

Subsidized retail and corporate loan products and housing subsidies in Hungary - main features and comparison of the most important schemes

As at 7 March 2025	CSOK - non-refundable grant under the Family Housing Subsidy scheme	CSOK - subsidized mortgage loan under the Family Housing Subsidy scheme (not participating in the NEM's Green Home Programme)	CSOK Plus - subsidized mortgage loan under the Family Housing Subsidy programme	Home renovation subsidy for improving energy efficiency	Countryside home renovation programme	Subsidized baby loan	Workers' loan programme	Gábor Baross Reindustrialization Loan Programme	Loans under the Széchenyi Card Programme by KAVOSZ	Sándor Demjén Programme	Funding for Growth scheme by the National Bank of Hungary			Subsidized home renovation loan	Interest-free restart loans by the Hungarian Development Bank
											Green Home Programme (GHP)		Loans under the FGS Gal scheme		
											Subsidized mortgage loan	Subsidized mortgage loan combined with CSOK			
Time frame	started in 2015, open-ended; from 2024 only in settlements with less than 5,000 inhabitants	started in 2016. Pursuant to Govt Decree No. 302/2023 (VI. 11.), from 2024 available only in settlements with less than 5,000 inhabitants; open-ended. (As for settlements with over 5,000 inhabitants, CSOK Plus will be launched from 2024, more details are not yet available)	from 2024	from July 2024	beginning of 2025 - mid 2026	started in 2025, open-ended	to be launched in January 2025	February 2023 - 13 June 2024	the 'Gal' phase was available between 1 July 2021 - 30 June 2022; the 'MAX' phase from August to December 2022; the 'MAX+' phase is available from 2023	until 06 January 2025 or until withdrawal	VOLUME LIMIT EXHAUSTED launched in October 2021; no time limit, but volume limit of HUF 300 billion applied (already exhausted)	VOLUME LIMIT FULLY ALLOCATED launched in April 2020, already phased out (volume limit fully allocated)	EXPIRED (1 January 2021 - 31 December 2022 / 31 March 2023 in some cases)	EXPIRED 8 March 2021 - 30 November 2021; also, volume limit applied	
Scope of eligible clients / available loan purposes	families who have or commit to have children (for details see relevant Govt Decrees), for new and used homes	families who have or commit to have at least 2 children (for details see relevant Government Decrees), for new and used homes	according to the announcement by the Government, those families will be eligible who commit to have more children, and where the mother is under 41 years, with certain exceptions. The funds can be used for purchasing new and used homes, but cannot be used for land purchase. The CSOK grant and CSOK subsidized mortgage loan shall be repaid in order to take up the CSOK Plus loan	for the energetic modernization of family houses built before 1990, where energy saving of at least 30% can be achieved with modernization	families who have or commit to have children and live in own property in settlements with less than 5,000 inhabitants and have at least 1 child under age of 25 years old, claimants and the child have together at least 50% ownership in the property to be renovated	young married couples who commit to have (more) children; from 2025 only those families will be eligible where the wife is below the age of 35 years for general purposes	people between the age of 17 and 26, who work at least 20 hours per a week or entrepreneurs who make the employees' average salary; not for those who are eligible for student loan. Borrowers shall commit to work in Hungary for 5 years after taking out the loan	for the original HUF 1,000 billion frame: all domestic companies operating in certain industries and affected by the recent difficulties; for all loan purposes, including working capital and investment loans. The HUF 200 billion frame could be used for investments related to production and service activities, foreign investments of Hungarian companies, as well as for financing logistics, transportation and production equipment; certain sectors are preferred	domestic MSEs and SMEs; available for various purposes (for loans granted from 2023: investment, working capital, over/raft, loans for micro and agricultural companies and for tourism)	MSEs and SMEs, basically for the purpose of export expansion (all of the 5 products of the programme are aiming at supporting a different part of the export activity, such as increase of capacities, purchase of machinery, foreign shareholding or real estate)	for construction or purchase of new, highly energy-efficient residential real estate	families who have or commit to have at least 2 children and utilize the non-refundable CSOK grant (for details see relevant Govt Decrees), and fulfill the GHP criteria, too	families raising or expecting children, for home renovation purposes	companies whose revenues in 2020 plummeted by more than 30%, irrespective of the scope of activities (certain other criteria must be met); for general purposes including wages, overhead costs, general operating expenses, inventory financing	
Funding source	the subsidy is channelled through banks and financed from the budget	banks' own funding sources	banks' own funding sources	both the loan part and the grant is financed by the State from the REPowerEU facility; the loan won't be in commercial banks' balance sheet	banks' own funding sources; the subsidy is financed by the state	banks' own funding sources	banks' own funding sources	either granted by banks and refinanced by Eximbank, or granted by Eximbank (with banks acting as selling agents), depending on the loan amount	banks' own funding sources	out of the 5 products, 4 is refinanced by EXIM; one is available only at EXIM	refinanced by the NBH at 0% rate	refinanced by the NBH at 0% rate	banks' own funding sources	not in commercial banks' books, but distributed by commercial banks	
Maximum amount per client	HUF 0.6-10 million non-refundable grant (HUF 15 million if renovation is also connected to the purchase)	2 children: up to HUF 10 million 3 or more kids: up to HUF 15 million subsidized loan	maximum subsidized loan amounts are based on the number of existing and committed children: 1 child: HUF 15 million, 2 children: HUF 30 million, 3 or more kids: HUF 50 million. There will be 4 years for the birth of the first child, 8 for the second and 10 for the third. For buying first home the upper limit is HUF 80 million, in other cases it will be HUF 150 million. Starting from the second kid, HUF 10 million will be repaid by the state after each newly born child	the eligible maximum amount of investment is HUF 7 million, of which HUF 1 million own contribution is required, and the remaining maximum HUF 6 million can be financed from a loan facility. The scheme consists of a non-refundable grant of HUF 2.5-3.5 million, depending on region	the state reimburses 50% of the renovation cost, as grown by invoices maximum amount of HUF 3 million + maximum HUF 6 million mortgage can be requested (those who have previously applied for subsidized home renovation loan are only entitled to the unused amount)	HUF 10 million (HUF 11 million from 1 Jan 2024). If the family has two more children, 30% of the outstanding debt is repaid by the state; if the family has three more children, the entire outstanding debt is repaid by the state	HUF 4 million. After the first and second kid, the repayment obligation is suspended for 2 years. Half of the then outstanding debt is waived upon the arrival of the second child, and the entire debt is repaid by the state after the birth of the third child	there are loan volume limits per client under this scheme relative to revenues, energy bill or funding need; also, total bank loan limit per client set in absolute amount	for loans granted from 2023 until November 2024: HUF 1 million - HUF 1 billion, depending on product. From November 2024: max amount is HUF 500 million	max. HUF 6 billion or EUR 15 million (depending on product)	HUF 70 million	out of the max. HUF 70 million total loan amount available under the GHP, HUF 10 m (in case of 2 children) or HUF 15 m (3 or more kids) can be combined with CSOK, carrying a lower client rate	HUF 20 billion	HUF 6 million	HUF 10 million
