Declaration of Takarék Jelzálogbank Nyrt. (Takarék Mortgage Bank Co. Plc.)'s Board of Directors on the separate annual financial report for the year 2020

Takarék Jelzálogbank Nyrt. (Takarék Mortgage Bank Co. Plc.) hereby declares that the separate annual Financial Statements in accordance with the International Financial Reporting Standards adopted by the European Union of the year 2020 have been prepared in accordance with the applicable accounting standards and its best knowledge.

The separate annual financial statements give a true and fair view of assets, liabilities, financial position and profit or loss of the issuer, furthermore the separate annual reports give a fair view of the position, development and performance of the issuer, disclosing the risks and the factors of uncertainty.

Budapest, 27 April 2021

Takarék Jelzálogbank Nyrt.
TAKARÉK JELZÁLOGBANK
1117 Budapest, Magyar Tudósok körútja 9. G. ép.

Dr. Gyula László Nagy
Member of the Board of Director
Chief Executive Officer

Attila Mészáros
Member of the Board of Director
Deputy Chief Executive Officer

TAKARÉK MORTGAGE BANK PLC.

BUSINESS REPORT FOR 2020

Budapest, April 6, 2021

TABLE OF CONTENTS

1 OVERVIEW OF TAKARÉK MORTGAGE BANK PLC.

Takarék Mortgage Bank Public Limited Company (formerly FHB Mortgage Bank Plc., hereafter referred to as “the Bank” or “the Company”) was established on October 21, 1997 as a limited liability company with a share capital of HUF 3 billion.

The Bank provided mortgage banking services through its Head Office and regional representative offices located in the Republic of Hungary. The Bank deals with refinancing mortgage loans provided by commercial banks to their customers and issuing mortgage covered bonds to raise funds for its refinancing activity.

The Bank received its operating license as a specialized financial institution in accordance with the provision of Act CXII of 1996 on Credit Institutions and Financial Enterprises (previous Hpt.) and Act XXX of 1997 on Mortgage Loan Companies and Mortgage Bonds (Jht.) on March 6, 1998. The Bank started operation as of March 16, 1998.

On October 31, 2003 the Hungarian Financial Supervision Authority (HFSA) granted permission for the Bank to publish an issuance prospectus and introduce its shares to the Budapest Stock Exchange (BSE). The ordinary shares were listed on the BSE on November 24, 2003.

Ownership structure of Takarék Mortgage Bank Plc.:

Shareholder	December 31, 2020		December 31, 2019	
	Ownership ratio %	Nr of shares	Ownership ratio %	Nr of shares
„A” shares listed on BSE				
Domestic institutional investors	52.41	56,859,406	52.82	57,285,447
Foreign institutional investors	0.03	32,298	0.02	22,224
Domestic private investors	3.68	3,979,348	3.31	3,594,103
Foreign private investors	0.01	11,760	0.01	12,410
Employees, management	0.00	0	0.00	0
Repurchased shares	0.23	253,601	0.23	253,601
Owner forming part of state household	4.45	4,832,225	4.45	4,832,225
Other investors	0.03	31,372	0.00	0
Series „A” total	60.84	66,000,010	60.84	66,000,010
„B” shares not listed on BSE				
Domestic institutional investors	13.05	14,163,430	13.05	14,163,430
Series „B” total	13.05	14,163,430	13.05	14,163,430
„C” shares not listed on BSE				
Domestic institutional investors	26.11	2,832,686	26.11	2,832,686
Series „C” total	26.11	2,832,686	26.11	2,832,686
Total	**100.0**	**82,996,126**	**100.0**	**82,996,126**

The Board of the Bank approved a strategic plan in February 2006, which set the expansion of banking activity and the branch network as medium-term goals. The Bank established new subsidiaries, among them the Takarék Commercial Bank Ltd. (henceforth “the Commercial Bank”), thereby significantly expanding the range of services provided.

In 2013, the Bank managed several acquisitions, thereby broadening the range of activities provided by its subsidiaries and hence the Group. These included the acquisition of Diófa Alapkezelő Zrt. (Diófa Fund Management Ltd.), the purchase of the Díjbeszedő Operations and Services Limited Liability Company (DÜSZ), which came into being after a secession from Díjbeszedő Holding Ltd. (DBH), the Díjbeszedő Faktorház Plc. (DBF) getting under the ownership of DÜSZ in the process of the mentioned secession, the purchase of DíjNET Ltd., Díjbeszedő Informatikai Ltd. (DBIT), and a certain share of ownership in the Magyar Posta Befektetési Zrt. (Hungarian Post Investment Ltd.). The Bank sold these ownership shares to the MTB Bank of Hungarian Savings Cooperatives Ltd. (hereafter "MTB") in December 2017.

Based on the Act CXXXV of 2013 on the integration of cooperative financial institutions and the modification of certain legal rules on economic issues (Szhitv), the Bank and the Commercial Bank (under the Bank's majority ownership) became a member of the Integration Organisation of Cooperative Credit Institutions (SZHISZ) in September 2015, and also the member of the Guarantee Community of Cooperative Credit Institutions, and thus a member of Hungary's then fourth largest banking group (the Takarék Group).

At the end of December 2015 the Bank increased its share capital by HUF 4,249 million face value, which equaled HUF 30.5 billion issue value. The capital increase took place through private issuance of dematerialized dividend preference shares (Series "B") and registered, dematerialized ordinary shares (Series "C"). The new shares (Series "B" and Series "C") were not listed on the Budapest Stock Exchange, they were purchased by the members of Takarék Group.

The shareholder structure of the Bank changed significantly in the fourth quarter of 2016. On October 14, 2016 A64 Vagyonkezelő Ltd. sold its shares in the Company over the counter to B3 Takarék and Fókusz Takarék, whilst on December 9, 2016 MTB bought the shares of VCP Finanz Holding Ltd. As a result, MTB and the cooperative credit institutions obtained more than 68% of the shares of the Company by the end of the year.

The integration process of the Bank and the Commercial Bank into the Integration of Cooperative Credit Institutions (today known as the Central Organization of Integrated Credit Institutions, i.e. COICI) that started in the autumn of 2015 was finished in 2017. Subsequently, the restructuring of these companies – to fit into the strategy of the broader Integration – started that year.

As a first step, the Bank was reclassified as a simple profile mortgage bank, with only issuance and refinancing functions remaining, while all other human resources and capacities were transferred to the MTB and the Commercial Bank.

On June 27, 2017 the General Assembly of the MTB accepted the 5-year strategy (2017-2021) of the Integration. According to that, the function of the central governing body of Takarék Group will be solely performed by the MTB; hence the Bank's group management functions were passed over to the MTB. Consequently, the satellite institutions of the Integration including mutual fund management, factoring and leasing services as well as central debt collection became directly subordinated to the MTB.

From April 2018 the Bank stopped new own originated loan disbursements, as it disbursed only allotments on previously agreed credit contracts and non-refundable state subsidies. New credit contracts for households from this time were only available in the Commercial Bank, later – from November 2019 – in the newly established Takarékbank. Previously made credit contracts were kept in the Bank's portfolio until their expiry, but the active functions of the Bank remained solely those that relate to classic mortgage bank functions (issuance of mortgage covered bonds and refinancing).

The general assembly of the Company on April 27, 2018 made a decision about changing of the name of the Bank. From June 25, 2018 the Bank's official name is Takarék Mortgage Bank Plc.

In the revised 5-year strategy (2017-2021) of the Takarék Group (accepted on November 30, 2018 by MTB's general meeting) the Bank's principal role remained unchanged: it solely performs classic mortgage bank activities.

Following the end-2017 sale of most of its subsidiaries, the only subsidiary of the Bank remained its 51% ownership in the Commercial Bank. The Bank divested this last subsidiary on October 29, 2019 selling it's full 51% ownership to MTB, and hence for the first time in 2020 the Bank prepares no consolidated annual report. The owners of the Bank – Magyar Bankholding Zrt. (henceforth MBH) as the ultimate parent company as well as MTB – will include the Bank in their scope of consolidation. The consolidated annual reports will cover all companies that are part of the consolidation group on accounting terms.

On May 12, 2020 the S&P Global rating agency published the confirmation of the Bank's BBB rating with respect to the Bank's covered mortgage bond issuance program and the series of covered mortgage bonds issued previously by the Bank either in Forint or foreign currency, changing the outlook from positive to stable. This was explained by the 28th of

April, 2020 change in the outlook of Hungary's long-term sovereign debt rating from positive to stable in the wake of rising risks due to the coronavirus pandemic.

From December 15, 2020 the effective owner rights are exercised by MBH, since by having the Hungarian entral bank's (MNB) license, the majority owners of Budapest Bank Zrt. (BB), MKB Bank Nyrt. (MKB) and MTB transferred their shares into the joint holding company. This gave rise to the birth of Hungary's second largest banking group, in which the Hungarian state through Corvinus International Investment Ltd. has a 30.35% share, the direct owners of MKB have a 31.96% share, whereas the direct owners of MTB have a 37.69% share. The management of the MBH has already been appointed and the elaboration process of the new group's 5-year strategy has started.

On December 30, 2020 through official publication channels MTB disclosed its public purchase bid for all shares issued by the Bank, at the same time it submitted its application for the central bank's (hereafter also referred to as MNB) permission. Based on MNB's permission the period for offering the shares started on January 19, 2021, and came to its end on February 17, 2021. MTB accepted all shares that were offered during this period and declared the mandatory public purchasing bid process successful. With all the preconditions set in the bidding process being met, following the transfer of the shares the ownership ratio of the MTB in the Bank increased from 86.2% to 88.14%, whereas the combined share of MTB and other owners acting in concert with it increased from 94.82% to 96.76%.

The bid was made after the majority owners of BB, MKB and MTB transferred their shares to the MBH on December 15, 2020.

2 THE MACROECONOMIC ENVIRONMENT IN 2020

2.1 THE HUNGARIAN ECONOMY IN 2020[1]

Major macroeconomic indicators	2018	2019	2020
Real GDP growth	5.4%	4.6%	-5.0%
Industrial output growth	3.5%	5.6%	-6.2%
Average annual rate of inflation	2.8%	3.3%	3.3%
Average annual rate of unemployment	3.7%	3.4%	4.3%
ESA-based budget balance (relative to GDP)*	-2.1%	-2.0%	-8.8%
Net external financing capacity (relative to GDP)*	2.5%	1.5%	2.8%
Base rate (end-of-year)	0.90%	0.90%	0.60%
EUR-HUF exchange rate (end-of-year)	321.51	330.52	365.13

**Projection for 2020*
Sources: KSH, MNB, NGM

The economic developments of year 2020 in Hungary were heavily influenced by the coronavirus pandemic that unfolded from early March. Restrictions, aimed at minimizing human losses and avoiding the collapse of the health care system markedly reduced the level of economic activity. In the first wave of the pandemic it was not only the most directly affected services sectors, but also a good part of the productive sectors that came to a halt due to the sudden break-up of international and domestic supply chains. Following the relatively successful defense against the first wave, with the pandemic recessing in early summer and restrictions gradually withdrawn, there was sharp correction in economic activity in the third quarter of 2020, supported by efficient fiscal and monetary policy responses, with which economic policy makers tried to dampen the extent of the economic setback and the loss of jobs as well as lay down the foundations for restarting economic growth. Despite all these efforts, the sharply forming second wave of the pandemic in the autumn together with restrictions reinstated almost pushed the most affected services sectors (tourism, entertainment etc.) to the verge of collapse again. At least, alongside elevated security proceedings the productive sectors proved to be resilient and performed at a level broadly similar to that of the same period of the previous year. GDP finally contracted by 5% last year,

[1] Data used in this chapter are based on the relevant reports and data releases of KSH (Central Statistical Office), MNB (National Bank of Hungary) and analyses prepared by Takarékbank

mostly due to sharply decreasing domestic demand, while the improvement in net export partly offset the extent of the recession.

Low domestic demand may have resulted in easing demand driven price pressures, yet, as asset prices in emerging markets became subject of increased global risk aversion, while pricing uncertainties and base effects were also at play, inflation still started to rise in the middle of the year. At least, core inflation adjusted for indirect tax changes remained well within the central bank's tolerance band throughout 2020. Headline inflation finally amounted to 3.3% on annual average last year. Enterprises that were forced to shut down for an extended period in the wake of the restrictions could retain most of their workforce with the help of state initiated job protection programs, nevertheless the number of registered job seekers exceeded that of the last year by close to 130 thousand in the middle of the year. On annual average, though, the unemployment rate was only 4.3% following the previous year's 3.4%.

Expansionary fiscal policy resulted in a marked budget deficit: on a cash-flow basis the expenditures of the central government surpassed its income by HUF 5,550 billion (the difference was only HUF 1,220 billion in 2019), which, on an accruals basis translates into a deficit of around 9% of GDP. Since the deficit was overfinanced by issuing a way higher amount of foreign currency denominated bonds than originally planned (partly also serving the financing of 2021's budget deficit), public debt soared in 2020, rising to above 80% of GDP from 65.5% prevailing at the end of 2019. Yet, external balance did not deteriorate, what's more, it even improved in 2020 as due to weak domestic demand imports contracted even faster than exports, and hence net external financing capacity (the combined surplus of the current and the capital account) may have increased to 2.8% of GDP from the previous year's 1.5%. However, the steady decrease of net foreign debt came to a halt in 2020.

Credit institutions were impacted by two opposing forces in the wake of the economic crisis that resulted from the pandemic. The freshly introduced credit moratorium and economic policy steps to keep up the dynamics of lending (among them relaxed banking regulations) lent support to the growth of credit, impairment and provisioning for expected future losses, however, led to a steep jump in risk costs. Due to the latter, the annual after-tax profit of the banking sector fell to less than half of 2019's HUF 500 billion. Although the dynamics of new loan disbursement of markedly eased even despite the supportive economic policy / monetary policy steps, the stock of both household and corporate credit continued to increase substantially (at double-digit rates), owing to the repayment moratorium through the sharp decrease in amortization payments (close to 60% of household loans and 40% of corporate loans remained under the umbrella of the moratorium). The stock of deposits increased even more spectacularly, explained by both the foregone amortization payments and postponed consumption expenditures in the case of household deposits, while in the case of corporate deposits the abundance of loan programs at favourable conditions as well as state subsidies also contributed to growth alongside the repayment moratorium.

The expansionary monetary policy of the Hungarian central bank (which stretched its balance sheet total by 65% by means of securities purchases, offering long-term fixed rate loans to the banking sector and also enhancing the stock of foreign assets) created a liquidity boom in the financial markets. A major part of this liquidity surplus found its way into the central bank's deposit facilities, another part financed the lending activity and the securities purchases of the banking sector. The central bank reduced the base rate in two steps to 0.6% in the course of the year, nevertheless, reacting partly to the marked depreciation of the Forint, it raised the interest rate on its one-week deposit facility to 0.75% in September (and went on to disburse covered long-term loans to the banking sector also at that rate), and hence short-term interbank rates also adjusted to this rate level. The Forint depreciated markedly, by almost 10% vis-à-vis the Euro during 2020, but by making carry trade more expensive with the mentioned rate hike in September and also using verbal intervention the central bank was more successful in preventing the Forint from further depreciation. As a reflection to the obvious progress in financial stability over the past years, major rating agencies did not downgrade Hungary's sovereign debt even despite the massive economic downturn and rising risk aversion towards emerging economies.

The number of newly built dwellings in 2020 increased by 33.5% compared to 2019, but the number of new building permits and simplified notifications for the construction of new dwellings fell a substantial 35.8% last year. Budapest had a leading role in this (-47.7%), while the modest decrease was observed in villages (-14%). The 33.5% growth in the number of newly built dwellings means that 28,208 flats were reported to have been completed last year as opposed to 21,127 flats in 2019. Again, villages were top performers (45% growth), partly owing to the so-called rural family home creation scheme, which was launched in the second half of 2019. There was also robust growth in cities (42%), but growth in Budapest markedly decelerated (to 8.6%) as in the wake of the pandemic investment driven real estate purchases effectively vanished. 52.6% of the newly built 28,208 flats was constructed by entrepreneurs, whereas 47.4% by private persons, which is a noticeable decrease in the case of the former (down from 58%), but a marked increase in the case of the latter (up from 42%) compared to 2019.

On October 7, 2020 the Government announced that effective from January 1, 2021 a preferential VAT of 5% will again apply to the purchase and construction of new flats, which will stay in force until December 31, 2022, but it is enough to obtain the building permit by that date, the construction process itself may be finalized by the end of 2026 at latest. The announcement itself was enough to speed up activity in certain segments of the market already in the final months of last year. There were also other announcements in the last quarter of 2020; these are aimed at helping families to solve their housing issues and will thus help the real estate market to come into motion. These are: (i) a flat modernization program coming with 50% state subsidy; (ii) full exemption from VAT in the case of using the family home creation scheme when buying or constructing a new flat; (iii) the possibility of reclaiming VAT up to HUF 5 million in the case of building a new flat in private construction; (iv) the exemption from paying duties when buying real estate in combination with the family home creation scheme and (v) the multi-generation family home creation scheme, which offers subsidies as a function of the number of children in the household in the case of attic installation works or additional floor construction.

2.2 THE BANKING SECTOR IN 2020[2]

The total assets of the banking sector amounted to around 53,070 billion at the end of 2020, up by 22.9% from HUF 43,181 billion a year before. According to non-audited preliminary figures the combined after-tax profit of the banking sector reached HUF 212 billion last year, markedly, 57.9% below last year's figure, but it mostly came in the wake of substantially higher impairment and provisioning due to the repayment moratorium. The stock of gross credit to clients in the banking sector increased by 16% in 2020 and exceeded HUF 24,400 billion at the end of the year. Within this the stock of household credit increased by 14.8%, while that of the non-financial corporate sector was up by 12.9%. The improvement in the quality of the loan portfolio that characterized the past years came to a halt in 2020, but so far there have been no signs of noticeable deterioration due to the repayment moratorium.

The stock of client deposits increased by 23.2% in 2020, its volume slightly surpassed HUF 30,000 billion. 36.7% of this stock was owned by households (increase was 18%), whereas 41.5% by the non-financial corporate sector, whose deposits increased by no less than 29% in 2020.

2.2.1 Mortgage loans of households

The monthly volume of the disbursement of new household mortgage loans stayed below HUF 80 billion only during the first wave of the coronavirus pandemic, in most months of the year it resided in the range of HUF 80 to 90 billion, on two occasions it was even close to HUF 100 billion. Hence, the new total volume of new disbursements in 2020 reached HUF 1,008 billion, which, in fact, was 2.3% above that of last year's HUF 985 billion. In the home equity loan segment growth in new disbursements amounted to only 1.9%, while in the mortgage-backed general purpose loan segment the annual growth of new disbursements was close to 8%.

2.2.2 Stock of household mortgage loans

The stock of household mortgage loans stood at HUF 4,847 billion at the end of 2020 according to the central bank's data release. This represents HUF 321 billion increase (+7.1%) over end-2019's HUF 4,526 billion stock, but around 50% of this growth can be attributed to the fact that close to 50% of the portfolio participated in the repayment moratorium, hence its stock did not amortize from the middle of March. The stock of home equity loans increased from HUF 3,641 billion at the end of 2019 to HUF 4,004 billion by the end of 2020, which is a growth of exactly 10%. Meanwhile, the stock of mortgage-backed general purpose loans decreased even despite the moratorium and the more dynamic increase in new disbursements: from end-2019's HUF 886 billion it contracted by HUF 43 billion (-4.8%) to reach HUF 843 billion by the

[2] This section relies on data provided by the MNB with a preliminary nature. We use data relating to the Hungarian operation of banks (branches) only, hence excluding the affiliates of Hungarian banks operating abroad.

end of 2020. The share of foreign currency denominated loans within total mortgage loans was below 0.2% at the end of last year.

2.2.3 The market of mortgage covered bonds

In the course of 2020 the face value of the stock of covered mortgage bonds issued by the five mortgage banks residing in Hungary increased by HUF 368 billion, which implies 29% growth, and thus the end-year stock of mortgage covered bonds outstanding was HUF 1,647 billion at face value. The significant growth in 2020 was mostly due to the newly launched asset purchase program of the central bank in the market segment; the MNB was an active player in both the primary and the secondary segments of the mortgage covered bond market. The gross issuance volume of domestic mortgage banks in 2020 amounted to HUF 566 billion, of which HUF 333.2 billion was realized during the running of the central bank's purchase program between May and the middle of November. In the context of the total outstanding stock the Bank preserved its 20% market share, whereas in the context of issued amount during the MNB's mortgage covered bond purchase program the Bank had a 28% stake, well in excess of its market share.

3 REPORT ON BUSINESS ACTIVITIES

Due to mitigate the adverse economic and financial impacts of the coronavirus pandemic, among other policy steps the MNB launched its government bond and mortgage covered bond purchase program from May 2020. In the case of the latter, this new, second phase was introduced alongside mostly similar conditions to that of the first program in 2018, and it was terminated in November 2020. The central bank's purchases extended to fixed rate long-term mortgage covered bonds denominated in Forint, the allocated budget was 50% of the stock of outstanding Forint denominated mortgage covered bonds issued in Hungary, and MNB was active with its purchases in both the primary and secondary market segment.

The central bank's mortgage covered bond purchase program was fairly decisive in the Bank's business and financial activity in 2020, the development of its P&L items and its balance sheet structure.

3.1 MAJOR FINANCIAL INDICATORS (IFRS, NON-CONSOLIDATED FIGURES)

The total assets of the Bank calculated by non-consolidated figures according to IFRS increased by HUF 269.2 billion (up by 78.5%) in 2020, and by the end of the year its volume reached HUF 612.1 billion. Pre-tax profit, down by 20% from 2019, amounted to HUF 1,945 million, while profit for the year reached HUF 2,373 million. The total comprehensive income for the year was HUF 1,641 million, markedly down from the preceding year's HUF 2,858 million.

HUF million	December 31, 2020	December 31, 2019	Change (%)	Change (HUF million)
Balance sheet total	612,141	342,897	78.5%	269,244
Financial assets valued at amortized costs	573,880	294,526	94.8%	279,354
o/w net loans	336,471	274,813	22.4%	61,659
o/w debt-type securities	229,334	999	-	228,335
Financial liabilities valued at amortized costs	538,318	269,895	99.5%	268,423
o/w debt-type securities issued	322,551	265,929	21.3%	56,621
Equity	66,684	65,043	2.5%	1,641
Profit/Loss before tax	1,945	2,446	-20.5%	(501)
Full-year profit/loss	2,373	2,140	10.9%	233
Total comprehensive income	1,641	2,858	-42.6%	(1,217)
ROAA (average return on assets)	0.5%	0.6%	-	-0.1ppt
ROAE (average return on equity)	3.6%	3.4%	.	0.2ppt

3.2 LENDING

The Bank discontinued extending new loans as of April, 2018, lending activity is provided by Takarékbank, yet, the already existing portfolio remains in the Bank's books until full expiry. From the second quarter of 2018 the Bank is only active in the refinancing business, and thus the stock of its still existing client loans are gradually reduced due to natural amortization and successful workout process.

The stock of the Bank's earlier disbursed loans was HUF 51.3 billion at the end of 2020, down 12.8% from the end-2019's HUF 58.8 billion. 96.4% of this stock is household loan, the volume of which decreased by HUF 9 billion under the last year. The stock of corporate loans amounted to HUF 1.9 billlion at the end of 2020. Bulk of the household loan portfolio is mortgage loan, which implies 0.9% market share for the Bank in this segment (down from 1.2% back in 2019).

3.3 REFINANCING

From the second quarter of 2018 the Bank performs solely classic mortgage bank functions, i.e. it issues mortgage covered bonds, and uses the funds thus required for refinancing the mortgage debt portfolios of partners within the Takarék Group and also that of external partners. Within the Takarék Group the Bank is considered as a special entity: it is able to raise funds in the form of mortgage covered bonds issuances either at domestic or external financial markets. Due to the latter, it is able to secure foreign currency financing if needed.

In its strategy the Bank puts special emphasis on cooperating with external partners. It strives to become an attractive alternative for banking groups that are involved in extending mortgage loans but do not have own mortgage bank license and thus need refinancing.

The stock of refinancing loans extended by the Bank went up by HUF 70.1 billion (or 32.3%) in 2020 and their volume at the end of the year was HUF 287.1 billion.

3.4 PORTFOLIO QUALITY, IMPAIRMENT

The Bank's stock of gross credit amounted to HUF 337.3 billion. The value of contingent liabilities on December 31, 2020 was HUF 22 billion. Hence the full exposure of gross loans and contingent liabilities (excluding securities) was HUF 359.2 billion. The full gross exposure to credit risk (including securities) amounted to HUF 632.5 billion at the end of 2020.

Net claims on clients amounted to HUF 49.9 billion (this is 14.48% of the portfolio without swaps), moreover, based on already signed contracts there was a commitment for disbursing loans to the tune of HUF 0.3 billion (0.077%) at the end of 2020. Of these, 700 loan contracts were classified as Stage 3 category with an underlying volume of HUF 2.4 billion in claims with HUF 0.379 billion in impairments.

The stock of refinancing loans was HUF 287.1 billion (83.4% of the portfolio without swaps), with a minimal HUF 2 million in impairments.

In the interbank market the Bank has placements of HUF 0.6 billion in the form of sight deposits.

The Bank has ownership interest in three entities: the MTB, the Takarék United Cooperatives (TESZ) and the COICI. The nominal value of these investments is HUF 0.01 billion, which is qualified unproblematic.

The share of problem free (Stage 1 and Stage 2) loans was 95.27% as of December 31, 2020, consequently the share of Stage 3 loans was 4.73%.

At average impairment level there was a decrease in the entire (excl. swaps) portfolio (0.25%), but an increase in the loan portfolio (1.72%) compared to end-2019.

3.5 SECURITIES ISSUES

In eleven public auctions last year the Bank raised HUF 109.5 billion in new funds by issuing mortgage covered bonds. Unsecured bonds were not issued in 2020. Similarly to 2018, the volume as well as the interest rate composition of issuances in 2020 was primarily determined by the conditions of MNB's second mortgage covered bond purchase program. Following the temporary freeze of the mortgage covered bond market in the wake of the outbreak of the global coronavirus pandemic, the Bank (which had successful issuances in January and February) could continue its regular monthly issuance activity from May up until the middle of November, when the MNB stopped purchasing mortgage covered bonds in the primary segment. By quarters, there were issuances with HUF 15.2 billion, HUF 19.2 billion, HUF 54.9 billion and HUF 20.2 billion face value by the Bank. Since the conditions of the MNB's second mortgage covered bond purchase program were roughly similar to that of the first program in 2018, the share of fixed rate bonds within total annual issuances increased to 87%, leaving less than 13% share for floating rate bonds.

Concerning Forint denominated mortgage covered bonds the Bank also performed five repurchase transactions in 2020 (two stock exchange auctions and three secondary market transactions) affecting five series of mortgage covered bonds. The Bank repurchased and withdrawn from the circulation HUF 23.83 billion of covered mortgage bonds altogether, all of which were floating rate bonds. Besides, the Bank also repurchased fixed rate Euro denominated mortgage covered bonds with the volume of EUR 1.1 million. Seven series of mortgage covered bonds expired in 2020, the largest of these, the FJ20NF01, amounted to HUF 25.6 billion in itself.

Due to the above transactions the total face value of mortgage covered bonds issued by the Bank and still in circulation was HUF 319.5 billion at the end of 2020.

In accordance with the provisions of the Act on Mortgage Loan Companies and Mortgage Bonds and in keeping with its rules on collateral registration, the Bank monitored the loan coverage situation and compliance with proportionality requirements. In order to ensure appropriate mortgage covered bond coverage the Bank verified, upon disbursement of the loan, whether the conditions for ordinary collateral were met.

