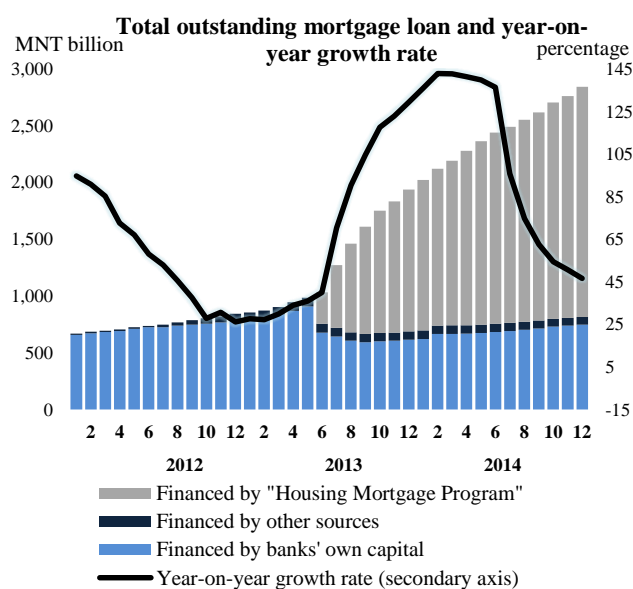


Mortgage loan report

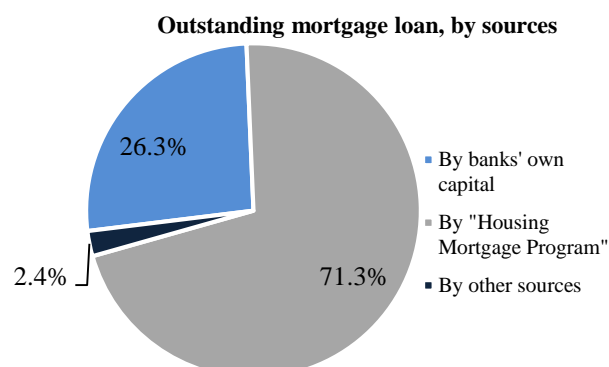
December 2014

For the month of December 2014, a total amount of MNT 108.6 billion mortgage loan was issued to 1963 borrowers, with the total outstanding mortgage loan reaching MNT 2844.6¹ billion and the total number of borrowers reaching 66334.

Year-on-year growth rate of total mortgage loan outstanding decreased by 3.9 percentage points from the previous month, by 82.7 percentage points from the beginning of year.

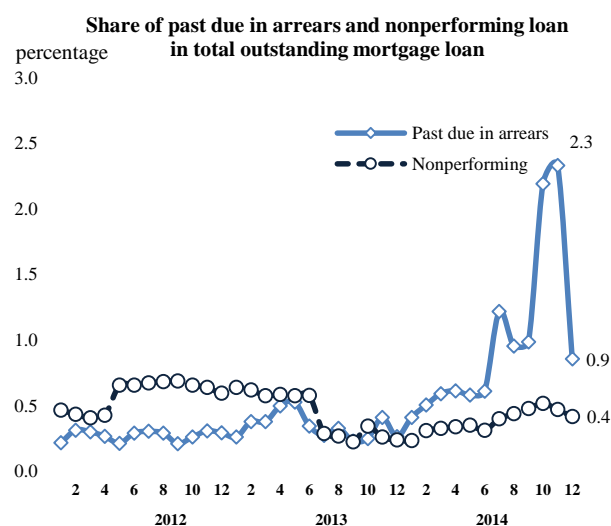


Among the outstanding mortgage loan, 71.3 percent or MNT 2027.9 billion was issued by the "Housing Mortgage Program" (including refinanced mortgage loan with reduced interest rate of 8 percent per annum), 26.3 percent or MNT 747.4 billion was financed by commercial banks' own capital and 2.4 percent or MNT 69.4 billion was issued from other sources.



By the end of the reporting month, mortgage loan in domestic currency made up 98.1 percent of the total outstanding mortgage loan.

The share of nonperforming loan in total outstanding mortgage loan is relatively stable. By the end of December 2014, the share of nonperforming loan in total outstanding mortgage loan was 0.4 percent.

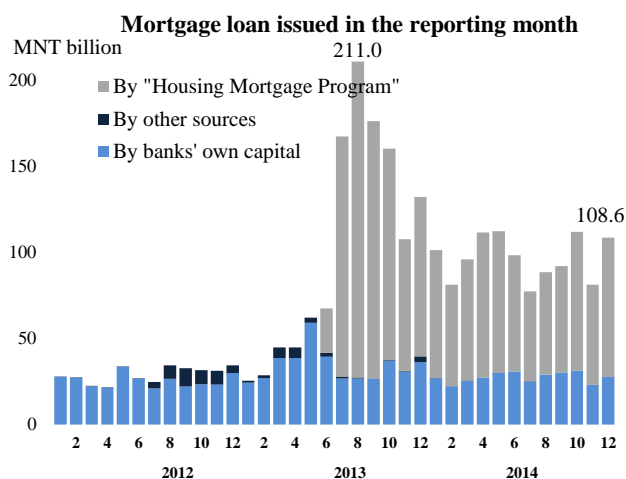


The share of past due in arrears loan has decreased by 1.4 percentage point from the previous month, reaching 0.9 percent.

¹ Outstanding mortgage loan transferred to MIK included.

