

FINAL TERMS

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Mortgage Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (“**EEA**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, “**MiFID II**”); or (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended or superseded), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently, no key information document required by Regulation (EU) No 1286/2014 (as amended, the “**PRIIPs Regulation**”) for offering or selling the Mortgage Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Mortgage Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPS Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Mortgage Notes are not intended to be offered, sold, distributed or otherwise made available to and should not be offered, sold, distributed or otherwise made available to any retail investor in the United Kingdom (“**UK**”). For these purposes, a retail investor means a person who is not a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 (“**EUWA**”). Consequently, no disclosure document required by the FCA Product Disclosure Sourcebook (“**DISC**”) for offering, selling or distributing the Mortgage Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering, selling or distributing the Mortgage Notes or otherwise making them available to any retail investor in the UK may be unlawful under the DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.

MiFID II PRODUCT GOVERNANCE/PROFESSIONAL INVESTORS AND ECPs ONLY TARGET MARKET – Solely for the purposes of each manufacturer’s product approval process, the target market assessment in respect of the Mortgage Notes has led to the conclusion that: (i) the target market for the Mortgage Notes is eligible counterparties and professional clients only, each as defined in MiFID II; and (ii) all channels for distribution of the Mortgage Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Mortgage Notes (a “**distributor**”) should take into consideration the manufacturers’ target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Mortgage Notes (by either adopting or refining the manufacturers’ target market assessment) and determining appropriate distribution channels.

11 September 2026

OTP MORTGAGE BANK LTD.
(OTP JELZÁLOGBANK ZÁRTKÖRŰEN MŰKÖDŐ RÉSZVÉNYTÁRSASÁG)

Legal Entity Identifier (LEI): 529900925TK5QIGTBH86
Issue of EUR 750,000,000 Mortgage Notes due 31 October 2031
Guaranteed by OTP BANK Nyrt.
under the EUR 5,000,000,000 Euro Mortgage Notes Programme

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Base Prospectus dated 22 May 2026 and the supplements to it dated 10 August 2026 and 4 September 2026, which together constitute a base prospectus (the “**Base Prospectus**”) for the purposes of the Regulation (EU) 2017/1129 (the “**Prospectus Regulation**”). This document constitutes the Final Terms of the Mortgage Notes described herein for the purposes of the Prospectus Regulation and must be read in conjunction with the Base Prospectus. Full information on the Issuer, the Guarantor and the offer of the Mortgage Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus. The Base Prospectus has been published, and the applicable Final Terms will be published, on the Luxembourg Stock Exchange website (www.luxse.com).

1. Series Number: OMB2031/II

3224511903

(i)	Tranche Number:	1
(ii)	Date on which the Mortgage Notes will be consolidated and form a single Series:	Not Applicable
2.	Specified Currency:	Euro (“ EUR ”)
3.	Aggregate Principal Amount:	EUR 750,000,000
(i)	Issue Price (per Mortgage Note):	99.991 per cent. of the Specified Denomination
(ii)	Net Proceeds:	EUR 749,932,500
4.	(i) Specified Denominations:	EUR 100,000 and integral multiples of EUR 1,000 in excess thereof up to and including EUR 199,000. No Mortgage Note in definitive form will be issued with a denomination above EUR 199,000
	(ii) Calculation Amount:	EUR 1,000
5.	(i) Issue Date (value date):	15 September 2026
	(ii) Interest Commencement Date:	Issue Date
6.	Maturity Date:	31 October 2031
7.	Interest Basis:	3.695 per cent. Fixed Rate (see paragraph 13 below)
8.	Redemption/Payment Basis:	Subject to any purchase and cancellation or early redemption, the Mortgage Notes will be redeemed on the Maturity Date at 100 per cent. of their principal amount
9.	Change of Interest Basis	Not Applicable
10.	Put/Call Options:	Not Applicable
11.	Clean-Up Call Option:	Not Applicable
12.	Date of Board approval for issuance of Mortgage Notes obtained:	3 September 2026

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

13.	Fixed Rate Mortgage Note Provisions	Applicable
(i)	Rate(s) of Interest:	3.695 per cent. per annum in arrear on each Interest Payment Date
(ii)	Interest Payment Date(s):	31 October in each year up to and including the Maturity Date. There will be a long first interest period from, and including, the Interest Commencement Date, to, but excluding 31 October 2027 (the “ First Interest Payment Date ”)
(iii)	Fixed Coupon Amount per Mortgage Note from (and including) the First Interest Payment Date:	EUR 36.95 per Calculation Amount

