

## Refinancing High End Mortgage Portfolios “Elite”

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| <b>Target Market</b>       | Primary Mortgage Lenders providing residential mortgages as defined by mortgage law and must be shareholders in EMRC.   |
| <b>Tenor</b>               | Tenor up to 15 years  |
| <b>Product features</b>    | <p>This product aims to refinance primary mortgage lenders portfolios to meet EMRC eligibility requirements:</p> <ul style="list-style-type: none"> <li>a) Maximum Loan (remaining balance) to value (value being the lower of property price &amp; appraised value) ratio is capped at 80%.</li> <li>b) Refinance mortgages with outstanding amounts above EGP 5mn and up to EGP 12mn.</li> <li>c) Mortgages have been outstanding in PML records for at least 90 days.</li> <li>d) No payment is in default within the last 90 days.</li> <li>e) At least one mortgage installment was due and settled by investor.</li> <li>f) Payments of mortgage loans installments can be up to 6 months.</li> <li>g) PMLs will be allowed to make first time utilization under “Elite” product.</li> <li>h) A full portfolio review to be made instead of a sample review.</li> </ul> |
| <b>Collateral Coverage</b> | EMRC will obtain Collateral Coverage ratio of 130%.   |
| <b>Collateral Report</b>   | Monthly reporting on the complete portfolio   |