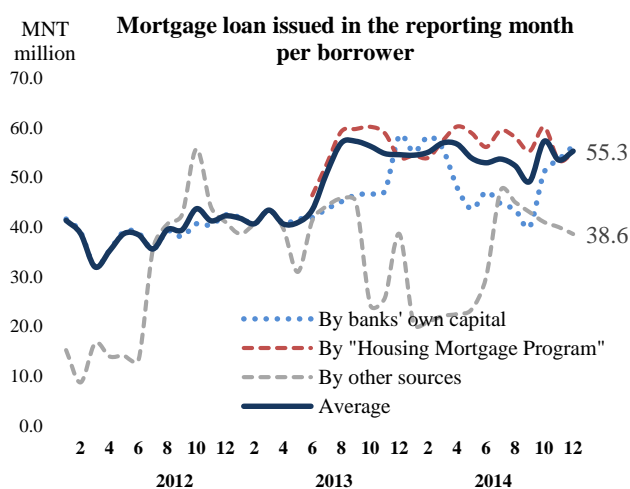
Mortgage loan issued in the reporting month

The amount of mortgage loan issued in the reporting month has decreased by 17.9 percent from the beginning of year.

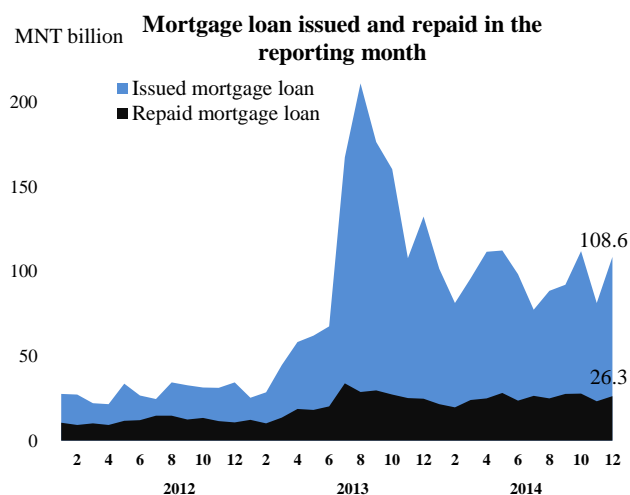


Majority of the mortgage loan issued in the reporting month (MNT 80.7 billion, which made up 74.4 percent) was issued by the “Housing Mortgage Program” with an interest rate of 8 percent per annum.

The amount of issued loan per borrower has reached MNT 55.3 million by the end of December 2014.

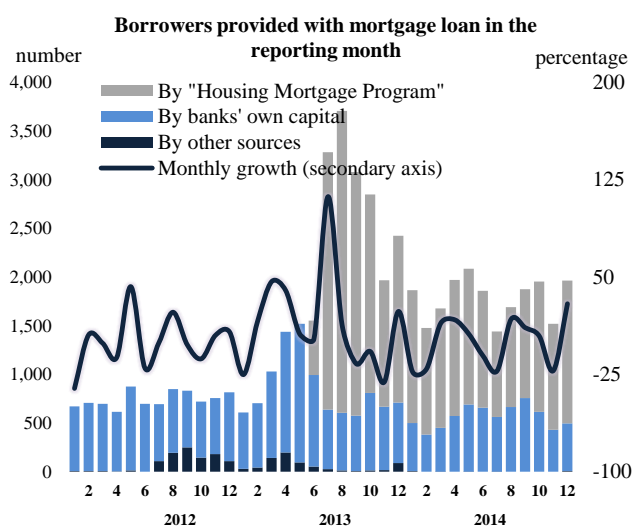


In the reporting month, MNT 26.3 billion mortgage loan has been repaid, which is 12.6 percent higher compared to the same period of previous year.

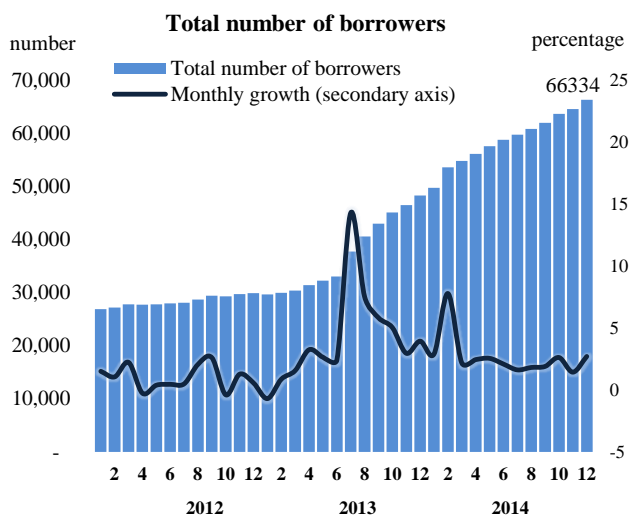


Number of borrowers

In the reporting month, mortgage loan by the “Housing Mortgage Program” was issued to 1467 borrowers, mortgage loan from commercial banks’ own capital was issued to 490 borrowers.



By the end of December 2014, the total number of borrowers has reached 66334.



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 16.7 years. The weighted average maturity of total outstanding mortgage loan is 15.3 years.

The weighted average interest rate of issued mortgage loan stood at 9.9 percent. The weighted average interest rate of mortgage loan issued in the reporting month by commercial banks' own capital stood at 15.5 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
	12	2,844,612.6	2,027,859.2	200.1	9.9	66,334