The net value of real estate collateral covering mortgage covered bonds issued by the Bank was HUF 383.2 billion as of December 31, 2020, 23.9% above the figure prevailing at December 31, 2019 (HUF 309.3 billion).

Value of mortgage covered bonds and assets involved as collateral

HUF million	December 31, 2020	December 31, 2019	Change
Outstanding covered mortgage bonds in circulation			
Face value	319,540	266,746	19.8%
Interest	46,389	30,956	49.8%
Total	**365,929**	**297,702**	**22.9%**
Value of ordinary collateral			
Principal	311,882	252,187	23.7%
Interest	71,314	57,136	24.8%
Total	**383,196**	**309,323**	**23.9%**
Value of assets involved as supplementary collateral			
Government and Hungarian Development Bank bonds	33,096	45.552	-27.3%
Mortgage bonds	4,662	-	-
Total	**37,758**	**45,552**	**-17.1%**

As of 31 December 2020, the present value of ordinary collateral was HUF 366.4 billion and the present value of mortgage covered bonds was HUF 345.5 billion, thus the present value of collateral amounted to 106.06% of CMBs (Collateralised Mortgage Bond) in circulation not yet repaid. The net value of ordinary and supplementary collateral principal to the unpaid face value of mortgage covered bonds in circulation was 108.27%, and the net ordinary and supplementary collateral interest to the unpaid interest on mortgage covered bonds in circulation was 161.62% as of December 31, 2020.

3.6 BALANCE SHEET DEVELOPMENTS (IFRS, NON-CONSOLIDATED FIGURES)

The Bank's business and financial activity in 2020, the development of its P&L items and its balance sheet structure was heavily influenced by the central bank's measures that were aimed at mitigating the negative economic and financial impacts of money market turbulences caused by the coronavirus pandemic.

The renewed mortgage covered bond purchase program of the central bank was roughly similar in its strategic parameters to the first one in 2018, and it lasted up until November, 2020. The total volume purchased in the program was HUF 273.8 billion, of which the Bank's share was HUF 102.3 billion.

On March 16, 2020 the MNB reorganized the set of its monetary policy tools, and similarly to the ECB, it announced the introduction of providing long-term collateralized lending facility (LTRO) on various maturities (3-, 6- 12-month as well as 3- and 5-year) at fixed rates without any restrictions on quantity. As a result, the banking system was supplied with HUF 2,263 billion long-term liquidity through the 3- and 5-year refinancing vehicle. The Bank, taking on an active role in these tenders, was successful in building HUF 213 billion favourably priced 3- and 5-year loans into its long-term liabilities. In parallel, the stock of its purchased securities also went up, since part of the funds acquired in the LTRO was devoted to this goal.

As of 31 December 2020, the Bank's balance sheet total according to non-consolidated IFRS figures amounted to HUF 612.1 billion, significantly above the end-2019 figure of HUF 342.9 billion.

Balance sheet items (HUF million)	December 31, 2020	December 31, 2019	Change (%)	Change (HUF million)
Assets				
Cash, claims on central bank and other sight deposits	1,499	1,070	40.1%	429
Financial assets held with trading purposes	103	175	-41.1%	(72)
Financial assets at fair value through other comprehensive income	34,889	43,734	-20.2%	(8,845)
Financial assets at amortized costs	573,880	294,526	94.8%	279,354
Financial derivatives - assets	926	2,676	-65.4%	(1,750)
Tangible assets	125	157	-20.4%	(32)
Goodwill and other intangible assets	208	241	-13.7%	(33)
Deferred tax assets	348	0	-	348
Other assets	163	318	-48.7%	(155)
Total assets	**612,141**	**342,897**	**78.5%**	**269,244**
Liabilities				
Financial liabilities held with trading purposes	88	136	-35.3%	(48)
Financial liabilities at fair value through profit and loss	6,484	6,552	-1.0%	(68)
Financial assets at amortized costs	538,318	269,895	99.5%	268,423
Financial derivatives - liabilities	284	288	-1.4%	(4)
Provisions	116	509	-77.2%	(393)
Deferred tax liability	4	93	-95.7%	(89)
Other liabilities	163	381	-57.2%	(218)
Total liabilities	**545,457**	**277,854**	**96.3%**	**267,603**
Shareholders' equity				
Share capital	10,849	10,849	0.0%	0
Paid-in capital on top of face value	27,926	27,926	0.0%	0
Accumulated other comprehensive income	260	992	-73.8%	(732)
Accumulated profit reserve	24,319	22,416	8.5%	1,903
Other reserves	1,164	927	25.6%	237
(-) Own shares	(207)	(207)	0.0%	0
Full-year profit/loss	2,373	2,140	10.9%	233
Total shareholders' equity	**66,684**	**65,043**	**2.5%**	**1,641**
Total liabilities and shareholders' equity	**612,141**	**342,897**	**78.5%**	**269,244**

3.6.1 Financial assets at fair value through other comprehensive income

The value of financial assets at fair value through other comprehensive income was HUF 34.9 billion at the end of 2020, 20.2% lower than a year earlier. Debt-type securities are the most significant within this item, whereas the share of ownership-type instruments is below 1%.

The change in the stock of debt-type securities is mostly explained by the decline of bonds issued by credit institutions; the stock declined by 76.5% compared to the end of 2019. The stock of government bonds, however, increased by 3.1% over the same period.

3.6.2 Financial assets valued at amortized costs

The volume of financial assets valued at amortized costs almost doubled in 2020, thus the volume amounted to HUF 573.9 billion by the end of the period.

Within this the stock of gross loans increased by 22.3%, rising to HUF 337.3 billion by the end of the year. The stock of interbank deposits and claims on central bank decreased from HUF 17.4 to HUF 7.2 billion, which is close to 60% decline in one year.

3.6.3 Financial liabilities valued at amortized costs

Financial liabilities valued at amortized costs take up 87.9% of the Bank's total liabilities. Their volume at the end of 2020 was almost twice as high as a year before, thus reaching HUF 538.3 billion. Within these liabilities it is debt-type securities, i.e. the mortgage covered bonds issued by the Bank to secure the long-term refinancing of the mortgage debt portfolio, represent the highest share. The nominal value of mortgage covered bonds in circulation was HUF 322.6 billion at the end of 2020, up 21.3% from 2019. In the course of 2020 the stock of debt also increased significantly, reflecting the growth in long-term fixed loans from the MNB (due to LTRO).

3.6.4 Equity, capital adequacy

The shareholders' equity was HUF 66.7 billion at the end of 2020, up HUF 1.6 billion from the end of 2019. The prudential requirement on capital adequacy should be interpreted in Takarék Group's context. The Group level capital adequacy requirement was met at the end of 2020.

3.6.5 Off balance sheet items

The value of off balance sheet contingent liabilities was HUF 22.1 billion at the end of 2020, 21.5% higher than a year before. It entirely consisted of the volume of unused (or not yet drawn upon) credit lines by clients and refinancing partners, which back at the end of 2019 stood at only HUF 18.1 billion.

3.7 PROFIT & LOSS DEVELOPMENTS (IFRS, NON-CONSOLIDATED FIGURES)

P&L items (HUF million)	2020	2019	Change (%)	Change (HUF million)
Interest income	11,449	10,261	11.6%	1,188
Interest expense	(8,237)	(7,698)	7.0%	(539)
Net interest income	**3,212**	**2,563**	**25.3%**	**649**
Fee and commission income	688	591	16.4%	97
Fee and commission expense	(521)	(436)	19.5%	(85)
Net fee and commission income	**167**	**155**	**7.7%**	**12**
Dividend income	0	0	-	-
Forex transactions	100	(10)	-1100.0%	110
Profit/Loss on derecognition of financial assets and liabilities not valued at fair value through profit and loss	492	423	16.3%	69
Profit on financial assets and liabilities held for trading purposes	672	2,319	-71.0%	(1,647)
Profit/Loss on non-traded financial assets at fair value mandatorily through profit and loss	0	0	-	-
Profit/Loss arising from hedging operations	(878)	(913)	-3.8%	35
Profit/Loss on financial assets and liabilities at fair value through profit and loss	290	147	97.3%	143
Net trading result	**676**	**1,966**	**-65.6%**	**(1,290)**
Profit/Loss on the derecognition of non-financial assets	157	41	282.9%	116
Net other operating revenue	530	787	-32,7%	(257)
Net other operating expense	(16)	(8)	100.0%	(8)
Operating income	**4,726**	**5,504**	**-14.1%**	**(778)**
Provisioning and deprovisioning	(3)	14	-121.4%	(17)
Net depreciation of financial assets and liabilities not valued at fair value through profit and loss	(167)	380	-143.9%	(547)
Net depreciation of non-financial assets	(8)	(121)	-93.4%	113
Operating costs	(2,366)	(3,337)	-29.1%	971
Profit/Loss on reclassification	(237)	6	-4050.0%	(243)
Profit/Loss before tax	**1,945**	**2,446**	**-20.5%**	**-501**
Income tax	428	(306)	-239.9%	734
Profit/Loss on discontinued activities	0	0	-	0
Profit/Loss for the period	**2,373**	**2,140**	**10.9%**	**233**
Comprehensive income				
Profit/Loss for the year	2,373	2,140	10.9%	233
Other comprehensive income	(732)	718	-201.9%	(1,450)
Items not reclassifiable as income	9	9	0.0%	0
Changes in the fair value of ownership-type instruments at fair value through other comprehensive income	0	0	-	0
Income tax on not reclassifiable items	9	9	0.0%	0
Items reclassifiable as income	(741)	709	-204.5%	(1,450)
Cash-flow hedging transactions	0	0	-	0
Hedging instruments	3	(186)	-101.6%	189
Debt-type instruments at fair value through other comprehensive income	(744)	895	-183.1%	(1,639)
Investments assets held for sales purposes	0	0	-	0
Corporate tax on items reclassifiable as income	0	0	-	0
Total comprehensive income	**1,641**	**2,858**	**-42.6%**	**(1,217)**

The Bank's pre-tax profit was HUF 1.9 billion in 2020, short of 2019's HUF 2.4 billion (-20.5%). Full-year profit was HUF 2.4 billion in 2020 (up from 2019's HUF 2.1 billion). Total comprehensive income also remained below that of 2019: it amounted to HUF 1.6 billion as opposed to HUF 2.9 billion a year earlier.

3.7.1 Net interest income

Net interest income was HUF 3.2 billion in 2020 as a result of HUF 11.4 billion in income (up 11.6% from 2019) and HUF 8.2 billion in expenses (up 7% from 2019). In sum, net interest income was HUF 649 million (25.3%) higher in 2020 than in the preceding year.

With respect to interest income the HUF 2.1 billion increase in the volume of financial assets valued at amortized costs was the most decisive factor.

Interest expenses were 7% higher in 2020 than in 2019. Within this interest expenditures on financial liabilities valued at amortized costs has the decisive role: this amounted to HUF 7.4 billion in 2020, HUF 714 million above that of the preceding year's.

3.7.2 Net fees and commissions

In 2020 the Bank achieved a positive balance of HUF 167 million on commissions and fees as opposed to HUF 155 million back in 2019, implying 7.7% growth. Income from fees and commissions reached HUF 688 million (up 16.4% from 2019), due to favourable changes in the fee and commission income from refinanced mortgaged loans as well as better income stream from valuation. Expenses amounted to HUF 521 million in 2020 (up from 2019's HUF 436 million). This growth reflects higher costs on valuation and Treasury activity.

3.7.3 Net trading result

The balance of net trading results fell markedly short of the previous year's one. Compared to 2019's HUF 2 billion net trading result, this year's figure was HUF 1.3 billion lower, thus exhibiting a mere HUF 0.7 billion profit. This is mostly explained by a marked decline in the profit from IRS (interest rate swap) transactions within the profit from financial assets and liabilities managed with trading purposes.

3.7.4 Net operating income

The decrease in net trading result is also reflected in the net operating income of the Bank. The HUF 4.7 billion profit in 2020 is 14.1% lower than the preceding year's HUF 5.5 billion.

3.7.5 Operating expenses

Due to reduced activity in the wake of performing classic mortgage bank functions only, operating expenses decreased further in 2020. The HUF 2.4 billion overall cost level was down 29.1% from 2019. The largest reduction took place in general and administrative costs (HUF 680 million lower), maintenance costs (down by HUF 486 million), marketing and advertising costs (down by HUF 126 million) and personnel costs (HUF 108 million less).

Operating costs (HUF million)	2020	2019	Change (%)	Change (HUF million)
Personnel costs	207	315	-34.1%	(108)
Advertisments	1	127	-99.2%	(126)
General and administrative costs	93	773	-88.0%	(680)
Leasing fees	19	21	-9.5%	(2)
Depreciation of tangible assets	33	120	-72.5%	(87)
Depreciation of intangible assets	25	36	-30.6%	(11)
Consultancy fees	185	242	-23.6%	(57)
Maintenance costs	350	836	-58.1%	(486)
Sector-specific tax on credit institutions	98	76	28.9%	22
Other taxes and fees	177	192	-7.8%	(15)
Insurance costs	5	8	-37.5%	(3)
IT costs	60	29	106.9%	31
MNB fee	38	43	-11.6%	(5)
Fees for supervisory and other prudential activities	531	394	34.8%	137
SLA expenditures	505	0	-	505
Other non-specified costs	39	125	-68.8%	(86)
Total costs	**2,366**	**3,337**	**-29.1%**	**(971)**

3.7.6 Impairment and provisioning

The net balance of impairment and provisioning was HUF 178 million in 2020.

3.7.7 Profit/Loss due to reclassification

The cost of the repayment moratorium that came into effect on March 18, 2020 is derived from the loss impact on the net present value of not served and thus accrued credit cash-flows. The total impact for the Bank was HUF 237 million last year.

3.7.8 Pre-tax profit

The Bank's pre-tax profit amounted to HUF 1.9 billion in 2020.

4 LIQUIDITY MANAGEMENT

In accordance with the special legal status of the Bank, the institution is not allowed to collect client deposits, thus among its liabilities the components with the highest weight – under usual operation – are mortgage covered bonds and interbank liabilities. In the course of 2020 in the liability structure of the Bank there emerged an item and became more and more decisive: long-term (3- and 5-year) central bank sources by taking advantage of the central bank's long-term collateralized lending facility.

As a member of Takarék Group the Bank covers its liquidity positions predominantly against other entities within Takarék Group. The Bank is entitled to cover its amount of refinanced and remaining own-originatedloans by issuing mortgage covered bonds only to the extent of capital, which can be taken into account in the cover pool. Correspondingly, the financing of the uneligible capital of the stock of mortgage debt and the liquid assets needed for meeting the excess coverage and the 180-day liquidity buffer, formed by internal regulation to secure the future principal and interest payments on mortgage covered bonds, should mostly be financed from unsecured liabilities. Also due to internal regulations the Bank maintains 2% excess coverage.

Effective from March 28, 2019 mortgage covered bonds issued by the Bank are rated by S&P Global (currently at BBB with stable outlook). On February 28, 2020 S&P improved the outlook on the credit rating of the Bank's covered mortgage bonds to positive, since it has also done so in the case of Hungary's long-term sovereign debt. However, due to mounting risks toward emerging markets following the outbreak of the coronavirus pandemic, the outlook on Hungary's sovereign debt rating was cut back to stable on May 12, 2020, and a similar step followed in relation to the Bank's mortgage covered bond rating.

Developments in the structure of the Bank's liabilities

The structure of the Bank's liabilities (following the adoption of the purely mortgage bank strategy) are mostly influenced by the developments in the stock of refinanced loans, and the level of activity in primary mortgage covered bond issuances with a view to secure the MFAR compliance of Takarék Group.

From the aspect of the liability structure 2020 was a special year, as the central bank's policy responses to the economic and financial impacts of the coronavirus pandemic, i.e. the overhaul of the monetary policy tool set markedly influenced the composition of the Bank's liabilities. Following the start of the central bank's mortgage covered bond purchase program, partner institutions could also increase the stock of credit offered for refinancing, and the thus expanding coverage pool made it possible for the bank to actively participate in the MNB's program.

The amount of mortgage covered bonds increased by close to 19.8% (HUF 52.8 billion) rising from a face value of HUF 266.7 billion at the end of 2019 to HUF 319.5 billion by the end of 2020.In the last year the Bank raised HUF 109.5 billion in new funds exclusively in the form of mortgage covered bond issuances through stock market auctions with the involvement of the entire circle of dealers. In the same period HUF 23.8 billion floating rate covered mortgage bonds were repurchased, and a Euro denominated series was also repurchased in a volume of EUR 1.1 million. The total face value of expiring series (seven altogether) was HUF 33 billion in 2020.

No unsecured bond issuances took place in 2020.

The stock of covered loans taken from the central bank reached HUF 212.7 billion by the end of the year, while the weight of other interbank liabilities within total liabilities was insignificant.

5 RISK MANAGEMENT PRINCIPLES

5.1 RISK MANAGEMENT POLICY

The Bank is a member of the Central Organization of Integrated Credit Institutions (COICI). Due to this membership the rules and principles of risk management policies in the Integration, as well as the risk strategy also apply to the Bank.

The risk strategy, which was approved by the Board of Directors of MTB (as the business management body of the Integration) and is mandatory for all credit institutions and other companies within the Takarék Group under the consolidated supervision cover: risk culture, risk taking principles, objectives, risk types, significant risks, risk appetite and willingness for risk taking, risk structure, risk management, the structure and organization of risk management.

The Integration and its member institutions pursue to create an integrated risk culture, which covers the entire Integration, and which is in line with their risk appetite and risk tolerance to ensure the identification, measurement and management of emerged risks. The primary tools for creating this risk culture are internal policies, strategies, regulations and guidelines, internal communication and the continuous training of employees.

The Bank must comply with the requirements of COICI and MTB (as the business management body of the Integration).

The primary goals of risk management in the Bank are to protect its financial strength and reputation, and contribution to the use of capital for competitive business activities, which results in the increase of shareholder value. The protection of financial strength and reputation means that risk management should limit the impact of unfavourable events both on the capital and the profit of the Bank.

The Bank's willingness to take risks must be in line with the financial resources available to cover possible losses. To achieve this the Bank calculates current and future capital requirements for quantifiable risk types, just like the capital requirements under the first Pillar.

The Bank considers prudent risk taking as a vital value.

The Bank is primarily exposed to credit, liquidity, market and operational risks.

5.2 CREDIT RISK

The main activity of the Bank remains the refinancing of the mortgage portfolio of its partner banks. The Mortgage Financing Adequacy Ratio (MFAR) introduced by MNB created a business opportunity for mortgage credit institutions by supporting them to extend refinancing loans with similar maturity profile as that of the long-term residential mortgage loans of partner banks, helping them in eliminating their Forint maturity mismatches. This provided an exceptional opportunity for the Bank to acquire new business partners and to expand its refinancing activities.

In the case of both the household and the corporate portfolio the main changes impacting risk management were motivated by changes in methodologies applied in the wake of the pandemic. In its calculations of credit risk the Bank introduced a so-called macro correction, which was based on an upgraded macroeconomic model. Lending activity also had to be reconsidered from the side of risk management: risk parameters had to be defined, limits on the size of risk taking vis-à-vis partner banks had to be established.

The corporate credit portfolio of the Bank fully consists of project loans with commercial real estate as collateral. With respect to this clientele the sector-specific limit system applied to corporate lending was instrumental in establishing risk taking directions in year 2020.

5.3 LIQUIDITY AND MATURITY RISK

Maintaining liquidity is an essential element of banking activity. The Bank maintains its liquidity by adjusting the maturity profile of its assets and liabilities. In the framework of asset and liability management (ALM) the Bank mitigates maturity risk through both the repurchase of the securities issued earlier and new issuances. At the same time, it applies maturity transformation controlled by pre-defined limits in order to improve profitability, while maintaining solvency at all times. In the case of maturing contracts the Bank regularly reviews prepayments and early payment requests initiated by clients and takes into consideration their impact on managing market and liquidity risks.

The Bank prepares its liquidity plans and financing positions based on expectations derived from different scenarios, and also pays attention to the possible effects of stress situations. The level of liquid assets is kept continuously high.

Due to its specialized credit institution status and its strategy (applied since 2018) of a purely classic mortgage bank, the company's balance sheet structure is much simpler than that of a classic commercial bank. On the asset side it is the increasing stock of refinancing loans (the stock of own loans gradually narrows, new disbursements did not take place since 2018) and liquid securities, while on the liabilities side it is issued mortgage covered bonds and the long-term central (only 3 and 5 years long) bank financing sources (LTRO) qualify as decisive items. Since in the framework of LTRO the central bank (introduced on 24 March 2020) extends covered credit to market players, for the Company it is the mismatches in the maturity structure of mortgage covered bonds and the stock of refinanced loans (and the still outstanding own credit), where the liquidity risk to be addressed comes from.

The Bank prepares its liquidity plans in cooperation with Takarék Group's Liquidity Management Centre and the Market Risk Departments. This is based on expectations derived from different scenarios taking into the possible effects of stress situations. Since the excess coverage within the Bank's collateral asset pool is provided by liquid assets, and taking into account that under internal regulations the Bank keeps up a liquidity buffer enough to cover cumulated outflows on a 180-day horizon, the Bank's need for liquid assets is continuously around HUF 25 to 40 billion.

5.4 EXCHANGE RATE RISK

The Bank is a specialized credit institution, which significantly narrows the scope of business activities, where exchange rate related risks may arise. Moreover, it is the Bank's explicit policy to keep exchange rate risk at a low level.

The Bank intends to immediately hedge exchange rate risks emanating from its core business, provided market conditions are supportive to do so. Therefore, open FX positions may occur primarily due to liquidity management, settlements related to lending and refinancing, or accrued expenses and deferred charges in those currencies, in which the Bank keeps nostro accounts.

5.5 INTEREST RATE RISK

Interest rate risk stems from interest rate changes, which impact the value of the underlying financial instruments. The Bank is also exposed to interest rate risk, when the amounts of assets, liabilities and off-balance sheet instruments maturing or being revaluated in a particular period are not in accordance with each other.

The Bank is monitoring interest rate risk on a continuous basis by Gap analysis, VaR calculations and sensitivity analysis and mitigates exposures by setting limits. The Bank manages market risk mainly by natural hedging. In addition, active management tools such as the repurchase of mortgage covered bonds, swap deals as well as adjusting mortgage covered bond maturities and interest rates to correspond to the underlying assets are made use of in order to ensure the harmony between assets and liabilities.

5.6 OPERATIONAL RISK

Operational risks are handled through the continuous improvement of internal regulations and procedures, the adequate training of employees and the enhancement of built-in control mechanisms. The senior management of the Bank regards feedbacks as an indispensable tool in managing operational risks. It is considered a very important aspect to monitor the effectiveness of measures taken in order to eliminate operational risks. The Bank collects and analyses loss data due to operational risk based on a system of Key Risk Indicators (KRI), and there is a regular monthly report about developments in this subject. In order to identify operational risks in time the Bank supports its employees by providing internal training.

The KRIs are reviewed each year, thus also in 2020 various KRIs were modified and new KRIs were defined as well. In order to improve the quality of these indicators, the operational risk division of the Bank holds expert meetings with those units that are responsible for the collection and processing of data, and they jointly decide on indicators and their critical levels/limits.

In the case of key activities the Bank made a self-valuation of operational risks and defined those rarely occurring events that potentially cause heavy losses. The impacts of such events are estimated by scenario analyses.

The Bank compiled an inventory for the used risk models in accordance with the surveillance requirements and a list of products to identify product-specific risks.

6 ORGANIZATION CHANGES AND HEADCOUNT

The Bank functions as a classic mortgage bank: it handed over its business and mortgage loan extending and managing functions to the Takarékbank, while its former group control, supervision and support functions with the underlying infrastructure was passed on to MTB.

The Bank's full-time equivalent number of employees at the end of 2020 was 15.3 (at the end of 2019 it was 14).

7 PROTECTION OF ENVIROMENT

Although the Bank does not pursue business or non-profit activities related to environmental protection, it strives to ensure an environment-friendly workplace, maintains and cares for the natural vegetation and ornamental plants in its direct environment. It pursues to apply energy-saving solutions during its operation. In its internal trainings it emphasizes the importance of energy and environmentally conscious corporate and employee behaviour. In the fourth quarter of 2020 the Bank set up its Green Mortgage Bond Committee, the primary goal of which is defining and operationalizing norms/criteria for green mortgage covered bonds and creating the conditions for the future issuance of green mortgage covered bonds.

8 OTHER SERVICES PROVIDED BY THE AUDITING COMPANY

The auditing company did not invoice fee for non-specified other services for the Bank in 2020.

9 POST BALANCE SHEET DATE EVENTS

MTB, as the qualified majority owner of the Bank on December 30, 2020 made a mandatory public purchasing bid for all the shares issued by the Bank. The window to accept the bid was open until February 17, 2021. During this period the shareholders of the Bank offered their shares for purchase as follows:

- 2,103,165 (two million one hundred and three thousand one hundred and sixty five) pieces of ordinary „A" shares, each with a face value of HUF 100 (one hundred Forints);
- 0 (nil) pieces of preferential „B" shares, each with a face value of HUF 100 (one hundred Forints)
- 0 (nil) pieces of ordinary „C" shares, each with a face value of HUF 1000 (one thousand forints).

MTB accepted the shares offered for purchase and declared the mandatory public purchase bid successful. With all the preconditions set in the bidding process being met, following the transfer of the shares the ownership ratio of the MTB in the Bank increased from 86.2% to 88.14%, whereas the combined share of MTB and other owners acting in concert with it increased from 94.82% to 96.76%.

Impact on the Bank of MNB's executive circular issued on January 21, 2021 on the application of IFRS9 standards

The main aim of the circular by MNB was to recommend uniform treatment of clients participating in the repayment moratorium among banks.

In the case of those clients that already participate in the moratorium for a period longer than nine months, MNB expects banks to examine whether the financial standing and the repayment ability of these clients can still be considered stable despite the ongoing participation in the moratorium. Should available data be not supportive of this, MNB expects banks to put the underlying transactions into restructured status and classify them as Stage2 category. Along the lines of the circular the Bank introduced the following measures:

- it identified the customer base that participated in the moratorium for a period longer than nine months;
- it modified the rules of monitoring the credit portfolio (introduced in 2020 for the period of the moratorium) in order to be able to point out transactions that should be put into restructured status;
- it specified which clients and transactions should also be reclassified as Stage2 category;
- it set March 31, 2021 as the deadline for these reclassifications;
- it commited itself to repeat the monitoring of the portfolio and the necessary reclassifications each month until the moratorium is in effect;
- it monitors the recovery process of clients and transactions on a monthly basis in line with the MNB's expectations.

With respect to Takarék Group as a whole, the customer base, which participated in the moratorium for at least nine months accounts for 40% of the entire household and corporate exposure. Upon processing the data on clients' financial situation, the extent of exposures to be put into restructured status stabilized at 6 per cent, whereas the share of exposures to be reclassified as Stage2 on March 31, 2021 due to the application of the central bank's executive circular stands at 2.7%. In the first quarter of 2021 the Bank also harmonized its methodology for monitoring the portfolio subject to the repayment moratorium to adhere to the principles for the selection of restructured and latent Stage2 transactions as recommended by the MNB.

For 2020 the Bank made no siginificant changes to the volume of already recognized impairment loss as a result of the MNB's circular.

Budapest, April 6, 2021

dr. Gyula László Nagy
Chief Executive Officer

Attila Mészáros
Deputy CEO

Takarék Jelzálogbank Nyrt.
TAKARÉK JELZÁLOGBANK
1117 Budapest, Magyar Tudósok körútja 9. G. ép.

Takarék Mortgage Bank Plc.

Separate Financial Statements
and
Independent Auditor's Report

December 31, 2020

Deloitte.

