恒生銀行
HANG SENG BANK

Notification of Amendment on "Mortgage-link Loan Scheme" – (1) Rename to "Deposit-linked Mortgage Plan"; (2) Amendments to Terms and Conditions

有關「存款掛勾按揭戶口貸款計劃」的修訂通知 – (1) 更改名稱為「按揭存款掛鈎計劃」;(2) 條款及細則修訂

Hang Seng Bank Limited ("**the Bank**") would like to notify you the amendments to the "Mortgage-link Loan Scheme" ("**the Scheme**") that will take effect from 1 February 2027 ("**Effective Date**"). The amendments are:
恒生銀行有限公司(「**本行**」)謹此通知閣下,「存款掛勾按揭戶口貸款計劃」(「**本計劃**」)將作出以下修訂,並由 2027年2月1日(「**生效日期**」)起生效。修訂的詳情如下:

1. Change of scheme name 更改計劃名稱

With effect from the Effective Date, the "Mortgage-link Loan Scheme" will be renamed "Deposit-linked Mortgage Plan".
由**生效日期**起,「存款掛勾按揭戶口貸款計劃」將更改名稱為「按揭存款掛鈎計劃」。

This is a change to the name of the scheme only and does not, in itself, alter the other applicable terms and conditions, except as described in this notice. All corresponding references will be changed accordingly.
此項修訂僅涉及計劃名稱的更改;除本通知所述的修訂外,計劃的其他適用條款及細則並不因此而改變。所有相應的引用會作出相應更改。

2. Amendments to Terms and Conditions 條款及細則修訂

With effect from the Effective Date, the amendments will be made to the Scheme's Terms and Conditions as below:
由**生效日期**起,**本計劃**之條款及細則將修訂如下:

Section 部份	Amendments 修訂
Clause 1(b) 第1(b)條	The definitions of the relevant terms in the Terms and Conditions have been revised: (i) a new definition of "Applicable Limit" has been added, setting out how the Applicable Limit for each Designated Account is calculated; (ii) the definition of "Mortgage Loan" now refers only to loans or banking facilities advanced by the Bank (and no longer by any other company within the Bank Group); (iii) the definition of "Preferential Interest" now explains how the Preferential Interest is calculated; and (iv) the definition of "RMB/HKD Deposit-linked Mortgage Plan" is now subject to the new Clause 1(g). 條款及細則中各項適用術語的定義已作修訂:(i)新增「適用限額」的定義,說明每個「指定戶口」之「適用限額」的計算步驟;(ii)「按揭貸款」的定義現只涵蓋由「本行」提供之貸款或銀行信貸(不再包括任何其他「本行」集團成員提供者);(iii)「特惠利息」的定義現說明「特惠利息」的計算方法;及(iv)「人民幣/港幣按揭存款掛鈎計劃」的定義現受新增第1(g)條規限。 Only the terms revised in Clause 1(b) are listed below: 以下僅列出第 1(b) 條中修訂的適用術語: (b) "Applicable Limit" means the applicable limit of the credit balance eligible for Preferential Interest for each Designated Account, which shall be calculated using the steps below: (1) the daily outstanding principal of the Mortgage Loan divided by the number of Designated Accounts (rounded down to the nearest 1 cent) ("AMT 1"); and (2) AMT 1 multiplied by 50% (rounded down to the nearest 1 cent) ("AMT 2"). "Mortgage Loan" means any loan or banking facilities advanced or to be advanced to the Borrower by the Bank under a Deposit-linked Mortgage Plan which is secured by a mortgage, equitable mortgage or legal charge of a landed property. "Preferential Interest" means the interest payable by the Bank to the Designated Accounts under the Preferential Interest Arrangement. It is calculated using the mortgage interest rate applicable to the linked Mortgage Loan or such other rate as the Bank may prescribe from time to time, in accordance with the calculation method set out in these Terms and Conditions. "RMB/HKD Deposit-linked Mortgage Plan" means the Deposit-linked Mortgage Plan in which Hong Kong Dollar savings account and/or Renminbi savings account may be designated as a Designated Account, subject always to Clause 1(g).

