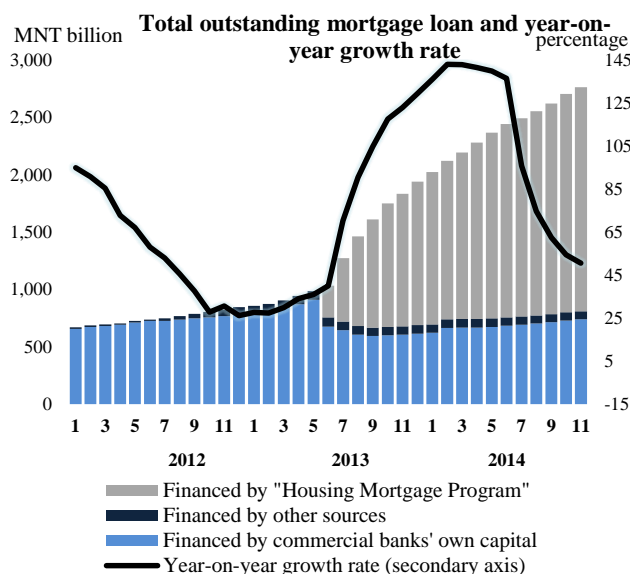


Mortgage loan report

November 2014

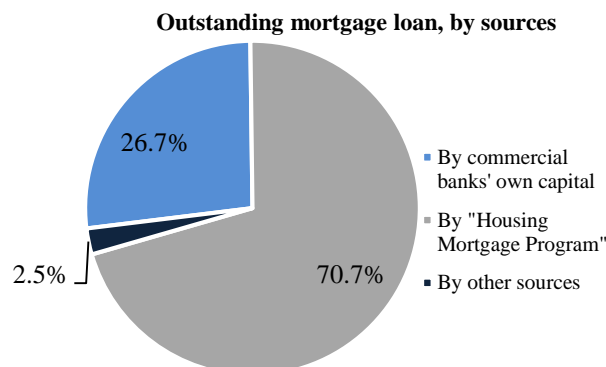
For the month of November 2014, a total amount of MNT 81.3 billion mortgage loan was issued to 1519 borrowers, with the total outstanding mortgage loan reaching MNT 2762.6¹ billion and the total number of borrowers reaching 64577.

Year-on-year growth rate of total mortgage loan outstanding decreased by 3.8 percentage points from the previous month, by 78.8 percentage points from the beginning of year and by 72.2 percentage points compared to the same period of the previous year.



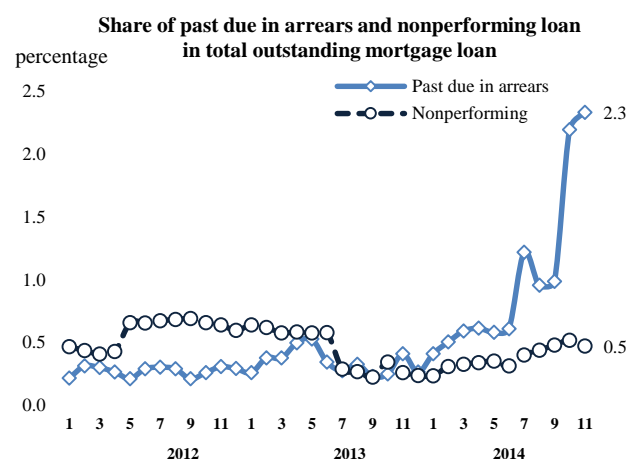
Among the outstanding mortgage loan, 70.7 percent or MNT 1954.2 billion was issued by the "Housing Mortgage Program" (including refinanced mortgage loan with reduced interest rate of 8 percent per annum), 26.7 percent or MNT 738.8 billion was financed by commercial

banks' own capital and 2.5 percent or MNT 69.6 billion was issued from other sources.



By the end of the reporting month, mortgage loan in domestic currency made up 98.0 percent of the total outstanding mortgage loan.

The share of nonperforming loan in total outstanding mortgage loan is relatively stable. By the end of November 2014, the share of nonperforming loan in total outstanding mortgage loan was 0.5 percent.

