

Appendix: Comparison Table of the Amendments to the *Regulations Governing the Extension of Mortgage Loans by Financial Institutions*

Effective date: June 16, 2023

| Loans | | Loan Underwriting Criteria | |
|--|--|---|--|
| | | Current provisions | Amendments |
| Housing loan, taken out by a corporate entity | | LTV ratio capped at 40%; no grace period | (Unchanged) |
| Natural person | High-value housing loan | LTV ratio capped at 40%; no grace period | (Unchanged) |
| | Second home loan for housing in a "specific area"* | No grace period | LTV ratio capped at 70%; no grace period |
| | Third home (and more) loan | LTV ratio capped at 40%; no grace period | (Unchanged) |
| Land loans | | <ul style="list-style-type: none"> ● LTV ratio capped at 50%, with 10% withheld for disbursement until construction commences ● Requiring the borrower to submit a substantive development plan for the land purchased and to undertake in writing a specific time frame to commence construction | (Unchanged) |
| Unsold housing unit loans | | LTV ratio capped at 40% | (Unchanged) |
| Mortgage loans for idle land in industrial districts | | LTV ratio capped at 40%, with the following exemptions applicable when: <ul style="list-style-type: none"> ● Construction on the collateralized land has already commenced, or ● The borrower has submitted a substantive development plan for the land purchased and an affidavit stating that construction would take place within one year | (Unchanged) |

* The "specific areas" prescribed herein refer to Taipei City, New Taipei City, Taoyuan City, Taichung City, Tainan City, Kaohsiung City, Hsinchu County, and Hsinchu City.