	(b) 「適用限額」指每個「指定戶口」貸方結餘享有特惠利息之適用限額，按以下步驟計算： (1) 「按揭貸款」每日未償還本金除以「指定戶口」數目（不足壹仙之零頭捨去）（「金額一」）；及 (2) 「金額一」乘以50%（不足壹仙之零頭捨去）（「金額二」）。 「按揭貸款」指「本行」按「按揭存款掛鈎計劃」提供或將會提供予「借款人」之任何貸款或銀行信貸，並以地產物業之按揭、衡平法按揭或法律押記作抵押。 「特惠利息」指「本行」就「特惠利息安排」，向「指定戶口」支付之利息。 「特惠利息」按適用於相關「按揭貸款」的按揭利率或本行不時指定的其他利率計算，並按照此等條款及細則所載的計算方法計算。 「人民幣/港幣按揭存款掛鈎計劃」指接受港幣儲蓄戶口及/或人民幣儲蓄戶口作為「指定戶口」之「按揭存款掛鈎計劃」，始終受第1(g)條所規限。
Clause 1(c) 第1(c)條	Specify what types of account may be designated as a Designated Account. Where the Borrower is an individual, a HKD savings account or a RMB savings account under the Integrated Account may be held in the sole name of the Borrower (if there is one Borrower), or in the joint names of the Borrowers or in the sole name of any one Borrower (if there are two or more Borrowers). The reference to the account being a sub-account has been removed. Any designation of a RMB savings account is subject to the new Clause 1(g). 說明可指定為「指定戶口」的戶口類型。如「借款人」為個人，綜合戶口下之「港幣儲蓄戶口」或「人民幣儲蓄戶口」可以「借款人」個人名義開立（如只有一名「借款人」），或以所有「借款人」聯名名義或任何一名「借款人」個人名義開立（如有兩名或以上「借款人」）。有關戶口須為附屬戶口的描述已被刪除。任何指定「人民幣儲蓄戶口」均受新增第1(g)條規限。 The current Clause 1(c) will be replaced with the below clauses: 現時第1(c)條將由以下條款取代： (c) The Bank has the sole discretion to decide from time to time the types of account which may be designated by the Borrower as a Designated Account for enjoying Preferential Interest. Unless otherwise specified by the Bank, the following types of account may be designated by the Borrower as a Designated Account: Where the Borrower is an individual: A Hong Kong Dollar savings account(s) ("HKD savings account") or a Renminbi savings account ("RMB savings account") under the Integrated Account: • in the sole name of the Borrower, if there is one Borrower; • in the joint names of the Borrowers, if there are two or more; or • in the sole name of any one Borrower, if there are two or more. Where the Borrower is a company: A HKD savings account or a RMB savings account under the Business Integrated Account in the sole name of the Borrower. (c) 「本行」可不時全權酌情決定可供「借款人」指定為可享「特惠利息」之「指定戶口」的戶口種類。除非「本行」另行指定，下列種類的戶口可供「借款人」指定為「指定戶口」： 如「借款人」為一位個人： 綜合戶口下之港幣儲蓄戶口（「港幣儲蓄戶口」）或人民幣儲蓄戶口（「人民幣儲蓄戶口」）： • 如只有一名「借款人」，以「借款人」個人名義開立； • 如有兩名或以上「借款人」，以所有「借款人」聯名名義開立；或 • 如有兩名或以上「借款人」，以任何一名「借款人」個人名義開立。 如「借款人」為一家公司： 以「借款人」單獨名義開立的商業綜合戶口下之「港幣儲蓄戶口」或「人民幣儲蓄戶口」。

