



**Preliminary report of FHB
Mortgage Bank Plc for the year
2006**

Budapest, 13 February, 2007

The preliminary report of FHB Mortgage Bank Public Company Limited by Shares for 2006 on the activities and results of the Company

The preliminary report of FHB Mortgage Bank Public Company Limited by Shares for the year 2006 contains the consolidated balance sheet and profit and loss account prepared according to the International Financial Reporting Standards (IFRS). The consolidation applies also to FHB Szolgáltató Zrt. (FHB Services Ltd.), a 100%-owned subsidiary of FHB as well as FHB Kereskedelmi Bank Zrt. (FHB Commercial Bank Ltd.), a private company limited by shares 90% of which are owned by the Bank, FHB Ingatlan Zrt. (FHB Real Estate Ltd.), a private company limited by shares of which 95% are owned by the Bank, and FHB Életjárdék Ingatlanbefektető Zrt. (FHB Annuity Real Estate Investment Ltd.), a private company limited by shares 95% of which are owned by the Bank. The remaining business shares in each company are owned by FHB Services Ltd. Of the newly established companies FHB Commercial Bank Ltd. and FHB Annuity Real Estate Investment Ltd. engaged in business activities in the fourth quarter of 2006. The main activities of FHB Services Ltd. have been related to the creation of the Bank Group. As the balance sheet and the profit and loss account of the companies involved in the consolidation have no significant bearing on the Bank's data, the preliminary report contains consolidated figures throughout. The narratives compare the audited figures as of 31 December 2005 and 30 September 2006, and the non-audited figures as of 31 December 2006.

I. Summary of the activities and events of the latest period

The year 2006, particularly the second half were a period marked by the implementation of FHB's strategy and establishment of FHB Group. As of 31 December 2006 earnings before taxation were 9.9 billion forints, 7.2% down from the figure as of 31 December 2005. **Earnings before taxation by IFRS in the fourth quarter of 2006 were 2.5 billion forints, 6,5% higher the profit of the similar period in the previous year.** Earnings before taxation as of 31 December 2006 surpasses the 2006 plans. Expenditures of the implementation of the Bank's strategy have again left a strong impact on the fourth quarter of 2006 figures.

The **average net interest margin decreased** by 39 basis points, from 3.64% on 31 December 2005 to 3,25% over the period of a year, in line with the mortgage loan market trends. Over the past quarter the drop was minimal (5 base points).

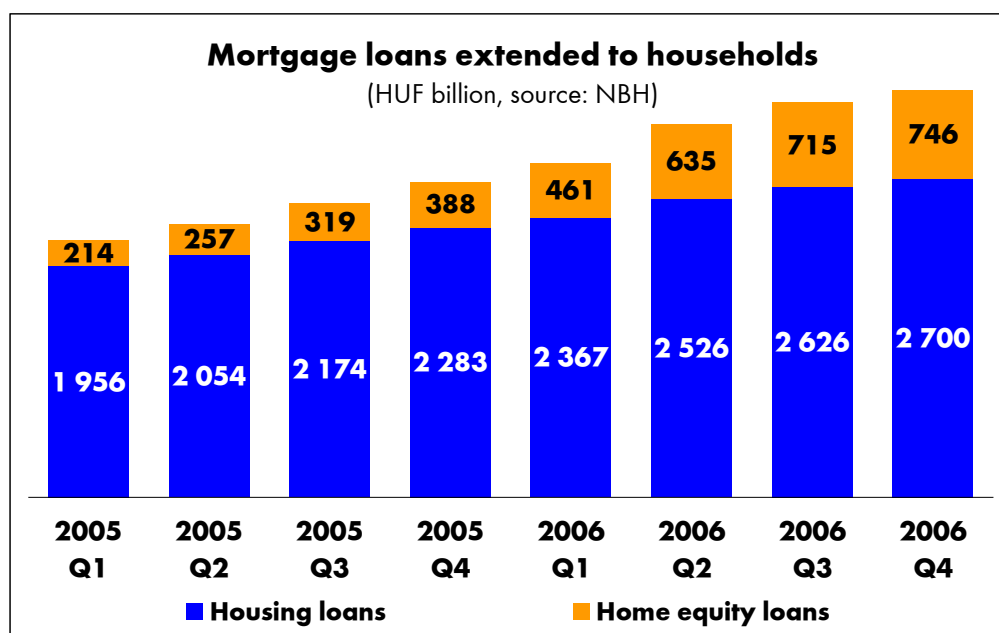
The Group's **cost-income ratio** increased to 44.9% from 38.6% in the same period of 2005 as a result of the strategic investments and the costs of their implementation. However, the ratio did not change compared to the 30 September 2006 figure.

Retail mortgage loan market

The 31 December 2006 figures showed a 775.1 billion forints increase in the retail mortgage loan portfolio over the course of 2006. Growth in the fourth quarter amounted to 104.7 billion. The strong forint had a major influence on growth in this quarter. The year-on-year growth of foreign exchange-denominated loans was 808.5, and the portfolio's growth in the fourth quarter was 107.5 billion forints. At the same time the forint loan portfolio shrank by 1.8%, or 33.5 billion forints, compared to the 2005 year-end figure.

The advent of foreign exchange-denominated loans restructured the mortgage loan portfolio as a whole. The total amount of retail mortgage loans as of 31 December 2006 was 3,446.0 billion forints, 46.8% of which was disbursed in foreign exchange as opposed to 30.1% as of 31 December 2005.

In 2006 the **growth in housing loans** extended to households was far more dynamic than in 2005. Growth was particularly spectacular in June to a large extent due to the change in the exchange rate and followed by an adjustment. August also brought significant growth. By contrast, the October growth was unusually sluggish, only 6.0 billion forints, again due mainly to currency exchange rates. In the last two months of 2006 growth was up to the monthly average, reaching 34.7 billion forints in 2006 as opposed to 31.1 billion forints in 2005. The entire housing loan portfolio amounted to 2,699.6 billion forints as of 31 December 2006.



The increase in FX-based loans was greatly contributed to by **soaring home equity loans** whose growth had been insignificant over the previous years. Compared to 387.7 billion forints contributing 14.5% to the overall retail loan portfolio as of 31 December 2005, the contribution of home equity loans to retail lending grew to reach 21.7% by the end of the period of reporting due to home equity loans' 46.3% contribution to the growth of the loan portfolio over the past year.

The substantial increase in **the portfolio of home equity loans** was 4.4% in the fourth quarter of 2006 with a year-on-year growth of 92.5%. Whereas in 2005 the average monthly growth was 18.1 billion forints, the average monthly growth in 2006 reached 29.9 billion forints. 93.8% of the total amount of home equity loan portfolio is made up of FX-based loans. The total home equity loan portfolio exceeded 746.0 billion forints as of 31 December 2006. Home equity mortgage loans contributed 49.6% to total consumer loans as opposed to 36.6% in the reference period. This indicates a significant restructuring within the consumer loans product in 2006: the growth of consumer and personal loans is less and less dynamic and the growth of home equity loans continues to be strong.

Own lending

Over the past year up to 31 December 2006 the net amount of **loans sold by the Bank grew by** 41.2 billion forints or **24.0%**. The increase in the fourth quarter was 6.0 billion forints, 2.9% up from the 30 September 2006 figure. **In 2006** the Bank disbursed loans directly to customers in the amount of **61.6 billion forints** (including 16.2 billion forints in the fourth quarter), **20.8%**, or **10.6 billion forints more** than in the reference year (disbursements in the fourth quarter of 2006 were the same as in the reference period). Of the 2006 disbursements 62.0% was contributed by foreign exchange-based loans.

The Bank's leading product is home equity mortgage loans contributing 36.4% to total disbursement in the fourth quarter and 39.7% in the year of reporting. The overwhelming majority of these loans were disbursed in foreign exchange, mainly in Swiss francs (95.6%). Loans extended for the purchase of homes are the second major product with a contribution of 30.1% in the fourth quarter and 31.4% in the whole year, followed by construction loans contributing 15.9% to fourth quarter disbursements. The realignment of loan products that had started in 2005 was thus concluded, as the breakdown in the reported quarter is barely different from that of the previous reference quarter of 2005, when building loans contributed 16.5% to own loans, the contribution of consumer loans was 37.9%, and of home equity loans, 38.8% (98.8% of the latter was denominated in foreign exchange).

The new products launched by the Bank in late 2005 and in the course of the year of reporting show a significant development: the portfolio of housing project loans amounted to 1.8 billion forints at the end of December 2006 and contributed 3.3% to disbursements in the fourth quarter and 2.1% to the 2006 disbursements, similarly to subsidized land development loans, which contributed 1.9% to the fourth quarter and 2.2% on an annual level. The most spectacular growth was achieved by the new product introduced at the end of June 2006 for the financing of commercial real estate projects. Its contribution to disbursements in the fourth quarter was 7.4% and to that of 2006, 5.1% and the portfolio's value exceeded 3.1 billion forints.

There was no substantial change in the performance of the various channels of own lending compared to the fourth quarter of the preceding year. The contribution to fourth quarter disbursements by the network of agents was 63.1%, the Bank's own network contributed 36.0% and consortial loans contributed 0.9% to own loans. In the same period of 2005 the breakdown of the same item was 63.2% contributed by agents, 2.2% by consortial loans and 34.6% by the

Bank's own network. In terms of annual performance of the channels of lending, the Bank's own network contributed 34.4%, the network of agents 63.7%, and the contribution of syndicated loans was 1.9% to disbursements in 2006. The same figures in the reference period were 41.3%, 55.7% and 2.0% respectively.

Refinancing

As of 31 December 2006 the **portfolio of refinanced loans** showed a 3.6% year-on-year increase and amounted to **269.2 billion forints**. Newly refinanced mortgage loans amounted to 13.7 billion forints in the fourth quarter, 12.9% more than the figure for the fourth quarter of the reference year, at the same time the 47.8 billion forints refinanced loans disbursed in 2006 exceed the reference year figure by 6.6%.

Within the refinancing portfolio the proportion of FX-based loans continued their steady increase: although in the fourth quarter of 2005, already 70.6% of refinancing was denominated in foreign exchange the trend continued in 2006 to reach 85.6% in the fourth quarter. The great majority of the fourth quarter refinancing was denominated in Swiss francs.