Total available amount under the scheme	no limit set by the Government	no limit set by the Government	no limit set by the Government	HUF 108 billion	no limit set by the Government	no limit set by the Government	no limit set by the Government	up from HUF 1,000 billion to 1,200 billion (including the Supplementary Loan Programme, too)	no limit set by the Government and KAVOSZ	HUF 400 billion	Initially the GHP envelope was HUF 200 billion, later it was enlarged to HUF 300 billion	HUF 3,000 billion, already allocated	no limit set by the Government	HUF 300 billion	
Maximum loan tenor	-	25 years	25 years; not necessary to pay principal in the first year, only interest must be paid; payment moratorium is an option for one year after the birth of each child	8 years	the HUF 3 million is non-refundable, the HUF 6 million mortgage is max. 10 years	30 years at origination; upon the birth of first child the principal repayment is suspended for 3 years and the maturity is lengthened accordingly. After the birth of the second child, another 3-year suspension can be requested, however the term of the loan won't be further extended	10 years	10 years for green loans and investment loans, 3 years for revolving loans and 2 years for non-revolving loans	for loans granted from 2023: 1-10 years, depending on product	max. 10 years (except Export Promotion Leasing, which is max. 5 years)	25 years	20 years (working capital loans: 3 years)	10 years	10 years; servicing of the loan starts after a 3 year grace period	
Collateral / guarantee	-	mortgage	mortgage	-	mortgage	uncollateralized loan, but 100% state guaranteed	uncollateralized loan, but 100% state guaranteed	any type of collateral which is acceptable by the bank	collaterals can vary by products and clients and are laid down in the scheme's general terms; also, these loans are typically partially secured by guarantee institutions	standard bank guarantees	mortgage	usual collaterals according to banks' internal regulations; also, these loans are typically secured by guarantee institutions in exchange for a certain guarantee fee	mortgage	-	
Client interest rate	-	fixed 3%	fixed 3%. If the couple does not complete the childbearing by the deadline, it must pay back the amount of the interest subsidy used with a penalty interest of base rate + 5%	0%	max. 5Y Government bond yield * 1.1 - 2%	free of interest for the client in the first five years. If a baby is born within 5 years, the loan remains free of interest for the client for the whole maturity; if not, a punitive rate will be applied, payable by the client. Also, clients have to pay a guarantee fee of 0.5% p.a.	0%	2023: depends on products, 6-12% for HUF loans (5% for green investment loans) and 3.5-8% for EUR loans from 2024: 5% for HUF loans and 3% for EUR loans	from November 2024: 3.5%-5% fixed depending on product in the case of green loans it is 1.5%	all fixed, in case of HUF loans: 3.0%-10.2%, in case of EUR loans: 2.75%-6.7% (depending on product, as published by EXIM on December 2024)	max. 2.5% fixed rate	If the GHP is combined with CSOK, for loan amount of up to HUF 10 million in the case of 2 children and HUF 15 million with 3 or more kids an even more preferential client rate of 0% is applied	max. 2.5% fixed rate	fixed 3%	0%
Interest subsidy paid by the State	-	max. 5Y Government bond yield * 1.3. Pursuant to Govt Decree No. 302/2023 (VII. 11.), for new contracts after 1 January 2024: max. 5Y yield * 1.15	(5Y Government bond average auction yield * 1.1 + 1%) - 3%, pursuant to Govt Decree No. 518/2023 (VI. 30)	-	3%	difference between the total and client rate	max. 5Y Government bond yield * 1.1 + 1%	the difference between the client interest rate and the refinancing rate depends on currencies and products (refinancing rates are not publicly available)	since November 2024: 4%-6% depending on product	difference between the individual reference interest rate and the actual interest rate of the loan	-	max. 2.5%	max. 5Y Government bond yield * 1.3	-	
Total interest received by the banks	-	max. 5Y Government bond yield * 1.3 + 3%. Pursuant to Govt Decree No. 302/2023 (VII. 11.), for new contracts after 1 January 2024: max. 5Y yield * 1.15 + 1%	5Y Government bond average auction yield * 1.1 + 1%	-	max. 5Y Government bond yield * 1.1 + 1%	for new contracts after 29 April 2022: max. 5Y yield * 1.3 + 1%. A punitive rate applies if the first new baby is not born within 5 years or the couple divorces. Pursuant to Govt Decree No. 303/2023 (VII. 11.), for new contracts after 1 January 2024: max. 5Y yield * 1.1 + 1%. From 2024 the interest rate of newly contracted baby loans will be fixed for 1 year during the first 2 years, then the baby loans will have a 3-year rate fixation period	max. 5Y Government bond yield * 1.1 + 1%	2023: depends on products, 6-12% for HUF loans (5% for green investment loans) and 3.5-8% for EUR loans from 2024: 5% for HUF loans and 3% for EUR loans	since November 2024: 9%-9.5% depending on product	not disclosed	max. 2.5%	max. 2.5%	max. 2.5% fixed rate	max. 5Y Government bond yield * 1.3 + 3%	not in commercial banks' books, but distributed by commercial banks
Related fees received by the banks	until 28 April 2022: intermediation fee of 2% of the non-refundable subsidy amount paid by the State. from 29 April 2022: fixed HUF 80,000 in the case of building new home, and fixed HUF 40,000 in the case of buying new or used home	see relevant decrees	see relevant decrees	the subsidized amount is provided by the state, which will be available through commercial banks' MFB points	commission amounting to 1.5% of the disbursed loan amount	in case of loan requests submitted from 29 April 2022: opening support fee of fixed HUF 50,000 paid by the Government to banks (from 2024: HUF 51,000); no handling fee	HUF 25,000/contract paid by the state	varying by products, as set in the relevant terms and conditions	varying by products, as set in the relevant terms and conditions	as set in the relevant terms and conditions	-	commission amounting to 1.5% of the disbursed loan amount	-	commission amounting to 1.5% of the disbursed loan amount	distribution fee of 1.5% of the disbursed loan amount at origination; annual management fee of 1.5% of the average outstanding portfolio