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Clause 1(g) 第1(g)條	With effect from the Effective Date, the Bank will no longer accept any request to designate a RMB savings account as a Designated Account, whether by way of addition or replacement. The Bank will continue to accept requests to revoke the designation of a RMB savings account as a Designated Account. A RMB savings account designated as a Designated Account and accepted by the Bank before the Effective Date may continue to enjoy Preferential Interest until the relevant Preferential Interest Arrangement is terminated in accordance with the Terms and Conditions. 由**生效日期**起，「本行」將不再接受以新增或更換方式指定「人民幣儲蓄戶口」作為「指定戶口」的任何要求。「本行」將繼續接受撤銷指定「人民幣儲蓄戶口」作為「指定戶口」的要求。於**生效日期**之前已被指定為「指定戶口」並獲「本行」接受的「人民幣儲蓄戶口」，可繼續享有「特惠利息」，直至相關「特惠利息安排」根據條款及細則被終止為止。 A new Clause 1(g) will be added to Clause 1 as follows: 現時第1條將新增第1(g) 條如下： (g) Notwithstanding any other provisions of these Terms and Conditions, with effect from the Effective Date of these Terms and Conditions, the Bank will no longer accept any request to designate a RMB savings account as a Designated Account, whether by way of addition or replacement. The Bank will continue to accept requests from the Borrower to revoke the designation of a RMB savings account as a Designated Account. A RMB savings account designated as a Designated Account and accepted by the Bank before the Effective Date may continue to enjoy Preferential Interest under the Preferential Interest Arrangement in accordance with these Terms and Conditions until such Preferential Interest Arrangement is terminated hereunder. (g) 儘管此等條款及細則有任何其他規定，由此等條款及細則之生效日起，「本行」將不再接受以新增或更換方式指定「人民幣儲蓄戶口」作為「指定戶口」的任何要求。「本行」將繼續接受「借款人」撤銷指定「人民幣儲蓄戶口」作為「指定戶口」的要求。於生效日之前已被指定為「指定戶口」並獲「本行」接受的「人民幣儲蓄戶口」，可根據此等條款及細則繼續享有「特惠利息安排」下之「特惠利息」，直至該「特惠利息安排」根據此等條款及細則被終止為止。
Clause 2 第2條	Provide a more comprehensive explanation of the Preferential Interest calculation methodology, with the Applicable Limit for each Designated Account now determined in accordance with the revised Clause 1(b). The Preferential Interest will be rounded down to the nearest 1 cent (previously rounded down to the nearest 5 cents). It is also clarified that, subject to Clause 4(c), the Applicable Limit of each Designated Account applies to that account only and is not transferable to, aggregated with, or reallocated to any other Designated Account. 更全面地說明「特惠利息」的計算方法，每個「指定戶口」之「適用限額」現按經修訂的第1(b)條釐定。「特惠利息」將以不足壹仙之零頭捨去的方式計算（以往為不足伍仙之零頭捨去）。另說明除第4(c)條另有規定外，每個「指定戶口」之「適用限額」僅適用於該戶口，不可轉移至、與任何其他「指定戶口」合併計算或重新分配至任何其他「指定戶口」。 The current Clause 2 will be replaced with the below clauses: 現時第2條將由以下條款取代： 2. With effect from the Mortgage Loan drawdown date or the date as the Bank and the Borrower may from time to time agree, Preferential Interest shall accrue from day to day on the credit balance in each Designated Account up to the Applicable Limit. The Preferential Interest (rounded down to the nearest 1 cent) shall be credited to the Designated Account on the 26th of every month (in the case of a HKD savings account) or twice a year on 26th June and 26th December (in the case of RMB savings account) or at such other day(s) or intervals as the Bank may decide or as may be agreed with the Borrower. For the avoidance of doubt, regarding the credit balance in the Designated Account exceeding the Applicable Limit, interest shall accrue thereon, and be payable, in the manner set out in or prescribed by the Bank in accordance with the terms and conditions applicable to the Designated Account from time to time. Subject to Clause 4(c), the Applicable Limit of each Designated Account applies to that account only and is not transferable to, aggregated with, or reallocated to any other Designated Account. 2. 由「按揭貸款」提取當日或「本行」與「借款人」不時協定之日期起，每個「指定戶口」之「特惠利息」將按「適用限額」為上限的貸方結餘，逐日計算。 「特惠利息」（不足壹仙之零頭捨去）將於每月26號（如屬「港幣儲蓄戶口」）或每年兩次於6月26號及12月26號（如屬「人民幣儲蓄戶口」）或「本行」決定或「本行」與「借款人」協定之日期或期限撥入「指定戶口」。 為免生疑問，如「指定戶口」貸方結餘超逾「適用限額」，利息將按「指定戶口」不時適用之條款及細則所列明或「本行」按有關條款及細則而不時指定之方式累計及支付。除第4(c)條另有規定外，每個「指定戶口」之「適用限額」僅適用於該戶口，不可轉移至、與任何其他「指定戶口」合併計算或重新分配至任何其他「指定戶口」。