(iv)	Broken Amount(s):	EUR 41.61 per Calculation Amount, payable on the First Interest Payment Date
(v)	Day Count Fraction:	Actual/Actual (ICMA)
(vi)	Determination Date(s):	31 October in each year
(vii)	Party responsible for calculating amounts payable:	Agent
14.	Reset Mortgage Note Provisions	Not Applicable
15.	Floating Rate Mortgage Note Provisions	Not Applicable
16.	Zero Coupon Mortgage Note Provisions	Not Applicable

PROVISIONS RELATING TO REDEMPTION

17.	Notice periods for Condition 11(b) Redemption and Purchase – Redemption for Tax Event:	Minimum period: 30 days Maximum period: 60 days
18.	Issuer Call:	Not Applicable
19.	Investor Put:	Not Applicable
20.	Final Redemption Amount of each Mortgage Note:	EUR 1,000 per Calculation Amount
21.	Early Redemption Amount of each Mortgage Note payable on redemption for Tax Event or on event of default	EUR 1,000 per Calculation Amount

GENERAL PROVISIONS APPLICABLE TO THE MORTGAGE NOTES

22.	Additional Financial Centre(s) or other special provisions relating to Payment Dates:	Budapest
-----	---	----------

MISCELLANEOUS

23.	Form of the Mortgage Notes:	
(i)	Form:	Temporary Global Mortgage Note exchangeable for a Permanent Global Mortgage Note which is exchangeable for Definitive Mortgage Notes only upon an Exchange Event
(ii)	New Global Note:	Yes
24.	Talons for future Coupons to be attached to Definitive Mortgage Notes (and dates on which such Talons mature):	No

THIRD PARTY INFORMATION

The information contained in paragraph 2 (*Ratings*) in Part B of these Final Terms has been extracted from the public website of the rating agency. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware and is able to ascertain from information published by the rating agency, no facts have been omitted which would render the reproduced information inaccurate or misleading.

Signed on behalf of the Issuer:

By:

Duly authorised CSABA NAGY, DEPUTY CEO

By:

Duly authorised PÉTER RAPICS, CFO

OTP JELZÁLOGBANK ZÁRTKÖRŰEN MŰKÖDŐ RÉSZVÉNYTÁRSASÁG

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- | | | |
|-------|---|--|
| (i) | Listing: | Luxembourg |
| (ii) | Admission to trading: | Application has been made for the Mortgage Notes to be admitted to trading on the regulated market of the Luxembourg Stock Exchange with effect from the Issue Date. |
| (iii) | Estimate of total expenses related to admission to trading: | EUR 5,050 |
| (iv) | Place of creation | Luxembourg |
| (v) | Place of issue | Outside of Hungary |

2. RATINGS

- Ratings:
- The Mortgage Notes to be issued are expected to be rated A1 by Moody's Investors Service Espana, S.A. ("**Moody's**").
- As defined by Moody's, obligations rated 'A' are judged to be upper-medium grade and are subject to low credit risk. The modifier '1' indicates that the obligation ranks in the higher end of its generic rating category.
- (Source: Moody's, <https://ratings.moodys.io/ratings>)
- Moody's is established in the European Economic Area (the "**EEA**") and is registered under Regulation (EC) No. 1060/2009 (as amended) (the "**CRA Regulation**"). As such, Moody's is included in the list of credit rating agencies published by the European Securities and Markets Authority on its website in accordance with the CRA Regulation.

3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUES

Save for any fees payable to the Managers, so far as the Issuer is aware, no person involved in the issue of the Mortgage Notes has an interest material to the offer. The Managers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and the Guarantor and their affiliates in the ordinary course of business.

4. REASONS FOR THE OFFER, ESTIMATED NET PROCEEDS AND TOTAL EXPENSES

- | | | |
|------|-------------------------|----------------------------|
| (i) | Reasons for the offer: | General corporate purposes |
| (ii) | Estimated net proceeds: | EUR 749,932,500 |

5. YIELD (*Fixed Rate Mortgage Notes only*)

- Indication of yield:
- For the period from (and including) the Issue Date to the Maturity Date, 3.695 per cent. per annum.
- The indicative yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

6. OPERATIONAL INFORMATION

(i)	ISIN Code:	XS3503291026
(ii)	Common Code:	350329102
(iii)	Alphabetical code of Series:	OMB2031/II
(iv)	Any clearing system(s) other than Clearstream, Luxembourg and Euroclear and the relevant identification number(s):	Not Applicable
(v)	Delivery:	Delivery against payment
(vi)	Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
(vii)	Intended to be held in a manner which would allow Eurosystem eligibility:	Yes. Note that the designation “yes” simply means that the Mortgage Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the Mortgage Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.
(viii)	Serial number of the Mortgage Notes:	OMB2031/II

