocation sub-point of the Base Prospectus of the Issue Program 2023-2024, on 11.04.2023.



(ix) The ratio of the non competitive bids and total bids	Not applicable
(x) The ratio of the non competitive bids and the competitive bids by members of BSE sections:	Not applicable
(xi) The maximum volume of the non competitive bids by members of BSE section:	HUF 200,000,000
(xii) Date and place of the allocation:	11.04.2023 12:30 CET at the websites indicated in the point Notes (57.)
35. Potential investors	Resident and non-resident natural persons and institutional investors, limited partnerships
36. Additional selling restrictions:	Not Applicable

PROCEDURE

37. Any clearing system(s) other than KELER and the relevant identification number(s):	Not Applicable
38. Delivery:	DVP
39. Effectuation:	Hungary
40. Other paying Agent(s):	Not Applicable
41. Isolated deposit accounts and fax numbers, and e-mail address of the Managers:	Concorde Értékpapír Zrt. 14400018-12281248-10060012 fax: 36-1-4892201 e-mail: a.vidovszky@con.hu ING Bank N.V. Magyarországi fióktelepe 13700016-00532547-00000000 email: mihaly.bokor@ing.com MKB Bank Nyrt. 10300002-20191196-70383285, fax. 36-1-2687019 e-mail: treasurytrading@mbk.hu MTB Magyar Takarékszövetkezeti Bank Zrt. 19017004-00201153 fax: 36-1-2012576, e-mail: konya.peter@takarek.hu Takarék Mortgage Bank: 16801680-09013700
42. Disbursements, place of payments:	Pursuant to the point 4. (Disbursements) of the section V.4.1 (Terms and conditions of the covered mortgage bonds) of the Base Prospectus of the Issue Program 2023-2024.
43. ISIN code:	HU0000653464
44. Ticker code:	TZJ27NF1

GENERAL INFORMATION

45. Use of Proceeds:	The Bank intends to allocate the net proceeds of the green covered bond issues in line with its general business strategy under this Green Covered Bond Framework to finance or refinance Eligible Green Mortgage Loan Portfolio of new and existing mortgage loans secured by green residential or green commercial properties—excluding home equity loans—compliant to the eligibility categories.
46. Market making:	MTB Magyar Takarékszövetkezeti Bank Zrt. is a binding market maker, the other Managers are entitled but not obliged to act as a market maker for one year from the first day of the listing



47. Notices, place of disclosure of information
- The Public Offering, the Final Terms, the Base Prospectus, an all ordinary and extraordinary notices to Investors with respect to the Notes issued through a public issue shall be published on the website of the Issuer (<https://en.takarekizb.hu>), of the NBH (<https://kozzetetelek.mnb.hu>) and of the BSE (www.bse.hu). Pursuant to the Decree of Ministry of Finance No. 24/2008 (VIII. 15) the Issuer publishes the regulated information at homepages of the media called Portfolio. The hard copies of the Base Prospectus are available at the selling points.
48. Notes:
- The Public Offering, the Final Terms, the Base Prospectus, an all ordinary and extraordinary notices to Investors with respect to the Notes issued through a public issue shall be published on the website of the Issuer (<https://en.takarekizb.hu>), of the NBH (<https://kozzetetelek.mnb.hu>) and of the BSE (www.bse.hu). Pursuant to the Decree of Ministry of Finance No. 24/2008 (VIII. 15) the Issuer publishes the regulated information at homepages of the media called Portfolio.
49. Governing law:
- Hungarian law

OTHER CONDITIONS

50. Listing and admission to trading application:
- (a) Listing: The Issuer will initiate the listing of the series on the BSE
- (b) Listing Agent: Not applicable
- (c) Decision on listing: Resolution 10/2023(03.16.)-J-EFB (16 March 2023) of the Issuer's Asset/Liability Committee (J-EFB)
51. Rating:
- The Covered Mortgage Bonds' rating: BBB (S&P) positive CreditWarch.
- The BBB is eight notches lower than AAA, which is the highest rating of S&P, but one notch higher than the lowest investment grade category (BBB-). The BBB rating means adequate security from investors' point of view, however, in an unfavourable economic environment and worsening conditions, the debtor's ability to meet his payment obligations is reduced. The positive CreditWarch means that the covered bonds could be eligible for collateral-based uplift based on further analysis above the current rating, which reflects the covered bonds' jurisdiction-supported rating level (JRL) of 'bbb'.
52. Licence:
- The number and date of the license granted by the National Bank of Hungary (NBH) to publish the Base Prospectus of the Issue Program and the disclosure of the public issue: H-KE-III-122/2023 (13 March 2023).
- Regulation of Board of Directors No. 4/5/2022. (23 December 2022) of the Issuer, No. 2/2023. (01.10.), (10. January 2023) of the Board of Directors of MKB, No. 1/2023.(1.17.) (2023.01.17.) of Board of Directors, and No. 1/2023.(1.17.) (2023.01.17.) and No. 1/2023 (1.26), (26.



January 2023) of the General Assembly of MBH, and No. 3/2023. (01.10.), (10. January 2023) of the Board of Directors of the MTB Magyar Takarékszövetkezeti Bank Zrt. and the Approval Announcement on 17 January 2023 of the Integration Organization.

The base of the issue of the fourth tap series TZJ27NF1: the resolution No. 10/2023(03.16.)-J-EFB (16.03.2023) of the Assets/Liabilities Committee.

53. Interest of the legal and natural persons taking part in the issue	Apart from the fees to be paid to the Managers, to the best knowledge of the Issuer, no person has a material interest in the issue
54. Cost of the issuance, and the cost bearer	Less, than 1 per cent. of the total volume to be issued. The costs are borne by the Issuer
55. Fees and Costs charged by the Issuer and the Lead Manager / managers and borne by the investors:	Not Applicable
56 Estimated net proceeds from the issue	Depending on the net exchange rate me of the issue
57. Other condition relating to the issuer's contribution under the second subparagraph of Article 5 (1) of the Prospectus Directive and Article 23 (a) of the Implementing Regulation of the Prospectus Directive:	Not applicable

These Final Terms comprise the final terms required to list and have admitted to trading the issue of Mortgage Covered Bonds described herein pursuant to the HUF 100,000,000,000 Mortgage Bond and Note Program (2023-2024) of Takarék Mortgage Bank Co. Plc. (*Takarék Jelzálogbank Nyilvánosan Működő Részvénytársaság*).

The date of the Statement of the Property Supervisor: 31.03.2023.

Annex: the Summary of the given Issue is available only in the Hungarian version of the Final Terms.

Budapest, 05. April 2023.

Takarék Mortgage Bank Co. Plc.
Issuer