Deloitte Auditing and Consulting Ltd.
H-1068 Budapest,
Dózsa György út 84/C, Hungary
H-1438 Budapest,
P.O.Box 471, Hungary

Phone: +36 (1) 428-6800
Fax: +36 (1) 428-6801
www.deloitte.hu

Registered by the Capital Court of Registration
Company Registration Number: 01-09-071057

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Takarék Mortgage Bank Plc.

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Takarék Mortgage Bank Plc. (the „Bank") for the year 2020 which comprise the separate statement of financial position as at December 31, 2020 – which shows a total assets of MHUF 612,141 –, and the related separate statement of profit or loss, separate statement of other comprehensive income – which shows a net profit for the year of MHUF 2,373 –, separate statement of changes in equity and separate statement of cash flows for the year then ended and notes to the financial statements including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Bank as at December 31, 2020 and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the European Union (the „EU IFRS"), and the financial statements were prepared in all material respects in accordance with the provisions of the effective Hungarian Act C of 2000 on Accounting (the „Accounting Act") relevant to the entities preparing financial statements in accordance with EU IFRS.

Basis for Opinion

We conducted our audit in accordance with the Hungarian National Standards on Auditing and the effective Hungarian laws and other regulations on audits. Our responsibilities under these standards are further described in the "*The Auditor's Responsibilities for the Audit of the Financial Statements*" section of our report.

We are independent of the Bank in compliance with the relevant effective Hungarian regulations and the "Rules of conduct (ethical rules) of the auditor profession and the disciplinary process" of the Chamber of Hungarian Auditors and, in respect of matters not regulated therein, the Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (the IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with the same ethical requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	**How our audit addressed the matter**
Calculation of expected credit losses on loans assessed on portfolio-level	
(See Sections 17 of Notes to the Separate Financial Statements for the details) As at December 31, 2020 the Bank shows net value of loans to customers at amortised cost in an amount of MHUF 49,076 (gross amount MHUF 49,940) in connection with MHUF 864 provision has been recognized. The calculation of expected credit losses of loans assessed on portfolio-level requires application of professional judgement and use of highly subjective assumptions by management. The most significant assumptions applied in provisioning calculation are the followings: - IFRS9 credit risk staging methodology and application - probability of default - loss given default - estimation of future cash-flows expected to be realized. The COVID-19 pandemic has resulted in an increase in the uncertainty of assumptions underlying the economic outlook. This combined with varying government responses, has raised the complexity of assessing and monitoring customers' financial health, necessitating an elevated level of judgement required by the Bank in calculating the ECL. Based on the significance of the above described circumstances the calculation of expected credit loss of loans assessed on portfolio-level was identified as a key audit matter.	The relevant audit procedures performed by us included the followings: - testing design and operative effectiveness of key controls relating to monitoring of loans and calculating and recording of impairment; - test of staging through portfolio level analysis and the staging methodology applied by the model, - robust challenge of management estimates related to the provisioning; - assess the collective model methodology and testing the calculations in terms of risk parameters (probability of default - PD, loss given default - LGD, expected credit loss - ECL, macroeconomic factors) applied by the collective models by involving of experts, recalculation of impairment, - comprehensive analysis of loan portfolio; - assessing the requirement for additional allowances considering the Bank's ECL model, particularly in light of the extreme volatility in economic scenarios caused by the current COVID-19 pandemic and government responses; and - assessing the adequacy of the disclosures in the financial statements.

Other Information

Other information comprises the information included in the Responsible Corporate Governance Report and the business report of the Bank for 2020, but does not include the financial statements and our auditor's report thereon. Management is responsible for the other information and for the preparation of the business report in accordance with the relevant provisions of the Accounting Act and other regulations. Our opinion on the financial statements provided in the section of our independent auditor's report entitled *"Opinion"* does not apply to the other information.

Our responsibility in connection with our audit of the financial statements is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Furthermore, in accordance with the Accounting Act, our responsibilities regarding the business report also include reviewing the business report to assess whether the business report was prepared in accordance with the relevant provisions of the Accounting Act and other regulations, if any, including the assessment whether the business report complies with the requirements of Section 95/B. (2) e) and f) of the Accounting Act, and to express an opinion on the above and on whether the business report is consistent with the financial statements. Furthermore, in accordance with the Accounting Act we shall make a statement whether the information referred to in Section 95/B. (2) a)-d), g) and h) has been provided in the business report.

In our opinion, the business report of the Bank for 2020 corresponds to the financial statements of the Bank for 2020 and the relevant provisions of the Accounting Act in all material respects. The information referred to in Section 95/B. (2) a)-d), g) and h) of the Accounting Act has been provided.

As the Bank is not subject to additional requirements under any other regulation in connection with the business report, we have not formulated an opinion on this matter.

In addition to the above, based on the information obtained about the Bank and its environment, we must report on whether we became aware of any material misstatements in the other information and, if so, on the nature of such material misstatements. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the International Financial Reporting Standards as adopted by the European Union, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Bank's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Bank or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Bank's financial reporting process.

The Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives during the audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue, on the basis of the above, an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Hungarian National Standards on Auditing and the effective Hungarian laws and other regulations on audits will always detect a material misstatement when it exists. Misstatements can arise from fraud or error, and they are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with the Hungarian National Standards on Auditing and the effective Hungarian laws and other regulations on audits, we exercise professional judgment and maintain professional scepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Bank's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Bank's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in the auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify the opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Bank to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in the Bank's internal control that we identify during the audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

In compliance with Article 10 (2) of Regulation (EU) No. 537/2014 of the European Parliament and the Council, we provide the following information in our independent auditor's report, which is required in addition to the requirements of International Standards on Auditing:

Appointment of the Auditor and the Period of Engagement
We were appointed as the auditors of the Bank by the General Meeting of Shareholders on April 24, 2020 and our uninterrupted engagement has lasted for 9 years.

Consistence with the Additional Report to the Audit Committee
We confirm that our audit opinion on the financial statements expressed herein is consistent with the additional report to the Audit Committee of the Bank, which we issued on April 6, 2021 in accordance with Article 11 of Regulation (EU) No. 537/2014 of the European Parliament and the Council.

Provision of Non-audit Services
We declare that no prohibited non-audit services referred to in Article 5 (1) of Regulation (EU) No. 537/2014 of the European Parliament and the Council were provided by us to the Bank. In addition, there are no other non-audit services which were provided by us to the Bank and which have not been disclosed in the business report.

The engagement partner on the audit resulting in this independent auditor's report is the signatory of the report.

Budapest, April 6, 2021

....

Gábor Molnár
on behalf of Deloitte Auditing and Consulting Ltd.
and as a statutory registered auditor

Deloitte Auditing and Consulting Ltd.
1068 Budapest, Dózsa György út 84/C.
Registration number: 000083

Registration number of statutory registered auditor: 007239

Takarék Mortgage Bank Public Limited Company
Separate Financial Statements in accordance with the International Financial Reporting Standards adopted by the European Union

For the year ended 31 December 2020

Separate Financial Statements in Accordance with the International Financial Reporting Standards adopted by the European Union – 31 December 2020

Table of Contents **Pages**

GENERAL INFORMATION

Chairman of the Board of Directors
József Vida

Chairman of the Supervisory Board
Dr. Zsolt Harmath

Members of the Board of Directors
Dr. Gyula Nagy
Attila Mészáros
Éva Hegedűs
Gábor Gergő Soltész
Pál Sass

Responsible person for the control and management of accounting services:
Ildikó Brigitta Tóthné Fodor

Auditor company
Deloitte Auditing and Consulting Ltd.

Statutory registered auditor
Gábor Molnár

In the second half of 2019 the shares of Takarék Commercial Bank Ltd – upon approval of General Assembly held on August 27 2019 – were sold to MTB Bank of Hungarian Savings Cooperatives Ltd (hereinafter: MTB Ltd.) by Takarék Mortgage Bank (hereinafter: the Bank), therefore the consolidated financial statements were not prepared by the Bank in 2020.
As the parents company of the Bank, - Magyar Bankholding Ltd. (the main parent) and MTB Ltd. - are prepared the Bank's consolidated financial statements regard to the companies included in the scope of consolidation.

The annual report does not contain the Business Report that is prepared by the Bank every year and provided for to be available for inspection on the Bank's website and at the registered office.

Seat of the Bank, central office
Budapest
Magyar Tudósok körútja 9. G. ép.
1117

Separate Statement of Profit or Loss for the year ended 31 December 2020

	Notes	2020	2019
Interest income	4	11,449	10,261
Interest expense	4	(8,237)	(7,698)
Net interest income		**3,212**	**2,563**
Fee and commission income	5	688	591
Fee and commission expense	5	(521)	(436)
Net fee and commission income		**167**	**155**
Dividend income		-	-
Profit/(Loss) from foreign exchange transactions	6	100	(10)
Gains on derecognition of financial assets and liabilities not measured at fair value through profit or loss	7	492	423
Gains on financial assets and liabilities held for trading	8	672	2,319
(Losses) from hedge accounting		(878)	(913)
Gains on financial assets and liabilities designated at fair value through profit or loss		290	147
Net trading result		**676**	**1,966**
Gains on derecognition of non-financial assets, net	9	157	41
Other operating income	9	530	787
Other operating expense	9	(16)	(8)
Operating income, net		**4,726**	**5,504**
Provisions	25, 30	(3)	14
Impairment on financial assets not measured at fair value through profit or loss	30	(167)	380
Reversal of impairment on non-financial assets	19,20	(8)	(121)
General and administrative expenses	10	(2,366)	(3,337)
Modification (Loss)/gains, net	30	(237)	6
Profit before tax		**1,945**	**2,446**
Income tax expense	12	428	(306)
Profit for the year		**2,373**	**2,140**

All figures in tables are in HUF million except otherwise noted

Separate Statement of Other Comprehensive Income for the year ended 31 December 2020

	Notes	2020	2019
Profit for the year		2,373	2,140
Other comprehensive income	**13**	**(732)**	**718**
Items that will not be reclassified to profit or loss		**9**	**9**
Fair value changes of equity instruments measured at fair value through other comprehensive income		-	-
Income tax relating to items that will not be reclassified	13	9	9
Items that may be reclassified to profit or loss		**(741)**	**709**
Hedging instruments		3	(186)
Debt instruments at fair value through other comprehensive income		(744)	895
Income tax relating to items that may be reclassified to profit or (-) loss	13	-	-
Total comprehensive income for the year		**1,641**	**2,858**
Earnings per share (HUF 100 face value)			
Basic earnings per share (HUF)		19.73	17.79
Diluted earnings per share (HUF)		19.73	17.79
Weighted average number of shares		108,236,699	108,236,699

All figures in tables are in HUF million except otherwise noted
The Notes comprising a summary of significant accounting policies and other explanatory information form an integral part of the Financial Statements

Separate Statement of Financial Position as at 31 December 2020

	Notes	31 December 2020	31 December 2019
Assets			
Cash, cash balances at central banks and other demand deposits	14	1,499	1,070
Financial assets held for trading	15	103	175
Financial assets at fair value through other comprehensive income	16	34,889	43,734
Financial assets at amortised cost	17	573,880	294,526
Derivatives – Hedge accounting	29	926	2,676
Investments in subsidaries, joint ventures and associates	18	-	-
Tangible assets	19,21	125	157
Intangible assets	20	208	241
Tax assets	12	348	-
Other assets	22	163	318
Total assets		**612,141**	**342,897**

All figures in tables are in HUF million except otherwise noted

Separate Statement of Financial Position as at 31 December 2020

	Notes	31 December 2020	31 December 2019
Liabilities			
Financial liabilities held for trading	15	88	136
Financial liabilities designated at fair value through profit or loss	23	6,484	6,552
Financial liabilities measured at amortised cost	24	538,318	269,895
Derivatives – Hedge accounting	29	284	288
Provisions	25,30	116	509
Tax liabilities	12	4	93
Other liabilities	26	163	381
Total liabilities		**545,457**	**277,854**
Equity			
Share Capital	27	10,849	10,849
Share premium		27,926	27,926
Accumulated other comprehensive income	27	260	992
Retained earnings		24,319	22,416
Other reserve	27	1,164	927
Treasury shares (-)	27	(207)	(207)
Profit for the year		2,373	2,140
Total equity		**66,684**	**65,043**
Total equity and total liabilities		**612,141**	**342,897**

Budapest, 6 April 2021

Dr. Gyula László Nagy
CEO

Takarék Jelzálogbank Nyrt.
TAKARÉK JELZÁLOGBANK
1117 Budapest, Magyar Tudósok körútja 9. G. ép.

Attila Mészáros
Deputy CEO

All figures in tables are in HUF million except otherwise noted
The Notes comprising a summary of significant accounting policies and other explanatory information form an integral part of the Financial Statements

Separate Statement of Cash Flows for the year ended 31 December 2020

	Notes	2020	2019
Cash flow from operating activities			
Profit for the year		2,373	2,140
Non-cash adjustments to net profit from			
Depreciation and amortization		58	270
Impairment/provision/ (-) Release of impairment/provision for losses		124	2,076
Provision/ (-) Release of other impairment/ provision		(383)	(55)
Loss on tangible assets derecognized		3	16
Interest expense on the lease liability		1	(1)
Fair value adjustments of derivatives held for trading and derivatives from hedge accounting		856	(1,866)
Fair value adjustments on financial liabilities designated at fair value through profit or loss		(68)	(885)
Operating profit before change in operating assets		**2,964**	**1,695**
Decrease/ (-) Increase in operating assets			
Derivatives held for trading and derivatives from hedge accounting		1,800	1,484
Financial assets at amortised cost		(279,265)	(40,598)
Other assets		7,257	1,352
Increase/ (-) Decrease in operating liabilities			
Financial liabilities at amortised cost		59,144	(2,834)
Other liabilities		(720)	(-3,605)
Net cash flow from operating activities		**(208,820)**	**(42,506)**

All figures in tables are in HUF million except otherwise noted

Separate Statement of Cash Flows for the year ended 31 December 2020 (continued)

	Notes	31 December 2020	31 December 2019
Cash flow from investing activities			
Proceeds from sales of tangible and intangible assets		(3)	(51)
Purchase of tangible and intangible assets		(2)	-
Sales of subsidiary		-	31,978
Net cash outflow from investing activities		**(5)**	**31,927**
Cash flow from financing activities			
Repayment of leasing liabilities		(25)	(42)
Repayment/borrowing of long term loans		209,279	10,378
Net cash outflow from financing activities		**209,254**	**10,336**
Increase/ (-) Decrease in cash and cash equivalents		429	(244)
Opening balance of cash and cash equivalents		1,070	1,314
Closing balance of cash and cash equivalents		**1,499**	**1,070**
Breakdown of cash and cash equivalents			
Balances with the National Bank of Hungary		872	915
Due from banks with a maturity of less than 90 days		627	155
Closing balance of cash and cash equivalents		**1,499**	**1,070**
Supplementary data			
Interest received		*11,449*	*10,261*
Interest paid		*(8,237)*	*(7,698)*

All figures in tables are in HUF million except otherwise noted

Separate Statement of Changes in Equity for the year ended 31 December 2020

	Notes	Share capital	Share premium	Accumulated other comprehen-sive income	Retained earnings	Other re-serves	(-) Treasury shares	Total equity
At 1 January 2019		**10,849**	**27,926**	**274**	**22,631**	**712**	**(207)**	**62,185**
Profit for the year		-	-	-	2,140	-	-	2,140
Other comprehensive income for the year		-	-	718	-	-	-	718
General reserve		-	-	-	(215)	215	-	-
At 31 December 2019		**10,849**	**27,926**	**992**	**24,556**	**927**	**(207)**	**65,043**
1 January 2020 - Opening		**10,849**	**27,926**	**992**	**24,556**	**927**	**(207)**	**65,043**
Profit for the year		-	-	-	2,373	-	-	2,373
Other comprehensive income for the year		-	-	(732)	-	-	-	(732)
General reserve		-	-	-	(237)	237	-	-
At 31 December 2020		**10,849**	**27,926**	**260**	**26,692**	**1,164**	**(207)**	**66,684**

All figures in tables are in HUF million except otherwise noted

1. DESCRIPTION OF THE BANK

The separate financial statements for the year ended 31 December 2020 were authorized for issue in accordance with a resolution of the Board of Directors on 6 April 2021. The final approval on the separate financial statements is provided by the General Meeting.

Name:	Takarék Mortgage Bank Co. Plc.
Seat:	1117 Budapest, Magyar Tudósok körútja 9. G. ép.
Website address:	https:// www.takarekjzb.hu
Mailing address:	1908 Budapest
Phone number:	+36 1 3344 344
Registration number:	01-10-043638
Tax number:	12321942-4-44
KSH statistical number sign:	12321942-6492-114-01
Year of foundation:	1997

Chairman of the Supervisory Board:	Dr. Zsolt Harmath
Chairman of the Board:	József Vida
Chairman:	József Vida

Takarék Mortgage Bank Public Limited Company (hereinafter Takarék Mortgage Bank Co. Plc., Mortgage Bank, Bank, Company) was established on October 21, 1997 under the name of FHB Land Credit and Mortgage Bank Company.
The Bank's operations are provided by Act CCXXXVII of 2013 on Credit Institutions and Financial Enterprises (Credit Institution Act), as well as Act XXX of 1997 on Mortgage Loan Companies and Mortgage Bonds.
The license of operation, issued by the Hungarian Financial Supervisory Authority, specifies the Bank's activities and their conditions.
The Bank's core business as a specialized credit institution includes primarily the disbursement of long-term refinancing loans secured by mortgaged properties, and the issuance of long-term mortgage covered bonds (mortgage bonds) since 2018.
On September 23, 2015 the Bank entered into the integration of Cooperative Credit Institution. Consequently, the H-N-I-654/2015. resolution of the Hungarian National Bank declared that members of the former Bank Group are under the combined supervision of the MTB Bank of Hungarian Savings Cooperatives Co. Ltd. Group from 1st of January 2017 onwards.
From 24 September 2015 the principle of joint and several responsibilities defined in the Section 4 of Article 1 of Szhitv covers also Mortgage Bank and Takarék Commercial Bank (hereinafter Commercial Bank), according to the decision of the Board of Directors of MTB Ltd. The Takarék Mortgage Bank and Commercial Bank became member of the Guaranty Community of Savings Cooperatives.

In December 2017 the Bank sold the majority of their direct and indirect investments leaving Takarék Commercial Bank Ltd. amongst their shares unsold until the date 29 October 2019. At this time Takarék Mortgage Bank sold with this transaction all of their 51% share in Takarék Commercial Bank to the MTB Ltd. The Takarék Commercial Bank is integrated into the scope of consolidation of the parent company MTB Ltd.
The services previously provided by the Mortgage Bank (full-fledged business administration services including accounting, taxation, HR, payroll accounting, statistics, statutory data provision and leasing activity), are provided by MTB Ltd. to the Mortgage Bank within the framework of SLA contract.

All figures in tables are in HUF million except otherwise noted

The Commercial Bank, as the agent of the Takarék Mortgage Bank Co. Plc., were fully responsible for direct lending, furthermore performs loan aftercare and qualified loan management until the date 31 October 2019 then was merged into Takarékbank Ltd. Although, Takarék Commercial Bank, in order to have favourable funding costs, had part of their loans refinanced by the Takarék Mortgage Bank Co. Plc. Following the merger of the Commercial Bank, the Takarékbank Ltd. carries out the credit management and qualified loan management activities in respect of the Mortgage Bank's own loan portfolio, and the Mortgage Bank refinances part of Takarékbank Zrt's mortgage loan portfolio. The Mortgage Bank starting in April 2018 cancelled its own new lending activity.
MTB Bank of Hungarian Savings Cooperatives Co. Ltd. the Company's qualified majority owner, MKB Bank Plc. and Budapest Credit and Development Bank Private Company Limited by Shares established Magyar Bankholding Ltd. (cg.: 01-10-140865; registered office: 1122 Budapest, Pethényi köz 10.) on 26 May 2020 with 33.33% direct participation of MTB Bank of Hungarian Savings Cooperatives Co. Ltd. Based on the authorisation of the National Bank of Hungary, the Budapest-Capital Regional Court as Court of Registration registered Magyar Bankholding Ltd. in the company register with its resolution no. 01-10-140865/5.

Hungarian Bankholding Ltd. commenced its effective operation on 15 December, after MNB (acting as the central bank of Hungary) approved the merger of Budapest Bank Group, MKB Bank Plc. and Takarék Group, and the shares of the key owners were transferred to the joint holding company. By transferring the in-kind contributions, the second largest banking group in Hungary has been established, with the Hungarian State owning 30.35 percent of the shares through Corvinus International Investment Ltd., the previous direct owners of MKB acquiring 31.96 percent of the shares and the previous direct owners of MTB Ltd. acquiring 37.69 percent of the shares.

Following the successful transfer of the in-kind contributions, the financial holding company will exercise prudential control and group management functions over the three banking groups and will plan and conducts a merger process that optimizes the operation of banks. The detailed merger roadmap and business strategy will be developed and the exploiting synergies from group operations will take place in 2021. For the time being, Budapest Bank, MKB and Takarékbank will retain their legal status and will operate as separate entities with independent brands until their integration.

MTB Bank of Hungarian Saving Cooperatives Co. Ltd. as the Company's qualified majority owner made a mandatory public purchase offer for all shares issued by Takarék Mortgage Bank Co. Plc. on 30 December 2020.

2. BASIS OF PREPARATION

2.1. Statement of Compliance

The separate financial statements of the Bank have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union (EU) and in all material respects in accordance with the provisions of the Hungarian Act C of 2000 on Accounting (the „Accounting Act") relevant to the entities preparing financial statements in accordance with IFRS adopted by the EU. The auditor is issued in a separate report that the Bank is in compliance with the IFRSs adopted by the EU.

2.2. Functional and presentation currency

The separate financial statements are presented in Hungarian forint (HUF) that is the functional and presentation currency used by Bank. The figures are rounded to the nearest million, except if indicated otherwise.

2.3. Basis of measurement

The separate financial statements have been prepared on a historical cost bases, except for financial assets and liabilities held for trading, financial assets at fair value through other comprehensive income (FVOCI) and financial liabilities designated at fair value through profit or loss, that are recorded at fair value in the financial statements.

2.4. Change in accounting policies

2.4.1. The effect of adopting new and revised International Financial Reporting Standards effective from 1 January 2020

The following amendments to the existing standards and new interpretation issued by the International Accounting Standards Board (IASB) and adopted by the EU are effective for the current reporting period:

- **Amendments to References to the Conceptual Framework in IFRS Standards –** adopted by EU on 29 November 2019 (effective for annual periods beginning on or after 1 January 2020),

- **Amendments to IAS 1 "Presentation of Financial Statements" and IAS 8 "Accounting Policies, Changes in Accounting Estimates and Errors"** - Definition of Material **–** adopted by EU on 29 November 2019 (effective for annual periods beginning on or after 1 January 2020),

- **Amendments to IFRS 9 "Financial Instruments", IAS 39 "Financial Instruments: Recognition and Measurement", IFRS 7 "Financial Instruments: Disclosures"** – Interest rate Benchmark Reform - adopted by EU on 15 January 2020 (effective for annual periods beginning on or after 1 January 2020),

- **Amendments to IFRS 16 "Leases" –** Covid 19-Related Rent Concessions adopted by EU on 9 October 2020 (effective for annual periods beginning on or after 1 June 2020),

- **Amendments to IFRS 3 "Business Combinations"** – adopted by EU on 21 April 2020 (effective for annual periods beginning on or after 1 January 2020).

The adoption of these amendments to the existing standards has not led to any material changes in the Bank's financial statements.

2.4.2. Impact of IFRS 16

IFRS 16 will be effective for annual periods beginning on or after 1 January 2019 and has been adopted by the European Union. However pursuant to IFRS 1 an entity shall apply same accounting policies in its opening IFRS balance sheet and its first IFRS financial statements too. This involves the Bank shall apply this standard for annual reporting periods beginning on or after 1 January 2018 yet. The Bank shall adjust the comparative information for the earliest prior period presented as if the new IFRS 16 standard had always been applied considering the exemptions by IFRS 1 admitted.

The Bank at the date of 1 January 2018 assessed under IFRS 16 whether a contract is, or contains, a lease.

2.4.3. New and revised Standards and Interpretations issued by IASB and adopted by the EU but not yet effective

At the date of authorisation of these financial statements the following standards, amendments to the existing standards and interpretations issued by IASB and adopted by the EU were in issue but not yet effective:

- **Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 "Interest Rate Benchmark Reform – Phase 2** adopted by EU on 13 January 2021 (effective for annual periods beginning on or after 1 January 2021)
- **Amendments to IFRS 4 "Insurance Contracts" deferral of IFRS 9** adopted by EU on 15 December 2020 (effective for annual periods beginning on or after 1 January 2021).

The Bank has elected not to adopt these new standards, amendments to existing standards and new interpretation in advance of their effective dates. The Bank anticipates that the adoption of these new standards, amendments to the existing standards and new interpretations will have no material impact on the Separate Financial Statements of the Bank in the period of initial application.

2.4.4. Standards and Interpretations issued by IASB, but not yet adopted by the EU
At present, IFRS as adopted by the EU do not significantly differ from regulations adopted by the International Accounting Standards Board (IASB) except for the following new standards, amendments to the existing standards and new interpretation, which were not endorsed for use in EU as at [date of publication of financial statements] (the effective dates stated below is for IFRS in full):

- **IFRS 17 "Insurance Contracts" including amendments to IFRS 17** (effective for annual periods beginning on or after 1 January 2023),

- **Amendments to IFRS 3 "Business Combinations"; IAS 16 "Property, Plant and Equipment"; IAS 37 "Provisions, Contingent Liabilities and Contingent Assets"** - Annual Improvements (effective fog annual periods beginning on or after 1 January 2022),

- **Amendments to IAS 1 "Presentation of Financial Statements"** - Classification of Liabilities as Current or Non-Current (effective for annual periods beginning on or after 1 January 2023),
- **Amendments to IFRS 10 "Consolidated Financial Statements" and IAS 28 "Investments in Associates and Joint Ventures"** - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture and further amendments (effective date deferred indefinitely until the research project on the equity method has been concluded).

The Bank anticipates that the adoption of these new standards, amendments to the existing standards and new interpretations will have no material impact on the Separate Financial Statements of the Bank in the period of initial application.

3. SIGNIFICANT ACCOUNTING POLICIES

3.1. Categories of financial instruments

The Bank groups the recognised financial assets as follows:

- Cash and cash equivalents
- Financial assets held for trading
- Securities at fair value through other comprehensive income
- Financial assets at amortised cost:
    - Due from banks
    - Loans and advances to customers at amortised cost
    - Securities
- Derivatives – Hedge accounting

The Bank groups the recognised financial liabilities as follows:

- Financial liabilities held for trading
- Financial liabilities designated at fair value through profit or loss
- Financial liabilities at amortised cost (other financial liabilities):
    - Due to banks
    - Deposits from costumers
- Derivatives – Hedge accounting

3.2. Cash and cash equivalents

For the purpose of the Separate Statement of Cash Flows, cash and cash equivalents include cash at hand, receivables from the National Bank of Hungary, and receivables from banks with an original maturity of not more than 90 days.
Cash and cash equivalents are presented in the statement of financial position at amortised cost.

3.3. Derivatives

A derivative transaction is a financial contract between two parties where payments are dependent upon movements in price in one or more underlying financial instrument, reference yield or index, it is settled in a future date and there is no or low initial investment.
Derivatives are recorded at fair value and carried as assets when their fair value is positive or as liabilities when their fair value is negative. Changes in the fair value of derivatives are included in 'Net trading result'. The resulting gain or loss is recognised immediately in 'Net trading result'.
Derivatives include forwards, futures, swaps and options.