Mortgage bond issues and financing

In 2006 the Bank raised long-term funds amounting to a total of 79.5 billion forints by mortgage bond issues and in the form of Schuldschein loans amounting to 50 million euros (at issue price). Mortgage bonds generated 39.5 billion forints, of which 25.5 billion forints were contributed in the first quarter, 14.0 billion forints in the second quarter, and 26.3 billion forints in the fourth quarter. In accordance with its strategy of issues, the Bank issued no new mortgage bond series in the Hungarian or international capital markets in the third quarter of 2006.

In the fourth quarter of 2006 the Bank launched a series with 500 million forints total face value in the context of private placement as well as a series with a total nominal value of 100 million euros in the context of the EMTN programme.

In October and November two mortgage bond series were redeemed amounting to a total of 4.0 billion forints. The value of mortgage bonds repurchased in 2006 was in excess of 9.4 billion forints.

In the fourth quarter of 2006 a total of 10.6 billion forints mortgage bonds matured. In the course of 2006 repayments on mortgage bonds amounted to 19.7 billion forints.

As of 31 December 2006 the aggregate nominal value of the outstanding mortgage bonds in circulation, issued by the Bank in the context of the international EMTN programme registered in Luxembourg, was 940 million euros at issue price; this means 60 million euros remaining of the original one billion euros.

Trading of FHB's mortgage bonds in the stock exchange was 11.2 billion forints in the fourth quarter of 2006 (excluding the repurchase effected in July), substantially higher than 5.6 billion forints in the third quarter and almost five times the trading in the reference quarter of the

previous year (2.3 billion forints). A large portion of trading was again contributed by fixed interest earning mortgage bonds, primarily those with maturity in 2013.

The aggregate mortgage bond portfolio of the three Hungarian mortgage banks amounted to 1,494.6 billion forints as of 31 December 2006. FHB's share of the mortgage bond market dropped to 29.4% due to increasing issues by the competitors and the non-mortgage bond type funds involved by the Bank.

Changes in the legislative environment

Legislative changes in the fourth quarter will affect the Bank's business mainly in 2007. The most important changes are as follows:

Act CXII of 2006 on the Amendment of Act XXX of 1997 on Mortgage Banks and the Mortgage Bond

Under the new provisions the scope of financing of mortgage banks has been expanded as mortgage banks will be able to buy mortgage loans from financial enterprises in addition to commercial banks or insurance companies. Moreover, the amendment provides that when purchasing mortgage loans and independent liens the entire portfolio must meet the limitations set forth in the Act rather than the individual loans, thus it will be possible for some loans to exceed 70% of the collateral value or their maturity be shorter than five years.

If specific conditions are met the amendment allows mortgage banks to extend or buy mortgage loans covered by property where the encumbered property is located in another Contracting State to the Agreement on the European Economic Area. The amendment also concerns some of the formal requirements of mortgage loan agreements. The rules relating to mortgage bond coverage have been supplemented so that derivatives are also accepted as ordinary cover.

According to an important new provision as regards insolvency, if such proceedings are opened in respect of a mortgage bank's assets, the assets recorded in the collateral register will not be included in the insolvent estate but will be transferred to the collateral pool administrator. The amendments were triggered by the interests of mortgage bond owners and partners in derivatives.

Act CXXII of 2006 on the Amendment of Act XCIII of 1990 on Duties and Act LXXXV of 1996 on the Administrative Service Fee Payable in Relation to Certified Property Title Deeds

The Act provided for an increase in the service fees of Land Registry procedures. Furthermore, under the Act, the fee payable for entry of mortgage lien or amendment of such entry is determined in a uniform fashion. An important provision is the revocation of exemption from fee payment of entries of mortgage liens related to housing loans. No fees are payable in procedures for entering the mortgage lien of the Hungarian State and prohibition of alienation and encumbrance in relation to direct housing subsidy extended by the State.

Restructuring and staff figures

Staff figures

The Bank had 373 staff as of 31 December 2006, 38.1% higher than the previous year's headcount (270) and 2 persons (0.5%) less than on 30 September 2006. The consolidated headcount was 459 as of 31 December 2006, which is a 20.5% increase over the third quarter's figure of 381 and a 53.5% increase compared to 299 at the end of 2005. The increase in staff numbers is in accordance with the Bank's strategy.

Activities aimed at the development of FHB Bank Group

The following tasks related to company foundation and capital increase were accomplished in the fourth quarter of 2006:

FHB Commercial Bank Ltd.

By virtue of its decision dated 23 November 2006 HFSA (PSZÁF) issued a license of operation for FHB Commercial Bank Ltd. Operations started on 4 December 2006 thus the Commercial Bank's business in 2006 did not have a significant influence on the consolidated balance sheet nor on the profit and loss statement.

FHB Services Ltd.

The outstanding portion of capital increase amounting to a total of 654.5 million forints was duly paid by the Mortgage Bank in three instalments between 5 October and 10 November 2006.

FHB Real Estate Ltd.

No additional payment took place in the fourth quarter of 2006 in conjunction with the registered capital, the capital still outstanding as of 31 December 2006 amounted to 70 million forints, the share payable by the Mortgage Bank is 66.5 million forints and the share payable by FHB Services Ltd. is 3.5 million forints.

FHB Annuity Real Estate Investment Ltd.

In the fourth quarter of 2006 FHB Mortgage Bank Plc. transferred 66.5 million forints and FHB Services Ltd. transferred 3.5 million forints to the company, thus the capital increase was fully paid up.

II. Summary figures of the latest period (IFRS)

Based on the International Financial Reporting Standards **the consolidated balance sheet total increased** from 481.9 billion forints **to 537.8 billion forints or by 11.6% year-on-year**. The growth was mainly generated by the increase in the mortgage loan portfolio.

Shareholders' equity grew by 21.8% over the period of a year **to exceed 28.9 billion forints**, due primarily to the increase of retained earnings.

Earnings before taxation was close to 10,0 billion forints, which is 7.2% lower than in the previous year. **After-tax profit was 7.6 million forints** as of 31 December 2006, this means a 9.8% drop since 2005.

Key financial indicators	Consolidated figures by IFRS		
	31 Dec 2005	31 Dec 2006	Change 2006 / 2005
Balance sheet total (HUF million)	481,875	537,757	11.6%
Book value of mortgage loans (HUF million)	431,176	481,619	11.7%
Book value of mortgage bonds (HUF million)	421,113	455,658	8.2%
Shareholders' equity (HUF million)	23,741	28,928	21.8%
Earnings before taxation (HUF million)	10,701	9,927	-7.2%
After tax profit (HUF million)	8,466	7,638	-9.8%
Net interest margin (NIM)	3.64%	3.25%	-10.6%
CIR (operating expenses / gross operating income)	38.6%	44.9%	16.4%
EPS (HUF) *	128	116	-9.8%
P/E (share price/EPS)	10.2	16.1	57.7%
P/BV (share price/equity/number of shares)	3.64	4.25	16.8%
Tier 1	24,743	26,481	7.0%
Capital adequacy ratio	15.6%	13.8%	-11.5%
ROAA (return on average assets)	1.9%	1.5%	-22.0%
ROAE (return on average equity)	37.0%	26.5%	-28.4%

* Calculation is based on FHB's share price as at 31 December, 2006.

III. Summary analysis of FHB Mortgage Bank's consolidated financial statements prepared according to IFRS

P/L structure¹

Data in HUF million

DESCRIPTION	2005 Q4 (Oct-Dec)	2006 Q3 (Jul-Sept)	2006 Q4 (Oct-Dec)	2006 Q4 / 2005 Q4	2006 Q4 / 2006 Q3
Net interest income	4,305	4,309	4,480	4.1%	4.0%
Net fees and commissions income	76	194	102	33.6%	-47.7%
Net profit from financial transactions	-23	311	238	1.157.8%	-23.3%
Other income and expenditure ²	60	-8	188	215.7%	2,345.7%
Gross operating income	4,418	4,806	5,008	13.4%	4.2%
Operating expenses	-2,022	-2,120	-2,422	19.8%	14.3%
Net operating income	2,396	2,686	2,586	7.9%	-3.7%
Losses from lending	-54	-175	-92	68.1%	-47.4%
Profit before taxation	2,342	2,511	2,494	6.5%	-0.7%
Taxes	-377	-722	-395	4.8%	-45.3%
After tax profit	1,965	1,789	2,099	6.8%	17.3%

In the fourth quarter of 2006 the Bank realised **2,099.2 million forints consolidated after-tax profit under IFRS**, 17.3% more than in third quarter of 2006 and 6.8% more than in the reference period of 2005. **Profit before tax was almost 2.5 billion forints**, 6.5% higher than in the reference period of the previous year.

MEGNEVEZÉS	31 Dec 2005	31 Dec 2006	2006 / 2005
Net interest income	16,555	17,125	3.4%
Net fees and commissions income	405	610	50.6%
Net profit from financial transactions	765	857	12.0%
Other income and expenditure	66	164	145.8%
Gross operating income	17,791	18,756	5.4%
Operating expenses	-6,862	-8,420	22.7%
Net operating income	10,929	10,336	-5.4%
Losses from lending	-228	-409	78.9%
Profit before taxation	10,701	9,927	-7.2%
Taxes	-2,235	-2,289	2.4%
After tax profit	8,466	7,638	-9.8%

¹ IFRS , consolidated, non-audited data

² The Bank states its revenues and expenses relating to the property valuation netted in the line item of Operating expenses row since 30 September, 2006. In order to ensure comparability, the data as at 31 Dec, 2005 has been changed in the following way: Other income decreases by HUF 632.4 million, and Operating expenses decreases HUF 632.4 million.

