Subsidized retail and corporate loan products and housing subsidies in Hungary - main features and comparison of the most important schemes

As at 11 November 2026	CSOK - non-refundable grant under the Family Housing Subsidy scheme	CSOK - subsidized mortgage loan under the Family Housing Subsidy scheme (not participating in the NBH's Green Home Programme)	CSOK Plus - subsidized mortgage loan under the Family Housing Subsidy programme	Home revonation subsidy for improving energy efficiency	Countryside home renovation programme	Subsidized baby loan	Wekerle Plus Promgramme Purchase and construction loan	Home Start Programme	Workers' loan programme	Gábor Baross Reindustrialization Loan Programme	Loans under the Széchenyi Card Programme by KAVOSZ	Sándor Demján Programme	Funding for Growth scheme by the National Bank of Hungary Green Home Programme (GHP) Subsidized mortgage loan	Subsidized mortgage loan combined with CSOK	Loans under the FGS GoI scheme	Subsidized home renovation loan	Interest-free restart loans by the Hungarian Development Bank
Time frame	started in 2015, open-ended; from 2024 only in settlements with less than 5,000 inhabitants	started in 2016. Pursuant to Govt Decree No. 302/2023 (VII. 11.), from 2024 available only in settlements with less than 5,000 inhabitants; open-ended. *(As for settlements withover 5,000 inhabitants, 'CSOK Plus' will be launched from 2024, more details are not yet available)*	from 2024	from July 2024	beginning of 2025 - mid 2026	started in 2019, open-ended	From 28 October 2026	From 1 September 2025 to 15 November 2026	January 2025	February 2023 - 13 June 2024	the 'GoI' phase was available between 1 July 2021 - 30 June 2022; the 'MAX' phase from August to December 2022; the 'MAX+' phase is available from 2023	Until 06 January 2025 or until withdrawal	VOLUME LIMIT EXHAUSTED launched in October 2021; no time limit, but volume limit of HUF 300 billion applied (already exhausted)		VOLUME LIMIT FULLY ALLOCATED launched in April 2020, already phased out (volume limit fully allocated)	EXPIRED (1 January 2021 - 31 December 2022 / 31 March 2023 in some cases)	EXPIRED 8 March 2021 - 30 November 2021; also, volume limit applied
Scope of eligible clients / available loan purposes	families who have or commit to have children (for details see relevant Govt Decrees), for new and used homes	families who have or commit to have at least 2 children (for details see relevant Government Decrees), for new and used homes	according to the announcement by the Government, those families will be eligible who commit to have more children, and where the mother is under 41 years, with certain exceptions. The funds can be used for purchasing new and used homes, but cannot be used for land purchase. The CSOK grant and CSOK subsidized mortgage loan shall be repaid in order to take up the CSOK Plus loan	for the energetic modernization of family houses built before 1990, where energy saving of at least 30% can be achieved with modernization	families who have or commit to have children and live in own property in settlements with less than 5,000 inhabitants and have at least 1 child under age of 25 years old; claimants and the child have together at least 50% ownership in the property to be renovated	young married couples who commit to have (more) children; from 2025 only those families will be eligible where the wife is below the age of 35 years; for general purposes	any Hungarian citizen between age of 18-45 who currently does not hold—and/or has not previously held—an ownership share of 50% or more, or a stake above HUF 30 million in a real estate single property	any Hungarian citizen who does not own currently and/or did not own in the past 10 years more than a 50% share or stake above HUF 15 million in a single real estate property	people between the age of 17 and 26, who work at least 20 hours per a week or entrepreneurs who make the employees' average salary, not for those who are eligible for student loan. Borrowers shall commit to work in Hungary for 5 years after taking out the loan	for the original HUF 1,000 billion frame: all domestic companies operating in certain industries and affected by the recent difficulties; for all loan purposes, including working capital and investment loans. The HUF 200 billion frame could be used for investments related to production and service activities, foreign investments of Hungarian companies, as well as for financing