3.4. Securities at fair value through other comprehensive income

Securities at fair value through other comprehensive income (FVTOCI) are held within a business model whose objective is achieved by both collecting of contractual cash flows and selling securities, and the contractual terms of these securities give rise on specified dates to cash flows that are solely payment of principal and interest on the principal amount outstanding. Investments in securities are accounted for on a settlement date basis and are initially measured at fair value. Securities at fair value through other comprehensive income are measured at subsequent reporting dates at fair value. Unrealized gains and losses (Fair value difference) on securities at fair value through other comprehensive income are recognized directly in other comprehensive income, interest and foreign exchange gains/losses on this items are recognized consolidated statement of profit or loss.

All investments in equity instruments that are not held for trading are classified as at equity instruments measured at fair value through other comprehensive income. The Bank shall make an irrevocably election to measure the investments in equity instruments at initial recognition on an share-by-share basis. Equity instruments at fair value through other comprehensive income are measured at fair value and the total changes in fair value are presented in other comprehensive income. Amounts presented in other comprehensive income are not transferred to profit or loss, even if the investment were sold. The dividends earned on equity instruments are recognised in consolidated statement of profit or loss.

3.5. Refinanced mortgage loans

The Bank has a substantial refinanced mortgage loans portfolio. As part of the refinancing arrangements, the partner credit institution sells independent mortgage rights to the Bank to cover the retail mortgage loans it provides, or - in case of applying a separate mortgage right – in addition by the transfer of the mortgage rights, uses a refinancing mortgage loan from the Bank.

The repurchase of the stand-alone mortgage and the repayment of the refinancing mortgage loan is carried out by the partner credit institution during the period of the refinanced loan transactions in such a way that the repurchase or repayment is adjusted to the partner bank's client's principal repayment schedule.
The refinanced loans of the partner banks meet the requirements regulated by law (therefore these loans are problem-free), the rating and impairment recognition obligation, as well as the receivable from the customer is recognised the given commercial bank.

Refinanced mortgages are classified as performing because by purchasing a stand-alone line or a separate lile, the Bank lends a long-term loan to the partner commercial bank and the customer risk is recognised entirely at the partner bank, the Bank is only exposed to the partner bank's credit risk. The Bank presents refinanced mortgage loans at amortized cost less impairment (if there is any).

3.6. Loans and advances to customers, due from banks at amortised cost

The Bank measures at amortised cost those Loans and placements with other banks, which are held to collect contractual cash flows, and contractual terms of these assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. The Bank recognises as loans measured at fair value through profit or loss those financial assets, which are held for trading and do not give rise contractual cash flows that are solely payments of principal and interest on the principal amount outstanding.
Loans and placements with other banks are accounted at amortised cost, stated at the principal amounts outstanding including accrued interest, net of allowance for loan or placement losses, respectively. Transaction fees and charges should adjust the carrying amount at initial recognition and be included in effective interest calculation.
Loans and placements with other banks are accounted at amortised cost, stated at the principal amounts outstanding including accrued interest, net of allowance for loan or placement losses, respectively. If there is objective evidence that an impairment loss has been incurred, the carrying amount of the asset is reduced through the use of an allowance account and the amount of the loss is recognised in the statement of profit or loss.

3.7. Restructuring of loans

In cases of default the Bank favours renegotiating the loans to customers instead of foreclosure wherever possible. Renegotiated loans may be restructured by extending of the loan term and/or agreeing on new conditions. The Bank doesn't measure any significant gain or losses on the restructuring loans.
The Bank management keeps track of renegotiated loans to ensure all terms and conditions are met and to secure future cash payments. Provision for impairment of restructured loans is set up on an individual as well as on a portfolio basis and with the application of the original effective interest rate of the loan.
In case of renegotiated loans the classification of the clients (and eventually the provision) may improve if the clients start to pay their instalments as scheduled. The new buffer account scheme and the converted HUF loans (under the State program) were dealt with the same process like other refinanced mortgage loans in spite of the originated loan has not got any payment problem.

When the contractual cash flows of a financial asset are renegotiated or otherwise modified and the renegotiation or modification does not result in the derecognition of that financial asset, Bank shall recalculate the gross carrying amount of the financial asset and shall recognise a modification gain or loss in profit or loss. The gross carrying amount of the financial asset shall be recalculated as the present value of the renegotiated or modified contractual cash flows that are discounted at the financial asset's original effective interest rate.

When the contractual terms of a financial asset are modified and the modification does not result in derecognition, the Bank determines if the financial asset's credit risk has increased significantly since initial recognition. If the credit risk remains significantly higher than what was expected at initial recognition the loss allowance will continue to be measured at an amount equal to lifetime ECL. The loss allowance on restructured loans will generally only be measured based on 12-month ECL when there is evidence of the borrower's improved repayment behaviour following modification leading to a reversal of the previous significant increase in credit risk.

3.8. Impairment losses on loans

Impairment losses on loans and placements with other banks are recognised by the Bank based on the expected credit loss model in accordance with IFRS 9. Based on the three stage model allowance for impairment is recognised at an amount equal to 12-month expected credit loss from the initial recognition, unless purchased or originated credit-impaired (POCI). On financial assets with significantly increased credit risk or credit impaired financial assets (based on objective evidences) provision for impairment is recognised in amount of lifetime expected credit loss. An assets that meet the definition of default criteria step into the third stage.
Purchased or originated credit-impaired (POCI) assets are financial assets that are credit-impaired on initial recognition in accordance with IFRS 9 (they meet the definition of default). For purchased or originated credit-impaired (POCI) assets shall apply the credit-adjusted effective interest rate to the amortised cost of the financial asset from initial recognition. At each reporting date, an entity shall recognise in profit or loss the amount of the change in lifetime expected credit losses.

3.9. Tangible and intangible assets

Tangible (fixed) and intangible assets are presented at cost, less accumulated depreciation, and less impairment if any.

The cost of an item of tangible and intangible asset includes the following elements:

a) its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and;
b) any costs directly attributable for the assets to be ready their intended use:
    - costs of employee benefits,
    - costs of site preparation,
    - delivery and handling costs,
    - insurance fees,
    - installation and assembly costs,
    - costs of testing,
    - professional fees,
    - costs of parts and maintenance equipments.
c) the initial estimate of the costs of dismantling and removing the item.

Following elements of costs that are not costs of an item of tangible asset are:

- costs of opening a new facility,
- costs of introducing a new product or service,
- costs of conducting business in a new location or with a new class of customer,
- administration and other general overhead costs.

Recognition of costs in the carrying amount of an item ceases when the item is in the location and condition necessary for it to be capable of operating in the manner intended by management. Therefore, costs that incurred while an item capable of his intended operating has yet to be brought into use or is operated at less than full capacity are not included in the carrying amount. Furthermore neither initial operating losses nor costs of relocating or reorganising the Bank's operations are not included.

Depreciation is charged to the statement of profit or loss in the period to which it relates. Depreciation is computed using the straight-line method over the estimated useful lives of the assets considering residual value, as follows:

Property	2%
Now own-leasehold improvement	6%
Equipment and furniture	9% - 33%
Software	10% - 33%
Rights representing assets	3.5% - 16.7%
Hardware	33% - 50%
Vehicles	20% - 33%
Other fixed assets	9% - 14,5%

Intangible assets have a definite useful life, excluding goodwill.

All figures in tables are in HUF million except otherwise noted

3.10. Leases

The Bank assessed all lease contracts entered into or modified after the date of 1 January 2018 under IFRS 16 whether a contract is, or contains, a lease.
Determination of whether an agreement is a lease agreement or contains a lease transaction is based on its contents. The Bank analyses agreements to decide whether delivery under the agreement involves the use of a specific asset or assets and transfers the right to use such assets. An agreement transfers the rights to control the use of an identified asset, if:

- An agreement contains identified asset. An asset can also be identified by being explicitly or implicitly specified in a contract. An asset has to be physically distinct or it represents substantially all of the capacity of the asset. Even if an asset is specified, a customer does not have the right to use an identified asset if the supplier has the substantive right to substitute the asset throughout the period of use.
- The customer has the right to obtain substantially all of the economic benefits from use of the identified asset throughout the period of use.
- The customer has the right to direct the use of the identified asset throughout the period of use. The lessee has this right if, within the scope of its right of use defined in the contract, the customer has the right to direct how and for what purpose the asset is used throughout the period of use. In that case, the relevant decisions about how and for what purpose the asset is used are predetermined, the customer has the right to direct the use of that asset following one of:
    - the customer has the right to operate the asset throughout the period of use; or
    - the customer designed the asset in a way that predetermines how and for what purpose the asset will be used throughout the period of use.

The Bank applies the available expedients for all asset being leased, so decided not separate non-lease components from lease components, and instead account for each lease component and any associated non-lease components as a single lease component.
The Bank shall reassess whether a contract is, or contains, a lease only if the terms and conditions of the contract are changed.
The Bank elect not to apply the requirements of IFRS 16 Leases to intangible assets.

The Bank as a lessee

The Bank as lessee shall recognise a right-of-use asset and a lease liability at the commencement date of the lease agreement. Right-of-use assets are initially measured at cost. The cost of a right-of-use asset comprises:

- the amount of the initial measurement of lease liabilities;
- any lease payments made at or before the commencement date;
- any initial direct costs incurred by the lessee; and
- estimates of costs to be incurred by the lessee as a result of an obligation to disassemble and remove an underlying asset or to carry out restoration
- less any lease incentives received.

After the commencement date, the Bank shall measure the right-of-use asset applying a cost model. The Bank depreciates the right-of-use asset using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The determination of the useful life of the right-of-use assets are presented similar to owned property, plant, equipment and vehicles. The Bank applies IAS 36 Impairment of Assets standard to determine whether the right-of-use asset is impaired, and to recognise any impairment loss identified in accordance with the standard.
The Bank shall measure the lease liability at the present value of lease payments that are not paid as at the date of commencement. The lease payments shall be discounted using the interest rate implicit in the lease, if that rate can be readily determined.

If that rate cannot be readily determined, the Bank use the lesse's incremental borrowing rate. Typically the Bank use its own incremental borrowing rate to recognise lease liabilities. At their date of initial recognition, lease payments contained in the measurement of lease liabilities comprise the following types of payments for the right to use the underlying asset for the life of the lease:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate (initially measured using the index or rate as at the commencement date);
- amounts expected to be payable by the Bank under residual value guarantees;
- the exercise price of a purchase option if the Bank is reasonably certain to exercise that option;
- payments of contractual penalties for terminating the lease, if the lease period reflects that the Bank used the option of terminating the lease;
- less any lease incentives receivable.

After the commencement date, the Bank shall measure the lease liability by:

- increasing the carrying amount to reflect interest on the lease liability;
- reducing the carrying amount to reflect the lease payments made; and
- remeasuring the carrying amount to reflect any reassessment or lease modifications, or to reflect revised in-substance fixed lease payments.

The Bank shall remeasure the lease liability, if either:

- there is a change in the lease term; or
- there is a change in the assessment of an option to purchase the underlying asset; or
- there is a change in the amounts expected to be payable under a residual value guarantee; or
- there is a change in future lease payments resulting from a change in an index or a rate used to determine those payments.

The Bank shall recognise the amount of the remeasurement of the lease payments as an adjustment to the right-of-use asset. However, if the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Bank shall recognise any remaining amount of the remeasurement in profit or loss.

The Bank did not present the right-of-use assets separately in the statement of financial position that does not meet the definition of investment property include right-of-use assets within the same line item as that within which the corresponding underlying assets would be presented if they were owned. The Bank are presented lease liabilities in the statement of financial position as Financial liabilities measured at amortised cost.

The Bank has elected not to apply the requirements for short-term leases and to leases for which the underlying asset is of low-value. These types of lease payments will be recognised in the statement of profit or loss as costs using the straight-line method during the life of the lease.
The Bank does not have right-of-use assets that meet the definition of investment property.
In the statement of cash flows are classified cash payments for the principal portion of the lease liability within financing activities and short-term lease payments, payments for leases of low-value assets and variable lease payments not included in the measurement of the lease liability within operating activities. Cash payments for the interest portion of the lease liability are classified applying the requirements in IAS 7 *Statement of Cash Flows* for interest paid.

The Bank as a lessee has typically property and company car lease agreements.

The Bank as a lessor

The Bank as a lessor shall classify the leases as finance or operating leases. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of an underlying asset. A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset. When a contract includes both lease and non-lease components, the Bank applies IFRS 15 to allocate the consideration under the contract to each component. The Bank shall recognise lease payments from operating leases as income in profit or loss on a straight-line basis.
The Bank does not have sublease, sale and leaseback transactions. The Bank as a lessor has typically property lease agreements.

3.11. Non-current assets held for sale

The Bank classifies a non-current asset (or a disposal group) as held for sale, if its carrying amount will be recovered principally through a sale transaction, rather than through continuing use. The asset (or disposal group) must be available for immediate sale in its present condition and the sale must be highly probable. The Bank must be committed to the sale which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

The Bank measures a non-current asset (or disposal group) classified as held for sale at the lower of its carrying amount and fair value less cost to sell on initial recognition at the date of classification as held for sale.
An entity shall not depreciate (or amortise) a non-current asset while it is classified as held for sale or while it is part of a disposal group classified as held for sale.

3.12. Impairment of non-financial assets

On the balance sheet date the Bank assesses if there is any indication of impairment. If there is, or in cases where an annual impairment test is required the Bank estimates the recoverable amount of the asset. Recoverable amount is the fair value of the asset net of the costs of sale, or the value in use, whichever is higher. Where the carrying amount of an asset exceeds its recoverable amount, the Bank recognises impairment on the asset, by this the carrying amount is written down to the recoverable amount. When determining value in use the estimated future cash flows are discounted to their present value considering current market assessment of the time value of money and the risks specific to the asset. The appropriate valuation method is applied for the determining fair value net of cost of sales. Several assessments are used to underpin these calculations such as listed share prices or other available fair value indicators.

Each asset is assessed annually, when any indication of a reversal or reduction of earlier impairment is performed. If there is such an indication the Bank estimates the recoverable value of the asset. Reversal of previously entered impairment is only done in cases where there has been a change in the estimates applied for determining the asset's recoverable value since the last reporting of impairment.
The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceeds the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit or loss. Impairment losses relating to goodwill cannot be reversed in future periods.

3.13. Current tax

Current taxes include the corporate income tax, local business tax and innovation contribution payable and refundable amounts and are measured at the amount expected to be recovered from or paid to the tax authorities. The Bank's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

3.14. Deferred taxes

Deferred tax is provided on temporary differences at the balance sheet date between the tax basis of assets and liabilities and their carrying amounts for financial reporting purposes. All deferred tax liabilities are recognized. Deferred tax assets are recognized only to the extent that it is probable that taxable profit will be available against which it can be utilized. Deferred tax assets and liabilities are measured at the enacted tax rates that are expected to apply in the year when the asset is realized or the liability is settled. Deferred tax assets and liabilities are offset if a legally enforceable right exists to set off current tax assets against current taxes liabilities and the deferred tax relate to the same company and the same tax authority.

3.15. Classification into financial liabilities or shareholders' equity

Financial liability is any liability that is:

a) a contractual obligation:
   i. to deliver cash or another financial asset to another entity; or
   ii. to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavourable to the entity; or

b) a contract that will or may be settled in the entity's own equity instruments and is:
   i. a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments; or
   ii. a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments .

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities.

3.16. Financial liabilities carried at amortised cost

Financial liabilities, which are not designated at fair value through profit or loss, are classified as financial liabilities carried at amortised cost. At initial measurement, they are recognized at fair value plus transaction fees and charges should adjust the carrying amount at initial recognition that is directly attributable to the acquisition or issue of the financial liability.

The Bank has the following financial liabilities to finance its business: loans from the Hungarian state, interbank loans and deposits.

The bank shall classify in this category its non-trading bonds and other non-trading financial liabilities (for example accounts payable, bail/cash deposit)

Financial liabilities that are designated at amortised cost are measured subsequently at amortised cost using the effective interest method.

3.17. Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.
Financial guarantee contracts are initially recognised in the financial statements as financial liabilities and measured at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee.

Subsequently, the liability is measured at the amount recognised less cumulative amortisation, and the best estimate of expense required to settle any financial obligation arising as a result of the guarantee.

The financial guarantee fee received is recognised in the statement of profit or loss in 'Fee and commission income' on a straight line basis over the lifetime of the guarantee.
Any increase in the liability relating to financial guarantees is recorded in the statement of profit or loss in 'Impairment on financial assets not measured at fair value through profit or loss".

3.18. Derecognition of financial instruments

3.18.1. Derecognising of financial assets

The Bank derecognises a financial asset at fair value on the settlement date. The settlement date is the date that an asset is delivered by the Bank or the asset is terminated or expired.

A financial asset (or a part of a financial asset or a group of financial assets) is derecognised when:

- the rights under contract related to the cash flows from the financial asset cease; or
- the rights under contract related to the cash flows from the financial asset are transferred; or an obligation is undertaken by virtue of a transfer agreement to pay the cash flows from the financial asset to third parties; and
- the Bank has transferred substantially all risks and rewards of the asset, or
- the Bank has not retained nor transferred substantially all risks and rewards associated with the asset but has transferred control of the asset.

If the Bank has not retained nor transferred substantially all risks and rewards associated with the asset but has retained control of the financial asset, it continues to recognize the transferred asset in proportion to its continuing involvement. The rate of continuing involvement in a transferred asset is the Bank's rate of exposure to the risks associated with changes in the value of the transferred asset.
When the Bank continues to report the transferred asset in proportion to its continuing involvement it also reports an associated liability.

On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received and receivable shall be recognised in profit or loss. On derecognition of an investment in a debt instrument classified as at FVTOCI, the cumulative gain or loss previously accumulated in the investments revaluation reserve is reclassified to profit or loss. In contrast, on derecognition of an investment in an equity instrument which the Bank has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in the investments revaluation reserve is not reclassified to profit or loss, but is transferred to retained earnings.

3.18.2. Derecognising of financial liabilities
A financial liability (or a part of a financial liability) is derecognised when it ceases, is executed or matured. Exchange or partial exchange of existing financial liabilities or a part thereof with significantly different terms and conditions or significant modification of its terms and conditions is also considered as cessation of the financial liability and is reported as a new financial liability, taking the relevant part of IFRS 9. The difference between the book value of, and the consideration paid for financial liabilities (or a part thereof) that ceased or have been transferred to third parties is reported in the profit or loss.

3.19. Provisions

Provisions are recognized when the Bank has present obligation (legal or constructive) as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.
Expense relating to lending provision is a part of provision for impairment losses on loan expense. On provision for contingent liabilities is recognized in other operating expense.

3.20. Employee benefits

3.20.1. Short-term employee benefits
Short-term employee benefits, such as wages, salaries and social security contributions, paid annual leave and paid sick leave are settled in the period in which the employees render the related service. Under the Bank's policy, the employer must grant employees their paid leave in the period the leave is earned, except for the paid leave emerges during maternity leave. Deferment of the expected cost of leave is applicable to the Bank and its subsidiaries, but this cost is recognized only if it is material.

3.20.2. Long-term employee benefits
The Bank has a defined jubilee benefit plan for all employees of the Group. The employees receive jubilee benefit only if they remain with the entity for a specified period and benefits are determined by the length of their service. The authority for jubilee benefit, its condition and the benefit are regulated in the Bank's policy.
In the normal course of business the Bank pays fixed contributions into the Hungarian State and private pension funds on its employees, which is recognized in social security contributions and which cannot be considered as employee benefit plan. The Bank itself does not offer a pension scheme or post-retirement benefit plan, and consequently has no legal or contractual obligation to make further contributions.

3.21. Repurchased treasury shares

Treasury shares represent the cost of shares of the Bank repurchased and are displayed as a reduction of shareholders' equity. The repurchased treasury shares are recognised on its nominal value whitin 'Treasury shares' at the date, when a supreme member made a decision on repurchasing. Premiums and discounts on repurchase and subsequent disposal are credited and debited directly to retained earnings, no gain or loss is recognized in the statement of profit or loss. In case of beside the decision of repurchasing, if a supreme member is made a decision at the same time to call back shares, then the Bank is reclassified these shares to the liabilities till the date of the effective cancellation.

3.22. Income and expense

Interest income and interest expense (the interest subsidy received from the Hungarian State or from the client) are recognized time-proportionately using the effective interest rate method. Interest income and interest expense include the amortization of discount or premium on securities.
The effective interest rate is the rate that exactly discounts the estimated future cash payments or receipts through the expected life of the financial instrument or a shorter period, where appropriate, to the carrying amount of the financial asset or liability. The calculation takes into account all contractual terms of the financial instrument (for example prepayment options) and includes any fees or incremental costs that are directly attributable to the instrument and are an integral part of the effective interest rate, but not future credit losses. The carrying amount of the financial asset or financial liability is adjusted if the Bank revises its estimates of payments or receipts. The adjusted carrying amount is calculated based on the original effective interest rate and the change in carrying amount is recorded as interest income or expense.
Interest income and expenses related to financial instruments are separated by the Bank based on each financial instruments category.
Interest income and interest expenses are accounted on a gross basis by the Bank.

3.23. Fees and commission income and expenses

This group shall include fees and commission income and expenses that are not involved in the amortised cost model. Fees and commisions when they relate and have to be included in the amortised cost modell shall immediately recognised in profit or loss.
Fees and commision incomes can be typically account transaction fees, cash payment fees, portfolio management fees.

3.24. Interest subsidy

State interest subsidy- retail loans
Interest subsidy is available to clients who have been granted loans in accordance with the specific provisions of the Hungarian legislation (Government Decree 12 of 2001). There are two types of interest subsidy: mortgage bond's interest subsidy and supplementary interest subsidy. Both methods are designed to reduce the interest payable by the client. The mortgage bond's interest subsidy being based indirectly on the bank's costs (mortgage bond's interest subsidy), and the supplementary interest subsidy on the actual amount of interest payable by the client (asset side subsidy). Both types of subsidies are presented in the Bank's revenues, thus the Bank only passes on these subsidies to the clients as they pay a lower-than-market interest rate to the Bank. The interest subsidy is available for a period not exceeding the first 20 years of a loan.

Mortgage bond interest subsidy
The mortgage bond interest subsidy is available for housing loans up to the stipulated amounts and based on conditions as specified in the government decree 12/2001 and calculated in accordance with the criteria set. The condition of the maximum interest percentage payable by the customer also has to be met. The subsidy is available for housing loans eligible for subsidy as specified in the decree such as:

i. Mortgage loans granted by the Bank or with partner banks; and
ii. Independent and separated liens purchased by the Bank then repurchased by the partner bank under refinancing arrangements, and for receivables from the repurchased part(s) of lien packages.

The subsidy is available on a monthly basis up to the total of mortgage bonds outstanding in the given month. The underlying calculation is based on the daily balance of subsidized loans or mortgage bonds.

Supplementary interest subsidy- own loans
The amount of supplementary interest subsidy and the underlying calculation method thereof (reflecting the maximum interest) are laid down in the contract between the Bank and the client. The monthly interest subsidy is one-twelfth of the prevailing subsidized outstanding principal as determined by the amount of the non-due repayable principal as of the date of the transaction.

3.25. Contingent liabilities / contingent assets

The Bank has recored into off-balance sheet their contingent liabilities, they are not recognised in the financial statements. The contingent liabilities are presented in the Notes. This off-balance sheet items such as guarantees and similar obligations, commitments to extend credit, accepted value of non-balance sheet assets serving as collateral for third party debt.
Contingent liabilities are reported in the balance sheet when it becomes probable.
The Bank has recored into off-balance sheet their contingent assets, they are not recognised in the financial statements. The contingent assets are disclosed in the Notes where an inflow of economic benefits is probable (more than 50%).
This off-balance sheet items such as write-off uncollected debts, received guarantees and bailment.

3.26. Post balance sheet events

Events after the balance sheet date are those events that occur between the balance sheet date and the date when the financial statements are authorised by management (Board of Directors, Supervisory Board) for issue.
The Bank is identified adjusting events after the balance sheet date and non-adjusting events after the balance sheet date. Adjusting events after the balance sheet date are incidences that provide evidence of conditions that existed at the balance sheet date, but information are received after the balance sheet date. The Bank shall adjust the amounts recognised in its financial statements to reflect adjusting events after the balance sheet date. Non-adjusting events after the balance sheet date are incidences that are indicative of conditions that arose after the balance sheet date. The Bank shall not adjust the amounts recognised in its financial statements to reflect non-adjusting events after the balance sheet date, but its expected effects are disclosed in the Notes when material.

3.27. Offsetting

The Bank does not offset financial assets and financial liabilities, incomes and expenses unless required or permitted by a standard or an interpretation. (For example year-end not realized foreign exchange gains and losses, or exceptional financial instruments and cash-flow statements.). Usually the Bank use offsetting if the economic events are the same or similar and gains and losses arising from similar transactions are not material or their separation is not material, when offsetting reflects the economic content better.

3.28. Foreign currency translation

Items included in the financial statements in foreign currencies are translated to the respective functional currencies of the Bank. Transactions in foreign currencies are like transactions that set in foreign currencies or have/had to paid in foreign currencies.
At initial recognition the Bank are translated transactions in foreign currencies to the respective functional currency at the valid NBH rate on the date of the transaction.
At the end of the reporting periods:

- monetary assets and liabilities denominated in foreign currencies are translated to the functional currency at the exchange rate on the balance sheet date;
- non-monetary items reported at amortised cost are converted at the exchange rate on the initial day of the transaction; furthermore
- non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are translated to the functional currency at the exchange rate at the date that the fair value was determined.

3.29. Trade date and settlement date accounting

A regular purchase or sale of a financial asset is recognized on the date of delivery. Exemptions are derivatives where recognition of purchase is done on the day when the deal is contracted. The date of settlement is the day on which the Bank takes possession of the asset. A regular sale or purchase transaction is a transaction where the asset sold and purchased must be delivered within a set interval prescribed by law or as customary in the market.

3.30. Banktax

The Hungarian credit institutions are obliged to pay Bank tax from the year 2010.
From 2017 the base of the Hungarian banking tax is the adjusted balance sheet total according to Hungarian Accounting Standards at the actual calendar year minus two years. The Bank tax is presented as other operating expense in the Separate Statement of Profit or Loss because it does not meet the definition of income tax according to IFRS.
The total annual amount of the banking tax payable in 2019 and 2020 was already booked in one sum at the first of the year.

3.31. Significant accounting judgements and estimates

The preparation of financial statements in conformity with IFRS requires using of estimates and assumptions that affect the amounts reported in the financial statements and notes thereto. Although these estimates are based on management's best knowledge of current event and actions the actual results may differ from those estimates. Estimates are applied in the following areas.

Going concern
The Bank's management assessed the Bank's capabilities to continue operation and found that the Bank has the resources necessary for continued operation in the foreseeable future. Furthermore, the management is not aware of any significant uncertainty that might raise serious doubts in respect of the Bank's ability to exist as a going concern.

Fair value of financial instruments
In cases where the fair value of financial assets and liabilities are not measured at marked to market, other kind of assessment model is necessary to be used to determine fair value. Wherever possible, the input of these models is observable market data. Where such data are not available the Bank uses valuation model to determine fair value. (Note 29)

Deferred tax assets
Deferred tax assets are recognized in respect of tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilized. Judgment is required to determine the amount of deferred tax asset that can be recognized, based upon the likely timing and level of future taxable profits, together with future tax planning strategies. (Note 3.14)

Loan impairment test and its result
The Bank assesses whether it is necessary to set up provisions for impairment of loans and advances to customers. The management makes the relevant decision in view of estimations of amounts and future cash flows. When estimating future cash flows the Bank makes judgments regarding the debtor's financial situation and the net sales price of the collateral.
For the loans and advances that have been assessed individually and found not to be impaired as well as for individually insignificant loans and advances, impairment is also assessed on a portfolio basis, if necessary, taking into consideration the type and classification of loan into homogeneous categories based on clearly defined transaction risks, non-performance history and losses.