Net interest income

The balance of **55.9 billion forints interest income in 2006** (105.3% of the 2005 figure) and **38.8 billion forints interest expense** (106.1% of the 2005 figure) was 17.1 billion forints net interest income. The contribution of the fourth quarter of 2006 to the annual figures included 14.2 billion forints interest income (103.8% of the figure in the fourth quarter of 2005) and 9.7 billion forints interest expense (103.7% of the figure in the fourth quarter of 2005), the balance of which was 4.5 billion forints net interest income. Net interest income for the fourth quarter was 4.0% up from the figure of the third quarter of 2006 and the year-on-year increase was 4.1%. The main contributor to interest income in the fourth quarter of 2006 was interest on own lending at 43.3% and refinanced mortgage loans at 44.2%. The aggregate interest income on interbank deposits and securities contributed 3.9%, while the contribution of interest income on derivatives was 8.6%. The breakdown of interest income followed the earlier trend: the contribution of income from refinanced loans decreased by approximately 4.3 percentage points while income from derivatives increased by 3.2 percentage points over the year. In terms of annual figures, the year-on-year increase of interest income on loans extended by the Bank was 0.9 percentage points in 2006 to contribute 42.8%, interest income on refinancing dropped by 4.9 percentage points to contribute 45.5%, the contribution of interbank deposits and securities was 3.8% and of derivatives, 8.0%.

Within the line item of interest income, the contribution of interest subsidies (subsidy of interest on mortgage bonds and supplementary interest subsidy) was 61.4% in the fourth quarter of 2005 (as opposed to 64.1% in the whole of 2005) and was 61.6% in the fourth quarter of 2006 (the figure for 2006 was 53.9%). While more than half of the interest income is still generated by subsidized interest there is an upward trend of income from customers.

In the period of reporting 79.9% of interest expense was incurred in conjunction with mortgage bonds (the annual figure was 82.3%). The contribution of interest paid on interbank loans received was negligible. The contribution of derivative hedges was 16.8% (15.8% in 2006). In the fourth quarter of 2005, 84.6% of interest expense was related to mortgage bonds (86.1% in 2005) and 14.8% to derivative transactions (13.7% in Q1-Q4).

The **average net interest margin (NIM)** was 3.64% as of 31 December 2005, 3.30% as of 30 September 2006, and 3.25% at the end of the year of reporting. The drop in NIM continues to be caused by the Bank's transforming portfolio structure, which has a long-term impact on the Bank's loan structure. The contribution of subsidized loans within the refinanced portfolio has been steadily shrinking due to scheduled repayments and an increasing rate of prepayments, and has been replaced by foreign exchange loans with lower interest margins. At the same time the refinancing of FX loans could not counterbalance the decreasing forint refinance portfolio. A similar process is going on in the portfolio of own lending although the relative difference between the margins is less compared to refinanced loans. In the case of own loans an additional impact is rooted in the upward movement of EUR and CHF yield curves and increasing cost of funds, a trend that the actors of a keenly competitive banking sector has shifted to their clients only to a lesser extent or to no extent at all. Conversely, the drop in margins on loans is slowed by improving costs of funds.

Net fees and commission income

The balance of **income from and expenditures of fees and commissions** in the fourth quarter of 2006 was a **net income amounting to 101.7 million forints**, 33.6% higher than the 76.1 million forints achieved in the fourth quarter of 2005 but 47.7% under the 194.3 million forints realized in the third quarter of 2006. The balance for 2006 was 610.0 million forints, 50.6% above the 405.0 million forints realized in the previous year. In the fourth quarter of 2006 net fee income contributed 2.0% to gross operating income.

In the course of 2006, 36.2% of income from fees and commissions was contributed by fees (33.7% in the fourth quarter), 47.0% by fees from credit institutions (47.3% in the fourth quarter), and 16.8% by fees paid by customers (19.0% in the fourth quarter). Commissions paid to acquisition agents contributed more than half (70.4% in Q1-Q4 and 66.5% in the fourth quarter) to total expenditures on fees and commissions and 11.3% was contributed by fees related to mortgage bond issues (same in the fourth quarter). Commission paid to consortial partners contributed 15.5% in 2006 (11.4% in the fourth quarter). With the strengthening of the Bank's own lending and the expansion of the role of the network of agents commission paid to acquisition agents almost one and a half higher compared to 2005.

Net profit from securities and currency transactions

Profit from foreign exchange transactions had a positive balance of 696.2 million forints in the year of reporting and showed a significant increase over the 415.0 million achieved in 2005 reflecting the changes in exchange rates within the period. The net profit from FX transactions amounted to **161.7 million forints** in the reported quarter, 11.3% lower than the third quarter of 2006 but 29.9% higher than the 124.5 million forints profit in the fourth quarter of 2005.

As of 31 December 2006 **profit from securities transactions amounted to 369.6 million forints** (including 88.3 million forints in the fourth quarter), which emerged as a balance of exchange gains and losses on mortgage bonds issued.

The balance of **derivative transactions was 208.9 million forints loss in 2006** (including 11.4 million forints loss incurred in the fourth quarter, 49.1 million forints loss in the third quarter and 193.6 million forints loss in the second quarter as opposed to a profit of 45.2 million forints generated in the first quarter) compared to a positive balance of 123.0 million forints in 2005 (including 110.4 million forints loss generated in the fourth quarter).

Other income and expenditures

As of 31 December 2006 the balance of **other income and expenditure was 163.8 million forints**, arising from 238.0 million forints income netted of 74.1 million forints expenditure. Of the other income item, almost the whole amount relates to the asset sale of the Bank group, and to the additional VAT-revenues, while the other expenses were mainly subsidies for non-profit organisations.

Operating expenses

Data in HUF million

DESCRIPTION	2005 Q4 (Oct-Dec)	2006 Q3 (Jul-Sept)	2006 Q4 (Oct-Dec)	2006 Q4 / 2005 Q4	2006 Q4 / 2006 Q3
General administrative costs	1,886	1,969	2,366	25.5%	20.1%
Personnel expenses	1,074	999	975	-9.2%	-2.4%
- wages	649	596	556	-14.3%	-6.6%
- other personnel expenses	191	179	203	6.4%	13.2%
- social security expenses	234	224	216	-8.0%	-3.6%
Other administrative costs	812	970	1,391	71.4%	43.3%
- incl. special mortgage banking costs	161	197	312	93.8%	58.3%
Depreciation	136	151	56	-58.6%	-62.6%
TOTAL OPERATING EXPENSES	2,022	2,120	2,422	19.8%	14.3%

Operating expenses amounted to 8.4 billion forints in 2006, 22.7% more than in 2005. Operating costs in the fourth quarter amounted to 2.4 billion forints, 14.3% higher than in the third quarter of 2006 and 19.8% higher than the fourth quarter 2005 figure. In accordance with the Bank's new business policy the processes aimed at creating FHB Group started in early 2006 and continue on schedule. All members of the Bank group have started their business operations in December 2006. As a result of infrastructure investments and restructuring the cost/income ratio (CIR) was 44.9% in 2006.

The contribution of **personnel expenses** to operating expenses has changed in the fourth quarter of 2006 compared to the fourth quarter of 2005 (40.2% as opposed to 53.1%). However, there is no significant change in the contribution of this item to the annual figures (46.2% in 2005 and 40.6% in 2006). The reason of the quarterly difference that those expenses, which had been incurred in order to creating assets in line with the strategy, were recorded as construction in progress in the fourth quarter of 2006. The year-on-year increase in **other administrative costs** was 71.4% in the fourth quarter of 2006 and their cumulative contribution was 46.3% higher. Within the line item of other administrative costs the contribution of property valuation costs increased up to 8.2% in the fourth quarter 2006, compared to the fourth quarter of 2005 (4.6%), while other costs dropped from 14.1% to 9.8% in the same period.

Data in HUF million

DESCRIPTION	31 Dec 2005.	31 Dec 2006.	2006 / 2005
General administrative costs	6,412	7,950	24.0%
Personnel expenses	3,173	3,421	7.8%
- wages	1,900	1,947	2.5%
- other personnel expenses	500	651	30.2%
- social security expenses	773	823	6.5%
Other administrative costs	3,239	4,529	39.8%
- incl. special mortgage banking costs	598	1,034	72.7%
Depreciation	450	470	4.4%
TOTAL OPERATING EXPENSES	6,862	8,420	22.7%

About one-fifth of other administrative expenses were contributed by **special mortgage banking costs** (19.9% in the reference quarter of 2005 as opposed to 22.4% in 2006, and 18.5% in 2005 compared to 22.8% in 2006). The two major components of special mortgage banking costs are valuation fees and loan coverage life insurance with a joint contribution of 88.0% in 2006 and 89.1% in the fourth quarter of 2006. The joint contribution of these items was 69.7% in 2005 and 81.5% in the fourth quarter.

In 2006 cumulative **depreciation** amounted to 469.7 million forints and the same was 56.3 million forints in the fourth quarter, 58.6% less than the respective figures for 2005. Depreciation contributes between the machines, equipment, real estate and the intangibles about 50%-50%.

A large portion of costs was incurred in conjunction with the development of FHB Bank Group in the context of the strategic programme. The Bank has maintained its cost effectiveness of operation; the increase in operating costs is in keeping with keener business activity.

Portfolio quality, loss in value and provisions

Data in HUF million

Breakdown of classified portfolio by loss in value and provisions									
CLASSIFICATION	31 Dec 2005			30 Sept 2006			31 Dec 2006		
	Total accounts receivable	Loss in value and prov.	Ratio	Total accounts receivable	Loss in value and prov.	Ratio	Total accounts receivable	Loss in value and prov.	Ratio
Standard	533,247	-	0.0%	634,604	-	0.0%	664,430	-	0.0%
Watch	3,788	2	0.1%	5,812	5	0.1%	5,846	3	0.0%
Substandard	535	58	10.8%	1,097	118	10.7%	1,462	156	10.6%
Doubtful	1,617	491	30.4%	2,350	737	31.4%	2,268	668	29.5%
Bad	1	1	100.0%	1	1	100.0%	-	-	100.0%
TOTAL	539,188	552	0.1%	643,864	861	0.1%	674,006	827	0.1%

The structure of the Bank's portfolio retained its high quality. Compared to the third quarter of 2006 the rate of problem-free accounts receivable remained stable in both the entire and the loans portfolio. As of 31 December 2006, 98.6% of the rated portfolio was problem-free (as compared to 98.6 as of 30 September 2006 and 98.7% as of 31 December 2005). The aggregate contribution of substandard, doubtful and bad transactions was 0.5% (0.5% as of 30 September 2006 and 0.5% as of 31 December 2005), transactions on the watch list contributed 0.9%-ot (0.9% as of 30 September 2006 and 0.8% as of 31 December 2005).

The total of problem loans (loans classified as substandard, doubtful or bad) increased by 283 million forints compared to the previous quarter resulting in a 34 million forints increase in loss in value and provisions to cover for such loans. The average rate of loss in value and provisions within the entire portfolio and specifically in the loan portfolio is around a stable 0.1% and 0.4% respectively.

