上海商業銀行
SHANGHAI COMMERCIAL BANK

Key Facts Statement (KFS) for Residential Mortgage Loan

Shanghai Commercial Bank Limited ("the Bank")

Premium Mortgage

November 2025

This product is a residential mortgage loan.

This KFS provides you with indicative information about interest, fees and charges of this product but please refer to our offer letter for the final terms of your residential mortgage loan.

Please read and understand the information in this KFS before you apply for this product. You will be requested to confirm that you have read and understood the information in this KFS when submitting the application.

Interest Rates and Interest Charges

Annualised Interest Rate [a]

For a loan amount of HK$3 million with **30-year loan tenor**:

Interest rate basis	Annualised interest rate (or range of annualised interest rates)
Shanghai Commercial Bank Limited's Best Lending Rate (BLR)	Interest is to be charged at a minimum of Prime Rate - 2.00% p.a. The interest rate for the loan is not subject to a cap and thus may subject to higher interest rate risk.
Shanghai Commercial Bank Limited's 1-month HIBOR	Interest is to be charged at a minimum of 1-month HIBOR + 1.40% p.a. with a cap at Prime Rate – 2.00% p.a.

The annualised interest rate is the basic interest rate shown as a percentage of the amount borrowed over a year.

The Bank provides the Fixed Rate Mortgage Scheme introduced by The Hong Kong Mortgage Corporation Limited (HKMC). For more information of the fixed rate scheme, please visit HKMC's official website.

The interest rate in our offer letter of your loan may change during the tenor of this loan.

The interest rate of this loan is calculated based on an interest rate benchmark. The major risk of this loan is the interest rate risk.

Interest rate re-fixing for this loan takes place monthly.

Latest rate and other details of the Best Lending Rate (BLR) is published on our website: https://www.shacombank.com.hk/eng/rate/loans-overdraft-rate.jsp

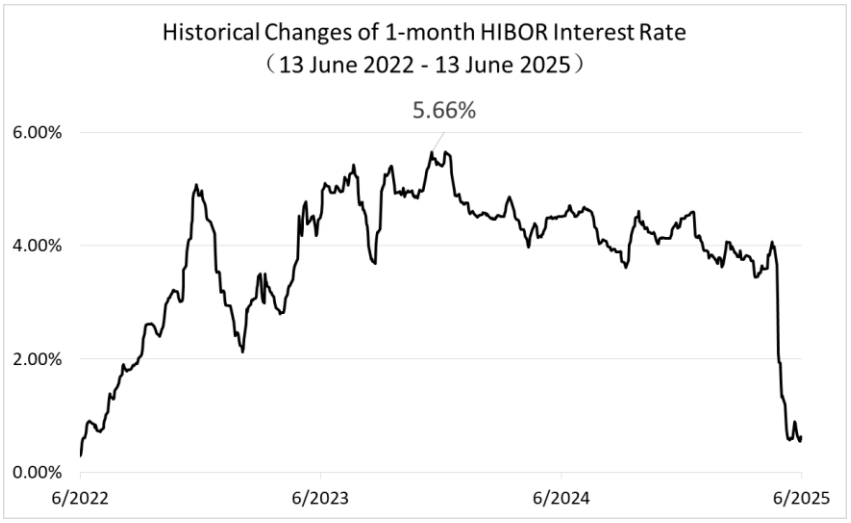
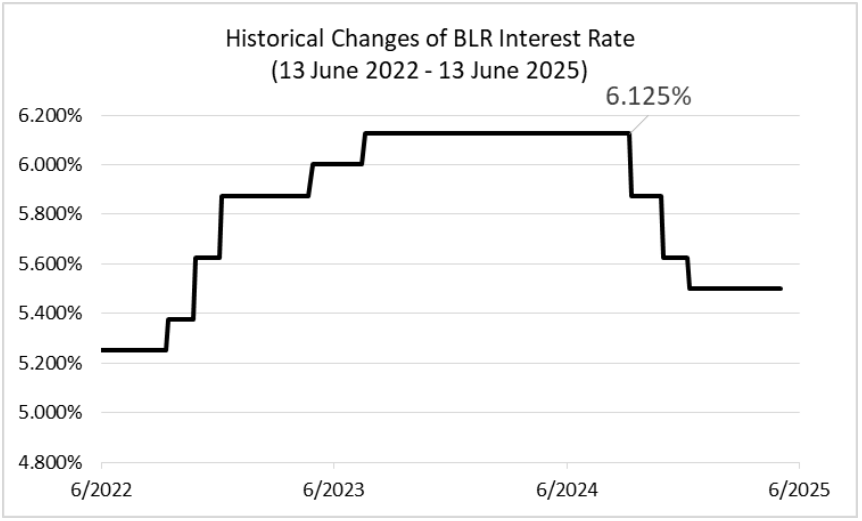
For the latest rate and other details of the 1-month HIBOR, please visit The Hong Kong Association of Banks' official website.