Impairment of non-financial assets
The Bank assesses the existence of possible impairment of assets. The Bank estimates the recoverable value of the asset. Recoverable value is the fair value of the asset net of the costs of sale, or the value in use, whichever higher.
When determining value in use expected cash is discounted in consideration of the time value of cash and asset-specific risks.
Each asset is assessed annually (except stated otherwise), when any indication of a reversal or reduction of earlier impairment is assessed. If there is such an indication the Bank estimates the recoverable value of the asset.

3.32. Reclassification and error

After the balance sheet date of the consolidated financial statements of 2018 there were no mistakes or errors discovered which are significant and affect the decision made by the users based on the financial statements.

3.33. Changes in the legal and regulatory environment and its effect on the separate financial statements

- Government Decree No. 47/2020 (III. 18.) on immediate measures necessary for alleviating the effects of the coronavirus pandemic on national economy, Government Decree No. 57/2020 (III. 23.) on enforcement measures, and Government Decree No. 62/2020 (III. 24) on detailed rules concerning payment moratorium;

- MNB Decree No. 5/2020 (III. 19.) of the Governor of the National Bank of Hungary (MNB) on the amendment of certain MNB decrees defining the requirements necessary for reducing systemic liquidity risks;

- Government Decree No. 637/2020 (XII.21.) on the introduction of the special rules of the payment moratorium related to the state of emergency.

The National Bank of Hungary relaunched its mortgage bond purchase programme, which was the most relevant of the National Bank's actions for Takarék Mortgage Bank. After the temporary freezing of the mortgage bond market and issuance, Takarék Mortgage Bank was the first to return and issue mortgage bonds in May within the framework of the National Bank's renewed mortgage bond purchase programme.

3.34. Change in estimates

There are not any significant areas, where there is any material change in estimates.

4. INTEREST AND SIMILAR INCOME AND EXPENSE

	1 Januar 2020-31 December 2020	1 Januar 2019-31 December 2019
Interest income		
Financial assets held for trading	224	630
Financial assets at fair value through other comprehensive income	504	547
Financial assets at amortised cost*	10,033	7,963
Derivatives – Hedge accounting, interest rate risk	685	1,119
Interest income on financial liabilities	3	2
Total	**11,449**	**10,261**

** The securities portfolio was restructured during 2020. The Bank applied the contractual cash flow collection business model for securities purchased in 2020 and continuously sold its securities in the contractual cash flow collection and selling business model.*

	1 Januar 2020-31 December 2020	1 Januar 2019-31 December 2019
Interest expense		
Financial liabilities held for trading	222	352
Financial liabilities designated at fair value through profit or loss	271	271
Financial liabilities measured at amortised cost*	7,413	6,699
Derivatives – Hedge accounting, interest rate risk	318	375
Interest expense on financial assets	12	-
Other liabilities	1	1
Total	**8,237**	**7,698**

** To moderate the economic and financial consequences of the turbulences brought about by the coronavirus pandemic, the Hungarian Central Bank decided to reshuffle its monetary policy toolset. Similarly to the ECB's steps, the MNB introduced a new, fixed-rate collateralized credit tool - Long Term Refinancing Operations (LTRO) - on 3-, 6- and 12-month as well as 3- and 5-year tenors, which are available through tenders with no pre-specified limits as to the amount of liquidity.*
The Bank actively participated at these tenders, and up to the end of 2020 it obtained HUF 212,989 million long-term (3- and 5-year) loans, which is used to purchase securities with favourable yield characteristics.

All figures in tables are in HUF million except otherwise noted

5. FEE AND COMMISSION INCOME AND EXPENSE

	1 Januar 2020-31 December 2020	1 Januar 2019-31 December 2019
Fee and commission income		
Mortgage loans of the Bank	136	146
Handling commission	16	34
Real estate appraisal fee	365	299
Refinanced mortgage loans	171	112
Total	**688**	**591**

	1 Januar 2020-31 December 2020	1 Januar 2019-31 December 2019
Fee and commission expense		
Fees and commissions to banks and to clearing house	9	8
Agency fee expense	1	13
Real estate appraisal fee	365	293
Treasury services	145	122
Other	1	-
Total	**521**	**436**

6. PROFIT/(LOSS) FROM FOREIGN EXCHANGE TRANSACTIONS

	1 Januar 2020-31 December 2020	1 Januar 2019-31 December 2019
FX transactions realized gains	-	-
FX transactions non-realized gains/(loss)	100	(10)
Profit/(Loss) from foreign exchange transactions	**100**	**(10)**

All figures in tables are in HUF million except otherwise noted

7. GAINS ON DERECOGNITION OF FINANCIAL ASSETS AND LIABILITIES NOT MEASURED AT FAIR VALUE THROUGH PROFIT OR LOSS

	1 Januar 2020- 31 December 2020	1 Januar 2019- 31 December 2019
Financial assets at fair value through other comprehensive income	611	588
Financial assets at amortised cost	(161)	(173)
Financial liabilities at amortised cost	42	8
Total	**492**	**423**

8. GAINS ON FINANCIAL ASSETS AND LIABILITIES HELD FOR TRADING

	1 Januar 2020- 31 December 2020	1 Januar 2019- 31 December 2019
IRS deals*	788	3,135
CCIRS deals**	(102)	(9)
MIRS deals***	(19)	(803)
FX transactions	5	(4)
Total	**672**	**2,319**

*IRS= Interest Rate Swap
**CCIRS=Cross Currency Interest Rate Swap
***MIRS=Monetary Interest Rate Swap

All figures in tables are in HUF million except otherwise noted

9. OTHER OPERATING INCOME AND EXPENSE

	1 Januar 2020-31 December 2020	1 Januar 2019-31 December 2019
Gains or (losses) on derecognition of non-financial assets, net		
Sales of inventory	-	3
Sales of property, plant, equipments	(3)	16
Invoiced expenses and services	2	8
Other*	158	14
Total	**157**	**41**

* *In 2020, the amount of the HUF 148 million competition supervision fine returned by the Hungarian Competition Authority on the basis of a final judgment was accounted for in other operating profit.*

	1 Januar 2020-31 December 2020	1 Januar 2019-31 December 2019
Other operating income		
Reversal of provision	396	49
Rental income on property	-	2
Invoiced expenses and services	86	718
Other income	48	18
Total	**530**	**787**

	1 Januar 2020-31 December 2020	1 Januar 2019-31 December 2019
Other operating expense		
Donation	3	1
Loss on damages compensations paid	1	2
Other expense	12	5
Total	**16**	**8**

All figures in tables are in HUF million except otherwise noted

10. GENERAL AND ADMINISTRATIVE EXPENSES

	1 Januar 2020-31 December 2020	1 Januar 2019-31 December 2019
Staff costs	207	315
Marketing and advertising	1	127
General and administrative costs	93	773
Rental fee	19	21
Depreciation of tangible assets	33	120
Amortisation of intangible assets	25	36
Consultancy fees	185	242
Maintenance costs	350	836
Banking tax	98	76
Other taxes	177	192
Insurance fees	5	8
Database system usage	60	29
Supervisor fee	38	43
SLA service costs*	505	-
CBIC** fee, CBIC** Capital Fund and Resolution and Compensation Fund fees	531	394
Other	39	125
Total	**2,366**	**3,337**

**SLA service costs based on the framework of SLA settlement agreement among the members of the MTB Bank group.(Including HR services, IT services, accounting services, compliance services, controlling management services, marketing services, legal services, back-up operations)*
***CBIC= Central Body of Integrated Credit Institutions*

All figures in tables are in HUF million except otherwise noted

11. STAFF COSTS

	1 Januar 2020-31 December 2020	1 Januar 2019-31 December 2019
Wages and salaries	180	255
Social security contribution	24	50
Other personnel related payments	3	10
Total	**207**	**315**

Social security contribution is payable by the Bank based on gross wages and salaries paid to employees. The full time head count of the Bank at the end of the reporting period was 15 (2019: 14).

12. INCOME TAX

	31 December 2020	31 December 2019
Current income tax	**(4)**	**0**
Corporate income tax	(4)	0
Deferred tax income/ (expense)	**432**	**(306)**
Total	**428**	**(306)**

Reconciliation of expected tax based on book earnings and actual tax paid is presented as follows:
The Act LXXXI of 1996 on Corporate Tax Act applied 9% current income tax rate. Based on this information the Bank calculated the deferred tax with the 9% tax rate in 2020 and in 2019.

Based on the business plans of the Management the profit of the Bank in the foreseeable future will cover the accumulated deferred tax assets from tax loss carry forward. Based on the assumption the recognition of the deferred tax benefits is reasonable.

All figures in tables are in HUF million except otherwise noted

nem auditált

	31 December 2020	31 December 2019
Profit and loss before tax	*1 945*	*2 446*
Calculated corporate income tax (9%)	(175)	(220)
Items modifying the tax base	171	279
Remunerative/Unremunerative deferred tax because of change in business	383	(369)
Effect of other modifications	49	4
Total	**428**	**(306)**

All figures in tables are in HUF million except otherwise noted

Deferred tax position

	31 December 2020				
	Deferred tax assets	Deferred tax liabilities	Deferred tax net position	Income statement effect	Deferred tax position in reserves
Items modifying corporate tax base	406		406	383	-
Effect of corporate tax of IFRS adoption	-	58	(58)	49	9
Effect of local business tax of IFRS adoption	-	-	-	-	-
Net deferred tax position	**406**	**58**	**348**	**432**	**9**

	31 December 2019				
	Deferred tax assets	Deferred tax liabilities	Deferred tax net position	Income statement effect	Deferred tax position in reserves
Items modifying corporate tax base	-	(24)	24	(378)	-
Effect of corporate tax of IFRS adoption	-	117	(117)	58	-
Effect of local business tax of IFRS adoption	-	-	-	14	-
Net deferred tax position	**-**	**93**	**(93)**	**(306)**	**-**

The data of the table at 31 December 2019 and 2020 shows deferred tax position one tax authority against.

All figures in tables are in HUF million except otherwise noted

13. OTHER COMPREHENSIVE INCOME

Components of other comprehensive income

	31 December 2020	31 December 2019
Items that will not be reclassified to profit or loss	**9**	**9**
Fair value changes of equity instruments measured at fair value through other comprehensive income	-	-
including: decrease/derecognition from equity instruments measured at fair value	-	-
Income tax relating to items that will not be reclassified	9	9
Items that may be reclassified to profit or loss	**(741)**	**709**
Hedging instruments	3	(186)
Debt instruments at fair value through other comprehensive income	(744)	895
Income tax relating to items that may be reclassified to profit or (-) loss	-	-
Total comprehensive income	**(732)**	**718**

14. CASH, CASH BALANCES AT CENTRAL BANKS AND OTHER DEMAND DEPOSITS

	31 December 2020	31 December 2019
Cash on hand	-	-
Cash balances at central banks	872	915
Other demand deposits	627	155
Total	**1,499**	**1,070**

All figures in tables are in HUF million except otherwise noted

15. FINANCIAL ASSETS AND LIABILITIES HELD FOR TRADING

	31 December 2020	31 December 2019
Financial liabilities held for trading		
IRS deals	81	97
CCIRS deals	-	22
MIRS deals	22	56
Total	**103**	**175**

	31 December 2020	31 December 2019
Financial liabilities held for trading		
IRS deals	14	39
MIRS deals	74	97
Total	**88**	**136**

16. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

	31 December 2020	31 December 2019
Equity instruments	10	10
Debt securities*	34,879	43,724
from this: Government bonds	*31,870*	*30,899*
from this: Credit institution bonds	*3,009*	*12,825*
Total	**34,889**	**43,734**

**The securities portfolio was restructured during 2020. The Bank applied the contractual cash flow collection business model for securities purchased in 2020 and continuously sold its securities in the contractual cash flow collection and selling business model.*

All figures in tables are in HUF million except otherwise noted

The Equity instruments contain securities acquired for non-trading purposes by the Bank that its ownership ratio is under 20%. The table below presents the fair value of these shares as at 31 December 2020:

Shares	Fair Value at 31 December 2020
MTB Bank of Hungarian Savings Cooperatives Co. Ltd.	-
Central Body of Integrated Credit Institutions	10
Takarék Egyesült Szövetkezet	-
Total	**10**

The Bank is not derecognised any investments in equity instruments at fair value through other comprehensive income during the reporting period.

17. FINANCIAL ASSETS AT AMORTISED COST

	31 December 2020	31 December 2019
Debt securities gross*	229,366	999
from this: Government bonds	223,025	-
from this: Mortgage bonds	4,018	-
from this: Corporate	2,323	999
Impairment on debt securities	(32)	-
Loans gross	*337,337*	275,801
from this: Due from banks	*287,397*	*216,985*
from this: Retail	*49,446*	*58,807*
from this: Corporate	*494*	*9*
Impairment on loans	(866)	(988)
from this: Due from banks	(2)	(6)
from this: Retail	(840)	(907)
from this: Corporate	(24)	(75)
Advances gross	845	1,315
Impairment on advances	(11)	(12)
Deposit from central bank and other banks gross	7,243	17,411
Impairment on deposit from central bank and other banks gross	(2)	-
Total	**573,880**	**294,526**

**The securities portfolio was restructured during 2020. The Bank applied the contractual cash flow collection business model for securities purchased in 2020 and continuously sold its securities in the contractual cash flow collection and selling business model.*

All figures in tables are in HUF million except otherwise noted

18. SUBSIDIARIES

The year of 2019 the Bank's subsidiary was sold at book value.

19. TANGIBLE ASSETS

31 December 2020	Property	Office equipment	Total tangible assets
Gross value			
Opening balance	358	420	778
Increase	-	1	1
Decrease*	(322)	(226)	(548)
Closing balance	36	195	231
Depreciation			
Opening balance	348	329	677
Annual depreciation	5	9	14
Decrease*	(321)	(215)	(536)
Closing balance	32	123	155
Impairment			
Opening balance	-	-	-
Increase	-	-	-
Decrease	-	-	-
Closing balance	-	-	-
Net value	**4**	**72**	**76**

**In 2020 the Bank scrapped and derecognized its tangible assets that had become redundant.*

The Bank estimates the recoverable amount of the tangible asset. Recoverable amount is the fair value of the asset net of the costs of sale, or the value in use, whichever is higher. Where the carrying amount of an asset exceeds its recoverable amount, the Bank recognises impairment on the asset, by this the carrying amount is written down to the recoverable amount.

Tangible assets of the separate financial statement contains the right-of-use assets under IFRS 16. The net carrying amount of the right-of-use assets was HUF 49 million as at 31 December 2020. (Note 21)

All figures in tables are in HUF million except otherwise noted

31 December 2019	Property	Office equip-ment	Total tangible assets
Gross value			
Opening balance	358	463	821
Increase	-	-	-
Decrease	-	(43)	(43)
Closing balance	358	420	778
Depreciation			
Opening balance	295	330	625
Annual depreciation	53	23	76
Decrease	-	(24)	(24)
Closing balance	348	329	677
Impairment			
Opening balance	-	-	-
Increase	-	-	-
Decrease	-	-	-
Closing balance	-	-	-
Net value	**10**	**91**	**101**

The Bank estimates the recoverable amount of the tangible asset. Recoverable amount is the fair value of the asset net of the costs of sale, or the value in use, whichever is higher. Where the carrying amount of an asset exceeds its recoverable amount, the Bank recognises impairment on the asset, by this the carrying amount is written down to the recoverable amount.

Tangible assets of the separate financial statement contain the right-of-use assets under IFRS 16. The net carrying amount of the right-of-use assets was HUF 56 million as at 31 December 2019. (Note 21)

All figures in tables are in HUF million except otherwise noted

20. INTANGIBLE ASSETS

31 December 2020	Software	Other intangible assets	Total
Gross value			
Opening balance	1,238	64	1,302
Increase	1	-	1
Decrease	(61)	(64)	(125)
Closing balance	**1,178**	**-**	**1,178**
Depreciation			
Opening balance	893	64	957
Annual depreciation	25	-	25
Decrease	(46)	(64)	(110)
Closing balance	**872**	**-**	**872**
Impairment			
Opening balance	104	-	104
Increase	-	-	-
Decrease	(6)	-	(6)
Closing balance	98	-	98
Net value	**208**	**-**	**208**

In the context of the impairment test of intangible assets the Bank reviewed projects in the course of construction but not yet capitalized by 31 December 2020.

The Bank estimates the recoverable amount of the intangible asset. Recoverable amount is the fair value of the asset net of the costs of sale, or the value in use, whichever is higher. Where the carrying amount of an asset exceeds its recoverable amount, the Bank recognises impairment on the asset, by this the carrying amount is written down to the recoverable amount.

All figures in tables are in HUF million except otherwise noted

31 December 2019	Software	Other intangible assets	Total
Gross value			
Opening balance	1,242	64	1,306
Increase	-	-	0
Decrease	(4)	-	(4)
Closing balance	**1,238**	**64**	**1,302**
Depreciation			
Opening balance	859	64	923
Annual depreciation	36	-	36
Decrease	(2)	-	(2)
Closing balance	**893**	**64**	**957**
Impairment			
Opening balance	-	-	-
Gross value	104	-	104
Opening balance	-	-	-
Increase	104	-	104
Net value	**241**	**-**	**241**

In the context of the impairment test of intangible assets the Bank reviewed projects in the course of construction but not yet capitalized by 31 December 2019.

The Bank estimates the recoverable amount of the intangible asset and the impairment for the year is related to IT software where the recoverable amount is lower than the net asset value The impairment is presented on the "Reversal of impairment on non-financial assets" line in the Separated Statement of Profit or Loss.

21. IFRS 16 LEASES

Right-of-use asset

	31 December 2020	31 December 2019
Owned property, plant and equipment	76	101
Right-of-use assets, expect investment properties	49	56
Total property, plant and equipment	**125**	**157**

All figures in tables are in HUF million except otherwise noted

Lease liability

Lease liabilities presented in the statement of financial position

	31 December 2020	31 December 2019
Short term	26	21
Long term	38	49
Total lease liabilities	**64**	**70**

Maturity analysis - undiscounted contractual payments

	31 December 2020	31 December 2019
Up to 1 year	26	21
1 year to 5 years	38	49
Total undiscounted lease liabilities	**64**	**70**

Right-of-use asset

	Property	Company Car	Total
Opening balane at 1 January 2019	**42**	**11**	**53**
Increase	68	-	68
Amortization for the year	(54)	-	(54)
Decrease	-	(11)	(11)
Balance at 31 December 2019	**56**	**0**	**56**
Increase	0	12	12
Amortization for the year	(17)	(2)	(19)
Decrease	-	-	-
Balance at 31 December 2020	**39**	**10**	**49**

Total cash outflow for leases

	31 December 2020	31 December 2019
Total cash outflow for leases	(25)	(42)

All figures in tables are in HUF million except otherwise noted

Items related to lease liabilities presented in profit or loss

	31 December 2020	31 December 2019
Interest expense on the lease liabilities	(1)	(1)
Expenses related to variable lease payments not included in the measurement of the lease liabilities	-	-
Income from subleasing right-of-use assets	-	-
Expenses related to short-term leases	-	-
Expenses related to leases of low-value assets, expect the expense relating to short-term leases of low-value assets	-	-
Gains or losses arising from sale and leaseback transactions	-	-
Total	**(1)**	**(1)**

Items presented in the statement of cash flows

	31 December 2020	31 December 2019
Operating cash flow		
Short-term lease payments, payments for leases of low-value assets and variable lease payments not included in the measurement of the lease liability	-	-
Cash payments for the principal portion of the lease liability	(25)	(42)

22. OTHER ASSETS

	31 December 2020	31 December 2019
Prepaid expenses	38	222
Settlements with the Hungarian State	-	1
Repossessed collateral	2	2
Reclaimable taxes*	117	75
Others	6	18
Total	**163**	**318**

* A significant amount of reclaimable taxes has been accrued due to the special epidemiological tax, as the Goverment Decree No. 108/2020 (IV.14.) on the special tax on credit institutions related to the epidemiological situation. The tax paid can be deducted from the special tax payment obligation of financial institutions in the next 5 years.

All figures in tables are in HUF million except otherwise noted

23.FINANCIAL LIABILITIES DESIGNATED AT FAIR VALUE THROUGH PROFIT OR LOSS

The Bank reports mainly mortgage bonds and bonds measured at fair value on 'Financial liabilities at fair value through profit or loss' line in the statement of financial position.
Such financial liabilities are issued mortgage bonds, bonds and interbank loans (that are economically closely related to the swaps, which are entered to mitigate risks and not classified as the hedged item in hedging). The contractually required payment at maturity to the holder of the obligation is the face value of these financial liabilities. Interest is earned or incurred is accrued in 'Interest income' or 'Interest expense', respectively, using the effective interest rate. The change in fair value other than attributable to change in market conditions, that give right to market risk represent credit risk.

	31 December 2020		31 December 2019	
	Fair value	Face value	Fair value	Face value
Listed mortgage bonds				
Fixed interest	6,484	5,970	6,552	5,768
Floating interest	-	-	-	-
Total mortgage bonds	**6,484**	**5,970**	**6,552**	**5,768**
Total Financial liabilities designated at fair value through profit or loss	**6,484**	**5,970**	**6,552**	**5,768**

The total credit risk which is due to financial liabilities through profit or loss was HUF 4.2 million as of 31 December 2020 (31 December 2019: HUF 197.6 million).

24. FINANCIAL LIABILITIES AT AMORTISED COST

	31 December 2020	31 December 2019
Due to banks	1,259	-
Loans received*	212,989	3,710
Debt securities issued	322,551	265,929
Other financial liabilities	1,519	256
Total	**538,318**	**269,895**

*To moderate the economic and financial consequences of the turbulences brought about by the coronavirus pandemic, the Hungarian Central Bank decided to reshuffle its monetary policy toolset.
Similarly to the ECB's steps, the MNB introduced a new, fixed-rate collateralized credit tool - Long Term Refinancing Operations (LTRO) - on 3-, 6- and 12-month as well as 3- and 5-year tenors, which are available through tenders with no pre-specified limits as to the amount of liquidity. The first tender took place on March 25th. The fixed rate (valid through the entire maturity of the loan) is identical to the prevailing base rate (it was 0.9% at its launch, reduced to 0.75% on June 24th), resulting in a 50 to 60bp lower financing cost than in the case of interbank financing.
The Bank actively participated at these tenders, and up to the end of 2020 it obtained HUF 212,989 million long-term (3- and 5-year) loans, which is used to purchase securities with favourable yield characteristics.

All figures in tables are in HUF million except otherwise noted

24.1. Issued debt securities

The Bank reports mortgage bonds and bonds that are recognised at amortised cost on 'Issued debt securities' line in the statement of financial position:

	31 December 2020		31 December 2019	
	Net book value	Face value	Net book value	Face value
Non-listed mortgage bonds				
Fixed interest	-	-	3,972	3,824
Floating interest	-	-	-	-
Listed mortgage bonds				
Fixed interest	292,039	283,164	218,819	214,137
Floating interest	30,512	30,406	43,138	43,017
Total mortgage bonds	**322,551**	**313,570**	**265,929**	**260,978**
Total issued securities	**322,551**	**313,570**	**265,929**	**260,978**

All figures in tables are in HUF million except otherwise noted

Mortgage bonds

Mortgage bonds are transferable registered securities and, pursuant to the Act XXX of 1997 on Mortgage Loan Companies and on Mortgage Bonds (Mortgage Act), can be issued only by mortgage banks.

The obligations arising from the Mortgage Bonds are equal in rank to each other (pari passu) in the event of the liquidation of the Issuer or in the enforcement proceedings initiated against it. Unlike the Issuer's other unsecured, non-subordinated obligations, they enjoy a special status under the Section 20 and 21 of the Mortgage Act, given that these claims do not form part of the liquidation assets.

The Act provides that mortgage credit institution shall always possess collateral surpassing of the outstanding nominal value and interest of the outstanding mortgage bonds both on nominal and based on present value calculation.

The independent property supervisor monitors and certifies the permanent availability of the collateral for the mortgage bonds, as well as the registration of the collateral providing the ordinary collateral of the mortgage bonds, of their real estate registration data and loan to value, as well as of the ordinary and additional collateral.

These collaterals may be (i) ordinary collaterals such as the principal arising (including interest subsidies) from a mortgage loans or a refinancing mortgage loan and interest due under the contract provided in accordance with the standard collateral requirements, the repurchase price of an independent lien and the related refinancing interest, and (ii) additional collateral such as, typically, government bonds and related interest and any principal and interest receivable guaranteed by the government.

Loans secured by a residential real estate can be taken in cover up to 70% of the mortgage lending value of the property. In case of loans secured by commercial real estate the limit is 60%.

The Act requires the proportionate between ordinary and additional collaterals: at least 80% of the total collateral must be ordinary collateral.

Bonds

From 2007 the Bank issued senior unsecured bonds in addition to mortgage bonds. However, the Bank did not issue senior unsecured bonds in 2019 and 2020.

Bonds are registered dematerialized transferable debt securities issued on the basis of Act CXX of 2001 on Capital Markets as amended and of Government Decree No. 285 of 2001 (26 December).

Bonds incorporate the Bank’s direct, unconditional, non-subordinate unsecured liabilities, which are equal in rank (pari passu) to the Bank’s other outstanding unsecured non-subordinate liabilities at any time in the hierarchy of repayment in the event of bankruptcy, voluntary liquidation or foreclosure except for liabilities, which have precedence on the basis of the governing laws on voluntary liquidation or other relevant statutory provisions.

25. PROVISIONS

Provisions are set up mainly for current and contractual obligation. Provision is also set up for a pending lawsuit. The changes in provisions are accounted for in credit loss expense or in other operating expense.

2020	Provision for loan commitments and guarantees	Contractual obligation	Provision for amounts relating to accrued vacation pay	Other provision	Total
Opening balance at 1 January 2020	**3**	**-**	**9**	**497**	**509**
Increase in the period	17	-	6	-	23
Derecognition / Use of provision in the period	(19)	-	0	(397)	(416)
Closing balance at 31 December 2020	**1**	**-**	**15**	**100**	**116**

The net balance of provisions for losses and release of provisions in 2020 - HUF 393 million - of which HUF 3 million was recognized in the separate Statement of Profit or Loss under provisions, and HUF 396 million was recognized in other operating income related to expenses accounted for under SLA services costs as an item related to a billed IT rollout..
Individual Investors Interest Association (TEBÉSZ) filed a lawsuit in the Capital Court for the annulment of the Company’s resolutions number; 4/2019 (08.27.), 6/2019 (08.27.) and 7/2019 (08.27.) taken on the General Meeting of the Company held on August 27, 2019, and also asked the suspension of the enforcement of the resolutions. The Court of first instance rejected the lawsuit of TEBÉSZ on 17 of December 2020. The Company has no information about appeal against the judgement of TEBÉSZ.
However, in the unexpected event that the Company were to be unsuccessful in the second instance legal proceeding, even the not favorable judgment would have not cause any financial effects on the Company, because the lawsuit asked the annulment of the resolutions, and the Company still have the possibility to make the same resolutions again in the next General Meeting if it is necessary. In view of the above mentioned, provison was not set up in 2020.

2019	Provision for loan commitments and guarantees	Contractual obligation	Provision for amounts relating to accrued vacation pay	Other provision	Total
Opening balance at 1 January 2019	**11**	**2**	**6**	**553**	**572**
Increase in the period	2	-	9	-	11
Utilization in the period	(10)	(2)	(6)	(56)	(74)
Closing balance at 31 December 2019	**3**	**-**	**9**	**497**	**509**

All figures in tables are in HUF million except otherwise noted

26. OTHER LIABILITIES

	31 December 2020	31 December 2019
Taxes payable	36	52
Accrued expenses	124	327
Other	3	2
Total	**163**	**381**

27. SHARE CAPITAL

27.1. Ownership structure

In 2019 there was major/significant changes in the share capital and ownership structure of the Bank. The MTB Bank of Hungarian Savings Cooperatives Co. Ltd. bought a big part of the Bank shares became the only directive owner.