logistics, transportation and production equipment; certain sectors are preferred	domestic MSEs and SMEs; available for various purposes (for loans granted from 2023: investment, working capital, overdraft, loans for micro and agricultural companies and for tourism)	MSEs and SMEs, basically for the purpose of export expansion (all of the 5 products of the programme are aiming at supporting a different part of the export activity, such as increase of capacities, purchase of machinery, foreign shareholding or real estate)	for construction or purchase of new, highly energy-efficient residential real estate	families who have or commit to have at least 2 children and utilize the non-refundable CSOK grant (for details see relevant Govt Decrees), and fulfil the GHP criteria, too	for SME clients; available for investment and working capital purposes, too	families raising or expecting children, for home revonation purposes	companies whose revenues in 2020 plummeted by more than 30%, irrespective of the scope of activities (certain other criteria must be met); for general purposes including wages, overhead costs, general operating expenses, inventory financing
Funding source	the subsidy is channeled through banks and financed from the budget	banks' own funding sources	banks' own funding sources	both the loan part and the grant is financed by the State from the REPowerEU facility; the loan won't be in commercial banks' balance sheet	banks' own funding sources; the subsidy is financed by the state	banks' own funding sources	banks' own funding sources; the subsidy is financed by the state	banks' own funding sources	banks' own funding sources	either granted by banks and refinanced by Eximbank, or granted by Eximbank (with banks acting as selling agents), depending on the loan amount	banks' own funding sources	out of the 5 products, 4 is refinanced by EXIM; one is available only at EXIM	refinanced by the NBH at 0% rate		refinanced by the NBH at 0% rate	banks' own funding sources	not in commercial banks' books, but distributed by commercial banks
Maximum amount per client	HUF 0.6-10 million non-refundable grant (HUF 15 million if renovation is also connected to the purchase)	2 children: up to HUF 10 million 3 or more kids: up to HUF 15 million subsidized loan	maximum subsidized loan amounts are based on the number of existing and committed children: 1 child: HUF 15 million, 2 children: HUF 30 million, 3 or more kids: HUF 50 million. There will be 4 years for the birth of the first child, 8 for the second and 10 for the third. For buying first home the upper limit is HUF 80 million, in other cases it will be HUF 150 million. Starting from the second kid, HUF 10 million will be repaid by the state after each newly born child	the eligible maximum amount of investment is HUF 7 million, of which HUF 1 million own contribution is required, and the remaining maximum HUF 6 million can be financed from a loan facility. The scheme consists of a non-refundable grant of HUF 2.5-3.5 million, depending on region	the state reimburses 50% of the renovation cost, as proven by invoices maximum amount of HUF 3 million + maximum HUF 6 million mortgage can be requested (those who have previously applied for subsidized home renovation loan are only entitled to the unused amount)	HUF 10 million (HUF 11 million from 1 Jan 2024). If the family has two more children, 30% of the outstanding debt is repaid by the state; if the family has three more children, the entire outstanding debt is repaid by the state	HUF 50 million	HUF 50 million	HUF 4 million. After the first and second kid, the repayment obligation is suspended for 2 years. Half of the then outstanding debt is waived upon the arrival of the second child, and the entire debt is repaid by the state after the birth of the third child	there are loan volume limits per client under this scheme relative to revenues, energy bill or funding need; also, total bank loan limit per client set in absolute amount	max. HUF 500 million depends on product	max. HUF 6 billion or EUR 15 million (depending on product)	HUF 70 million	out of the max. HUF 70 million total loan amount available under the GHP, HUF 10 m (in case of 2 children) or HUF 15 m (3 or more kids) can be combined with CSOK, carrying a lower client rate	HUF 20 billion	HUF 6 million	HUF 10 million