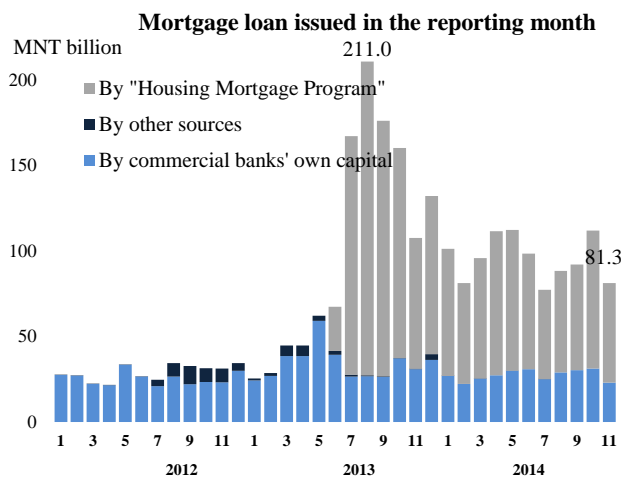


The share of past due in arrears loan has increased by 0.1 percentage point from the previous month, reaching 2.3 percent.

¹ Outstanding mortgage loan transferred to MIK included.

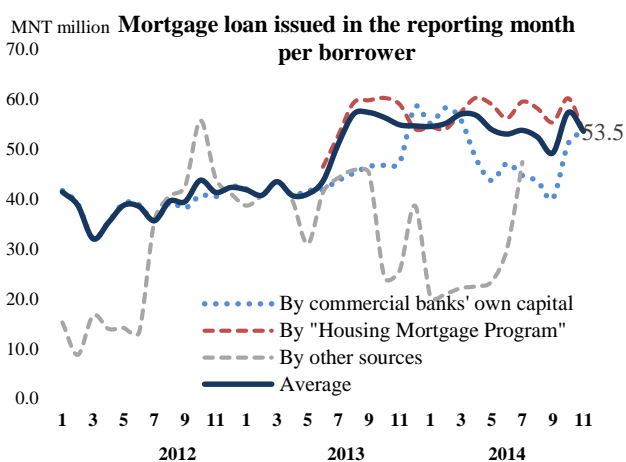
Mortgage loan issued in the reporting month

The amount of mortgage loan issued in the reporting month has decreased by 27.3 percent from the previous month.



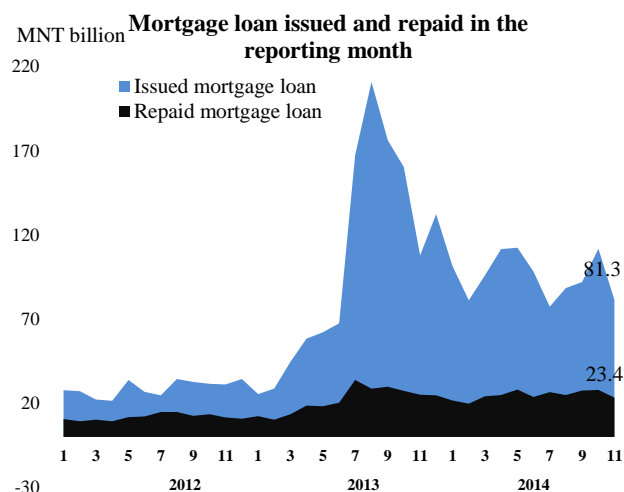
Majority of the mortgage loan issued in the reporting month (MNT 58.3 billion, which made up 71.7 percent) was issued by the “Housing Mortgage Program” with an interest rate of 8 percent per annum.

The amount of issued loan per borrower has reached MNT 53.5 million by the end of November 2014.



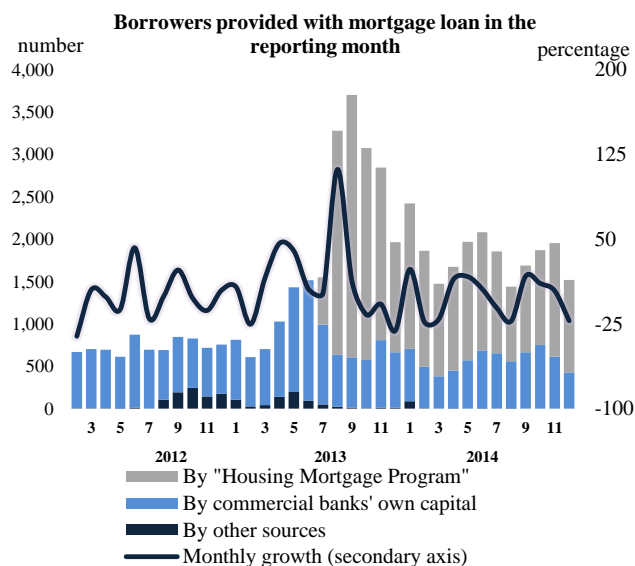
In the reporting month, MNT 23.4 billion mortgage loan has been repaid, which is 7.0

percent lower compared to the same period of previous year.