The table shows the ownership structure of the owners from different sectors as follows:

	31 December 2020		31 December 2019	
Shareholder	Holding %	Number of shares	Holding %	Number of shares
Ordinary shares listed on BSE (Series "A")				
Domestic institutional investors	52.41	56,859,406	52.82	57,285,447
Foreign institutional investors	0.03	32,298	0.02	22,224
Domestic private investors	3.68	3,979,348	3.31	3,594,103
Foreign private investors	0.01	11,760	0.01	12,410
Employees, directors and senior management	0.00	0	0.00	-
Treasury shares	0.23	253,601	0.23	253,601
Government held owner	4.45	4,832,225	4.45	4,832,225
Other	0.03	31,372	0	0
Subtotal	*60.84*	*66,000,010*	*60.84*	*66,000,010*
Dividend preference not listed on BSE (Series "B")				
Domestic institutional investors	13.05	14,163,430	13.05	14,163,430
Subtotal	*13.05*	*14,163,430*	*13.05*	*14,163,430*
Ordinary shares not listed on BSE (Series "C")				
Domestic institutional investors	26.11	2,832,686	26.11	2,832,686
Subtotal	*26.11*	*2,832,686*	*26.11*	*2,832,686*
Total	**100.00**	**82,996,126**	**100.00**	**82,996,126**

All figures in tables are in HUF million except otherwise noted

27.2. Owners with more than 5% ownership relating to listed series

Name	Custodian Bank (yes/no)	Number of shares	Stake (%)
MTB Bank of Hungarian Saving Cooperatives Co. Ltd.	no	50,806,758	76.98%
Hungarian National Asset Management Inc.	no	4,832,225	7.32%
Takarék Limited Investment Fund	no	3,808,180	5.77%
Total		**59,447,163**	**90.07%**

27.3. Owners with more than 5% ownership relating to total equity

Name	Custodian Bank (yes/no)	Number of shares	Stake (%)
MTB Bank of Hungarian Saving Cooperatives Co. Ltd.	no	67,802,874	86.00%
Hungarian National Asset Management Inc.	no	4,832,225	4.45%
Total		**72,635,099**	**90.45%**

27.4. Treasury shares purchased

	31 December 2020	31 December 2019
Opening balance	207	207
Purchase	-	-
Closing balance	**207**	**207**

During the reporting period there were no changes in the cumulative balance of Treasury share purchased.

27.5. Other reserve

	31 December 2020	31 December 2019
General reserve	1,164	927
Closing balance	**1,164**	**927**

27.5.1. General reserve

In accordance with statutory requirements, the Bank is required to set up a non-distributable general reserve equal to 10% of statutory profit after tax. Increases in the general risk reserve are separated from retained earnings, as calculated under Hungarian regulatory rules, and thus are not charged against income. According to the Section 13 (8) of the Government Decree No. 250/2000 (XII.24.) on the specifics of the annual reporting and bookkeeping tasks of investment companies are required to release the general reserve when loss after tax deduction occurs. The amount of the General reserve is HUF 1,164 million as at 31 December 2020 (General reserve was HUF 927 million as at 31 December 2019).

All figures in tables are in HUF million except otherwise noted

27.6. Cumulated other comprehensive income

	2020	2019
Opening balance	992	274
Cumulated other comprehensive income	**(732)**	**718**
Items that will not be reclassified to profit or loss	**9**	**9**
Fair value changes of equity instruments measured at fair value through other comprehensive income	-	-
Income tax relating to items that will not be reclassified	9	9
Items that may be reclassified to profit or loss	**(741)**	**709**
Hedging instruments	3	(186)
Debt instruments at fair value through other comprehensive income	(744)	895
Income tax relating to items that may be reclassified to profit or loss	-	-
Closing balance	**260**	**992**

28. COMMITMENTS

To meet the financial needs of customers, the Bank enters into various irrevocable commitments and contingent liabilities. Even though these obligations may not be recognised on the separate statement of financial position, they do contain credit risk and are therefore part of the overall risk of the bank.
Off-balance sheet commitments comprise of loans not drawn and other contracted future payments to suppliers of the Bank:

	31 December 2020	31 December 2019
Loan commitments	22,120	18,094
Given bail	-	110
Total	**22,120**	**18,204**

All figures in tables are in HUF million except otherwise noted

29. FAIR VALUE OF FINANCIAL INSTRUMENTS

The following methods and assumptions were used to estimate the fair value of the on- and off-balance sheet financial assets and liabilities:

Financial instruments stated at amortized cost: due to short-term maturity profiles, the carrying values of certain financial assets and liabilities were assumed to approximate their fair values. These include cash and due from banks and with the National Bank of Hungary as well as deposits.

Securities at fair value through other comprehensive income: Securities at fair value through other comprehensive income held for liquidity purposes are marked to market. For investments traded in organised financial markets, fair value is determined by reference to Stock Exchange quoted market bid prices at the close of business on the balance sheet date. For investments where there is no quoted market price, a reasonable estimate of the fair value is determined by reference to the current market value of another instrument which is substantially the same, or is based on the expected discounted cash flows.

29.1. Loans and advances

The Bank calculates the fair value of loans and advances to customers and refinanced loans at amortized cost on an individual basis.
The applied valuation model takes into account the following:

- The scheduled and calculated repayments, with certain restrictions.
- In case of loan repricing events the model recalculates the interest cash flow.
- In case of loans where amortized cost is calculated with simplified approach no FV correction is applied.

The cash flow series calculated in this way are discounted with the yield curve applied in the Bank's evaluation, which contains the following components:

- Relevant market yield curve
- Spread implied by the annual risk cost
- Spread implied by the capital allocated to the loans (regulatory minimum requirement and all addons)
- Allocated operational costs

The net value of assets, i.e. the fair value of the total portfolio of loans is determined by combining and exchanging to HUF the FX values.

Under IFRS 13 a fair value measurement requires during the selection of appropriate valuation techniques an entity to determine all the following:

- all information what is reasonably available for the Bank;
- current and expected market conditions;
- the invesment timeline and the type of investment (for example in measuring the fair value of short term financial investment the current market sentiment to be better reflected a some valuation technique than others);
- an entity's life-cycle of an equity instruments (the fair value of the investments in different life cycles is better reflected by some valuation models than by others);
- pro- and counter-cyclicality of an entity's business activity; and
- there are entity-specific factors, in which the entity operates.

In case of illiquid quoted equity instruments are applied 180 days weighted average price in accordance with the market practice for measuring fair value by the Bank.

When a quoted price of an equity instrument is not available the Bank shall measure during the selection of appropriate valuation techniques that primarily takes into account the future cash flows that a market participant would expect to receive from holding the equity instruments. Dividend and cash flow expectations are available from market reporting agent (Bloomberg, Reuters, S&P Market Intelligence), business reports, management letter of intent, etc.

	31 December 2020		31 December 2019	
	Net book value	Fair value	Net book value	Fair value
Loans, advances and securities	573,880	580,101	294,526	300,934

29.2. Fair value of other items in the statement of financial position

No estimation is made in respect of the fair value of assets and liabilities that are not considered to be financial instruments, such as fixed assets and other assets and liabilities. Given the use of subjective judgement and uncertainties, the fair values should not be interpreted as being realisable in an immediate settlement of the instruments.

29.3. Fair value of derivative transactions

Swap transactions are contracts between two parties to swap the differences of interests or exchange rates for a fixed amount. In case of interest rate swap (IRS) transactions, parties usually swap the fixed and variable interest payments of a given currency. In FXS, they swap fixed payments and given amounts of different currencies. CCIRSs are swap transactions where parties swap fix amounts in different currencies as well as fixed and variable interest payments.

	Fair value		Notional amount	
	31 December 2020	31 December 2019	31 December 2020	31 December 2019
IRS	81	97	8,879	4,841
MIRS	22	56	7,443	8,111
CCIRS	-	22	-	2,342
Total trading derivatives	**103**	**175**	**16,322**	**15,294**
Hedge deals	926	2,676	24,850	49,650
Total derivative financial assets	**1,029**	**2,851**	**41,172**	**64,944**

All figures in tables are in HUF million except otherwise noted

	Fair value		Notional amount	
	31 December 2020	31 December 2019	31 December 2020	31 December 2019
IRS	14	39	3,922	7,960
MIRS	74	97	5,660	4,992
Total trading derivatives	**88**	**136**	**9,582**	**12,952**
Hedge deals	284	288	4,799	4,799
Total derivative financial liabilities	**372**	**424**	**14,381**	**17,751**

The fair value of derivative deals is also calculated based on a cash flow basis by the Bank, the derivatives are broken down to elementary cash flows and the present value is calculated.
The present value of the future cash flows of fixed interest rate deals is calculated by the Bank using the zero-coupon swap yield curve corresponding to the appropriate currency. The fair value of swap deals is the difference of the present value of the two series of cash flows not yet due (incoming and outgoing).

In the case of floating rate deals the expected interest rates are estimated on a forward basis including interest premium. The interest cash flow calculated and the principal payments are discounted to present value using the multi-level yield curve (forward yield curve, and discounting curve). The fair value of the deal is the aggregate of the present values.

The risk premium is significant and permanent, it is justified to incorporate it into the evaluation method of swaps. The yield curve is adjusted with the risk premium. The application of the appropriate risk premium enhances the accuracy of the fair value calculation (please also refer to Note 3) taking counterparty and own credit risk into amount (CVA/DVA) in accordance with IFRS 13.

For the Bank's existing derivative contracts designated as fair value hedges, the purpose of the transaction is to exchange fixed interest rate contracts for floating rate transactions and to hedge the resulting fair value risk. The parameters of the hedging instrument (maturity, amount, currency, interest rate, etc.) and thus its cash flow are the same as the parameters of the hedged security and the cash flow of capital and interest.

In the valuation of hedging transactions, the Bank establishes a so-called hypothetical swap and measures its efficiency accordingly. The Bank introduced hedge accounting in the second quarter of 2019 for swap transactions in the individual IFRS financial statements of Bank. The effect of this is shown in the table on December 31, 2019 and 2020.

29.4. Fair value hedge transactions

Description of the hedging instrument	Types of hedged items	Fair value of the hedging instrument	Fair value of the hedged items	Gains on the hedging instrument	Losses on the hedged items
IRS	Issued mortgage bonds	926	(63,958)	140	(209)
MIRS	Government bonds	(284)	5,761	183	(212)

All figures in tables are in HUF million except otherwise noted

29.5. Fair value of financial instruments carried at fair value

The Bank uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities;
Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly; and
Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

The Bank calculates the fair value of non-trading financial assets mandatorily at fair value through profit or loss on an individual basis.
The applied valuation model takes into account the following:

- The scheduled and calculated repayments, with certain restrictions.
- In case of loan repricing events the model recalculates the interest cash flow
- In case of loans where amortized cost is calculated with simplified approach no FV correction is applied

The cash flow series calculated in this way are discounted with the yield curve applied in the Bank's evaluation, which contains the following components:

- Relevant market yield curve
- Spread implied by the annual risk cost
- Spread implied by the capital allocated to the loans (regulatory minimum requirement and all addons)
- Allocated operational costs

The net value of assets, i.e. the fair value of the total portfolio of loans is determined by combining and exchanging to HUF the FX values.

Under IFRS 13 a fair value measurement requires during the selection of appropriate valuation techniques an entity to determine all the following:

- all information what is reasonably available for the Bank;
- current and expected market conditions;
- the investment timeline and the type of investment (for example in measuring the fair value of short term financial investment the current mar-ket sentiment to be better reflected a some valuation technique than others);
- an entity's life-cycle of an equity instruments (the fair value of the investments in different life cycles is better reflected by some valuation models than by others);
- pro- and counter-cyclicality of an entity's business activity; and
- there are entity-specific factors, in which the entity operates.

In case of illiquid quoted equity instruments are applied 180 days weighted average price in accordance with the market practice for measuring fair value by the Bank.

When a quoted price of an equity instrument is not available the Bank shall measure during the selection of appropriate valuation techniques that primarily takes into account the future cash flows that a market participant would expect to receive from holding the equity instruments. Dividend and cash flow expectations are available from market reporting agent (Bloomberg, Reuters, S&P Market Intelligence), business reports, management letter of intent, etc.

The following table shows an analysis of financial instruments carried at fair value.

	31 December 2020		
	Level 1	Level 2	Level 3
Assets			
Financial assets held for trading	-	103	-
Securities at fair value through other comprehensive income	31,880	3,009	-
Derivatives – Hedge accounting	-	926	-
Total assets carried at fair value	**31,880**	**4,038**	**-**

	31 December 2020		
	Level 1	Level 2	Level 3
Liabilities			
Financial liabilities held for trading	-	88	-
Financial liabilities designated at fair value through profit or loss	-	6,484	-
Derivatives – Hedge accounting	-	284	-
Total assets carried at fair value	**-**	**6,856**	**-**

	31 December 2019		
	Level 1	Level 2	Level 3
Assets			
Financial assets held for trading	-	175	-
Securities at fair value through other comprehensive income	43,734	-	-
Derivatives – Hedge accounting	-	2,676	-
Total assets carried at fair value	**43,734**	**2,851**	**-**

	31 December 2019		
	Level 1	Level 2	Level 3
Liabilities			
Financial liabilities held for trading	-	136	-
Financial liabilities designated at fair value through profit or loss	-	6,552	-
Derivatives – Hedge accounting	-	288	-
Total assets carried at fair value	**-**	**6,976**	**-**

All figures in tables are in HUF million except otherwise noted

30. RISK MANAGEMENT

30.1. Overview

Takarék Mortgage Bank Plc. is member of Central Body of Integrated Credit Institutions (CBIC). Due to the membership of Integration the scope of the risk management policies of the Integration, as well as risk strategy have been extended to the Bank.

Based on the Section 5 of Article 1 of the Act CXXXV of 2013 on integration of cooperative financial institutions and modification of certain rules on economic issues (Szhitv) the Integration Organisation and its members are required to accept joint and several responsibility for each other's obligations according to the Act V of 2013 on the Civil Code (Civil Code). The joint and several responsibility system cover also all the receivables to Integration Organisation and its members, independently the date of its occurrence.

Based on the Section 5 of Article 1 of Szhitv the Integration Organisation and its members are under the combined supervision according to Credit Institution Act.

If the conditions are met in the Article 10 of the EU Regulation No 575/2013 (CRR) of the European Parliament and of the Council based on the Section 5 of Article 1 of Szhitv the integration of credit institutions is exempted from individual applying of the requirements are defined in the Section (2)-(8) of CRR. According to the resolution no. H-JÉ-I-209/2014 (on 3 March 2014) the National Bank of Hungary (MNB) authorized the members of the Integration to apply individual exemption based on the Article 10 of CRR.

Hungarian Bankholding Ltd. commenced its effective operation on 15 December, after MNB approved the merger of Budapest Bank Group, MKB Bank Plc. and Takarék Group, and the shares of the key owners were transferred to the joint holding company.

Following the transfer of the in-kind contributions, the financial holding company will exercise prudential control and group management functions over the three banking groups.

Risk Strategy – approved by the Board of Directors of MTB Ltd. is mandatory for credit institutions and companies under consolidated supervision led by MTB Ltd. – cover: risk culture, risk taking principles, objectives, risk types, significant risks, risk appetite and risk capacity, risk structure, risk management, the tructure and organization of risk management.

The Integration and its member institutions seek to create an integrated risk culture which covering the whole Integration and which is in line with their risk appetite, and their risk tolerance ensure the identification, measurement and management of the emerged risks. The primary tools for creating a risk culture are internal policies, strategies, regulations and guidelines, communication and training of employees.

The risk capacity of Takarék Mortgage Bank Plc. should be in line with the financial resources that are available to cover potential losses. In order to this the current and future economic, capital requirements and the capital requirements under Pillar 1 for quantifiable risk types are calculated.

Prudent risk taking is a fundamental value for the Bank. In order to this risk management identifies, evaluates and analyses the exposures. It processes the information gained, develops risk guidelines, and operates risk management systems.

The Risk Strategy is based on the following main pillars:

- in risk management application of the best approaches and methods applied in market practice
- identification of risk and yield profile of segments, products and risk positions and continuous monitoring
- consideration of the risks in business decisions
- separation the risk management organisation from the business division
- the importance of all stages of the risk management process
- the risk management process is the part of the Bank Group's management system, its aspects are integrated into the strategic and annual planning.

The exposure is basically credit-, liquidity-, market- and operational risks.

30.2. Risk management structure

Board of Directors

The Boards of Directors of the banks are responsible for the Takarék Mortgage Bank's and Takarékbank's risk management policy and strategy. The Boards of Directors approve the basic framework rules for risk management and guidelines of applicable methodologies. Due to the Integration Membership Takarék Mortgage Bank follows the Integration Risk Policy/ Strategy, applies uniform risk management policies and reports about its risks to the Central Bodies of the Integration (IHKSZ) and to the Integration Business Management Organization (MTB Ltd).

Based on regular risk exposure reports, the Boards of Directors evaluate the risk management activities and the level of exposure of the banks. If the level of exposure undertaken by the banks does not correspond to the strategy the Board takes measures to contain risks.

Supervisory Board

The Supervisory Board of the Bank is responsible for monitoring the overall risk and risk management processes within the Bank. In this context it also supervises and monitors the suitability of methods and systems applied by the Bank in order to ensure compliance with the statutory capital adequacy requirements.

Risk Control and Assets and Liabilities Committee (KK-EFB)

The Risk Control and Assets and Liabilities Committee is exercised its authority on an individual level referring to the Bank.

The Risk Control and Assets and Liabilities Committee is exercised its authority relating to the asset and liability management, planning /controlling, pricing, sales, product development, market risk management, liquidity risk management, credit and counterparty risk, concentration risk, and operational risk management, risk policy/ risk strategy,capital management and internal instructions on matters entrusted to the Committee.

The responsibilities of the Risk Control and Asset-Liability Committee include asset-liability management, planning / controlling, pricing, sales, product development, market risk management, liquidity risk management, credit and counterparty risk, concentration risk, and operational risk management. risk policy / risk strategy, capital management and internal instructions on matters entrusted to the Commission.

It constantly monitors the liquidity position of Takarék Mortgage Bank and makes proposals on its interest rate policy. It creates and continuously maintains a balance between income and liquidity, always adhering to the principles of prudent operation.

Refinancing Lending Committee
The purpose of the operation of the Refinancing Lending Committee is to make the necessary decisions to establish certain terms and conditions of the Bank's refinancing business that will be concluded with a particular partner bank (framework agreement).

Non-performing Loan Committee (NPLB)
The NPL Committee is exercised its authority on an individual level referring to the Bank.
The NPL Committee:
• discusses in advance the NPL strategy and its revision and the related implementation plan and its revision, makes a proposal to the Board of Directors for its adoption,
• supports the Board of Directors in its oversight of the practical implementation of the NPL strategy and the management of non-performing exposures,
• its task is the practical implementation of the NPL Strategy, the adoption of the necessary measures, and the performance of supervisory activities over the management of non-performing exposures,
• decides on impairment methodological issues,
• approves quarterly impairment accounts and provisions related to lending activities,
• controls individual monitoring and individual impairment processes.

Department of Risk Management (Strategic risk management) is responsible for determining the requirements necessary for the prudent operation. They develop the risk guidelines and manage credit, liquidity, market and operational risk.

Internal Audit
The elements of the internal control system (management control and management information system incorporated in processes, and an independent internal control unit function) cover the Bank's all organizational units and are incorporated in day-to-day operation. They are traceable and provide feedback to the appropriate levels of management and control.
Risk management processes are audited regularly by the internal audit organization that examines both the adequacy of the procedures and the compliance with the procedures. Internal Audit reports its findings to the Supervisory Board and the Management of the Bank.

Risk evaluation and reporting system
The Bank is measured the risk exposure in accordance with the methods defined in laws and integration policies.
In terms of liquidity as well as interest and exchange rate risks, risks are essentially monitored and controlled by means of setting up limits of acceptable exposure. The limits reflect the willingness to undertake risks, and the market environment. The Bank collects and analyses data about events and losses related to risk from operation. As a result of risk assessment the Bank determines the level of capital justified by the level of acceptable exposure.
The Boards of Directors and The Supervisory Board evaluate the reports on risks on a quarterly basis.

30.3. Risk mitigation

Interest rate and exchange rate risks
To minimize the risk of interest- and foreign exchange rate risks the Banks manage their asset and liability structure.

Credit risk
Credit risk is the risk of the Bank suffering losses because the borrowers (clients or partners) fail to meet their contractual obligation to the Bank.

The Bank is suspended the new loan placement activity based on strategy decision during 2018, keep handling the existing loan portfolio. Therethrough the Bank monitors client and partner rating on an ongoing basis.

The Bank rates the creditworthiness of their clients and partners and classifies them into client or partner categories. Risk is only accepted if the client's or partner's rating is appropriate. The Bank monitors client and partner rating on an ongoing basis.

Risk taking to retail clients is based on the use of standardized loan schemes and lending processes, resulting in a portfolio characterized by high number of customers, small amounts of individual loans and diversification.
Corporate lending is based on individual assessment and the continuous monitoring is in focus.
The Bank applied strict regulations to determine the scope of eligible collaterals, their valuation method and the coverage ratio.

30.4. Credit risk

30.4.1. Credit rating

IFRS 9 is effective for annual periods beginning on or after January 1, 2018. The standard has been endorsed by the European Union (EU).

Impairment

The impairment requirements of IFRS 9 apply to all debt instruments that are measured at amortized cost or FVOCI, and to off balance sheet lending commitments such as loan commitments and financial guarantees (hereafter collectively referred to as "Financial Assets"). This contrasts to the IAS 39 impairment model which was not applicable to loan commitments and financial guarantee contracts, as these were instead covered by International Accounting Standard 37: "Provisions, Contingent Liabilities and Contingent Assets" (IAS 37).

Under IFRS 9, the Bank first evaluates individually the Financial Assets whether objective evidence of impairment exists for loans that are individually significant. It then collectively assesses loans that are not individually significant and loans which are significant but for which there is no objective evidence of impairment available under the individual assessment.

Staged Approach to the Determination of Expected Credit Losses

IFRS 9 introduces a three stage approach to impairment for Financial Assets that are performing at the date of origination or purchase. This approach is summarised as follows.

Stage 1:
The Bank recognizes a credit loss allowance at an amount equal to 12-month expected credit losses. This represents the portion of lifetime expected credit losses from default events that are expected within 12 months of the reporting date, assuming that credit risk has not increased significantly after initial recognition.

Stage 2:
The Bank recognizes a credit loss allowance at an amount equal to lifetime expected credit losses (LTECL) for those Financial Assets which are considered to have experienced a significant increase in credit risk since initial recognition. This requires the computation of ECL based on lifetime probability of default (LTPD) that represents the probability of default occurring over the remaining lifetime of the Financial Asset. Allowance for credit losses are higher in this stage because of an increase in credit risk and the impact of a longer time horizon being considered compared to 12 months in Stage 1.

Stage 3:
The Bank recognizes a loss allowance at an amount equal to lifetime expected credit losses, reflecting a Probability of Default (PD) of 100 %, via the recoverable cash flows for the asset, for those Financial Assets that are credit-impaired. The Bank definition of default is aligned with the regulatory definition. The treatment of loans in Stage 3 remains substantially the same as the treatment of impaired loans under IAS 39 except for homogeneous portfolios as described below. Financial Assets that are credit impaired upon initial recognition are categorised purchased or originated credit-impaired (POCI) with a carrying value already reflecting the lifetime expected credit losses. The accounting treatment for these (POCI) assets is discussed further below.

Significant Increase in Credit Risk

Under IFRS 9, when determining whether the credit risk (i.e., risk of default) of a Financial Asset has increased significantly since initial recognition, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes quantitative and qualitative information based on the Bank historical experience, credit risk assessment and forward-looking information (including macro-economic factors). The assessment of significant credit deterioration is key in determining when to move from measuring an allowance based on 12-month ECLs to one that is based on lifetime ECLs (i.e., Stage 1 to Stage 2). The Bank’s framework aligns with the internal Credit Risk Management process and covers rating related and process related indicators which are discussed further in the section below on Model Descriptions.

Credit Impaired Financial Assets in Stage 3

The Bank has aligned its definition of credit impaired under IFRS 9 to when a Financial Asset has defaulted for regulatory purposes, according to the Capital Requirements Regulation (CRR) under Art. 178.
The determination of whether a Financial Asset is credit impaired focusses exclusively on default risk, without taking into consideration the effects of credit risk mitigants such as collateral or guarantees. Specifically, a Financial Asset is credit impaired and in Stage 3 when:

- The Bank considers the obligor is unlikely to pay its credit obligations. Determination may include forbearance actions, where a concession has been granted to the borrower or economic or legal reasons that are qualitative indicators of credit impairment; or
- Contractual payments of either principal or interest by the obligor are past due by more than 90 days.

For Financial Assets considered to be credit impaired, the ECL allowance covers the amount of loss the Bank is expected to suffer. The estimation of ECLs is done on a case-by-case basis for non-homogeneous portfolios, or by applying portfolio based parameters to individual Financial Assets in these portfolios via the Bank’s ECL model for homogeneous portfolios.

Forecasts of future economic conditions when calculating ECLs are considered. The lifetime expected losses are estimated based on the probability-weighted present value of the difference between 1) the contractual cash flows that are due to the Bank under the contract; and 2) the cash flows that the Group expects to receive.

A Financial Asset can be classified as in default but without an allowance for credit losses (i.e., no impairment loss is expected). This may be due to the value of collateral. The Bank's ECL calculation is conducted on a quarterly basis.

Default

The Bank uses the CRR definition of default as a primary indicator of loss events in accordance with Article 178 (1) of CRR.
A default shall be considered to have occurred with regard to a particular obligor when either or both of the following have taken place:
(a) the Bank considers that the obligor is unlikely to pay its credit obligations to the institution, the parent undertaking or any of its subsidiaries in full, without recourse by the institution to actions such as realising security;
(b) the obligor is past due more than 90 days on any material credit obligation to the institution, the parent undertaking or any of its subsidiaries.

Purchased or Originated Credit Impaired Financial Assets

A Financial Asset is considered purchased or originated credit-impaired if there is objective evidence of impairment at the time of initial recognition (i.e., rated in default by Credit Risk Management). Such defaulted Financial Assets are termed POCI Financial Assets. Typically the purchase price or fair value at origination embeds expectations of lifetime expected credit losses and therefore no separate credit loss allowance is recognised on initial recognition. Subsequently, POCI Financial Assets are measured to reflect lifetime expected credit losses, and all subsequent changes in lifetime expected credit losses, whether positive or negative, are recognised in the income statement as a component of the provision for credit losses.

Write-off

Loans and debt securities are written off when the Bank has no reasonable expectations of recovering the financial asset (either in its entirely or a portion of it). This is the case when the Bank determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. A write-off constitutes a derecognition event. The Bank may apply enforcement activities to financial assets written off. Recoveries resulting from the Group's enforcement activities will result in impairment gains, which will be presented in Provision for impairment losses in the consolidated statement of Profit or Loss.

30.4.2. Model Descriptions - Expected Credit Loss

Stage determination

At initial recognition, Financial Assets which are not POCI are reflected in Stage 1. If there is a significant increase in credit risk, the Financial Asset is transferred to Stage 2. Significant increase in credit risk is determined by using rating-related and process- related indicators as discussed below. In contrast, the assignment of a financial instrument to Stage 3 is based on the status of the obligor being in default.