Annualised Overdue / Default Interest Rate

- Annualised overdue interest rate will be applied when instalment amount is not fully paid or unpaid after due date.
- 4% p.a. over Prime Rate on the overdue amount, calculated on daily and simple interest basis, with a minimum charge of HKD100

<table>
<tr><th colspan="2">Repayment</th></tr>
<tr><td>Repayment Frequency</td><td>This loan requires monthly repayment.</td></tr>
<tr><td>Periodic Repayment Amount [b]</td><td>For a loan amount of HK$3 million with 30-year loan tenor, with monthly repayment:
<table>
<tr><th>Interest rate basis</th><th>Periodic repayment</th></tr>
<tr><td>Shanghai Commercial Bank Limited’s BLR specified above
See the “Interest Rates and Interest Charges” section above.</td><td>HK$ 13,080.00 per month</td></tr>
<tr><td>Shanghai Commercial Bank Limited’s 1-month HIBOR specified above
See the “Interest Rates and Interest Charges” section above.</td><td>HK$ 13,080.00 per month</td></tr>
</table></td></tr>
<tr><td>Total Repayment Amount [b]</td><td>For a loan amount of HK$3 million with 30-year loan tenor, with monthly repayment:
<table>
<tr><th>Interest rate basis</th><th>Total repayment</th></tr>
<tr><td>Shanghai Commercial Bank Limited’s BLR specified above
See the “Interest Rates and Interest Charges” section above.</td><td>HK$ 4,695,777.25</td></tr>
<tr><td>Shanghai Commercial Bank Limited’s 1-month HIBOR specified above
See the “Interest Rates and Interest Charges” section above.</td><td>HK$ 4,695,777.25</td></tr>
</table>
Remark: To calculate the total repayment amount applicable to your case, please refer to the revised particulars of instalments payable provided by us from time to time.</td></tr>
<tr><th colspan="2">Fees and Charges</th></tr>
<tr><td>Handling Fee</td><td>For application: Waived
For amendment of Loan Repayment Method / Instalment Amount / Terms: HKD1,000 per item</td></tr>
<tr><td>Late Payment Fee and Charge</td><td>HKD400 (excluding the handling fee for failed auto-pay due to insufficient funds in account) for each overdue repayment</td></tr>
<tr><td>Prepayment / Early Settlement / Redemption Fee [c]</td><td>Partial prepayment: HKD1,000 per request
Early Full Prepayment [d]: From 1% to 3% on loan amount for the first three years.</td></tr>
<tr><th colspan="2">Additional Information</th></tr>
<tr><td colspan="2">1. Premium Mortgage Instalment Loan (The Loan) is a deposit-linked mortgage instalment loan for customer to enjoy a preferential deposit interest rate at the same rate as the mortgage interest rate.
2. The minimum loan amount is HKD1,000,000.</td></tr>
</table>

