

Key Information Document



Purpose:

This document provides you with key information about this investment product. This is not marketing material. This information is required by law to help you understand the nature, risks, costs and potential gains and losses of this product and to help you compare it with other products.

Product:

Name of Product: purchase of an interest rate cap

[if applicable: ISIN or UPI [currently not available]]

Manufacturer of Product: Hamburg Commercial Bank AG

www.hcob-bank.com (if you would like further information, please call +49 (0)40 33 33-0)

Competent Authority: Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin), Germany

Date of production: 09.09.2025

You are about to acquire a product that is not simple and can be difficult to understand.

1. What is this product?

Type: The product is an over-the-counter (OTC) interest rate swap on the basis of a Master Agreement between the client and Hamburg Commercial Bank AG under the relevant law applicable to the agreement.

Objectives: The interest rate cap is an individual and separate agreement (interest rate derivative), i.e. it is detached from any underlying transaction (for example a variable interest rate loan), entered into between the customer and Hamburg Commercial Bank AG on an interest rate ceiling ("cap"). By buying an interest rate cap you protect yourself against any possible increase in the reference rate above the agreed interest rate ceiling. Even though the terms and conditions of the product are adapted to the terms and conditions of an underlying transaction, this product is legally separate from any underlying transaction.

As the buyer of the interest rate cap the client receives compensation from Hamburg Commercial Bank AG if the reference interest rate exceeds the contractually agreed interest rate ceiling for the specified interest period. In return the client pays the agreed upfront premium to Hamburg Commercial Bank AG. The amount of the compensation is determined as the difference between the reference rate and the interest rate ceiling based on an agreed reference amount (notional amount) taking account of the number of the days in the respective calculation period.

The interest payments are calculated in each case on the basis of the notional amount and the length of the relevant calculation period applying the interest calculation method. The notional amount will neither be paid by the client nor by the bank and serves only for calculation purposes.

Tabular presentation of the product

The following data, particularly with regard to the Performance Scenarios and Costs, are based on the following illustrative assumptions and need not be indicative of the specific agreement data. The transaction data are set out in the individual confirmation of the specific transaction.

Start date	11.09.2025
Term	5 years
Currency	USD
Notional amount	USD 305.542,57
Premium	One-off payment of USD 10,000.00 on 11.09.2025
Calculation periods	Quarterly
Reference interest rate	USD-SOFR-COMPOUNDED [®]
Interest rate ceiling	3,18 % p.a.

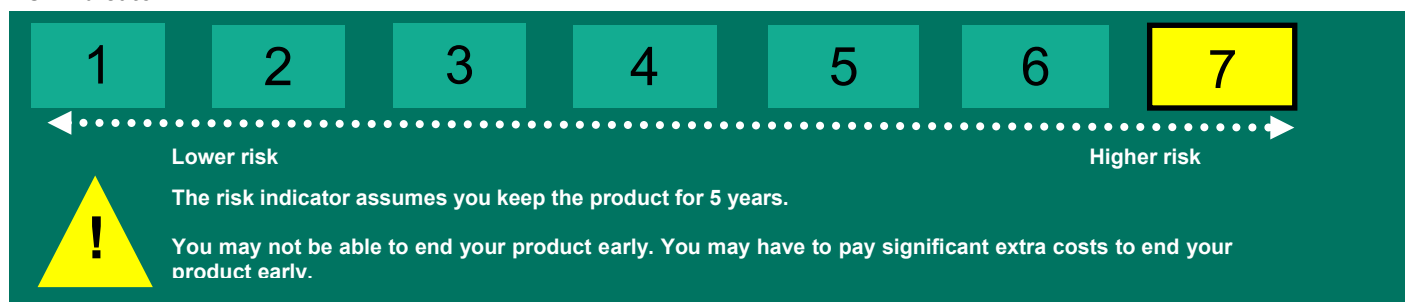
The product is concluded for a specific term. The specific term of the transaction is set out in the individual confirmation of the specific transaction. The Master Agreement is terminated in the event of the insolvency of one of the parties, as applicable. Early termination for serious cause is possible for example in the event of failure by either you or Hamburg Commercial Bank AG to make, when due, any payment under the agreement. In the event of such termination of the Master Agreement (and your product) Hamburg Commercial Bank AG will determine a close-out-amount and the payer. You can suffer a substantial loss from the product.

Intended retail investor

The product is aimed at retail clients (as defined in the German Securities Trading Act (WpHG)), who intend to exchange interest payment flows for the agreed term to hedge or manage risks or to generate income. The customer should be able to economically compensate for or limit possible losses arising from this product to an acceptable level by entering into an offsetting transaction or other transactions under a general hedging strategy or by closing out or liquidating the product and should have extensive knowledge and/or experience with financial products.

2. What are the risks and what could I get in return?

Risk Indicator



The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you. We have classified this product as 7 out of 7, which is the highest risk class. This rates the potential losses from future performance at a very high level and poor market conditions are [1,2 = "extremely unlikely" / 3 = "unlikely" / 4 = "possible" / 5 = "likely" / 6 = "very likely"] to impact our capacity to pay you.

This product does not include any protection from future market performance so you could incur significant losses.

If (we) (are not able) to pay you what is owed, you could incur significant losses.