Rating-Related Indicators: Based on a dynamic change in counterparty PDs that is linked to all transactions with the counter- party, the Bank compares lifetime PD at the reporting date, with expectations at the date of initial recognition. Based on historically observed migration behaviour and available forward-looking information, an expected forward rating distribution is obtained. A quantile of this distribution, which is defined for each counterparty class, is chosen as the threshold. If for the remaining lifetime the PD of a transaction given current expectations exceeds the PD of the relevant threshold rating, the Financial Asset is considered as significantly deteriorated. The thresholds used to determine Stage 2 indicators are determined using expert judgment and validated annually.

Process-Related Indicators: Process-related indicators are derived via usage of existing risk management indicators, which allow the Bank to identify whether the credit risk of Financial Assets has significantly increased. These include obligors being added mandatorily to a credit watchlist, being mandatorily transferred to workout status, payments being 30 days or more overdue or in forbearance.

On an ongoing basis, as long as the condition for one or more of the indicators is fulfilled and the Financial Asset is not recognized as defaulted, the asset will remain in Stage 2. If none of the indicator conditions is any longer fulfilled and the Financial Asset is not defaulted, the asset transfers back to Stage 1. In case of a default, the Financial Asset is allocated to Stage 3.

Expected Lifetime model

The expected lifetime of a Financial Asset is a key factor in determining the lifetime expected credit losses. Lifetime expected credit losses represent default events over the expected life of a Financial Asset. The Bank measures expected credit losses considering the risk of default over the maximum contractual period (including any borrower's extension options) over which it is exposed to credit risk.
Retail overdrafts, credit card facilities and certain corporate revolving facilities typically include both a loan and an undrawn commitment component. The expected lifetime of such on-demand facilities exceeds their contractual life as they are typically cancelled only when the Bank becomes aware of an increase in credit risk. The expected lifetime is estimated by taking into consideration historical information and the Bank's Credit Risk Management actions such as credit limit reductions and facility cancellation. Where such facilities are subject to an individual review by Credit Risk Management, the lifetime for calculating expected credit losses.

Forward-Looking Information

Under IFRS 9, the allowance for credit losses is based on reasonable and supportable forward looking information obtainable, which takes into consideration past events, current conditions and forecasts of future economic conditions.

To incorporate forward-looking information into allowance for credit losses, the Group uses two key elements: As its base scenario, the Bank uses the macroeconomic forecasts provided by Hunarian National Bank. These forecasts cover a number of macroeconomic variables (e.g., GDP, unemployment rates) and reflect Regulator search's view as to the most likely development of those variables, typically over a two year period and updated quarterly.

This base scenario is then translated into a multiple scenario analysis by leveraging the stress test environment. This environment generates the impact of a multitude of economic scenarios and is used as basis for deriving multi-year PD curves for different rating and counterparty classes, which are applied in the calculation of expected credit losses and in the identification of significant deterioration in credit quality of Financial Assets.

The general use of forward-looking information, including macro-economic factors, as well as adjustments taking into account extraordinary factors, are monitored by the Bank's Risk Management.

Assumptions and the Estimation Techniques

IFRS 9 does not distinguish between individually significant or not individually significant Financial Assets and as such the Bank calculates expected credit losses for each Financial Asset individually. Similarly, the determination of the need to transfer between stages is made on an individual asset basis.

The Bank uses three main components to measure ECL. These are PD, Loss Given Default (LGD) and Exposure at Default (EAD).

Incorporating forecasts of future economic conditions into the measurement of expected credit losses influences the allowance for credit losses for each stage. In order to calculate lifetime expected credit losses, the Bank's calculation includes deriving the corresponding lifetime PDs from migration matrices that reflect economic forecasts.

The expected credit loss calculation for stage 3 distinguishes between transactions in homogeneous and non-homogenous portfolios, and purchased or originated credit-impaired transactions. For transactions that are in Stage 3 and in a homogeneous portfolio, a similar approach as for Stage 1 and 2 transactions is taken. Since a Stage 3 transaction is defaulted, the probability of default is equal to 100 %.

Below the estimation techniques for the input factors are described in more detail.

The one-year PD for counterparties is derived from our internal PD model. The Bank assigns a PD to each relevant counterparty credit exposure for our exposure.

The counterparty ratings assigned are derived based on internally developed rating models which specify consistent and distinct customer-relevant criteria and assign a rating grade based on a specific set of criteria as given for a certain customer. The set of criteria is generated from information sets relevant for the respective customer segments including general customer behaviour, financial and external data. The methods in use range from statistical scoring models to expert-based models taking into account the relevant available quantitative and qualitative information. Expert-based models are usually applied for counterparties in the exposure classes "Central governments and central banks", "Institutions" and "Corporates" with the exception of those "Corporates" segments. For the latter as well as for the retail segment statistical scoring or hybrid models combining both approaches are commonly used. Quantitative rating methodologies are developed based on applicable statistical modelling techniques, such as logistic regression.

One-year PDs are extended to multi-year PD curves using conditional transition matrices. The first step in the estimation process is the calculation of through-the-cycle (TTC) matrices, which are derived from a multi-year rating history. For the next two years, economic forecasts are available. These forecasts are used to transform the TTC matrices into point-in-time (PIT) rating migration matrices.

LGD is defined as the likely loss intensity in case of a counterparty default. It provides an estimation of the exposure that cannot be recovered in a default event and therefore captures the severity of a loss. Conceptually, LGD estimates are independent of a customer's probability of default. The LGD models ensure that the main drivers for losses (i.e., different levels and quality of collateralization and customer or product types or seniority of facility) are reflected in specific LGD factors. In our LGD models we assign collateral type specific LGD parameters to the collateralized exposure.

The EAD over the lifetime of a Financial Asset is modelled taking into account expected repayment profiles. We apply specific Credit Conversion Factors (CCFs) in order to calculate an EAD value. Conceptually, the EAD is defined as the expected amount of the credit exposure to a counterparty at the time of its default. In instances where a transaction involves an unused limit, a percentage share of this unused limit is added to the outstanding amount in order to appropriately reflect the expected outstanding amount in case of a counterparty default.

IFRS 9 credit risk tables are presented below.*Credit risk exposure - Gross carrying amount per asset type, and loss allowance – 31 December 2020*

31 December 2020	Stage 1	Stage 2	Stage 3	POCI	Total
	12-month Expected Credit Loss (ECL)	Lifetime Expected Credit Loss (ECL)	Lifetime Expected Credit Loss (ECL)	Purchased or originated credit-impaired	
Gross carrying amount per asset type					
Cash on hand	-	-	-	-	-
Cash balances at central banks	872	-	-	-	872
Investment grade	*872*	-	-	-	*872*
Other demand deposits	627	-	-	-	627
Investment grade	*627*	-	-	-	*627*
Securities at fair value through other comprehensive income	34,929	-	-	-	34,929
Investment grade	*34,929*	-	-	-	*34,929*
Securities at amortized cost	229,366				229,366
Investment grade	229,366				229,366
Due from banks	294,640	-	-	-	294,640
Investment grade	*294,640*	-	-	-	*294,640*
Default grade	-	-	-	-	-
Non-investment grade	-	-	-	-	-
Retail	40,133	7,424	1,889	-	49,446
incl.: gross carrying amount of client effected relief program from retail loan	***17,257***	***1,264***	***1,472***	-	***19,993***
Investment grade	*38,979*	*6,719*	-	-	*45,698*
Default grade	-	-	*1,889*	-	*1,889*
Non-investment grade	*1,154*	*705*	-	-	*1,859*

All figures in tables are in HUF million except otherwise noted

Credit risk exposure - Gross carrying amount per asset type, and loss allowance – 31 December 2020 (continued)

31 December 2020 (continued)	Stage 1 12-month Expected Credit Loss (ECL)	Stage 2 Lifetime Expected Credit Loss (ECL)	Stage 3 Lifetime Expected Credit Loss (ECL)	POCI Purchased or originated credit-impaired	Total
Gross carrying amount per asset type					
Corporate	7	-	487	-	494
incl.: gross carrying amount of client effected relief program from corporate loan	**-**	**-**	**114**	**-**	**114**
Investment grade	*7*	-	-	-	*7*
Default grade	-	-	*487*	-	*487*
Non-investment grade	-	-	-	-	-
Advances	834	-	11	-	845
Investment grade	*834*	-	-	-	*834*
Default grade	-	-	*11*	-	*11*
Non-investment grade	-	-	-	-	-
Total gross carrying amount	**601,408**	**7,424**	**2,387**	**-**	**611,219**
Loss allowance	123	448	390	**-**	961
Carrying amount	**601,285**	**6,976**	**1,997**	**-**	**610,258**

All figures in tables are in HUF million except otherwise noted

*Credit risk exposure - Gross carrying amount per asset type, and loss allowance –
31 December 2019*

31 December 2019	Stage 1 12-month Expected Credit Loss (ECL)	Stage 2 Lifetime Expected Credit Loss (ECL)	Stage 3 Lifetime Expected Credit Loss (ECL)	POCI Purchased or originated credit-impaired	Total
Gross carrying amount per asset type					
Cash on hand	-	-	-	-	-
Investment grade	-	-	-	-	-
Cash balances at central banks	915	-	-	-	915
Investment grade	*915*	-	-	-	*915*
Other demand deposits	155	-	-	-	155
Investment grade	*155*	-	-	-	*155*
Securities at fair value through other comprehensive income	43,726	-	-	-	43,726
Investment grade	*43,726*	-	-	-	*43,726*
Due from banks	999	-	-	-	999
Investment grade	*999*	-	-	-	*999*
Default grade	234,396	-	-	-	234,396
Non-investment grade	*234,396*	-	-	-	*234,396*
Retail	49,373	6,650	2,784	-	58,807
Investment grade	*46,995*	*5,755*	-	-	*52,750*
Default grade	*419*	*107*	*2,784*	-	*3,310*
Non-investment grade	*1,959*	*788*	-	-	*2,747*

All figures in tables are in HUF million except otherwise noted

Notes to the Separate Financial Statements

*Credit risk exposure - Gross carrying amount per asset type, and loss allowance –
31 December 2019*

31 December 2019 (continued)	Stage 1 12-month Expected Credit Loss (ECL)	Stage 2 Lifetime Expected Credit Loss (ECL)	Stage 3 Lifetime Expected Credit Loss (ECL)	POCI Purchased or originated credit-impaired	Total
Gross carrying amount per asset type					
Corporate	9	-	-	-	9
Investment grade	*9*	-	-	-	*9*
Default grade		-	-	-	-
Non-investment grade	-	-	-	-	-
Local governments	1,303	-	12	-	1,315
Investment grade	*1,303*	-	-	-	*1,303*
Default grade	-	-	*12*	-	*12*
Non-investment grade	-	-	-	-	-
Total gross carrying amount	**330,876**	**6,650**	**2,796**	**-**	**340,322**
Loss allowance	25	405	572	-	1,002
Carrying amount	**330,851**	**6,245**	**2,224**	**-**	**339,320**

All figures in tables are in HUF million except otherwise noted

Impairment

31 december 2020	Gross exposure	Impairment allowance	Carrying amount
Credit-impaired assets (stage 3)			
Retail loans	1,889	355	1,534
Corporate loans	487	24	463
Advances	11	11	-
Total credit-impaired assets	**2,387**	**390**	**1,997**

31 december 2020	Stage 1	Stage 2	Stage 3	Total
	12-month Expected Credit Loss (ECL)	Lifetime Expected Credit Loss (ECL)	Lifetime Expected Credit Loss (ECL)	
Individual	-	333	152	485
Collective	123	116	238	477
Total	**123**	**448**	**390**	**961**

31 december 2019	Stage 1	Stage 2	Stage 3	Total
	12-month Expected Credit Loss (ECL)	Lifetime Expected Credit Loss (ECL)	Lifetime Expected Credit Loss (ECL)	
Individual	-	270	107	377
Collective	25	135	465	625
Total	**25**	**405**	**572**	**1,002**

All figures in tables are in HUF million except otherwise noted

Impairment movement table 2020 (continued)

Asset type all	Stage 1 12-month Expected Credit Loss (ECL)	Stage 2 Lifetime Expected Credit Loss (ECL)	Stage 3 Lifetime Expected Credit Loss (ECL)	POCI Purchased or originated credit-impaired	Total
Impairment loss as at 1 January 2020	**25**	**405**	**572**	**-**	**1,002**
Movements with P&L impact					
Transfers:					
Transfers from Stage 1 to Stage 2	(2)	14	-	-	12
Transfers from Stage 1 to Stage 3	-	-	6	-	6
Transfers from Stage 2 to Stage 1	1	(7)	-	-	(6)
Transfers from Stage 2 to Stage 3	-	(7)	37	-	30
Transfers from Stage 3 to Stage 1	-	-	(27)	-	(27)
Transfers from Stage 3 to Stage 2	-	1	(9)	-	(8)
New financial assets originated or purchased	1	-	-	-	1
Changes in PDs/LGDs/EADs	115	42	19	-	176
Modification of contractual cash flows of financial assets	-	-	(3)	-	(3)
Other movements with no P&L impact					
Financial assets derecognised during the period other than write-offs	(17)	-	(205)	-	(222)
Impairment loss as at 31 December 2020	**123**	**448**	**390**	**-**	**961**

All figures in tables are in HUF million except otherwise noted

Impairment movement table 2020 (continued)

Asset type	Stage 1	Stage 2	Stage 3	POCI	Total
	12-month Expected Credit Loss (ECL)	Lifetime Expected Credit Loss (ECL)	Lifetime Expected Credit Loss (ECL)	Purchased or originated credit-impaired	
Impairment loss as at 1 January 2020	**25**	**405**	**572**	**-**	**1,002**
Due from banks	**(1)**	**-**	**-**	**-**	**(1)**
Changes in PDs/LGDs/EADs	(2)	-	-	-	(2)
New financial assets originated or purchased	1	-	-	-	(1)
Financial assets derecognised during the period other than write-offs	-	-	-	-	-
Retail	**19**	**41**	**(131)**	**-**	**(71)**
Transfers:					
Transfers from Stage 1 to Stage 2	(2)	14	-	-	12
Transfers from Stage 1 to Stage 3	-	-	6	-	6
Transfers from Stage 2 to Stage 1	1	(7)	-	-	(6)
Transfers from Stage 2 to Stage 3	-	(7)	37	-	30
Transfers from Stage 3 to Stage 1	-	-	(27)	-	(27)
Transfers from Stage 3 to Stage 2	-	1	(9)	-	(8)
Changes in PDs/LGDs/EADs	37	40	70	-	148
Modification of contractual cash flows of financial assets	-	-	(3)	-	(3)
Financial assets derecognised during the period other than write-offs	(17)	-	(205)	-	(222)

All figures in tables are in HUF million except otherwise noted

Impairment movement table – 2020 (continued)

Asset type	Stage 1 12-month Expected Credit Loss (ECL)	Stage 2 Lifetime Expected Credit Loss (ECL)	Stage 3 Lifetime Expected Credit Loss (ECL)	POCI Purchased or originated credit-impaired	Total
Corporate	**-**	**2**	**(51)**	**-**	**(49)**
Changes in PDs/LGDs/EADs	-	2	(51)		(49)
Modification of contractual cash flows of financial assets	-	-	-	-	-
Financial assets derecognised during the period other than write-offs	-	-	-	-	-
Securities	**80**	**-**	**-**	**-**	**80**
Changes in PDs/LGDs/EADs	80	-	-	-	80
Impairment loss as at 31 December 2020	**123**	**448**	**390**	**-**	**961**

All figures in tables are in HUF million except otherwise noted

Impairment movement table – 2019

Asset type	Stage 1	Stage 2	Stage 3	POCI	Total
	12-month ECL	Lifetime ECL	Lifetime ECL	Purchased or originated credit-im-paired	
Impairment as at 1 January 2019	**88**	**460**	**2,538**	**-**	**3,086**
Movements with P&L impact					
Transfers:					
Transfers from Stage 1 to Stage 2	(3)	15	-	-	12
Transfers from Stage 1 to Stage 3	(2)	-	31	-	29
Transfers from Stage 2 to Stage 3	1	(10)	-	-	(9)
Transfers from Stage 3 to Stage 2	-	(14)	62	-	48
Transfers from Stage 2 to Stage 1	1	-	(57)	-	(56)
Transfers from Stage 3 to Stage 1	-	2	(16)	-	(14)
New financial assets originated or purchased	5	8	-	-	13
Changes in PDs/LGDs/EADs	-	(56)	(133)	-	(189)
Other movements with no P&L impact					
Financial assets derecognised during the period other than write-offs	(65)	-	(1,853)	-	(1,918)
Impairment as at 31 December 2019	**25**	**405**	**572**	**-**	**1,002**

All figures in tables are in HUF million except otherwise noted

Provision movement table

Asset type	Stage 1 12-month Expected Credit Loss (ECL)	Stage 2 Lifetime Expected Credit Loss (ECL)	Stage 3 Lifetime Expected Credit Loss (ECL)	Total
Provision as at 1 January 2019	**4**	**5**	**2**	**11**
Movements with P&L impact				
Transfers:				
Transfers from Stage 1 to Stage 2	-	-	(1)	(1)
Transfers from Stage 1 to Stage 3	(3)	(4)	-	(7)
Other movements with no P&L impact				
Financial assets derecognised during the period other than write-offs	-	-	-	-
Provision as at 31 December 2019	**1**	**1**	**1**	**3**
Provision as at 1 January 2020	**1**	**1**	**1**	**3**
Movements with P&L impact				
Transfers:				
Transfers from Stage 2 to Stage 3	-	-	-	-
Changes in PDs/LGDs/EADs	(1)	-	-	(1)
Other movements with no P&L impact				
Financial assets derecognised during the period other than write-offs	-	-	(1)	(1)
Provision as at 31 December 2020	**-**	**1**	**-**	**1**

Exposure to credit risk on loan commitments and financial guarantees

31 December 2020	Stage 1 12-month Expected Credit Loss (ECL)	Stage 2 Lifetime Expected Credit Loss (ECL)	Stage 3 Lifetime Expected Credit Loss (ECL)	Total
Retail	213	51	-	264
Total exposure to credit risk	**213**	**51**	**-**	**264**

31 December 2019	Stage 1 12-month Expected Credit Loss (ECL)	Stage 2 Lifetime Expected Credit Loss (ECL)	Stage 3 Lifetime Expected Credit Loss (ECL)	Total
Retail	470	4	64	538
Total exposure to credit risk	**470**	**4**	**64**	**538**

All figures in tables are in HUF million except otherwise noted

30.4.3. Client effected by payment relief program

Due to the first moratorium on repayment set out in Act LVIII of 2020 on transitional rules and epidemiological preparedness related to the cessation of emergency, it is not necessary to pay installments for all corporate and retail loan agreements from 19 March 2020.
The next piece of legislation is Act CVII of 2020 on transitional measures to stabilize the situation of certain priority social groups and enterprises in financial difficulties, supplementing it Act 637/2020 (XII.22.), (second moratorium) entered into force on 1 January 2021, according to which the repayment moratorium can be used until 30 June 2021.
Unpaid interest accrued during the moratorium, together with the installment due for the remaining term, shall be paid in equal annual installments during the term of the moratorium after the expiration of the moratorium on payment. The monthly installment cannot increase due to unpaid interest and principal. The term is extended accordingly. Due to the moratorium, the customer may at any time decide whether or not to take advantage of theclient effected by payment relief program.. The modification loss due to the program was calculated based on the expected cash flow, which ones are estimated under this legislation.
Takarék Mortgage Bank modified the impairment methodology in accordance with the legislation and recommendations after the onset of the emergency. Credit risk monitoring is a key element in the methodology for measuring the significant increase in credit risk since its initial publication. During the pandemic period, the Bank placed even more emphasis on this activity.
In the individual monitoring processes, a stricter procedure was applied, and new methodologies were introduced to identify companies in a deteriorating risk situation. In addition, the Bank has recalculated the parameters of the previously applied IFRS, taking into account the expected macroeconomic effects. This ensured that appropriate loss levels were established for the different credit risk categories.

See tables bellow on 30.4.3 notes too.

Financial assets modified during the period 31 December 2020	with loss allowance based 12 months ECL	with loss allowance based on lifetime ECL	Total
Gross carrying amount before modification	17,447	2,894	20,341
Loss allowance before modification	(27)	(225)	(252)
Net amortised cost before modification	17,420	2,669	20,089
Net modification gain/(loss) (change in gross carrying amount)	(190)	(44)	(234)
Impairment gain or loss	0	3	3
Net amortised cost after modification	**17,230**	**2,628**	**19,858**

All figures in tables are in HUF million except otherwise noted

30.4.4. Clients affected by the payment relief programs
Number of loans

31 december 2020	Number of loans	Outstanding balance	% of portfolio
Retail loans	5,736	19,750	40.63 %
Corporate loans	1	108	23.08 %
Total (retail and corporate loans)	**5,737**	**19,858**	**40.88 %**

30.4.5. Clients affected by the payment relief programs
Carrying amount of the loans

31 December 2020	*Non-impaired loans*		*Impaired loans*	*Total*
	Stage 1	*Stage 2*	*Stage 3*	
	17,257	*1,264*	*1,472*	*19,993*
Investment grade	*16,351*	*695*	-	*17,046*
Default grade		*35*	*1,472*	*1,507*
Non-Investment grade	*905*	*534*	-	*1,439*
Corporate loans	-	-	*114*	*114*
Default grade	-	-	*114*	*114*
Gross carrying amount	*17,257*	*1,264*	*1,586*	*20,107*
Allowances for credit losses	*(26)*	*(16)*	*(207)*	*(249)*
Carrying amount	***17,231***	***1,248***	***1,379***	***19,858***

In the tables above, the loans covered by the payment facilitation scheme include the actual recipients. Book value represents IFRS exposure on December 31, 2020.

30.4.6. Forborne loans

The Bank recognizes a receivable that contains concession as a restructured loan when the original contract was modified due to avoid the non-payment of the receivable in cases when the debtor was not able to fulfil the original contractual requirements on repaying the loan or would not be able to fulfil those requirements without those concessions made.

All figures in tables are in HUF million except otherwise noted

Modification of contractual terms that meets the criteria of concession:

a) modifications of contractual terms that qualify as concessions can be the followings:
   - postponement on repayment (on principal and on interest as well) for a transitional period (grace period)
   - instalment
   - modification of interest rate, repricing (in a form of discount)
   - capitalization of interest
   - change in currency
   - prolonging the maturity of the loan
   - rescheduling the repayments
   - reducing the amount of required collateral, replacing present collateral to another one, forfeiture of collateral (release of collateral)
   - determination of new contractual terms, termination a part of original contractual terms.

b) a contract modification that qualifies as a concession may result in a supplementary agreement or a new contract between the parties or between a related party of the debtor and the original creditor that is a loan granted in order to repay the current outstanding balance of the loan (principal and interest) determined based on original contractual terms that was terminated or not yet terminated and also in order to avoid the increase in risk classification and to mitigate the loss in which cases the supplementary agreement or the new contracts that result in a new loan in the Bank's records are considered as restructured loans.

The Bank considers the following cases as non-performing restructuring:

a) the modified contracted loan was considered to be non-performing loan before the modification or the loan would be considered to be non-performing without the modification,
b) the contract contains partial or complete release of the debt,
c) the debtor performed a principal or interest repayment on loans that would be considered as non-performing loans without concession around when a concession was made in case of another debt,
d) modification of contractual terms when repayment involves the usage of collateral in cases of which the modification includes concession as well.

Change in monitoring/recovery of restructured loans:

- recovery period in case of restructured performing loans is 730 day (delay in repayment can be no longer than 30 days during this period), after successful recovery the deal can be treated under normal or intensified monitoring;
- recovery period in case of non-performing deals – deals with default flag or restructured – is 365 day (no delay in payment can occur during this period), after successful recovery the deal can be treated under intensive/preventive monitoring.

An analysis of forborne loan portfolio by loan types

31 December 2020	Gross value	Impairment	Carrying amount
Individual loans	5,273	125	5,148
Corporate loans	345	17	328
Total	**5,618**	**142**	**5,476**

31 December 2019	Gross value	Impairment	Carrying amount
Individual loans	6,063	142	5,921
Corporate loans	306	35	271
Total	**6,369**	**177**	**6,192**

30.4.7. Collaterals and other means for improving the loans portfolio

Collaterals for lending risk applied by the Bank:

Real estate
The Takarék Mortgage Bank Plc. accepts as collateral mortgages, independent or separated liens established on such real estate that is registered in Hungary and have long live stable value. Real estate is valued by independent appraisers who are not involved in decision-making regarding the loan. Collateral Management establish the value of credit collateral conservatively.

State guarantee and GHG Ltd. or AVGHA guarantee
All instances of State guarantee and other guarantee accepted by the Banks involve joint and several liability set forth by law. The rules governing the guarantee are laid down in statutory provisions.

Bail
Deposit can take the form of cash, bank deposit or securities.

Other
In addition to the above the Banks also accept assigned claims, lien on claims.

All figures in tables are in HUF million except otherwise noted

The table below shows the structure of the collaterals:

	31 December 2020	31 December 2019
Mortgage	1,269,803	719,055
Bail	12	12
Guarantee	2,881	14,158
Other collaterals	-	-
Total	**1,272,696**	**733,225**

The collaterals are related to the loans fully. The mortgage collaterals that are related to own lending are recognised at collateral value (discounted market value) by the Bank, the other collaterals are recognised at its own value (for example in case of assignment at the amount of the assignment). The Other collaterals category includes the value of the insurances.

The table below shows the maximum credit risk exposure:

	31 December 2020	31 December 2019
Other demand deposit	627	155
Financial assets at fair value through other comprehensive income	34,929	43,724
Debt securities at amortised cost	229,366	999
Individual loans	49,446	58,807
Corporate loans	494	9
Dues from banks	294,640	234,396
Advances	845	1,315
Off-balance sheet commitments	22,120	18,094
Total gross credit risk exposure	**632,467**	**357,499**

30.5. Market risk

Takarék Mortgage Bank Plc. maintains the maturity-, interest rate- and foreign exchange rate risk at low level derived from the asset, liability and off balance sheet commitments.

30.6. Interest rate risk

Interest rate risk derives from interest rate changes, which affect the value of financial instruments. A bank is also exposed to interest rate risk when the amounts of assets, liabilities and off-balance sheet instruments maturing or re-priced in a particular period are not in harmony. The Bank assess interest rate risk on a continuous basis with the help of Gap-analysis, VaR calculations and sensitivity analysis. Interest rate risk is managed through mortgage bond issues and interest rate swaps, taking into account the breakdown of the loan portfolio by interest rate.

All figures in tables are in HUF million except otherwise noted

Interest rate risk exposure – sensitivity analysis (figures in HUF million)

	Sensitivity of interest income 2020	Sensitivity of interest income 2019	Sensitivity of interest income 31.12.2020 +10 bp	Sensitivity of interest income 31.12.2020 +25 bp
HUF	(1)	(11)	(7)	(17)
EUR	-	1	-	-
Other	-	-	-	-

The sensitivity analysis is performed according to the standard method of using 1 base point increase in interest rates, the excursion is symmetric meaning 1 base point decrease in interest rates would result in the same figures with opposite sign.
Sensitivity of net income is the estimated effect of one base point increase in interest rates to net interest income realized in advance over a period of one year, based on floating rate financial assets and liabilities or those financial assets and liabilities to be re-priced next year carried as of the last day of the given year. It means that if interest increase by one basis point from the close of business 31 December 2020 net interest income would decrease by HUF 1 million in case of HUF. The effect of other foreign currency is not significant.

30.6.1. Exchange rate risk management

The business policy of the Mortgage Bank is to keep exchange rate risk at a low level.
The Bank strives to immediately hedge the exchange risks related to its core business as allowed by market circumstances. Therefore an open FX position can serve primarily for the purpose of liquidity management, settlements related to lending and refinancing, or active and passive accruals.