Structure of the balance sheet³

Data in HUF million

DESCRIPTION	31.12.2005.	30.09.2006.	31.12.2006.	31.12.2006. / 31.12.2005	31.12.2006. / 30.09.2006.
Cash	1	2	37	4,653.9%	1,521.3%
Receivables from NBH	29,128	24,239	19,349	-33.6%	-20.2%
Interbank deposits	11,403	18,678	20,063	76.0%	7.4%
Available for sale securities	3,420	3,461	2,855	-16.5%	-17.5%
Refinanced mortgage loans	259,912	269,639	269,190	3.6%	-0.2%
Loans	171,264	206,423	212,428	24.0%	2.9%
Fair value of derivatives	773	6,219	2,979	285.5%	-52.1%
Tangible assets	1,793	3,784	6,280	250.4%	66.0%
Other assets	4,181	6,742	4,576	9.5%	-32.1%
Assets total	481,875	539,187	537,757	11.6%	-0.3%
Payables total	458,134	510,262	508,830	11.1%	-0.3%
- Interbank borrowings	31,496	50,979	44,749	42.1%	-12.2%
- Mortgage bonds	421,113	454,879	455,657	8.2%	0.2%
- Fair value of derivatives	3,199	702	3,788	18.4%	439.8%
- Other liabilities	2,326	3,702	4,635	99.2%	25.2%
Shareholders' equity	23,741	28,925	28,928	21.8%	0.0%
- Subscribed capital	6,600	6,600	6,600	0.0%	0.0%
- Repurchased own shares	-3	-12	-12	320.8%	0.0%
- Premium	1,446	1,210	1,209	-16.4%	0.0%
- General reserve	1,897	2,480	2,603	37.2%	4.9%
- Cash-flow hedge reserve	-1,907	-138	-2,355	23.5%	1,609.0%
- Stock option reserve	210	75	182	-13.3%	143.4%
- Changes in fair value of available for sale financial assets	-1	-19	-6	513.2%	-68.8%
- Accumulated assets	15,499	18,729	20,706	33.6%	10.6%
Liabilities total	481,875	539,187	537,757	11.6%	-0.3%

As of 31 December 2006 the Bank's consolidated **balance sheet total under IFRS amounted to 537.8 billion forints**, which is 55.9 billion forints, or 11.6% higher than in the fourth quarter of 2005 and 1.4 billion forints, or 0.3% less than the balance sheet total as of 30 September 2006. Compared to the 31 December 2005 reference period, 90.3% of the increase in assets was generated by the expansion of the loan portfolio. On the liabilities side, 61.8% of the increase was generated by a 34.5 billion forints expansion of outstanding mortgage bonds. Interbank borrowings contributed 23.7% to the increase in liabilities. The increase in both assets and liabilities over the figure in the third quarter of 2006 was due predominantly to an expansion in loans and mortgage bonds.

³ IFRS, consolidated, non-audited data

Interest earning assets

As of 31 December 2006 the Group's **interest earning assets amounted to 523.9 billion forints**, exceeding the fourth quarter figure of 2005 by 10.3%. Loans to retail customers disbursed by the Bank were 24.0% higher in December 2006 than a year earlier and 2.9% higher than in the third quarter of 2006. Loss in value to cover for losses from lending increased from 546.9 million forints in December 2005 to 819.3 million forints, in line with the expansion of the loan portfolio. Refinancing showed a year-on-year increase of 3.6%. At the end of the fourth quarter of 2005 refinancing and the Bank's own loans contributed 90.7% to interest earning assets. This contribution dropped to 91.9% by 31 December 2006.

The **loan collateral value of real estates** covering ordinary collateral amounted to **1,212.2 billion forints** as of 31 December 2006, 2.7% higher than the figure as of 30 September 2006. **The LTV ratio** (loan principal receivable to collateral value) **was 38.6%** as of 31 December 2006, somewhat lower than the 39.4% ratio in reference period of the previous year.

The portfolio of **NBH and other interbank deposits** changed from 40.5 billion forint as of 31 December 2005 to 39.4 billion forints as of 31 December 2006, which means its contribution to interest earning assets was 7.5%. Interbank deposits continue to serve primarily for the purpose of liquidity.

The value of the **securities portfolio** of the Bank dropped from 3.4 billion forints at the end of 2005 to 2.9 billion forints as of 31 December 2006. The contribution of securities to interest earning assets stayed below 1.0% throughout the entire period. The Bank's securities portfolio continues to serve exclusively as a liquidity reserve.

Own assets

The net value of **tangible and intangible assets** amounted to 1.8 billion forints as of 31 December 2005. This amount increased to reach 6.3 billion forints by the end of 2006 due primarily to new hardware and other tangible assets as well as software.

Other assets amounted to 4.6 billion forints as of 31 December 2006, 9.5% more than the figure of 31 December 2005. Over 56.1% of this item was contributed by the settlement of interest subsidies with the Hungarian State compared to 73.9% at the end of the fourth quarter of 2005.

Interest bearing liabilities

Mortgage bonds contributed 91.1% to the Bank's interest bearing liabilities as of 31 December 2006 as opposed to 93.0% in the previous year. The 455.7 billion forints book value of mortgage bonds as of 31 December 2006 was 8.2% higher than in the fourth quarter of 2005, the year-on-year increase amounting to 34.5 billion forints was contributed by 66.5 billion

forints new issues, 19.7 billion forints repayments and 9.4 billion forints repurchase including related exchange rate adjustments.

Mortgage bond collateral

The value of assets used as **ordinary collateral** for the mortgage bonds issued by the Bank was **796.1 billion forints** as of 31 December 2006, which is a 5.1% increase over the figure of 31 December 2005.

The value of the group of assets involved as collateral as of 31 Dec 2006 (HUF million)

Outstanding mortgage bonds in circulation	
face value:	439,159
interest:	159,229
total:	598,388
Value of the regular collateral	
principal:	472,779
interest:	323,332
total:	796,111
Value of assets involved as supplementary collateral	
principal:	0
interest:	0
total:	0

Interbank funds

At the end of 2006 the 44.7 billion forints **interbank portfolio** contained interbank drawdown amounting to 5.6 billion forints, 3.0 billion forints revolving loan, and CHF-based syndicated loan equivalent to 23.5 billion forints in addition to a Schuldschein loan equivalent to 12.6 billion forints denominated in euro available for the Bank from July 2006. The Bank has been using the interbank funds as supplementary funding possibilities.

Other liabilities

The Bank's other liabilities amounting to 4.6 billion forints include, among others, deferred valuation fees (16.1% in 2006 and 23.2% in 2005), passive accruals (7.8% in 2006 and 15.0% in 2005), taxes payable (15.0% in 2006 and 10.5% in 2005), and debts to suppliers (26.0% in 2006 and 25.2% in 2005).

Shareholders' equity

The year-on-year increase in shareholders' equity was 21.8% (5.2 billion forints), **reaching 28.9 billion forints** as of 31 December 2006. The increase was predominantly contributed by a 5.2 billion forints rise in accumulated profit. The 0.4 billion forints fall in the real value of cash-flow hedge reserve has a negative influence on the increase of shareholders' equity. Compared to the third quarter of 2006, shareholders' equity wasn't changed significantly, as a result of the opposite direct of change of the retained earnings and cash flow hedge reserve.

Capital structure

Data in HUF million

DESCRIPTION	31 Dec, 2006	30 Sept, 2006	31 Dec, 2005
Risk weighted assets (RWA)			
Balance sheet items	187,540	180,759	154,667
Off-balance sheet items	4,743	5,530	4,016
Total risk weighted assets	192,283	186,289	158,623
Tier 1			
Subscribed capital	6,600	6,600	6,600
Premium	1,210	1,210	1,446
General reserve	2,603	2,480	1,897
Stock option reserve	182	75	210
Changes in fair value of available for sale financial assets	-6	-19	-1
Retained earnings	20,706	18,729	15,499
Cash-flow hedge reserve*	0	0	0
Intangible assets	-4,814	-852	-908
Total Tier 1 capital	26,481	28,224	24,743
Tier 2			
General risk reserve	0	0	0
Total Tier 2 capital		0	0
Total regulatory capital	26,481	28,224	24,743
Tier 1 capital adequacy (%)	13.8	15.2	15.6
Total capital adequacy (%)	13.8	15.2	15.6

* Cash flow hedge reserve is excluded when calculating Tier 1 and regulatory capital.

The Bank's **risk weighted assets (RWA) amounted to 192.3 billion forints** as of 31 December 2006, which is a 21.2% increase over the past year. The growth was predominantly contributed by balance sheet items (97.8%), mainly expansion of the loan portfolio. Tier 1 was 26.5 billion forints showing a year-on-year increase of 7.0% at the end of the fourth quarter of 2006.

As of 31 December 2006 the **capital adequacy ratio was 13.8%** including the profit for the period compared to 15.6% as of 31 December 2005 and 15.2% as of 30 September 2006.

Off-balance sheet items

The Bank's pending liabilities among the off-balance sheet items include mainly contracted but not yet disbursed loans. Such loans amounted to 10.2 billion forints as of 31 December 2006, 30.8% higher than the 7.8 billion forints in 2005.

The most important item among future liabilities includes derivatives, which mainly include hedge transactions relating to EUR-denominated mortgage bonds. As of 31 December 2006 liabilities from currency swaps amounted to 151.2 billion forints, and liabilities from interest swaps amounted to 3.7 billion forints. The Bank only undertakes hedge transactions to close currency positions and eliminate risks, and does not engage in derivative transactions for speculative purposes.

Declaration

FHB Jelzálogbank Nyrt. (FHB Mortgage Bank Plc.) hereby declares that the figures and statements of this Preliminary Report comply with reality, and it does not conceal any fact or information that would be substantial in the judgement of the issuer's position.

As issuer, FHB Jelzálogbank Nyrt. assumes exclusive liability for the contents of the preliminary report. FHB Jelzálogbank Nyrt. declares that it is liable as issuer for the reimbursement of losses caused by the omission and/or the misleading contents of regular and extraordinary information.

