

PUBLIC OFFERING

The FHB Mortgage Bank Co. Plc's (registration number: 01-10-043638, date of registration: 18 March 1998, head office: 1082 Budapest, Üllői út 48.) (hereafter: "Issuer", FHB Nyrt." or "Bank") Board of Directors has a regulation No. 108/2009. (17. December) to launch its Issue Program 2010 with a HUF 200 billion total nominal value for issuance of Hungarian Covered Mortgage Bonds (jelzáloglevelek) and Notes, within the frameworks of it the Issuer is planning to issue different registered covered mortgage bonds' and bonds' series and within the series different tranches and to initiate to introduce the series into the Hungarian Stock Exchange (BSE). Since there is no universal responsibility between the Issuer and the Managers, the securities issued under the auspices of the Base Prospectus have out of ordinary risks. The Issuer publishes its Base Prospectus on the website of its own and of the BSE, the hard copies are available at the selling places.

The number and date of the license granted by the Hungarian Financial Supervisory Authority (HFSA) to publish the Base Prospectus of the Issue Program and the disclosure of the public issue: EN-III./KK-3/2010. 04. February 2010.

Pursuant to the Issue Program referred above the Issuer publicly offers to issue [seventh](#) part of FHB Senior unsecured Bond series [FK13NF01](#) and the FHB will initiate to introduce the series into the BSE.

The base of the issue: the resolution No. [168/2010. \(09. November\)](#) of the Assets/Liabilities Committee.

1.	Issuer:	FHB Mortgage Bank Co. Plc. (<i>FHB Jelzálogbank Nyilvánosan Működő Részvénytársaság</i>)
2.	(a) Series Number:	1
	(b) Tranche Number:	7
3.	Aggregate Nominal Amount:	
	(a) Series:	HUF 14,201,530,000
	(b) Tranche:	Minimum HUF 100,000,000
4.	Specified Currency or Currencies:	HUF
5.	Issue Price (per Bond):	Not applicable
6.	Specified Denominations:	HUF 10,000
7.	Number of pieces	
	(a) Series:	1,420,153 pieces
	(b) Tranche:	Minimum 10,000 pieces
8.	(a) Issue Date:	15.11.2010
	(b) Interest Commencement Date:	16.03.2010
9.	Date of Settlement	17.11.2010
10.	Value Date:	17.11.2010
11.	Maturity Date:	24.10.2013

12. Tenor:	16.03.2010-24.10.2013
13. Interest Basis:	Fixed Rate
14. Redemption/Payment Basis:	Redemption at the Specified Denomination
15. Change of Interest Basis or Redemption/ Payment Basis:	Not Applicable
16. Put/Call Options:	Not Applicable
17. Method of the issuance:	Public offering

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

18. Fixed Rate Bond Provisions	Applicable
(a) Rate(s) of Interest:	8.50 per cent. per annum payable annually in arrear
(b) Interest Payment Date(s):	24 October in each year up to and including the Maturity Date
(c) Fixed Coupon Amount per Bond:	HUF 850 per Specified Denomination
(d) Broken Amount(s):	On 24 October 2010 5,1699%, HUF 516,99
(e) Day Count Fraction:	Actual/Actual (ICMA)
(f) Business Day Convention:	Following Business Day Convention
(g) Determination Date(s):	24 October in each year thereafter
(h) Party responsible for calculating amounts payable:	Paying Agent ING Bank Zrt. (1068 Budapest, Dózsa György út 84/b.)
(i) Compound interest:	0.5589 per cent. or 55.89 HUF per Specified Denomination on 17.11.2010
(j) Other terms relating to the method of calculating interest for Fixed Rate Notes:	None
19. Floating Rate Bond Provisions	Not Applicable
20. Zero Coupon Bond Provisions	Not Applicable
21. Index Linked Interest Bond Provisions	Not Applicable

PROVISIONS RELATING TO REDEMPTION

22.	Issuer Call:	Not Applicable
23.	Final Redemption Amount:	HUF 10,000 per Specified Denomination
24.	Early Redemption Amount payable on redemption for taxation reasons or on event of default and/or the method of calculating the same (if required or if different from that set out in Condition 5(c)):	Condition 5(c) is applicable