FX risk (in the case of 1% increase in exchange rate) HUF thousand

FX	Effect on earning before income tax (31 December 2020)	Effect on capital (31 December 2020)	Effect on earning before income tax (31 December 2019)	Effect on capital (31 December 2019)
EUR	80	80	(850)	(850)
USD	-	-	-	-
CHF	120	120	(110)	(110)
Other	-	-	-	-

The sensitivity analysis is performed according to the standard method of using 1% increase in foreign exchange rates, the excursion is symmetric meaning 1% decrease in foreign exchange rates would result in the same figures with opposite sign.

Due to the Bank's currency position 1 percent increase in the exchange rate in case of EUR items the estimated net earnings before tax and the share capital could increase with HUF 80 thousand, in case of CHF items it could increase with HUF 120 thousand. The effect of other foreign currency is not significant.

Separate FX financial position of the bank in terms of main currencies:

31 December 2020	HUF	EUR	CHF	Other	Total
Total assets	605,142	6,614	385	-	612,141
Total liabilities	(538,544)	(6,539)	(374)	-	(545,457)
Equity	(66,684)	-	-	-	(66,684)
Off-balance sheet items	(12,961)	(9,159)	-	-	(22,120)
Position	**(13,047)**	**(9,084)**	**11**	**-**	**(22,120)**

31 December 2019	HUF	EUR	CHF	Other	Total
Total assets	332,404	10,045	448	-	342,897
Total liabilities	(269,597)	(7,798)	(459)	-	(277,854)
Equity	(65,043)	-	-	-	(65,043)
Off-balance sheet items	(10,445)	(7,649)	-	-	(18,094)
Position	**(12,681)**	**(5,402)**	**(11)**	**-**	**(18,094)**

30.7. Liquidity and maturity risk

Liquidity risk is defined as the risk that the Bank will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. Maintaining liquidity is an essential element of banking, which can be ensured by coordinating the maturity of receivables and payables. At the same time, the Bank applies maturity transformation regulated by limits in order to improve profitability while maintaining solvency at all times.
The Banks regularly review prepayments by clients prior to term and takes into consideration their impact in managing market and liquidity risks.

The Bank prepares their liquidity plans and financing position based on different scenarios, also including effects coming from stress tests. The Bank maintains a high level of liquid asset portfolio consisting of mainly government securities and deposits with MTB.

All figures in tables are in HUF million except otherwise noted

Contractual maturities of undiscounted cash flows of financial liabilities

31 December 2020	On demand	Within 3 months	3 - 12 months	1 –5 years	5 – 10 years	10 – 15 years	Total
Banking liabilities							
Due to banks	-	1,259	-	-	-	-	1,259
Loans received	-	230	-	212,759			212,989
Issued debt securities	-	-	-	181,753	63,472	77,326	322,551
from this: Mortgage bonds	-	-	-	181,753	63,472	77,326	322,551
Other financial liabilities	895	548	38	38	-	-	1,519
Total banking liabilities	**895**	**2,037**	**38**	**394,550**	**63,472**	**77,326**	**538,318**

31 December 2019	On demand	Within 3 months	3 - 12 months	1 –5 years	5 – 10 years	10 – 15 years	Total
Banking liabilities							
Due to banks	-	3,698	12	-	-	-	3,710
Issued debt securities	-	5,219	30,069	196,436	34,205	-	265,929
from this: Mortgage bonds	-	*5,219*	*30,069*	*196,436*	*34,205*	-	*265,929*
from this: Bonds	-	-	-	-	-	-	-
Other financial liabilities	180	6	21	49	-	-	256
Total banking liabilities	**180**	**8,923**	**30,102**	**196,485**	**34,205**	**-**	**269,895**

All figures in tables are in HUF million except otherwise noted

Maturity analysis of assets and liabilities as of 31 December 2020

	Less than 12 months	Over 12 months	Total
Assets			
Cash, cash balances at central banks and other demand deposits	1,499	-	1,499
Financial assets held for trading	103	-	103
Financial assets at fair value through other comprehensive income	8,011	26,878	34,889
Financial assets at amortised cost	36,245	537,635	573,880
Derivatives – Hedge accounting	926	-	926
Tangible assets	-	125	125
Intangible assets	-	208	208
Tax assets	-	348	348
Other assets	144	19	163
Total assets	**46,928**	**565,213**	**612,141**
Liabilities			
Financial liabilities held for trading	88	-	88
Financial liabilities designated at fair value through profit or loss	-	6,484	6,484
Financial liabilities measured at amortised cost	2,970	535,348	538,318
Derivatives – Hedge accounting	284	-	284
Provisions	16	100	116
Tax liabilities	4	-	4
Other liabilities	163	-	163
Total liabilities	**3,525**	**541,932**	**545,457**

All figures in tables are in HUF million except otherwise noted

Maturity analysis of assets and liabilities as of 31 December 2019

	Less than 12 months	Over 12 months	Total
Assets			
Cash, cash balances at central banks and other demand deposits	1,070	-	1,070
Financial assets held for trading	175	-	175
Financial assets at fair value through other comprehensive income	-	43,734	43,734
Financial assets at amortised cost	46,298	248,228	294,526
Derivatives – Hedge accounting	2,676	-	2,676
Tangible assets	-	157	157
Intangible assets	-	241	241
Tax assets	-	-	-
Other assets	318	-	318
Total assets	**50,537**	**292,360**	**342,897**
Liabilities			
Financial liabilities held for trading	136	-	136
Financial liabilities designated at fair value through profit or loss	-	6,552	6,552
Financial liabilities measured at amortised cost	39,205	230,690	269,895
Derivatives – Hedge accounting	288	-	288
Provisions	9	500	509
Tax liabilities	-	93	93
Other liabilities	381	-	381
Total liabilities	**40,019**	**237,835**	**277,854**

30.8. Management of operational

Operational risk is managed primarily by improving internal rules and regulations, training of staff involved in the various processes, and further enhancement of built-in control mechanisms. The exploration and measurement of the risks is performed by the Bank through the collection of the data of the operational risk events and losses, the monitoring of Key Risk Indicators and the implementation of risk self-assessment.

The Bank performed the oprisk self-assessment referring to the key activities and determined incidences that are unfrequent, but in case of occurrence inflict heavy losses, which effects are measured by scenario analysis.

In accordance with the supervisory expectations the Bank are compiled an inventory of the models used to assess model risks and a product inventory to identify the risks inherent in the products.

All figures in tables are in HUF million except otherwise noted

30.9. Treatment of risk concentration

The Bank is significantly exposed to the status of real estate market regarding the high proportion of real estate in securities. This concentration risk is mitigated by applying conservative method in collateral values and cover rate.

31. CALCULATION OF REGULATORY CAPITAL, CAPITAL ADEQUACY AND ROAE

Takarék Mortgage Bank Plc. is member of Central Body of Integrated Credit Institutions (CBIC). The members of CBIC should examine the prudential requirements on consolidation bases. The exemption of individual compliance is ensured by the relevant statutory and resolution of the National Bank of Hungary.
On the capital adequacy of the members of the integration the MTB Ltd publishes the audited financial statements in the disclosure document of the business year.

32. RELATED PARTY TRANSACTION

For the purpose of the financial statements, Magyar Bank Holding Ltd. identified related parties based on definition of IAS 24 including all the enterprises that directly or indirectly through one or more intermediaries are controlled by the reporting enterprise (this includes parents and subsidiaries) and key management personnel, including the member of the Board and Supervisory Board. For the purposes of this Report, related parties also include shareholders whose holding in the Bank exceeds 10%. Related parties have the power of control over or have a significant influence in, decisions relating to the finances and operation of another enterprise. The Group enters into transactions with related parties under market conditions.

The list of the related parties, - including the subsidiaries, associates and other shares of the Takarek Mortgage Bank Plc. - as at 31 December 2020 is the following. They are presented from the perspective of **the main parent company, Magyar Bankholding Ltd** and MTB Ltd.

Company	Classification	Core business
Magyar Bankholding Zrt.	**Main Parent company**	**Financial holding company**
MTB Magyar Takarékszövetkezeti Bank Zrt.	Parent company	Other monetary intermediation
Takarékbank Zrt.	Subsidiary	Other monetary intermediation
MA-TAK-EL Zrt.	Subsidiary	Complex administrative service
Takarék Lízing Zrt.	Subsidiary	Other lending
Takarék Ingatlan Zrt.	Subsidiary	Estate agent service
Takarék Invest Befektetési és Ingatlankezelő Kft.	Subsidiary	Property management
Central European Credit d.d.	Subsidiary	Other financial intermediation
TIFOR Takarék Ingatlanforgalmazó Zrt.	Subsidiary	Sale of properties
TIHASZ Takarék Ingatlanhasznosító Zrt.	Subsidiary	Renting and operating of real estate
Takarék Faktorház Zrt.	Subsidiary	Other lending
Takarék Központi Követelés Kezelő Zrt.	Subsidiary	Other financial intermediation
Takarékszövetkezeti Informatikai Kft.	Subsidiary	IT system operation
TKK Ingatlan Kft.	Subsidiary	Sale of properties
TAK-INVEST Informatikai és Szolgáltató Zrt.	Subsidiary	IT service provider
TKK Csoport Ingatlankezelő Kft.	Subsidiary	Sale of properties
TKK Takarék Követelésbehajtó Zrt.	Subsidiary	Debt collection
DBH Investment Zrt.	Subsidiary	Other financial intermediation
Takarék Zártkörű Befektetési Alap	Subsidiary	Investment dund
Takarék Mezőgazdasági és Fejlesztési Magántőkealap	Subsidiary	Investment fund
OPUS TM1 Ingatlan Befektetési Alap	Subsidiary	Investment fund
Takarék Kockázati Tőkealap	Associate	Investment fund
MPT Security Zrt.	Associate	Securitiy service
Takarékinfo Központi Adatfeldolgozó Zrt.	Associate	Data services, web hosting services
HUN Bankbiztosítás Kft.	Associate	Insurance brokerage
Budapest Bank Zrt.	Subsidiary	Other monetary intermediation
MKB Bank Nyrt.	Subsidiary	Other monetary intermediation
MKB Üzemeltetési Kft.	Subsidiary	Renting and operating of real estate
Euro – Immat Üzemeltetési Kft.	Subsidiary	Renting of intangible assets
MKB Digital Szolgáltató Zrt.	Subsidiary	IT system operation
MKB-Euroleasing Autólízing Zrt.	Subsidiary	Financial leasing
MKB Bank MRP Szervezet	Subsidiary	Other financial services
Retail Prod Zrt.	Subsidiary	Other lending
Budapest Eszközfinanszírozó Zrt.	Subsidiary	Renting of tangible assets
Budapest Lizing Zrt.	Subsidiary	Financial leasing
Budapest Alapkezelő Zrt.	Subsidiary	Fund management

As at 31 December 2020 and 2019, the Bank did not have any loans to members of the Bank's management bodies.

	31 December 2020		31 December 2019	
	Head-count	The amount of emoluments	Head-count	The amount of emolu-ments
Members of Board of Directors	6	17	6	52
Members of Supervisory Board	6	16	6	17
Total payments	**12**	**33**	**12**	**69**

Details of transaction in 2020 and 2019 between the Bank and other related parties are disclosed on the next table.

31 December 2020	Parent	Subsidiaries	Associates	Key man-agement
Due from banks	7,353	-	-	-
Loans and advances to customers at amortised cost	-	20,980	-	-
Other assets	-	1,147	-	-
Total assets	**7,353**	**22,127**	**-**	**-**
Due to banks	371	65	-	-
Deposits from customers	-	-	-	-
Other liabilities	11,384	57,131	-	-
Total liabilities	**11,755**	**57,196**	**-**	**-**
Interest income	26	2,727	-	-
Interest expense	(68)	(182)	-	-
Net interest income	**(42)**	**2,545**	**-**	**-**
Fee and commission income	-	60	-	-
Fee and commission expense	-	(22)	-	-
Net fee and commission income	**-**	**38**	**-**	**-**
Other operating income	180	458	-	-
Other operating expense	-	-	-	-
Operating income	**180**	**458**	**-**	**-**
Operating expense	(30)	(2)	(178)	(33)
Profit/loss on transactions with related parties	**108**	**3,039**	**(178)**	**(33)**

All figures in tables are in HUF million except otherwise noted

31 December 2019*	Parent	Subsidiar-ies	Associates and joint ventures	Key man-agement
Due from banks	17,955	-	94,473	-
Loans and advances to customers at amortised cost	-	-	1,003	-
Other assets	1,593	-	92	-
Total assets	**19,548**	**-**	**95,568**	**-**
Due to banks	456	-	-	-
Deposits from customers	-	-	-	-
Other liabilities	6,763	-	14,063	-
Total liabilities	**7,219**	**-**	**14,063**	**-**
Interest income	235	1,362	149	-
Interest expense	(615)	(449)	(30)	-
Net interest income	**(380)**	**913**	**119**	**-**
Fee and commission income	1,484	168	71	-
Fee and commission expense	(0)	(3)	(243)	-
Net fee and commission income	**1,484**	**165**	**(172)**	**-**
Other operating income	1,381	-	899	-
Other operating expense	(790)	-	(599)	-
Operating income	**591**	**-**	**300**	**-**
Operating expense	(11)	-	(263)	(69)
Profit/loss on transactions with related parties	**1,684**	**1,079**	**(16)**	**(69)**

*For data as of December 31, 2019, the data were presented from the point of view of MTB as parent company, in accordance with the audited annual financial statements of 2019

All figures in tables are in HUF million except otherwise noted

Related parties financial data preliminary, unaudited data

Related party	31 December 2020				
	Direct holding %	Assets	Liabilities	Equity	Profit or loss
MTB Magyar Takarékszövetkezeti Bank Zrt.	0%	1,470,568	1,438,897	31,671	3,533
Magyar Bankholding Zrt.	0%	747,796	2,006	745,790	(1,210)
Takarékbank Zrt.	0%	2,804,940	2,692,510	112,430	(10,716
MA-TAK-EL Zrt.	0%	3,941	3,919	22	(116)
Takarék Lízing Zrt.	0%	52,703	52,041	662	161
Takarék Ingatlan Zrt.	0%	525	158	367	33
Takarék Invest Befektetési és Ingatlankezelő Kft.	0%	8,383	425	7,958	4,254
Central European Credit d.d.	0%	206	825	(619)	(7)
TIFOR Takarék Ingatlanforgalmazó Zrt.	0%	6,295	385	5,911	(412)
TIHASZ Takarék Ingatlanhasznosító Zrt.	0%	25,981	134	25,847	(41)
Takarék Faktorház Zrt.	0%	6,594	5,953	641	56
Takarék Központi Követelés Kezelő Zrt.	0%	6,970	4,821	2,149	1,072
Takarékszövetkezeti Informatikai Kft.	0%	1,948	167	1,781	(109)
TKK Ingatlan Kft.	0%	3	-	3	(3)
TAK-INVEST Informatikai és Szolgáltató Zrt.	0%	356	4	352	(10)
TKK Csoport Ingatlankezelő Kft.	0%	0	-	0	(3)

All figures in tables are in HUF million except otherwise noted

Related parties financial data preliminary continuing, unaudited data

Related party	31 December 2020				
	Direct holding %	Assets	Liabilities	Equity	Profit or loss
TKK Takarék Követelésbehajtó Zrt.	0%	114	264	(150)	780
DBH Investment Zrt.	0%	455	245	210	29
Takarék Zártkörű Befektetési Alap	0%	13,697	879	12,818	(4)
Takarék Mezőgazdasági és Fejlesztési Magántőkealap	0%	6,876	1	6,875	(42)
OPUS TM1 Ingatlan Befektetési Alap	0%	2,104	51	2,054	(75)
Takarék Kockázati Tőkealap	0%	7,602	134	7,468	(177)
MPT Securty Zrt.	0%	4,744	1,425	3,318	76
Takarékinfo Központi Adatfeldolgozó Zrt.	0%	25,493	23,775	1,718	(420)
HUN Bankbiztosítás Kft.	0%	59	47	13	(123)
Budapest Bank Zrt.	0%	2,004,071	1,840,829	163,241	4,341
MKB Bank Nyrt.	0%	2,589,227	2,380,374	208,853	8,551
MKB Üzemeltetési Kft.	0%	35,924	1,898	34,025	290
Euro - Immat Üzemeltetési Kft.	0%	5,660	961	4,699	27
MKB Digital Szolgáltató Zrt.	0%	1,334	679	655	82
MKB- Euroleasing Autólízing Zrt.	0%	188,810	183,012	5,798	1,588
MKB Bank MRP Szervezet	0%	2,400	22	2,378	-
Retail Prod Zrt.	0%	756	30	726	49
Budapest Eszközfinanszírozó Zrt.	0%	5,756	3,616	2,140	(425)
Budapest Lízing Zrt.	0%	123,660	116,254	7,406	1,697
Budapest Alapkezelő Zrt.	0%	2,971	357	2,614	2,686

All figures in tables are in HUF million except otherwise noted

33. NET GAINS

The allocation of operating income to financial instrument categories excluding gains from foreign exchange transactions:

1 January 2020 – 31 December 2020	Financial assets and liabilities held for sale	Financial assets and liabilities designated at fair value through profit or loss	Financial assets and liabilities at fair value through other comprehensive income	Financial assets and liabilities measured at amortised cost	Derivatives – Hedge accounting, interest rate risk	Other assets/ Other liabilities	Not linked to financial instruments	TOTAL
Interest income	224	-	504	10,033	685	3	-	11, 449
Interest expenses	(222)	(271)	-	(7,413)	(318)	(13)	-	(8,237)
NET INTEREST INCOME	**2**	**(271)**	**504**	**2,620**	**367**	**(10)**	**-**	**3,212**
Fee and commission income	-	-	-	-	-	688	-	688
Fee and commission expenses	-	-	-	-	-	(521)	-	(521)
NET FEE AND COMMISSION INCOME	**-**	**-**	**-**	**-**	**-**	**167**	**-**	**167**
DIVIDEND INCOME*	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Gains or (losses) on derecognition of financial assets and liabilities not measured at fair value through profit or loss	-	-	611	(119)	-	-	-	492
Gains on financial assets and liabilities held for trading, net	672	-	-	-	-	-	-	672
Gains on financial assets and liabilities designated at fair value through profit or loss	-	290	-	-	-	-	-	290
(Losses) from hedge accounting, net	-	-	-	-	(878)	-	-	(878)
Gains on derecognition of non-financial assets	-	-	-	-	-	-	157	157
Other operating income	-	-	-	-	-	-	530	530
Other operating expense	-	-	-	-	-	-	(16)	(16)
OPERATING INCOME	**674**	**19**	**1,115**	**2,501**	**(511)**	**157**	**671**	**4,626**

All figures in tables are in HUF million except otherwise noted

1 January 2019 – 31 December 2019	Financial assets and liabilities held for sale	Financial assets and liabilities designated at fair value through profit or loss	Financial assets and liabilities at fair value through other comprehensive income	Financial assets and liabilities measured at amortised cost	Derivatives – Hedge accounting, interest rate risk	Other assets/ Other liablities	Not linked to financial instruments	TOTAL
Interest income	630	-	547	7,963	1,119	-	2	10 261
Interest expenses	(352)	(271)	-	(6,699)	(375)	(1)	-	(7,698)
NET INTEREST INCOME	**278**	**(271)**	**547**	**1,264**	**744**	**(1)**	**2**	**2,563**
Fee and commission income	-	-	-	-	-	591	-	591
Fee and commission expenses	-	-	-	-	-	(436)	-	(436)
NET FEE AND COMMISSION INCOME	**-**	**-**	**-**	**-**	**-**	**155**	**-**	**155**
DIVIDEND INCOME	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**0**
Gains or (losses) on derecognition of financial assets and liabilities not measured at fair value through profit or loss	-	-	588	(165)	-	-	-	423
Gains on financial assets and liabilities held for trading, net	2,319	-	-	-	-	-	-	2,319
Gains on financial assets and liabilities designated at fair value through profit or loss	-	147	-	-	-	-	-	147
(Losses) from hedge accounting, net	-	-	-	-	(913)	-	-	(913)
Gains on derecognition of non-financial assets	-	-	-	-	-	-	41	41
Other operating income	-	-	-	-	-	-	787	787
Other operating expense	-	-	-	-	-	-	(8)	(8)
OPERATING INCOME	**2,597**	**(124)**	**1,135**	**1,099**	**(169)**	**154**	**822**	**5,514**

All figures in tables are in HUF million except otherwise noted

33.1. Equity correlation table

Based on paragraph 114/B of Act on Accounting Equity Correlation Table is prepared and disclosed as a part of the Notes for the reporting date by the Bank.
Equity correlation table shall contain the opening and closing balances of the shareholder's equity in accordance with IFRS, furthermore deducted from this the opening and closing balances of the specified equity elements. Equity correlation table shall contain also untied retained earnings available for the payment of dividends, covering retained earnings from the last financial year for which accounts have been adopted comprising net profit for the last financial year, reduced by the cumulative income tax accounted for under IAS 12 - Income Taxes. Furthermore the equity correlation table contains the reconciliation of the value of Share capital registered on the Registry Court and the value of Share capital in accordance with IFRS adopted by EU.

The equity correlation table of the Bank based on paragraph 114/B of Act on Accounting as at 31 December 2019:

31 December 2019	Share capital	Unpaid capital which has been called up	Capital reserve	General reserve	Retained earnings and other reserves	Revaluation reserves	Tied-up reserve	(-) Repurchased treasury shares	Profit for the year	Total equity
Components of Shareholder's equity in accordance with IFRS adopted by EU	**10,849**	**-**	**27,926**	**-**	**24,335**	**-**	**-**	**(207)**	**2,140**	**65,043**
Accumulated other comprehensive income	-	-	-	-	(992)	992	-	-	-	-
Repurchased treasury shares	-	-	-	-	(207)	-	207	-	-	-
General reserve	-	-	-	927	(927)	-	-	-	-	-
Components of Shareholder's equity in accordance with paragraph 114/B of Act on Accounting	**10,849**	**-**	**27,926**	**927**	**22,209**	**992**	**207**	**(207)**	**2,140**	**65,043**

All figures in tables are in HUF million except otherwise noted

The equity correlation table of the Bank based on paragraph 114/B of Act on Accounting as at 31 December 2020:

31 December 2020	Share capital	Unpaid capital which has been called up	Capital reserve	General reserve	Retained earnings and other reserves	Revaluation reserves	Tied-up reserve	(-) Repurchased treasury shares	Profit for the year	Total equity
Components of Shareholder's equity in accordance with IFRS adopted by EU	**10,849**	**-**	**27,926**	**-**	**25,743**	**-**	**-**	**(207)**	**2,373**	**66,684**
Accumulated other comprehensive income	-	-	-	-	(260)	260	-	-	-	-
Repurchased treasury shares	-	-	-	-	(207)	-	207	-	-	-
General reserve	-	-	-	1,164	(1,164)	-	-	-	-	-
Components of Shareholder's equity in accordance with paragraph 114/B of Act on Accounting	**10,849**	**-**	**27,926**	**1,164**	**24,112**	**260**	**207**	**(207)**	**2,373**	**66,684**

All figures in tables are in HUF million except otherwise noted

Reconciliation of the value of Share capital registered on the Registry Court and the value of Share capital in accordance with IFRS adopted by EU:

	31 December 2020	31 December 2019
Share capital in accordance with IFRS adopted by EU	10,849	10,849
Share capital registered on the Registry Court	10,849	10,849
Difference	**-**	**-**

Untied retained earnings available for the payment of dividends are as follows:

	31 December 2020	31 December 2019
Retained earnings and other reserves	25,743	24,335
Unused portion of reserve for developments	-	-
Other capital reserve	-	-
Accumulated other comprehensive income	260	992
Repurchased treasury shares (Tied-up reserve)	(207)	(207)
General reserve	(1,164)	(927)
Net profit for the year	2,373	2,140
Untied retained earnings available for the payment of di-vidends	**27,005**	**26,333**

All figures in tables are in HUF million except otherwise noted

34. POST BALANCE SHEET EVENTS

As the majority shareholder of Takarék Mortgage Bank, MTB Ltd., made a mandatory public purchase offer for all shares issued by Takarék Mortgage Bank on 30 December 2020. The deadline for acceptance of the offer expired on February 17, 2021, and during this time the Bank's shareholders validly offer the following number of shares for purchase:

- 2,103,165 pieces of the series 'A' ordinary shares with a nominal value of HUF 100 each,
- 0 (zero) pieces of the series 'B' preference shares with a nominal value of HUF 100 each, and
- 0 (zero), each series 'C' ordinary share with a nominal value of HUF 1,000.

MTB Ltd. accepts the offered shares and classifies mandatory public purchase offer as successful. I case of all preconditions specified in the offer are met, after the transfer of the offered shares, the share of MTB Ltd. in Takarék Mortgage Bank increased from 86.2 % to 88.14 %, and the combined share of MTB Ltd. and the persons acting in consultation with it, increased from 94.82 % to 96.76 %.

Impact on the Bank of MNB's executive circular issued on January 21, 2021 on the application of IFRS9 standards

The main aim of the circular by MNB was to recommend uniform treatment of clients participating in the repayment moratorium among banks.
In the case of those clients that already participate in the moratorium for a period longer than nine months, MNB expects banks to examine whether the financial standing and the repayment ability of these clients can still be considered stable despite the ongoing participation in the moratorium. Should available data be not supportive of this, MNB expects banks to put the underlying transactions into restructured status and classify them as Stage2 category. Along the lines of the circular the Bank introduced the following measures:

- it identified the customer base that participated in the moratorium for a period longer than nine months;
- it modified the rules of monitoring the credit portfolio (introduced in 2020 for the period of the moratorium) in order to be able to point out transactions that should be put into restructured status;
- it specified which clients and transactions should also be reclassified as Stage2 category;
- it set March 31, 2021 as the deadline for these reclassifications;
- it commited itself to repeat the monitoring of the portfolio and the necessary reclassifications each month until the moratorium is in effect;
- it monitors the recovery process of clients and transactions on a monthly basis in line with the MNB's expectations.

With respect to Takarék Group as a whole, the customer base, which participated in the moratorium for at least nine months accounts for 40% of the entire household and corporate exposure. Upon processing the data on clients' financial situation, the extent of exposures to be put into restructured status stabilized at 6 per cent, whereas the share of exposures to be reclassified as Stage2 on March 31, 2021 due to the application of the central bank's executive circular stands at 2.7%. In the first quarter of 2021 the Bank also harmonized its methodology for monitoring the portfolio subject to the repayment moratorium to adhere to the principles for the selection of restructured and latent Stage2 transactions as recommended by the MNB.

For 2020 the Bank made no siginificant changes to the volume of already recognized impairment loss as a result of the MNB's circular.

The Budapest Stock Exchange (BSE) published the new composition of the BUX and BUMIX baskets - valid from March 23, 2020 - on March 12, 2020. The CEO of the Budapest Stock Exchange Ltd. adopted the resolution 117/2020 and decided based on Point 3.3.6.1 a) the exclusion of the shares of the Compa-ny from the BUX basket¬ and from the BUMIX basket.

On March 11, 2020, the Management Board of the Takarek Group approved the Pandemic Plan and the Amendment of the Business Continuity Policy, and the Pandemic Operational Staff (POT) was established. From this time the POT coordinates in close cooperation with the Management Board and other relevant departments the tasks of the Takarék Group in relation to the coronavirus crisis. The POT continually formulates instructions and recommendations to all employees and about this send information to the meetings at appropriate intervals.
The management regularly monitors the impact of the crisis on equity and profit or loss and decides on appropriate actions which it also informs the National Bank of Hungary.