7. DISTRIBUTION

(i)	Method of distribution:	Syndicated
(ii)	If syndicated, names of Managers:	Commerzbank Aktiengesellschaft DekaBank Deutsche Girozentrale DZ BANK AG Deutsche Zentral-Genossenschaftsbank, Frankfurt am Main Natixis OTP Bank Nyrt. Raiffeisen Bank International AG
(iii)	Date of Subscription Agreement:	11 September 2026
(iv)	Stabilisation Manager(s) (if any):	Commerzbank Aktiengesellschaft
(v)	If non-syndicated, name of relevant Dealer:	Not Applicable
(vi)	U.S. Selling Restrictions:	Reg. S Compliance Category 2; TEFRA D
(vii)	Singapore Sales to Institutional Investors and Accredited Investors only:	Applicable

8. ANNEX

The certificate of KPMG Hungária Kft., as the Cover Pool Monitor is attached as an annex to these Final Terms.



KPMG Hungária Kft.
Váci út 31.
H-1134 Budapest
Hungary

Tel.: +36 (1) 887 71 00
Fax: +36 (1) 887 71 01
Email: info@kpmg.hu
Internet: kpmg.hu

Collateral Supervisor Statement

To the Board of Directors of OTP Jelzálogbank Zrt.

As the collateral supervisor of OTP Jelzálogbank Zrt. (hereinafter: "Mortgage Bank") we have performed assurance work over the aggregate collateral records statement as of 31 July 2026, the main data of which are as follows:

Description	Nominal value (HUF)	Interest value (HUF)
HUF based mortgage bonds	635 120 000 000	104 672 125 000
HUF value of FX-based mortgage bonds converted at MNB rate as of the reporting date	907 475 000 000	149 580 919 200
Derivative liabilities	600 196 000 000	199 290 176 000
Expected maintenance and administrative costs of winding up the mortgage bond programme	1 327 475 000	236 998 000
Total collateral requirements	2 144 118 475 000	453 780 218 200
HUF based receivables eligible as ordinary collateral	2 247 325 483 466	1 507 614 172 865
HUF value of FX-based receivables eligible as ordinary collateral converted at MNB rate as of the reporting date	0	0
Total receivables eligible as ordinary collateral	2 247 325 483 466	1 507 614 172 865
Assets included as additional collateral (government securities)	0	0
Liquid assets	10 000 000 000	1 950 000 000
Derivative assets	544 485 000 000	98 935 884 000
Total collateral assets	2 801 810 483 466	1 608 500 056 865

The management of the Mortgage Bank is responsible for the Mortgage Bond Programme Basic Prospectus containing the marketing data of the mortgage bonds, for the Final Conditions, and for the accuracy of the information, data and statements included therein as well as for compliance with Act XXX of 1997 on Mortgage Banks and Mortgage Bonds and Decree No. 40/2005 (XII.9) of the Minister of Finance on the rules for the present value calculation applicable in respect of the collateral for mortgage bonds. The Mortgage Bond Programme Basic Prospectus and the Final Conditions contain important information on the method for calculating collateral (principal and interest), the issuance risk factors, and the rules for converting into forints the principal and interest payable on



mortgage bonds denominated in foreign exchange. Our responsibility is to express an opinion on the existence of the mortgage bond collateral based on our assurance work.

We conducted our work based on the current version of Act XXX of 1997 on Mortgage Banks and Mortgage Bonds and other relevant legal regulations. According to the above legal regulations and our contract approved by Magyar Nemzeti Bank as the Supervisory Authority in a resolution, the work performed included checking the supporting calculations as well as examining the mortgage loans and other financial assets included in the collateral on a test basis. We believe that our work provides an appropriate basis for the issuance of the collateral supervisor's statement.

KPMG Hungária Kft. (registered office: 1134 Budapest, Váci út 31, registered by the Metropolitan Court of Budapest as the Court of Registration, company registration number: Cg. 01-09-063183) as the collateral supervisor of OTP Jelzálogbank Zrt., hereby declares that in respect of

- the part of the mortgage bond series part prepared for the issuance of the mortgage bond series with the code OMB2031/II and denominated in Euros, to be issued based on the Final Conditions and whose planned aggregate nominal value is EUR 750,000,000, i.e. five seven hundred fifty million Euro,

OTP Jelzálogbank Zrt. has collateral in excess of the nominal value and interest of these mortgage bonds not yet repaid, in the appropriate composition, both in nominal terms and based on the present value as of 31 July 2026.

Budapest, 10 September 2026

KPMG Hungária Kft.
Registration number: 000202



Henye István
Partner, Managing Director