GENERAL PROVISIONS APPLICABLE TO THE NOTES

25.	The type of the Notes:	Registered Notes
26.	Details relating to the appearance of Notes:	Dematerialised Notes and the Deed
27.	Representation of the Notes Holders:	Non
28.	Planned dates of the issuance of new tranches:	According to the decision of the Issuer's Asset/Liability
29.	Additional Financial Centre(s) or other special provisions relating to Payment Dates:	Not Applicable
30.	Details relating to Partly Paid Notes: amount of each payment comprising the Issue Price and date on which each payment is to be made and consequences of failure to pay, including any right of the Issuer to forfeit the Notes and interest due on late payment:	Not Applicable
31.	Change of denomination	Not Applicable
32.	Other final terms:	Not Applicable

DISTRIBUTION

33.	If syndicated, names of Managers:	CIB Bank Zrt. 1027 Budapest, Medve u. 4-14., Concorde Értékpapír Zrt. 1123 Budapest, Alkotás u. 50., Deutsche Bank Zrt. 1054 Budapest, Hold u. 27., Erste Befektetési Zrt. 1138 Budapest Népfürdő utca 24-26., FHB Kereskedelmi Bank Zrt. 1082 Budapest, Üllői út 48., MKB Bank Zrt. 1056 Budapest, Váci utca 38., Magyar Takarékszövetkezeti Bank Zrt. 1122 Budapest, Pethényi köz 10., UniCredit Bank Hungary Zrt. 1056 Budapest, Szabadság tér 5-6
34.	Stabilising Manager (if any):	Not Applicable

35. Market Makers: CIB Bank Zrt. 1027 Budapest, Medve u. 4-14.,
Concorde Értékpapír Zrt. 1123 Budapest, Alkotás u. 50.,
Deutsche Bank Zrt. 1054 Budapest, Hold u. 27.,
Erste Befektetési Zrt. 1138 Budapest Népfürdő utca 24-26.,
FHB Kereskedelmi Bank Zrt. 1082 Budapest, Üllői út 48.,
MKB Bank Zrt. 1056 Budapest, Váci utca 38.,
Magyar Takarékszövetkezeti Bank Zrt. 1122 Budapest, Pethényi köz 10.,
UniCredit Bank Hungary Zrt. 1056 Budapest, Szabadság tér 5-6
36. Methods of public issuance: Auction
- (i) Date of Auction: [15.11.2010 11:00-12:00 CET](#)
- (ii) Place of Auction: BSE
- (iii) Manager: FHB Commercial Bank 1082 Budapest, Üllői út 48.
- (iv) Upper limit: Not applicable
- (v) Lower limit: Not applicable. If the Notes offered by the Issuer for sale are not purchased because no appropriate purchase price is received on the above mentioned accounts, the Issuer might decide not to issue any notes. The mode of refunding will be discussed under the heading 'Refunding'.
- (vi) Issue price: Not applicable
- (vii) Method and date of allocation: Pursuant to the section III.6 (Rules of the Auction) of the Base Prospectus of the Issue Program 2010, on [15.11.2010](#).
- (viii) The ratio of the non competitive bids and the total bids: [10%](#), there is no limit for the section members
- (ix) Date and place of the allocation: [15.11.2010](#). 13:30 CET BSE
37. Place of the issuance: Hungary
38. Potential investors: Hungarian and foreigner retail and institutional investors
39. Additional selling restrictions: Not Applicable
- PROCEDURE**
40. Clearing and Settlement: KELER Zrt. 1075 Budapest, Asbóth u. 9-11.
41. Any clearing system(s) other than KELER and the relevant identification number(s): Not Applicable
42. Delivery: DVP
43. Effectuation: Hungary