3. The repayment account of the Loan must be a Checking Account under the name of the borrower(s) opened at the branch handling the application of the Loan.
4. The preferential deposit interest rate is only applicable to the funds in a designated Checking Account maintained with the Bank by borrower(s) for repayment of the mortgage loan. The total deposit amount applicable for the preferential deposit interest rate is up to the limit of any credit balance up to an amount equal to 50% of the daily outstanding principal amount of the Loan until the Loan is fully repaid.
5. The preferential deposit interest is to be accrued on daily basis but payable monthly in arrears to the credit of the designated Checking Account on 21st (or next clearing day if it is a holiday) of each and every calendar month.
6. The preferential deposit interest will not be paid for the month which the repayment of the loan is overdue, notwithstanding the overdue amount is repaid subsequently.
7. The loan is to be repaid by instalments each inclusive of interest commencing one month after the draw-down date.
8. The basis of a 365-day year is used for the calculation of loan interest for Hong Kong Dollars , Sterling Pounds and Singapore Dollars, while for other currencies, the basis of a 360-day is used.
9. The basis for the calculation of interest in leap years is the same as that in ordinary years.
10. Applicants are required to indicate their acceptance of the facility(ies) by signing and returning the duplicate of Facility Letter duly signed by them and the relevant party(ies), if any, within 14 days from the date of the letter, failing which the offer in the Facility Letter will lapse unless otherwise agreed to by the Bank. A cancellation fee of HKD3,000 will be charged if the applicant cancels the loan after acceptance of Facility Letter.
11. The Bank, at any time, may demand immediate payment of the instalment loan in full, together with all accrued interest, fees and charges in connection with the instalment loan.
12. In the event of default, the Bank may, at any time without prior notice, combine or consolidate all or any of accounts held by borrower solely or jointly with other person(s)/company(ies) and set off any credit balance in any such accounts against the actual or contingent liabilities due to the Bank whether joint or several, present or future, actual or contingent and primary or collateral.
13. Applicants have the right to employ separate solicitors to represent themselves, but solicitors that are not on the Bank's approved solicitor list would be subject to the approval of the Bank and is at the Bank's sole discretion. If separate solicitors are employed, applicants will have to provide indemnity to the Bank and to pay for the legal expense of both the solicitor who represents themselves and the solicitor who represents the Bank.
14. Applicants can employ insurers (provided that the insurers are the member companies of The Hong Kong Federation of Insurers) to insure the properties against fire or other serious damage. A master fire insurance policy may also be accepted by the Bank. The fire insurance policy must include "MORTGAGEE" clause; the "REMOVAL OF DEBRIS" clause and the "PROFESSIONAL FEES" clause with each of the last two clauses covering 5% of the total sum insured. The insured amount shall be agreed by applicants and the Bank including, for example, the option of selecting the original loan amount or the current loan amount or the reinstatement cost of the property determined by the Bank from time to time or other amount, etc. All fees and costs so incurred will be borne by the applicants. If the fire insurance policy is arranged by the applicants, the Bank will charge an administrative fee of HKD500 per policy per annum.
15. The above information is for reference only. Customers should refer to their agreement with the Bank for the exact terms and conditions.

Reference Information	
Historical Changes of Interest Rate Benchmark	The chart below is provided for illustrative purposes only and shows the historical movement of the 1-month HIBOR and BLR interest rate benchmarks in the past 3 years.  The highest 1-month HIBOR interest rate noted in the past 3 years is 5.66%.  The highest BLR interest rate noted in the past 3 years is 6.125%.
Periodic Repayment Amount (Illustrative Example)	(The following example is for illustrative purposes only and illustrates the periodic repayment amount based on the highest interest rate noted in the past 3 years.) For a loan amount of HK$3 million with 30-year loan tenor, with monthly repayment:

Interest rate basis	Illustrative periodic repayment
Shanghai Commercial Bank Limited's highest BLR noted in the past 3 years	HK$ 14,550.00 per month
Shanghai Commercial Bank Limited's highest 1-month HIBOR noted in the past 3 years	HK$ 14,550.00 per month

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<tr>
<td>Total Repayment Amount
(Illustrative Example)</td>
<td>(The following example is for illustrative purposes only and illustrates the total repayment amount based on the highest interest rate noted in the past 3 years.)

For a loan amount of HK$3 million with 30-year loan tenor with monthly repayment:
<table>
<tr><th>Interest rate basis</th><th>Illustrative total repayment</th></tr>
<tr><td>Shanghai Commercial Bank Limited’s highest BLR noted in the past 3 years</td><td>HK$ 5,232,777.92</td></tr>
<tr><td>Shanghai Commercial Bank Limited’s highest 1-month HIBOR noted in the past 3 years</td><td>HK$ 5,232,777.92</td></tr>
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Notes:

a. Annualised interest rate is quoted for reference only and the actual interest rate is determined on a case-by-case basis.
b. The calculation of Monthly Repayment Amount is based on the Bank’s HKD Prime Rate of 5.25% p.a. or 1-month HIBOR of 3.38173% p.a. as at 3 November 2025. You may also contact our branch staff for the latest Prime Rate and HIBOR of the Bank.
c. Not applicable to housing schemes under the Hong Kong Housing Authority.
d. Fee for early full prepayment is quoted for reference only and the actual fee is determined on a case-by-case basis.

The Chinese version of this KFS is for reference only. The English version will prevail if there is any inconsistency between the English and Chinese versions.

To borrow or not to borrow? Borrow only if you can repay!