Budapest, 13 February, 2007

Dániel Gyuris
CEO

Jenő Siklós
Deputy CEO

Name: FHB Mortgage Bank Plc
 Address: 1132 Budapest, Váci út 20.
 Sector code: 6522
 Reporting period: 01.01.2006 - 31.12.2006

Phone: +36 1 452 - 9100
 Fax: +36 1 320 - 4152
 E-mail: bardosp@fhb.hu
 Investor relations: Péter Bárdos

Financial Statements of FHB Mortgage Bank Plc. prepared in accordance with International Financial Reporting Standards (IFRS)

Profit and Loss Statement

(consolidated, non-audited data as at 31 Dec, 2006 and consolidated, audited data as at 31 Dec, 2005 according to IFRS, data in thousand HUF)

DESCRIPTION	31 Dec, 2006	31 Dec, 2005	Change (%)
Interest income	55,880,723	53,068,552	5.3%
Interest expense	-38,755,956	-36,513,772	6.1%
Net interest income	17,124,767	16,554,780	3.4%
Fee and commission income	1,561,478	1,225,153	27.5%
Fee and commission expense	-951,442	-820,143	16.0%
Profit from FX transactions	696,213	414,996	67.8%
Profit from changes of fair value of derivatives	-208,920	123,006	269.8%
Gain less losses from securities	369,581	226,828	62.9%
Other operating income	237,980	116,327	104.6%
Other operating expense	-74,132	-49,669	49.3%
Operating income	18,755,525	17,791,278	5.4%
Losses/provisions on loans and advances	-408,598	-228,338	78.9%
General and administrative costs	-8,419,737	-6,862,048	22.7%
Profit before tax	9,927,190	10,700,892	-7.2%
Taxation expense	-2,288,875	-2,234,784	2.4%
Profit for the period	7,638,315	8,466,108	-9.8%

Name: FHB Mortgage Bank Plc
 Address: 1132 Budapest, Váci út 20.
 Sector code: 6522
 Reporting period: 01.01.2006 – 31.12.2006

Phone: +36 1 452 - 9100
 Fax: +36 1 320 - 4152
 E-mail: bardosp@fhb.hu
 Investor relations: Péter Bárdos

Balance Sheet

(consolidated, non-audited data as at 31 Dec, 2006 and consolidated, audited data as at 31 Dec, 2005 according to IFRS, data in thousand HUF)

DESCRIPTION	31 Dec, 2006	31 Dec, 2005	Change (%)
Assets			
Cash	37,128	781	4,653.9%
Due from National Bank of Hungary	19,348,740	29,128,156	-33.6%
Placements with other banks	20,062,712	11,402,455	76.0%
Available for sale securities	2,854,666	3,420,111	-16.5%
Refinancing of mortgage loans	269,190,180	259,912,451	3.6%
Loans	212,428,568	171,264,316	24.0%
Fair value of derivatives	2,978,709	772,667	285.5%
Property and equipment	6,280,498	1,792,570	250.4%
Other assets	4,576,170	4,181,032	9.5%
Total Assets	537,757,371	481,874,539	11.6%
Liabilities			
Deposits from banks	44,748,692	31,496,058	42.1%
Mortgage bond liabilities	455,657,575	421,112,594	8.2%
Fair value of derivatives	3,788,404	3,198,503	18.4%
Other liabilities	4,635,100	2,326,828	99.2%
Total Liabilities	508,829,771	458,133,983	11.1%
Shareholders' Equity			
Share capital	6,600,001	6,600,001	0.0%
Repurchased own shares	-11,988	-2,849	320.8%
Share premium	1,209,562	1,446,047	-16.4%
General reserve	2,602,948	1,897,032	37.2%
Cash-flow hedge reserve	-2,354,911	-1,907,468	23.5%
Stock option reserve	182,171	210,036	-13.3%
Variation in fair value of tradable financial assets	-6,003	-979	513.2%
Retained earnings/(deficit)	20,705,820	15,498,736	33.6%
Total Shareholders' Equity	28,927,600	23,740,556	21.8%
Total Liabilities and Shareholders' Equity	537,757,371	481,874,539	11.6%

Name: FHB Mortgage Bank Plc
 Address: 1132 Budapest, Váci út 20.
 Sector code: 6522
 Reporting period: 01.01.2006 – 31.12.2006

Phone: +36 1 452 - 9100
 Fax: +36 1 320 - 4152
 E-mail: bardosp@fhb.hu
 Investor relations: Péter Bárdos

Cash Flow

(consolidated, non-audited data as at 31 Dec, 2006 and consolidated, audited data as at 31 Dec, 2005 according to IFRS, data in thousand HUF)

DESCRIPTION	31 Dec, 2006	31 Dec, 2005
Cash flows from operating activities		
Net profit	7,638,315	8,466,108
Non cash adjustments to net income to net cash from operating activities:		
Depreciation	469,652	449,914
Provision for losses	272,291	175,356
Loss/(profit) on sale of fixed assets	-995	-11,441
Stock option reserve	182,171	-10,357
Share granted	-	161,540
Derivatives	-2,151,073	-1,025,779
Cash flow hedge reserve		
Operating profit / (loss) before changes in operating assets	6,140,361	8,205,340
<i>Increase (decrease) in operating assets:</i>		
Refinancing of mortgage loans	-9,277,729	-18,623,945
Loans	-41,436,642	-38,965,096
Accrued interest receivable		
Other assets	-394,999	3,092,459
<i>Increase (decrease) in operating liabilities:</i>		
Due to other banks	-1,917,366	22,500,372
Accrued interest payable		
Other liabilities	2,234,138	-574,359
Net cash used in operating activities	-44,382,237	-24,365,229
Cash flows from investing activities		
Increase in available for sale securities	560,421	431,066
Proceeds from sale of property and equipment	1,925	24,475
Purchase of property and equipment	-4,958,510	-1,121,966
Net cash used in investing activities	-4,396,164	-666,425
Cash flows from financing activities		
Sale/(purchase) of own shares	-245,624	-265,816
Long term Interbank borrowings	15,170,000	
Dividend paid	-1,776,933	
Cash flow hedge reserve		
Instalment from mortgage bonds	-25,228,474	-26,054,700
Proceeds from issue of mortgage bonds	59,776,623	62,851,358
Net cash from financing activities	47,695,590	36,530,842
Net increase in cash and cash equivalents	-1,082,811	11,499,188
Cash and cash equivalents at beginning of year	40,531,391	29,032,203
Cash and cash equivalents at end of period	39,448,580	40,531,391
Cash and cash equivalents comprises of:		
Cash	37,128	781
Due from Central Bank	19,348,740	29,128,155
Placements with other banks, with a maturity of less than 90 days	20,062,712	11,402,455
Cash and cash equivalents at end of period	39,448,580	40,531,391
<i>Supplemental information</i>		
Interest received	55,246,872	52,341,539
Interest paid	-38,516,667	-35,561,881
Tax paid	-2,409,054	-2,332,413

Name: FHB Mortgage Bank Plc
 Address: 1132 Budapest, Váci út 20.
 Sector code: 6522
 Reporting period: 01.01.2006 – 31.12.2006

Phone: +36 1 452 - 9100
 Fax: +36 1 320 - 4152
 E-mail: bardosp@fhb.hu
 Investor relations: Péter Bárdos

Statement of Shareholders' Equity

(consolidated, non-audited data as at 31 Dec, 2006 and consolidated, audited data as at 31 Dec, 2005, according to IFRS, data in thousand HUF)

DESCRIPTION	Share Capital	Treasury Shares	Share Premium	General reserve	Cash-flow hedge reserve	Stock option reserve	Variation in fair value (financial assets)	Retained earnings (deficit)	Shareholders' Equity
31 Dec 2005	6,600,001	-2,849	1,446,047	1,897,032	-1,907,468	210,036	-979	15,498,736	23,740,556
Transfer to general reserve	-	-	-	583,535	-	-	-	-583,535	0
Change of fair values cash flow hedge	-	-	-	-	1,769,675	-	-	-	1,769,675
Own share purchase	-	-259,749	-	-	-	-	-	-	-259,749
Shares granted	-	250,610	-236,485	-	-	-210,036	-	210,036	14,125
Dividends for 2005	-	-	-	-	-	-	-	-1,848,000	-1,848,000
Creation of stock option reserve	-	-	-	-	-	74,845	-	-	74,845
Changes in fair value of available for sale financial assets	-	-	-	-	-	-	-18,253	-	-18,253
Profit for the period	-	-	-	-	-	-	-	5,451,808	5,451,808
30 Sept 2006	6,600,001	-11,988	1,209,562	2,480,567	-137,793	74,845	-19,232	18,729,045	28,925,007
Transfer to general reserve	-	-	-	122,381	-	-	-	-122,381	0
Change of fair values cash flow hedge	-	-	-	-	-2,217,118	-	-	-	-2,217,118
Own shares purchase	-	-	-	-	-	-	-	-	0
Shares granted	-	-	-	-	-	-	-	-	0
Dividends for 2005	-	-	-	-	-	-	-	-	0
Creation of stock option reserve	-	-	-	-	-	107,326	-	-	107,326
Changes in fair value of available for sale financial assets	-	-	-	-	-	-	13,229	-	13,229
Profit for the period	-	-	-	-	-	-	-	2,099,156	2,099,156
31 Dec 2006	6,600,001	-11,988	1,209,562	2,602,948	-2,354,911	182,171	-6,003	20,705,820	28,927,600

Name: FHB Mortgage Bank Plc
 Address: 1132 Budapest, Váci út 20.
 Sector code: 6522
 Reporting period: 01.01.2006 - 31.12.2006

Phone: +36 1 452 - 9100
 Fax: +36 1 320 - 4152
 E-mail: bardosp@fhb.hu
 Investor relations: Péter Bárdos

Loans

(consolidated, non-audited data as at 31 Dec, 2006 and consolidated, audited data as at 31 Dec, 2005 according to IFRS, data in thousand HUF)

DESCRIPTION	31 Dec, 2006	31 Dec, 2005
Real estate purchase	103,651,164	94,358,403
Real estate construction	46,940,123	40,272,001
Real estate reconstruction	4,386,351	2,857,737
Real estate extension	12,576,236	12,928,260
Other loans secured by real estate	43,551,429	19,641,777
Employee loans	1,493,426	1,202,603
Loans, gross	212,598,729	171,260,781
from this: retail loans	207,369,243	170,704,579
other	5,229,486	556,202
Loan loss provision	-819,296	-546,906
Accrued interest	649,136	550,441
Loans, net	212,428,568	171,264,316