44. Crediting:	On security accounts
45. Other paying Agent(s):	Not Applicable
46. Isolated deposit accounts of the Managers:	CIB Bank Zrt. 10700017-00861104-59900005 Concorde Értékpapír Zrt. 14400018-12281248-10060012 Deutsche Bank Zrt. 16300000-01000249-28006402 Erste Befektetési Zrt. 14400018-10361966-10060012 FHB Commercial Bank Zrt. 1082 Budapest, Üllői út 48. 18200009-09000001-82010085 Magyar Takarékszövetkezeti Bank Zrt. 19017004-00201153 MKB Bank Zrt. 10300002-20191196-70383285 UniCredit Bank Hungary 19017004-00201098 The Issuer: FHB: 16801680-09900907
47. Disbursements, place of payments:	Pursuant to the point 4. (Disbursements) of the section III.3 (Terms and conditions of the notes) of the Base Prospectus of the Issue Program 2010.
48. ISIN code:	HU0000345434
49. Ticker code:	FK13NF01
50. Other:	Not Applicable

GENERAL INFORMATION

51. Use of Proceeds:	The Bank uses the proceeds for the sources of mortgage lending and for the financing of the Bank Group led by the Issuer.
52. Market making:	Not Applicable
53. Notices, place of disclosure of information	The Public Offering, the Final Terms, the Base Prospectus, an all ordinary and extraordinary notices to Investors with respect to the Notes issued through a public issue shall be published on the website of the Issuer (www.fhb.hu), of the HFSA (www.kozzetetelek.hu) and of the BSE (www.bse.hu). The Issuer does its best to pass all the necessary information to the broadest possible publicity in the shortest possible period of time.
54. Notes:	The Public Offering, the Final Terms, the Base Prospectus, an all ordinary and extraordinary notices to Investors with respect to the Notes issued through a public issue shall be published on the website of the Issuer (www.fhb.hu), of the HFSA (www.kozzetetelek.hu) and of the BSE (www.bse.hu). The Issuer does its best to pass all the necessary information to the broadest possible publicity in the shortest possible period of time.
55. Governing law:	Hungarian law

OTHER CONDITIONS

56. Listing and admission to trading application:	
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- (a) Listing: The Issuer will initiate the listing of the series on the BSE
- (b) Listing Agent: Not applicable
- (c) Decision on listing: Resolution [168/2010 \(09.11.2010\)](#) of the Issuer's Asset/Liability Committee
58. Rating: The Issuer's rating: Baa3 (Moody's)

59. Licence:

The number and date of the license granted by the Hungarian Financial Supervisory Authority (HFSA) to publish the Base Prospectus of the Issue Program and the disclosure of the public issue: EN-III./KK-3/2010. 04. February 2010.

The base of the issue of the series FK13NF01: the resolution No. [168/2010. \(09. November\)](#) of the Assets/Liabilities Committee.

60. Interest of the natural and legal entities taking part in the issuance: None

61. Cost of the issuance: Less, than 1 per cent. of the total volume to be issued

62. Yield: The yield is calculable on the issue price basis

These Final Terms comprise the final terms required to list and have admitted to trading the issue of Mortgage Bonds described herein pursuant to the HUF 200,000,000,000 Mortgage Bond and Note Program (2010) of FHB Mortgage Bank Co. Plc. (*FHB Jelzálogbank Nyilvánosan Működő Részvénytársaság*).

Selling points:

CIB Bank Zrt. 1027 Budapest, Medve u. 4-14,
Concorde Értékpapír Zrt. 1123 Budapest, Alkotás utca. 50.,
Deutsche Bank Zrt. 1054 Budapest, Hold u. 27.,
Erste Befektetési Zrt. 1138 Budapest Népfürdő utca 24-26.,
FHB Kereskedelmi Bank Zrt. 1082 Budapest, Üllői út 48.,
Magyar Takarékszövetkezeti Bank Zrt. 1122 Budapest, Pethényi köz 10.
MKB Bank Zrt. 1056 Budapest, Váci utca 38.,
UniCredit Bank Hungary Zrt. 1054 Budapest, Szabadság tér 5-6.

Budapest, 12.11.2010.

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Szuda János
Managing Director

FHB Jelzálogbank Nyrt.
Issuer

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Bozzai Rita
Director