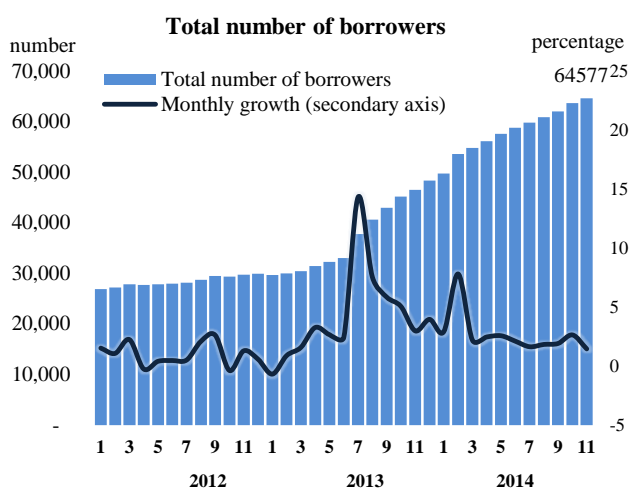


Number of borrowers

In the reporting month, mortgage loan by the “Housing Mortgage Program” was issued to 1089 borrowers, mortgage loan from commercial banks’ own capital was issued to 430 borrowers.



By the end of November 2014, the total number of borrowers has reached 64577.



Maturity and interest rate of mortgage loan

The maturity of mortgage loan issued in the reporting month ranges between 0.5 to 20 years and has the weighted average maturity of 16.2 years. The weighted average maturity of total outstanding mortgage loan is 15.2 years.

The weighted average interest rate of issued mortgage loan stood at 10.3 percent. The weighted average interest rate of mortgage loan issued in the reporting month by commercial banks' own capital stood at 16.1 percent per annum.

Appendix 1. Consolidated mortgage loan report of commercial banks.

Year	Month	Outstanding mortgage loan (MNT million)	From which:	Weighted average term of loan issued in the reporting month (month)	Weighted average interest rate of loan issued in the reporting month (in annual basis)	Total number of borrowers
			By "Housing Mortgage Program"			
2008	12	217,977.5		100.7	19.8	16,522
2009	12	226,040.6		103.4	18.7	16,784
2010	12	333,776.6		115.0	16.0	16,700
2011	12	669,662.8		154.3	14.8	26,869
2012	12	845,204.4		155.5	15.3	29,887
2013	1	856,633.6		149.1	17.0	29,683
	2	873,666.4		156.1	16.8	29,946
	3	903,557.5		158.6	15.7	30,419
	4	944,516.8		155.4	15.8	31,412
	5	986,182.2		147.8	16.6	32,247
	6	1,032,156.7	276,328.4	168.3	12.9	33,028
	7	1,273,003.6	553,346.9	202.4	9.2	37,751
	8	1,461,753.4	781,483.2	207.6	8.9	40,596
	9	1,611,383.8	943,976.7	206.0	9.1	42,968
	10	1,750,781.6	1,076,924.5	193.9	9.6	45,138
	11	1,834,042.7	1,155,409.2	192.8	9.7	46,482
	12	1,938,945.3	1,248,633.8	192.8	9.9	48,320
2014	1	2,021,424.9	1,324,898.9	194.4	9.8	49,731
	2	2,121,802.6	1,382,084.1	193.2	9.9	53,611
	3	2,193,368.6	1,451,938.1	190.7	9.9	54,787
	4	2,280,503.5	1,538,506.8	192.1	9.8	56,137
	5	2,365,349.5	1,618,127.2	189.3	10.0	57,579
	6	2,440,007.1	1,684,583.9	182.3	10.5	58,793
	7	2,492,105.2	1,728,222.8	187.9	10.7	59,756
	8	2,553,827.2	1,780,078.3	186.7	10.5	60,851
	9	2,619,161.1	1,833,494.0	185.9	10.6	62,017
	10	2,703,792.6	1,903,636.6	189.3	10.4	63,652
	11	2,762,633.1	1,954,247.6	194.5	10.3	64,577