Mortgage bonds

(consolidated, non-audited data as at 31 Dec, 2006 and consolidated, audited data as at 31 Dec, 2005, according to IFRS, data in thousand HUF)

DESCRIPTION	Carrying amount	Nominal value	Carrying amount	Nominal value
	31 Dec, 2006		31 Dec, 2005	
Non-listed mortgage bonds				
Fixed	175,019,320	174,473,750	176,142,392	175,538,250
Floating	47,090,316	47,120,500	24,076,279	24,098,750
Listed mortgage bonds				
Fixed	163,422,704	163,370,720	188,171,960	187,852,640
Floating	53,976,127	54,194,180	16,124,855	16,349,180
Total	439,508,467	439,159,150	404,515,486	403,838,820

Name: FHB Mortgage Bank Plc
 Address: 1132 Budapest, Váci út 20.
 Sector code: 6522
 Reporting period: 01.01.2006 – 31.12.2006

Phone: +36 1 452 - 9100
 Fax: +36 1 320 - 4152
 E-mail: bardosp@fhb.hu
 Investor relations: Péter Bárdos

RECONCILIATION OF THE NET ASSETS AND RESULT UNDER HUNGARIAN ACCOUNTING STANDARDS TO THOSE UNDER INTERNATIONAL FINANCIAL REPORTING STANDARDS

(consolidated, non-audited data as at 31 Dec, 2006 and consolidated, audited data as at 31 Dec, 2005, according to IFRS, data in thousand HUF)

DESCRIPTION	31 Dec, 2006	31 Dec, 2005
Total Shareholders' Equity per Hungarian Statutory Financial Statements	29,452,449	27,783,253
Accrued loan disbursement fee	-746,859	-540,908
General risk reserve	2,643,115	1,190,115
Cash-flow hedge reserve	-2,354,910	-1,907,468
Fair value changes of derivatives (trading)	-208,920	87,489
Deferred tax asset	148,728	129,054
Mark to market of available for sale securities	-6,003	-979
Total Shareholders' Equity per IFRS Financial Statements	28,927,600	23,740,556

DESCRIPTION	31 Dec, 2006	31 Dec, 2005
Profit per Hungarian Statutory Financial Statements	6,526,198	7,441,383
Accrued loan disbursement fee	-205,951	-54,451
Deferred tax benefit	19,675	18,027
Derivative deals in income statement	-208,920	87,489
General reserve	1,453,000	861,878
Own shares' fx difference	236,485	262,967
Stock option reserve	-182,172	-151,185
Mark to market of available for sale securities		-
Profit per IFRS financial statements	7,638,315	8,466,108

Name: FHB Mortgage Bank Plc
Address: 1132 Budapest, Váci út 20.
Sector code: 6522
Reporting period: 01.01.2006 - 31.12.2006

Phone: +36 1 452 - 9100
Fax: +36 1 320 - 4152
E-mail: bardosp@fhb.hu
Investor relations: Péter Bárdos

DATA FORMS RELATED TO THE FINANCIAL REPORTS

PK1. General information on the financial figures

	Yes	No	
Audited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Consolidated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Accounting principles	Hungarian <input type="checkbox"/>	IFRS <input checked="" type="checkbox"/>	Other <input type="checkbox"/>

PK2. Business enterprises subject to consolidation

Name	Equity / Share capital (thousand HUF)	Ownership ratio (%)	Voting ratio (%)	Classification ¹
FHB Service Ltd.*	1,500,000	100.00	100.00	L
FHB Commercial Bank Ltd.	2,000,000	90.00	90.00	K
FHB Real Estate Ltd.*	30,000	95.00	95.00	K
FHB Annuity Real Estate Investment Ltd*	100,000	95.00	95.00	K

¹ Full (L); Joint management (K); Affiliated (T)

* The share capital has not been fully paid yet.

Name: FHB Mortgage Bank Plc
Address: 1132 Budapest, Váci út 20.
Sector code: 6522
Reporting period: 01.01.2006 - 31.12.2006

Phone: +36 1 452 - 9100
Fax: +36 1 320 - 4152
E-mail: bardosp@fhb.hu
Investor relations: Péter Bárdos

PK6. Major off-balance sheet items

Description	30 Dec, 2006 (HUF million)
Pending obligations	10,237
- available credit facility on credits extended	1,542
- loans committed in contract but not yet extended	8,685
- credit to be purchased from partner bank	10
Future obligations	154,963
Total	165,200

DATA FORMS RELATING TO THE STRUCTURE OF SHARES AND THE GROUP OF OWNERS

RS1. Ownership structure, participation and voting rates

The ownership share is equal to the voting rates for entire share capital.

Description of group of owners	Entire share capital						Listed series ¹					
	Beginning of target year (01.01.2006)			End of period (30.09.2006.)			Beginning of target year (01.01.2006)			End of period (30.09.2006.)		
	% ²	% ³	Db	% ²	% ³	Db	% ²	% ³	Db	% ²	% ³	Db
Domestic institutional / company	17.73	17.73	11,703,852	18.99	18.99	12,534,199	10.03	8.82	5,818,152	12.50	10.98	7,248,499
Foreign institutional / company	25.44	25.44	16,790,459	24.52	24.53	16,185,389	28.95	25.44	16,790,459	27.91	24.53	16,185,389
Domestic private individual	3.41	3.41	2,252,337	2.22	2.22	1,463,771	3.88	3.41	2,252,337	2.52	2.22	1,463,771
Foreign private individual	0.04	0.04	24,050	0.05	0.05	35,452	0.05	0.04	24,050	0.06	0.05	35,452
Employees, office holders	0.17	0.17	111,932	0.09	0.09	57,205	0.19	0.17	111,932	0.10	0.09	57,205
Treasury bond	0.00	0.00	2,060	0.01	0.00	8,674	0.00	0.00	2,060	0.01	0.00	8,674
Owner part of state budget ⁴	53.21	53.21	35,115,320	54.12	54.12	35,715,320	56.90	50.00	33,001,020	56.90	50.01	33,001,020
International Development Institutes ⁵	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0
Other	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0
TOTAL	100.00	100.00	66,000,010	100.00	100.00	66,000,010	100.00	87.88	58,000,010	100.00	87.88	58,000,010

¹ If the listed series is the same as the entire share capital, this must be indicated and no completion is required. If there are several series on the Stock Market, the ownership structure must be given for every series.

² Ownership share

³ The voting rights ensuring participation in decision making at the General Shareholder's Meeting of Issuer. If the ownership share and the voting rights are identical, only the ownership share column must be completed and submitted / disclosed, while the fact must be indicated.

⁴ E.g.: ÁPV Rt., TB, local authorities, companies with 100% state ownership, etc.

⁵ E.g.: EBRD, EIB, etc.

RS2. Changes in the number of treasury shares (pcs) in the year concerned

	1 January	31 March	30 June	30 September	31 December
FHB Rt.	2,060	2,060	8,674	8,674	8,674

Name: FHB Mortgage Bank Plc
 Address: 1132 Budapest, Váci út 20.
 Sector code: 6522
 Reporting period: 01.01.2006 - 31.12.2006

Phone: +36 1 452 - 9100
 Fax: +36 1 320 - 4152
 E-mail: bardosp@fhb.hu
 Investor relations: Péter Bárdos

RS3/1. List and presentation of Owners holding a share exceeding 5% (at the end of the period) regarding the listed series

Name	Nationality ¹	Activity ²	Quantity (pcs)	Share (%) ³	Voting rights (%) ^{3,4}	Notes ⁵
ÁPV Rt.	B	Á	33,000,010	56.90	50.01	
UBS AG	K	L	6,471,680	11.16	9.81	
Allianz Hungária Biztosító Rt.	B	I	1,252,350	2.16	1.90	

¹ Resident (B), Non-resident (K)

² Custodian (L), State Budget (Á), International Development Institute (F), Institutional (I), Business Enterprise (T) Private (M), Employee, officer (D)

³ To be given rounded up to two decimals

⁴ The voting right assuring participation in decision making in the General Shareholder's Meeting of Issuer.

⁵ E.g.: strategic investor, financial investor, etc.

RS3/2. List and presentation of Owners holding a share exceeding 5% (at the end of the period) regarding the entire share capital

Name	Nationality ¹	Activity ²	Quantity (pcs)	Share (%) ³	Voting rights (%) ^{3,4}	Notes ⁵
ÁPV Rt.	B	Á	35,714,310	54.11	54.12	
UBS AG	K	L	6,471,680	9.81	9.81	
Allianz Hungária Biztosító Rt.	B	I	6,538,050	9.91	9.91	

¹ Domestic (B), Foreign (K)

² Custodian (L), State Budget (Á), International Development Institute (F), Institutional (I), Business Enterprise (T) Private (M), Employee, officer (D)

³ To be given rounded up to two decimals

⁴ The voting right assuring participation in decision making in the General Shareholder's Meeting of Issuer.

⁵ E.g.: strategic investor, financial investor, etc.

