

**Key Facts Statement (KFS) for Greater Bay Area Mortgage Loan**  
 Industrial and Commercial Bank of China (Asia) Limited (“the Bank”)

**Greater Bay Area Mortgage Loan**  
**August 2021**

**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.**

<b>Annualised Interest Rate</b>	For a loan amount of HK\$3 million:	
	Loan Tenor	30 years
	Annualized interest rate (or range of annualized interest rate) based on the Bank's Best Lending Rate (BLR)	P – 2% 至 P - 1.25%
	Annualized interest rate (or range of annualized interest rate) based on the Bank's 1-month HIBOR	Not applicable
<b>Annualised Overdue/ Default Interest Rate</b>	Annualised Overdue Interest Rate: 24% (applicable on monthly instalment) / 26% (applicable on bi-weekly instalment) A formula of simple default interest rate: 2% flat on past due instalment amount monthly / 1% flat on past due instalment amount bi-weekly. Annualised Default Interest Rate: 26.8% Upon full demand by the Bank when the loan is overdue, the Bank reserve the right to charge 2% on the whole sums of outstanding balance compounded monthly, from the date of full demand until the date of full repayment of the whole sums. Annualised Percentage Rate (APR) is calculated according to the method set out in the relevant guidelines referred to the Code of Banking Practice. A reference rate which includes the basic interest rate and other fees and charges of a product expressed as an annualised rate.	
<b>Monthly Repayment Amount</b>	For a loan amount of HK\$3 million:	
	Loan Tenor	30 years
	Monthly repayment amount for the annualised interest rate based on the Bank's BLR above	HK\$13,056 至 HK\$14,322
	Monthly repayment amount for the annualised interest rate based on the Bank's 1-month HIBOR above	Not applicable
<b>Handling Fee</b>	Not applicable	
<b>Late Payment Fee and Charge</b>	Not applicable	
<b>Prepayment/ Early Settlement/ Redemption of Title Deed Fee</b>	<b>Prepayment/ Early Settlement Fee:</b> 1. During the prepayment penalty period, prepayment/ early settlement fee will be charged if you fully/ partially repay the loan. Please refer to our offer letter for details. 2. After the prepayment penalty period, HK\$500 will be charged if you fully/ partially repay the loan.  <b>Redemption of Title Deed Fee:</b> HK\$1,000 per request	
<ul style="list-style-type: none"> <li>● As of 30 August 2021, the Best Lending Rate “P” of the Bank is 5.25%.</li> <li>● Prepayment penalty period refers finance charge made for a prepayment or early settlement within a certain period may be levied. The charge and the certain period are determined on case-by-case basis, which are stated on the offer letter.</li> <li>● <b>Other fees and charges for Greater Bay Area Mortgage Loan: (Subject to change from time to time as prescribed in our Service Charge Table)</b></li> </ul>		
<b>Item</b>		<b>Charge</b>
Issuance of document (repayment schedule / repayment history / confirmation letter for ownership, particulars of mortgage / outstanding balance)		HK\$200 per document
Certified copies of mortgage deed / deed of assignment / sale and purchase agreement / deed of mutual covenant		HK\$500 per set
Title deed custody (after settlement of credit facility)		HK\$2,500 per year
Valuation Report Fee (The charges are determined by the appointed surveying firm on case-by-case basis)		Approximate fee of HK\$6,000 (Applicable only to property price RMB 20M or below. Valuation fee varies accordingly for property price over RMB 20M.)
Insurance Premium (The charges are determined by the appointed insurance firm on case-by-case basis)		Approximate loan amount x 0.06% x tenor