Performance Scenarios

Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

Nominal amount:	USD 10,000.00	(1) year	(3) years	(5) years (recommended holding period)
Scenarios				
Stress scenario	What you might get back or pay after costs Average return/ loss over nominal amount each year	USD 19.220,68 92,21 %	USD 0,00 -100 %	USD 1.121,91 -35,39 %
Unfavourable scenario	What you might get back or pay after costs Average return/ loss over nominal amount each year	USD 49.225,68 392,26 %	USD 38.203,22 56,33 %	USD 36.420,46 29,45 %
Moderate scenario	What you might get back or pay after costs Average return/ loss over nominal amount each year	USD 69.137,14 591,37 %	USD 68.164,36 89,61 %	USD 67.793,41 46,55 %
Favourable scenario	What you might get back or pay after costs Average return/ loss over nominal amount each year	USD 101.214,84 912,15 %	USD 113.567,60 124,78 %	USD 115.584,25 63,02 %

This table shows the money you could get back or pay over the next years under different scenarios, assuming that you invest a nominal value of USD 10,000. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios for other products. The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the product. The stress scenario shows how what you might get back in extreme market circumstances, and it does not take account the situation where we are not able to pay you. This product cannot be easily ended. This means, it is difficult to estimate how much you would get back if you end before the end of the recommended holding period. You will either be unable to end early or you will have to pay high costs or make a large loss if you do so. The figures shown include all the costs of the product itself and include the costs of your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

3. What happens if Hamburg Commercial Bank AG is unable to pay out?

The client is exposed to the risk of the insolvency of Hamburg Commercial Bank AG, i.e. overindebtedness, imminent insolvency or illiquidity. In the event of a threat to the continued existence of Hamburg Commercial Bank AG there exists the risk that Hamburg Commercial Bank AG cannot meet or only to a limited extent its obligations under this product and the underlying master agreement - also outside insolvency - due to the imposition of resolution measures by the administrative authorities. The competent resolution authority has extensive powers of intervention and can, inter alia, intervene with regard to Hamburg Commercial Bank AG's obligations under the product and underlying master agreement. It can terminate the underlying master agreement (resulting in the termination of your product as well), write off the single compensation amount in full or in part or convert the single compensation amount into shares of Hamburg Commercial Bank AG or transfer the product together with the underlying master agreement to a third party independent of Hamburg Commercial Bank AG. Please see www.bafin.de under the "liability cascade" heading with regard to the basic ranking of Hamburg Commercial Bank AG's obligations. The product is not protected under a statutory compensation or protection scheme or any other deposit guarantee scheme or any other type of guarantee.

4. What are the costs?

The Reduction In Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get performance of the product. The total cost take into account one-off, ongoing and incidental costs.. The amounts shown here are cumulative costs of the product itself, for [three]

holding period. They include potential early exit penalties for early termination. The figures assume you invest a nominal value of USD 10,000. The figures are estimates and may change in the future.

Costs over Time

The person selling you or advertising you about this product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your notional amount over time.

Notional amount USD 10,000.00 Scenarios	If you end the product at the end of the recommended holding period
Total costs	USD 2.136,89
Impact on return (RIY) per year	4,84 %

Composition of Costs

The table below shows:

- the impact each year of the different types of costs on the investment return you might get performance of the product at the end of the recommended holding period;
- what the different cost categories include.

The table shows the impact on return per year			
One-off costs	Entry costs	4,84 %	The impact of the costs already included in the price. This includes the costs of distribution of your product.
	Exit costs	0.00%	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.00%	The impact of the costs incurred of us buying and selling underlying investments for the product.
	Other ongoing costs	0.00%	The impact of the costs that we take each year for managing your investment and the costs presented in Section II.

5. How long should I hold it and can I take money out early?

Recommended holding period: The product should be held until the end of the individually agreed term.

The product does not provide for early termination. It can only be terminated by mutual agreement of the parties. Depending on the market value of the product you may have to pay or receive a termination price to/from Hamburg Commercial Bank AG for this. This termination price also includes termination costs and additional margin for Hamburg Commercial Bank AG. You are not entitled to terminate the product early.

In specific political or economic situations fungibility can be restricted, for example due to lack of market liquidity or other restrictions.

6. How can I complain?

Complaints about the person who provides you with advice regarding the product or sells it to you can be addressed directly to this person via the relevant website.

Complaints regarding the product or Hamburg Commercial Bank AG as creator of the product can be sent to us by e-mail to our homepage www.hcob-bank.com/feedback_general headed "Complaint" or by post to Hamburg Commercial Bank AG, 20079 Hamburg, subject: Complaints. Or contact us personally by calling +49 (0)40 3333-0

7. Other relevant information

General information on financial instruments is set out in the "Basic information on financial derivatives" brochure, which you can request free of charge at Hamburg Commercial Bank AG, 20079 Hamburg. Further product information can also be found on our homepage under www.hcob-bank.com/products. Hamburg Commercial Bank AG updates this basic information at least once a year; the most recent version of this document can be found on www.hcob-bank.com/derivative-kids. The Key Information Document can also be obtained from Hamburg Commercial Bank AG, 20079 Hamburg.

Please do not hesitate to contact us if you require further information or need advice.