Name: FHB Mortgage Bank Plc
 Address: 1132 Budapest, Váci út 20.
 Sector code: 6522
 Reporting period: 01.01.2006 - 31.12.2006

Phone: +36 1 452 - 9100
 Fax: +36 1 320 - 4152
 E-mail: bardosp@fhb.hu
 Investor relations: Péter Bárdos

DATA FORMS RELATED TO THE ORGANISATION AND OPERATION OF THE ISSUER

TSZ2. Changes in the headcount of full-time staff (persons)

	End of base period (31 December 2005.)	Beginning of target year (1 January 2006.)	End of target period (31 Dec 2006.)
Bank	270	268	373
Consolidated	299	299	459

TSZ3. Persons in senior positions and (strategic) employees having an influence on the operations of the Issuer

Type ¹	Name	Position	Beginning of mandate	End / termination of mandate	Shares held (pcs)
IT	Ferenc Karvalits	Chairman	05.05.2005	05.05.2010	0
IT	dr. Gábor Borsányi	member	12.05.2006	12.05.2011	0
IT	dr. Károly Salamon	member	12.05.2006	12.05.2011	0
IT	Dániel Gyuris	member, CEO	21.04.2006	21.04.2011	2,500
IT	László Harmati	member, Deputy CEO	21.04.2006	21.04.2011	4,192
IT	Dr. Zoltán Szedlacskó	member	23.05.2003	23.05.2008	0
IT	Dr. Gábor Csányi	member	28.05.2005	28.05.2010	0
IT	Dr. Márton Vági	member	21.04.2006	21.04.2011	0
FB	Róbert Somfai	Chairman	26.07.2002	26.07.2007	5,000
FB	Ágnes Winkler	member	26.07.2002	26.07.2007	0
FB	Mónika Kék	member	05.05.2005	05.05.2010	0
FB	Kata Orsolya Molnár	member	05.05.2005	05.05.2010	0
FB	Éva Baranyi	member	05.05.2005	05.05.2010	0
FB	Dr. Gyula Czok	member	12.05.2006	12.05.2011	4,000
FB	Dr. Erik Landgraf	member	02.05.2006	02.05.2011	74
FB	Nguyen Viet	member	02.05.2006	02.05.2011	0
FB	Mária Szántó	member	02.05.2006	02.05.2011	0
SP	Jenő Siklós	Deputy CEO	10.21.1997	indefinite	6,310
SP	Tamás Foltányi	Deputy CEO	11.01.2005	indefinite	0
Shares held (pcs) T O T A L :					22,076

¹ Employee in a strategic position (SP), Member of the Board of Directors (IT), member of the Supervisory Board (FB)

Name: FHB Mortgage Bank Plc
 Address: 1132 Budapest, Váci út 20.
 Sector code: 6522
 Reporting period: 01.01.2006 - 31.12.2006

Phone: +36 1 452 - 9100
 Fax: +36 1 320 - 4152
 E-mail: bardosp@fhb.hu
 Investor relations: Péter Bárdos

DATA SHEETS RELATED TO EXTRAORDINARY ANNOUNCEMENTS

ST1. Extraordinary announcements during the period of reporting

Date	Medium of announcement	Description
12.01.2006	BSE web site	Update of the FHB Ltd's EMTN Programme
16.01.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Update of the FHB Ltd's EMTN Programme
19.01.2006	Financial Times Tageblatt	Update of the FHB Ltd's EMTN Programme (English)
13.01.2006	BSE web site	Base Prospectus relating to FHB Land Credit and Mortgage Bank Ltd's EMTN Program.
18.01.2006	BSE web site Magyar Tőkepiac Napi Gazdaság Világgazdaság	Current value of FHB's mortgage bonds and their collaterals as at 31.12.2005.
02.02.2006	BSE web site	Another euro issue under the EMTN Program of FHB
03.02.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Another euro issue under the EMTN Program of FHB
08.02.2006	Financial Times Tageblatt	Another euro issue under the EMTN Program of FHB
07.02.2006	BSE web site	FHB's new strategic plan by has been approved by the Board of Directors
08.02.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	FHB's new strategic plan by has been approved by the Board of Directors
08.02.2006	BSE web site	Summary presentation of FHB's new strategic plan
13.02.2006	BSE web site	Stock Market Preliminary Report of FHB Land Credit and Mortgage Bank Ltd. for the 4th quarter of 2005
13.02.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Preliminary annual report of FHB Land Credit and Mortgage Bank Ltd. for the year 2005
14.02.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Adjustment of the preliminary annual report of FHB Land Credit and Mortgage Bank Ltd. for the year 2005
17.02.2006	Financial Times Tageblatt	FHB's new strategic plan by has been approved by the Board of Directors
20.02.2006	BSE web site	FJ11ZF02 Mortgage bond series has been successfully issued
21.02.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	FJ11ZF02 Mortgage bond series has been successfully issued
24.02.2006	BSE web site	Additional information to FHB Land Credit and Mortgage Bank Ltd's Mortgage Bond Issuing Program for 2005-2006
27.02.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Additional information to FHB Land Credit and Mortgage Bank Ltd's Mortgage Bond Issuing Program for 2005-2006
27.02.2006	BSE web site	Moody's changes outlook on 7 Hungarian banks' deposit ratings following a similar change on Hungary's sovereign ratings
02.03.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Moody's changes outlook on 7 Hungarian banks' deposit ratings following a similar change on Hungary's sovereign ratings
02.03.2006	BSE web site	Information about FHB signing a multicurrency revolving loan contract
03.03.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Information about FHB signing a multicurrency revolving loan contract

Name: FHB Mortgage Bank Plc
Address: 1132 Budapest, Váci út 20.
Sector code: 6522
Reporting period: 01.01.2006 - 31.12.2006

Phone: +36 1 452 - 9100
Fax: +36 1 320 - 4152
E-mail: bardosp@fhb.hu
Investor relations: Péter Bárdos

Date	Medium of announcement	Description
06.03.2006	BSE web site	Repricing the FJ12NV01 mortgage bond
08.03.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Repricing the FJ12NV01 mortgage bond
08.03.2006	BSE web site	Invitation to the Annual General Shareholder's Meeting of FHB Land Credit and Mortgage Bank Ltd.
09.03.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Invitation to the Annual General Shareholder's Meeting of FHB Land Credit and Mortgage Bank Ltd.
08.03.2006	BSE web site	Information on the decision of FHB Rt. to purchase own shares
09.03.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Information on the decision of FHB Rt. to purchase own shares
14.03.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	About the modification of the General Lending Rules
24.03.2006	BSE web site	Péter Heim resigned from its position from Supervisory Board with the effect of 23.04.2006.
27.03.2006	BSE web site Magyar Tőkepiac Napi Gazdaság Világgazdaság	Péter Heim resigned from its position from Supervisory Board with the effect of 23.04.2006.
04.04.2006	BSE web site	Purchase of ordinary shares of series 'A' on April 4, 2006 of FHB Land Credit and Mortgage Bank Ltd
06.04.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Purchase of ordinary shares of series 'A' on April 4, 2006 of FHB Land Credit and Mortgage Bank Ltd
06.04.2006	Magyar Tőkepiac Népszabadság Napi Gazdaság Világgazdaság	Invitation to General Meeting for small investors
04.04.2006	BSE website	Adjustments to the invitation to the General Annual Meeting of FHB
05.04.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Adjustments to the invitation to the General Annual Meeting of FHB
06.04.2006	BÉT web site	Proposals for the Annual General Meeting of FHB
06.04.2006	BSE web site	Extraordinary information of the purchase of FHB ordinary shares of series "A"
07.04.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Extraordinary information of the purchase of FHB ordinary shares of series "A"
11.04.2006	BSE web site	FHB purchased another 50,000 pieces of own ordinary shares of series „A”
13.04.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	FHB purchased another 50,000 pieces of own ordinary shares of series „A”
11.04.2006	BSE web site	Quarterly report of FHB Land Credit and Mortgage Bank about the value mortgage bonds and collaterals
20.04.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Quarterly report of FHB Land Credit and Mortgage Bank about the value mortgage bonds and collaterals
20.04.2006	BSE web site	Resignations from the Board of Directors and the Supervisory Board
21.04.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Resignations from the Board of Directors and the Supervisory Board
21.04.2006	BSE web site	Resolutions of the 2006 Annual General Meeting
24.04.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Resolutions of the 2006 Annual General Meeting
21.04.2006	BSE web site	FHB Land Credit and Mortgage Bank purchased own shares

Name: FHB Mortgage Bank Plc
Address: 1132 Budapest, Váci út 20.
Sector code: 6522
Reporting period: 01.01.2006 - 31.12.2006

Phone: +36 1 452 - 9100
Fax: +36 1 320 - 4152
E-mail: bardosp@fhb.hu
Investor relations: Péter Bárdos

Date	Medium of announcement	Description
25.04.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	FHB Land Credit and Mortgage Bank purchased own shares
26.04.2006	BSE web site	Changes in the structure of FHB shares owned by the management due to the fulfilment of the criteria of the share option program for 2005
27.04.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Changes in the structure of FHB shares owned by the management due to the fulfilment of the criteria of the share option program for 2005
28.04.2006	BSE website	Declaration about FHB's company managing practice, based on the Responsible Company Management Recommendations, published by BSE
28.04.2006	BSE website	FHB's Annual report for the year 2005
28.04.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Summary of FHB's Annual report for the year 2005
11.05.2006	BSE website	Stock Exchange Preliminary Report of FHB Land Credit and Mortgage Bank Co. For Q1 of 2006
11.05.2006	BSE website	Decision E-I-360 of 2006 of the Hungarian Financial Supervision Authority dated 11 May 2006 approving the establishment of FHB Commercial Bank Ltd.
12.05.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Decision E-I-360 of 2006 of the Hungarian Financial Supervision Authority dated 11 May 2006 approving the establishment of FHB Commercial Bank Ltd.
12.05.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Announcement by FHB Land Credit and Mortgage Bank Co. regarding the rules of dividend payment for 2005
22.05.2006	BSE website	Extraordinary announcement by FHB Land Credit and Mortgage Bank Co. regarding the extension of a short-term revolving multi-currency loan agreement
23.05.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Extraordinary announcement by FHB Land Credit and Mortgage Bank Co. regarding the extension of a short-term revolving multi-currency loan agreement
23.05.2006	BSE website	Change in the amount of shares owned by FHB Rt.'s officers as the conditions of the 2005 share option programme were met
24.05.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Change in the amount of shares owned by FHB Rt.'s officers as the conditions of the 2005 share option programme were met
23.05.2006	BSE website	Announcement by FHB Land Credit and Mortgage Bank Co. regarding the rules of dividend payment for 2005
31.05.2006	BSE website	Minutes of FHB Land Credit and Mortgage Bank Co.'s the 2006 Ordinary General Meeting of 21 April 2006
01.06.2006	BSE website	Moody's upgrades the rating from A1 to Aa2 of the FX-denominated mortgage bonds issued by FHB Land Credit and Mortgage Bank Co.
02.06.2006	BSE website	Annex to FHB Land Credit and Mortgage Bank Co.'s 2005-2006 Mortgage Bond and Bond Issues Programme Prospectus
07.06.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Statutes of FHB Mortgage Bank Public Company Limited by Shares effective as of 30 May 2006
09.06.2006	BSE website	Successful private issue of FHB Rt.'s mortgage bond series FJ07ZF03
09.06.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	FHB issues the EUR 50 million amounted, mortgage bond series FJ11NV01 within the EMTN programme.
12.06.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Successful private issue of FHB Rt.'s mortgage bond series FJ07ZF03
13.06.2006	BSE website	Suspension of trading of FHB Mortgage Bank Plc.'s registered shares for the trading day of 13 June 2006
14.06.2006	BSE website	Modification of restrictions regarding put prices of FHB Mortgage Bank Plc.'s shares and determination of the maximum price change of FHB futures contracts for the trading day of 14 June 2006