Total available amount under the scheme	no limit set by the Government	no limit set by the Government	no limit set by the Government	HUF 108 billion	no limit set by the Government	no limit set by the Government	no limit set by the Government	no limit set by the Government	no limit set by the Government	up from HUF 1,000 billion to 1,200 billion (including the Supplementary Loan Programmes, too)	no limit set by the Government and KAVOSZ	HUF 400 billion	Initially the GHP envelope was HUF 200 billion, later it was enlarged to HUF 300 billion		HUF 3,000 billion, already allocated	no limit set by the Government	HUF 100 billion
Maximum loan tenor	-	25 years	25 years; not necessary to pay principal in the first year, only interest must be paid; payment moratorium is an option for one year after the birth of each child	8 years	the HUF 3 million is non-refundable, the HUF 6 million mortgage is max. 10 years	20 years at origination; upon the birth of first child the principal repayment is suspended for 3 years and the maturity is lengthened accordingly. After the birth of the second child, another 3-year suspension can be requested, however the term of the loan won't be further extended	25 years	25 years	10 years	10 years for green loans and investment loans, 3 years for revolving loans and 2 years for non-revolving loans	for loans granted from 2023: 1-10 years, depending on product	max. 10 years (except Export Promotion Leasing, which is max. 5 years)	25 years		20 years (working capital loans: 3 years)	10 years	10 years; servicing of the loan starts after a 3 year grace period
Collateral / guarantee	-	mortgage	mortgage	-	mortgage	uncollateralized loan, but 100% state guaranteed	mortgage	mortgage	uncollateralized loan, but 100% state guaranteed	any type of collateral which is acceptable by the bank	collaterals can vary by products and clients and are laid down in the scheme's general terms; also, these loans are typically partially secured by guarantee institutions	standard bank guarantees	mortgage		usual collaterals according to banks' internal regulations; also, these loans are typically secured by guarantee institutions in exchange for a certain guarantee fee	mortgage	-
Client interest rate	-	fixed 3%	fixed 3%. If the couple does not complete the childbearing by the deadline, it must pay back the amount of the interest subsidy used with a penalty interest of base rate + 5%	0%	max. 5Y Government bond yield * 1.1 - 2%	free of interest for the client in the first five years. If a baby is born within 5 years, the loan remains free of interest for the client for the whole maturity; if not, a punitive rate will be applied, payable by the client. For new contracts concluded from November 1, 2026, the higher, punitive interest calculation will be discontinued. In the case of loan agreements entered into by 31 October 2026, upon the termination of the interest subsidy period, the subsidized borrower may apply to the credit institution for a modification of the loan interest rate with a view to reducing the monthly instalment. Also, clients have to pay a guarantee fee of 0.5% p.a.	fixed 3% in case of new property; fixed 3% for used properties	fixed 3%	0%	2023: depends on products, 6-12% for HUF loans (5% for green investment loans) and 3.5-8% for EUR loans; from 2024: 5% for HUF loans and 3% for EUR loans	fixed 3%-3M BUBOR depending on product, in the case of green loans it is 1.5%	all fixed, in case of HUF loans: 3.0%-10.2%, in case of EUR loans: 2.75%-6.7% (depending on product, as published by EXIM on December 2024)	max. 2.5% fixed rate	If the GHP is combined with CSOK, for loan amount of up to HUF 10 million in the case of 2 children and HUF 15 million with 3 or more kids an even more preferential client rate of 0% is applied	max. 2.5% fixed rate	fixed 3%	0%
Interest subsidy paid by the State	-	max. 5Y Government bond yield * 1.3. Pursuant to Govt Decree No. 302/2023 (VII. 11.), for new contracts after 1 January 2024: max. 5Y yield * 1.15	(5Y Government bond average auction yield * 1.1 + 1%) - 3%, pursuant to Govt Decree No. 518/2023 (XI. 30.) from 28 October 2026: (5Y Government bond average auction yield + 0.5%) - 3%	-	3%	difference between the total and client rate	(5Y Government bond average auction yield + 0.5%) - 3% or 5%	(5Y Government bond average auction yield * 1.1 + 1%) - 3%	max. 5Y Government bond yield * 1.1 + 1%	the difference between the client interest rate and the refinancing rate depends on currencies and products (refinancing rates are not publicly available)	2.5%-8% depending on product	difference between the individual reference interest rate and the actual interest rate of the loan	-	max. 2.5%	-	max. 5Y Government bond yield * 1.3	-