OTP's participation in the above schemes - key figures

	2022: HUF 97 bn, 2023: HUF 64 bn, 2024 9M: 49 bn application submitted to OTP Bank	Disbursement: 2022: HUF 79 billion, 2023: HUF 60 billion, 2024: HUF 142 bn	Disbursement: 2024 1Q: HUF 10 bn; 2Q: HUF 33 bn, 3Q: HUF 33 bn, 4Q: HUF 32 bn	-	-	Contractual amount: 2022: HUF 186 billion, 2023: HUF 105 billion, 2024: HUF 102 billion	-	Contractual amount since the start of the programme until 4Q 2024, cumulated: HUF 242 billion	Contractual amount at OTP Bank and Merkantil: from the start of the schemes until 4Q 2024, cumulated: *HUF 1,399 billion	-	Green mortgage applications, 4Q 2021: HUF 38 billion, 9M 2022: HUF 138 billion	n/a	Contracted amount at OTP Bank and Merkantil Group: HUF 827 billion	Cumulated disbursement 4Q 2021-1Q 2023: HUF 85 billion	Applications approved in 2021: HUF 36 billion
New flow															
Outstanding stock	-	2024: HUF 354 billion	2024: HUF 106 bn	-	-	2024: HUF 985 billion	-	2024: HUF 134 billion	2024: HUF 754 bn (OTP Bank + Merkantil)	-	Green mortgage stock, 2024 4Q: HUF 76 billion	n/a	2024: HUF 261 billion (OTP Bank + Merkantil)	2024 4Q: HUF 55 billion	n/a
Market share	n/a	n/a	n/a	-	-	2024: Stock: 41.2%; Flow: 39.3%	-	>20%	New flow, OTP Bank 1Q 2024: under the 'MAX' phase: 26%, under the 'MAX+' phase: 44%	-	-	-	Contractual amount: 28% (OTP Bank + Merkantil)	-	2021, number of approved applications: 37.1%

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