Name: FHB Mortgage Bank Plc
Address: 1132 Budapest, Váci út 20.
Sector code: 6522
Reporting period: 01.01.2006 - 31.12.2006

Phone: +36 1 452 - 9100
Fax: +36 1 320 - 4152
E-mail: bardosp@fhb.hu
Investor relations: Péter Bárdos

Date	Medium of announcement	Description
14.06.2006	BSE website	Extraordinary announcement by FHB Plc about the extra tax on state interest subsidies
15.06.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Extraordinary announcement by FHB Plc about the extra tax on state interest subsidies
15.06.2006	BSE website	Resolution No. 39 of 2006 of FHB Mortgage Bank Plc. regarding the foundation of FHB Annuity Ltd.
16.06.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Resolution No. 39 of 2006 of FHB Mortgage Bank Plc. regarding the foundation of FHB Annuity Ltd.
05.07.2006	BSE website	Allianz Hungária Ltd. increased its share in FHB Plc. to 8.0086 % as of 3 June 2006
07.07.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Allianz Hungária Ltd. increased its share in FHB Plc. to 8.0086 % as of 3 June 2006
07.07.2006	BSE website	FHB Mortgage Bank Plc. informs its investors that as of 3 June 2006 ownership of the 8,000,000 Series B shares with voting preference issued by FHB Plc. is as follows: State Privatisation and Holding Ltd. 33.92%, Allianz Hungária Ltd. 66.08%.
11.07.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	FHB Mortgage Bank Plc. informs its investors that as of 3 June 2006 ownership of the 8,000,000 Series B shares with voting preference issued by FHB Plc. is as follows: State Privatisation and Holding Ltd. 33.92%, Allianz Hungária Ltd. 66.08%.
17.07.2006	BSE website	Announcement regarding the repurchase of three series issued earlier by FHB Plc. in the context of public offering
17.07.2006	BSE website	Amendment to the announcement regarding the repurchase of FHB Plc.'s mortgage bond
19.07.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Amendment to the announcement regarding the repurchase of FHB Plc.'s mortgage bond
19.07.2006	BSE website	On 18 June 2006 Dr. Gyula Czok, member of FHB Plc.'s Supervisory Board sold 3000 Series A registered shares.
20.07.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	On 18 June 2006 Dr. Gyula Czok, member of FHB Plc.'s Supervisory Board sold 3000 Series A registered shares.
20.07.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Announcement by FHB Mortgage Bank Plc. regarding the values of mortgage bonds and collaterals as of 30 June 2006
24.07.2006	BSE website	Announcement by FHB Mortgage Bank Plc. regarding the values of mortgage bonds and collaterals as of 30 June 2006
26.07.2006	BSE website Magyar Tőkepiac Napi Gazdaság Világgazdaság	FHB Plc. Inform the issuers, that the ownership share of Silvermist Estate S.A. grew to 7,5757 % by 3 July, 2006.
31.07.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Information about the modification of FHB's Retail Loan Business Rules
02.08.2006	BSE website	Announcement regarding the publication of Annex 5 to FHB Mortgage Bank Plc.'s 2005-2006 Mortgage Bond and Bond Issues Programme Prospectus
02.08.2006	BSE website Magyar Tőkepiac Napi Gazdaság Világgazdaság	Annex 5 to FHB Mortgage Bank Plc.'s 2005-2006 Mortgage Bond and Bond Issues Programme Prospectus
11.08.2006	BSE website Magyar Tőkepiac Napi Gazdaság Világgazdaság	Preliminary Report of FHB Mortgage Bank Plc for the first half year of 2006.

Name: FHB Mortgage Bank Plc
Address: 1132 Budapest, Váci út 20.
Sector code: 6522
Reporting period: 01.01.2006 - 31.12.2006

Phone: +36 1 452 - 9100
Fax: +36 1 320 - 4152
E-mail: bardosp@fhb.hu
Investor relations: Péter Bárdos

Date	Medium of announcement	Description
24.08.2006	BSE website	Moody's has placed the FHB on watch list due to the possible upgrade of the Bank's long term deposit rating (A2)
28.08.2006	BSE website	Dr. Gyula Czok, a member of the Bank's Supervisory Board sold "A" type series shares.
29.08.2006	Magyar Tőkepiac Világgazdaság Napi Gazdaság	Dr. Gyula Czok, a member of the Bank's Supervisory Board sold "A" type series shares.
29.08.2006	BSE website	The Court of Registry in Budapest has registered FHB Életjárdék Ingatlanbefektető Zrt.
30.08.2006	BSE website Magyar Tőkepiac Napi Gazdaság Világgazdaság	The Court of Registry in Budapest has registered FHB Életjárdék Ingatlanbefektető Zrt.
06.09.2006	BSE website	FHB's announcement on the change of interest rate of the mortgage bond FJ09NV01.
07.09.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	FHB's announcement on the change of interest rate of the mortgage bond FJ09NV01.
11.09.2006	BSE website	Bulletin about the amendment of the 2005-2006 Mortgage Bond Program of FHB Mortgage Bank Plc.
12.09.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Amendment of the 2005-2006 Mortgage Bond Issuing Program of FHB Mortgage Bank Plc.
10.10.2006	BSE website	Announcement regarding the repurchase of FHB Plc.'s mortgage bond
12.10.2006	Magyar Tőkepiac Világgazdaság Napi Gazdaság	Announcement regarding the repurchase of FHB Plc.'s mortgage bond
20.10.2006	BSE website Magyar Tőkepiac Napi Gazdaság Világgazdaság	Announcement by FHB Mortgage Bank Plc. regarding the values of mortgage bonds and collaterals as of 30 June 2006
13.11.2006	BSE website	Stock Market Preliminary Report of FHB Mortgage Bank Plc. for the 3rd quarter of 2006.
15.11.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Stock Market Preliminary Report of FHB Mortgage Bank Plc. for the 3rd quarter of 2006.
15.11.2006	BSE website	The property structure of FHB shares owned by the management has changed.
16.11.2006	BSE website	Announcement regarding the repurchase of FHB Plc.'s mortgage bond before maturity
17.11.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	The property structure of FHB shares owned by the management has changed.
17.11.2006	Magyar Tőkepiac Napi Gazdaság Világgazdaság	Announcement regarding the repurchase of FHB Plc.'s mortgage bond before maturity
20.11.2006	BSE website Magyar Tőkepiac Világgazdaság Napi Gazdaság	Announcement regarding the repurchase of FHB Plc.'s mortgage bond before maturity
21.11.2006	BSE website Magyar Tőkepiac Világgazdaság Napi Gazdaság	Announcement regarding the repurchase of FHB Plc.'s mortgage bond before maturity
23.11.2006	BSE website	The Hungarian Financial Supervisory Authority approved the operating licence of FHB Commercial Bank Zrt. on November 23, 2006 with the Resolution No. E-I-1005/2006

Name: FHB Mortgage Bank Plc
Address: 1132 Budapest, Váci út 20.
Sector code: 6522
Reporting period: 01.01.2006 - 31.12.2006

Phone: +36 1 452 - 9100
Fax: +36 1 320 - 4152
E-mail: bardosp@fhb.hu
Investor relations: Péter Bárdos

Date	Medium of announcement	Description
24.11.2006	Magyar Tőkepiac Világgazdaság Napi Gazdaság	The Hungarian Financial Supervisory Authority approved the operating licence of FHB Commercial Bank Zrt. on November 23, 2006 with the Resolution No. E-I-1005/2006
29.11.2006	BSE website	The Hungarian Financial Supervisory Authority approved the 2006-2007 Mortgage Bond Program of FHB Mortgage Bank Plc.
30.11.2006	Magyar Tőkepiac Világgazdaság Napi Gazdaság	The Hungarian Financial Supervisory Authority approved the 2006-2007 Mortgage Bond Program of FHB Mortgage Bank Plc.
05.12.2006	BSE website	Commencement of the business operation of FHB Commercial Bank Ltd.
06.12.2006	Magyar Tőkepiac Világgazdaság Napi Gazdaság	Commencement of the business operation of FHB Commercial Bank Ltd.
2006.12.15.	Magyar Tőkepiac Világgazdaság Napi Gazdaság	About the modification of the General Lending Rules
19.12.2006	BSE website	Jenő Siklós, deputy CEO of FHB Plc has sold own shares
20.12.2006	Magyar Tőkepiac Világgazdaság Napi Gazdaság	Jenő Siklós, deputy CEO of FHB Plc has sold own shares
21.12.2006	BSE website	László Harmati, deputy CEO of FHB Plc has sold own shares
22.12.2006	Magyar Tőkepiac Világgazdaság Napi Gazdaság	László Harmati, deputy CEO of FHB Plc has sold own shares
04.01.2007	BSE website	Moody's placed the Bank's short and long term FX deposit ratings to a negative watch list
16.01.2007	BSE website	Announcement by FHB Mortgage Bank Plc. regarding the values of mortgage bonds and collaterals as of 31 December 2006
17.01.2007	BSE website	Announcement regarding the repurchase of FHB Plc.'s mortgage bond before maturity
17.01.2007	Magyar Tőkepiac Világgazdaság Napi Gazdaság	Announcement regarding the repurchase of FHB Plc.'s mortgage bond before maturity
18.01.2007	Magyar Tőkepiac Világgazdaság Napi Gazdaság	Announcement by FHB Mortgage Bank Plc. regarding the values of mortgage bonds and collaterals as of 31 December 2006
29.01.2007	BSE website Magyar Tőkepiac Világgazdaság Napi Gazdaság	Announcement regarding the repurchase of FHB Plc.'s mortgage bond before maturity
09.02.2007.	BSE website	Successful issue of the FJ08ZF03 mortgage bond
09.02.2007.	BSE website	Publication date of the preliminary report of FHB for the year 2006