Total interest received by the banks	-	max. 5Y Government bond yield * 1.3 + 3%. Pursuant to Govt Decree No. 302/2023 (VII. 11.), for new contracts after 1 January 2024: max. 5Y yield * 1.15 + 1%	5Y Government bond average auction yield * 1.1 + 1% from 28 October 2026: (5Y Government bond average auction yield + 0.5%)	-	max. 5Y Government bond yield * 1.1 + 1%	for new contracts after 29 April 2022: max. 5Y yield * 1.3 + 1%. A punitive rate applies if the first new baby is not born within 5 years or the couple divorces. Pursuant to Govt Decree No. 303/2023 (VII. 11.), for new contracts after 1 January 2024: max. 5Y yield * 1.1 + 1%. From 2024 the interest rate of newly contracted baby loans will be fixed for 1 year during the first 2 years, then the baby loans will have a 3-year rate fixation period from 28 October 2026: (5Y Government bond average auction yield + 0.5%)	5Y Government bond average auction yield + 0.5%	5Y Government bond average auction yield * 1.1 + 1%	max. 5Y Government bond yield * 1.1 + 1%	2023: depends on products, 6-12% for HUF loans (5% for green investment loans) and 3.5-8% for EUR loans; from 2024: 5% for HUF loans and 3% for EUR loans	9.0%-9.5% (in case of fixed rate product) 3M BUBOR+2.5% (in case of variable rate product)	not disclosed	max. 2.5%	max. 2.5%	max. 2.5% fixed rate	max. 5Y Government bond yield * 1.3 + 3%	not in commercial banks' books, but distributed by commercial banks
Related fees received by the banks	until 28 April 2022: intermediation fee of 2% of the non-refundable subsidy amount paid by the State; from 29 April 2022: fixed HUF 80,000 in the case of building new home, and fixed HUF 40,000 in the case of buying new or used home	see relevant decrees	see relevant decrees	the subsidized amount is provided by the state, which will be available through commercial banks' MFB points	commission amounting to 1.5% of the disbursed loan amount	in case of loan requests submitted from 29 April 2022: opening support fee of fixed HUF 50,000 paid by the Government to banks (from 2024: HUF 51,000); no handling fee	total HUF 80,000 at the case of construction or HUF 40,000 at the case of buying	max. HUF 30,000 from the clients; total HUF 80,000 at the case of construction or HUF 40,000 at the case of buying	HUF 25,000/contract paid by the state	varying by products, as set in the relevant terms and conditions	varying by products, as set in the relevant terms and conditions	as set in the relevant terms and conditions	-	commission amounting to 1.5% of the disbursed loan amount	-	commission amounting to 1.5% of the disbursed loan amount	distribution fee of 1.5% of the disbursed loan amount at origination; annual management fee of 1.5% of the average outstanding portfolio

OTP's participation in the above schemes - key figures

New flow	2022: HUF 97 bn, 2023: HUF 64 bn, 2024 9M: 49 bn application submitted to OTP Bank	Disbursement: 2024: HUF 36 bn, 2025: HUF 17 bn, 9M 2026: HUF 8 bn	Disbursement: 2024: HUF 107 bn, 2025: HUF 113 bn, 9M 2026: HUF 70 bn	-	-	Contractual amount: 2024: HUF 102 billion, 2025: HUF 93 billion, 9M 2026: HUF 61 billion		Disbursement: 2025: HUF 212 billion, 9M 2026: HUF 579 billion	Contracted amount: 2025: HUF 75 billion, 9M 2026: HUF 31 billion	2025: HUF 23 billion 9M 2026: HUF 0.5 billion	Contractual amount at OTP Bank: from the start of the schemes until 1H 2026, cumulated: ~HUF 1,797 billion (MAX+)	2025: HUF 34 billion 9M 2026: HUF 45 billion	Green mortgage applications, 4Q 2021: HUF 38 billion, 9M 2022: HUF 138 billion	n/a	Contracted amount at OTP Bank and Merkantil Group: HUF 827 billion	Cumulated disbursement, 4Q 2021-1Q 2023: HUF 85 billion	Applications approved in 2021: HUF 36 billion
Outstanding stock	-	3Q 2026: HUF 321 billion	3Q 2026: HUF 278 bn	-	-	3Q 2026: HUF 1,017 billion		3Q 2026: HUF 786 billion	3Q 2026: HUF 96 billion	3Q 2026: HUF 15 billion	3Q 2026: HUF 984 bn (OTP Bank + Merkantil)	3Q 2026: HUF 74 billion	Green mortgage stock, 3Q 2026: HUF 72 billion	n/a	3Q 2026: HUF 196 billion (OTP Bank + Merkantil)	3Q 2026: HUF 16 billion	n/a
Market share	n/a	n/a	n/a	-	-	3Q 2026 Stock: 40.9%; 9M 2026 Flow: 41.7%		9M 2026 Flow: 41%	3Q 2026 Stock: 44.3%; 9M 2026 Flow: 43.8%	-	-	-	-	-	-	-	2021, number of approved applications: 37.1%

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