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Clause 4 第4條	Specify that the Applicable Limit calculated in accordance with the revised Clause 1(b) shall apply to each Designated Account and that any adjustment of the Applicable Limit shall not constitute a transfer, aggregation or reallocation of any Applicable Limit for the purposes of Clause 2. 說明每個「指定戶口」之「適用限額」將按經修訂的第1(b)條計算。且任何「適用限額」之調整均不構成第2條所指之「適用限額」轉移、合併計算或重新分配。 The current Clause 4 will be replaced with the below clauses: 現時第4條將由以下條款取代： (a) For a Mortgage Loan granted under the HKD Deposit-linked Mortgage Plan, the Applicable Limit as calculated in accordance with Clause 1(b) shall apply to each Designated Account. (b) For a Mortgage Loan granted under the RMB/HKD Deposit-linked Mortgage Plan, subject to Clause 4(c) below, the Applicable Limit as calculated in accordance with Clause 1(b) shall apply to each Designated Account. The Applicable Limit for the RMB savings account designated as the Designated Account will be calculated based on the daily outstanding principal of the Mortgage Loan (in HKD) at such RMB take-over rate as quoted by the Bank from time to time. (c) For a Mortgage Loan granted under the RMB/HKD Deposit-linked Mortgage Plan, the Applicable Limit for each of the HKD savings account and the RMB savings account designated as the Designated Accounts is subject to review by the Bank from time to time, which may depend on but is not limited to market changes and the value of the currencies. Notwithstanding Clause 1(b), the Bank shall have the absolute discretion to adjust the Applicable Limit for each of the HKD savings account and the RMB savings account from time to time, including but not limited to reducing the Applicable Limit for the RMB savings account to zero and increasing the Applicable Limit for the HKD savings account to an amount equal to 50% of the daily outstanding principal of the Mortgage Loan (rounded down to the nearest 1 cent). Any such adjustment shall not constitute a transfer, aggregation or reallocation of any Applicable Limit for the purposes of Clause 2. (a) 根據「港幣按揭存款掛鈎計劃」提供之「按揭貸款」，每個「指定戶口」之「適用限額」將按第1(b)條計算。 (b) 根據「人民幣/港幣按揭存款掛鈎計劃」提供之「按揭貸款」，受以下第4(c)條之規限，每個「指定戶口」之「適用限額」將按第1(b)條計算。作為「指定戶口」之「人民幣儲蓄戶口」之「適用限額」，將會根據「按揭貸款」每日未償還本金（以港元計算）按「本行」不時公佈之人民幣匯率轉換至港幣計算。 (c) 根據「人民幣/港幣按揭存款掛鈎計劃」提供之「按揭貸款」，「本行」可不時對作為「指定戶口」之「港幣儲蓄戶口」及「人民幣儲蓄戶口」之「適用限額」進行檢討，惟有關檢討可取決但不限於市場變化及貨幣價值。儘管第1(b)條另有規定，「本行」有絕對決定權對「港幣儲蓄戶口」及「人民幣儲蓄戶口」之「適用限額」不時作出調整，包括但不限於將「人民幣儲蓄戶口」之「適用限額」調低至零以及將「港幣儲蓄戶口」之「適用限額」調高至相等於「按揭貸款」每日未償還本金之50%(不足壹仙之零頭捨去)。任何該等調整均不構成第2條所指之「適用限額」轉移、合併計算或重新分配。
Clause 5 第5條	Where the Borrower is granted more than one Mortgage Loan under any Scheme, the clause clearly explains how the Preferential Interest will accrue and be applied to each Mortgage Loan. These changes are editorial in nature and do not have major impact on customers. 如「借款人」根據任何**本計劃**獲得超過一項「按揭貸款」，相關條文清楚說明就每項「按揭貸款」而言，「特惠利息」如何累計及應用。這些變更屬編輯性質，不會對客戶帶來重大影響。 The current Clauses 5(a) and 5(b) will be replaced with the below clauses: 現時第5(a)及5(b)條將由以下條款取代： (a) If the Mortgage Loan is the only loan granted or to be granted to the Borrower under the Deposit-linked Mortgage Plan, the Preferential Interest will accrue from day to day at a rate equal to the interest rate chargeable to the Mortgage Loan from time to time on the credit balance in the Designated Accounts up to the Applicable Limit applicable to each such Designated Account. (b) If there are more than one Mortgage Loan granted or to be granted to the Borrower under any Deposit-linked Mortgage Plan where the Borrower has designated the same Designated Accounts, the Applicable Limit for each Designated Account in respect of each Mortgage Loan shall be calculated separately in accordance with Clause 1(b) (where the number of Designated Accounts used in the calculation is the number designated for that particular Mortgage Loan). The Preferential Interest will accrue in each such Designated Accounts in the following manner:- (i) First, at a rate equal to the highest interest rate chargeable to those Mortgage Loans (“Loan A”) on the credit balance in each such Designated Account up to the Applicable Limit for that account in respect of Loan A. (ii) Secondly, at a rate equal to the second highest interest rate chargeable to those Mortgage Loans ("Loan B") on the residual credit balance, if any, up to the Applicable Limit for that account in respect of Loan B.

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	(iii) Thirdly, at a rate equal to the third highest interest rate chargeable to those Mortgage Loans ("Loan C") on any further residual credit balance, if any, up to the Applicable Limit for that account in respect of Loan C . (iv) Finally, interest will accrue on any remaining credit balance in accordance with the terms and conditions applicable to such Designated Account from time to time. For the avoidance of doubt, any unused portion of the Applicable Limit in respect of a higher-priority Mortgage Loan shall not augment the Applicable Limit available for any lower-priority Mortgage Loan. The Applicable Limit for each Designated Account in respect of each Mortgage Loan is not transferable to, aggregated with, or reallocated to any other Designated Account. (a) 若「按揭貸款」乃「借款人」根據「按揭存款掛鈎計劃」獲得或將會獲得之唯一貸款，「特惠利息」將以相等於「本行」就「按揭貸款」不時收取之利率，根據每個「指定戶口」之貸方結餘並以每個「指定戶口」之「適用限額」為上限逐日計息。 (b) 若「借款人」根據任何「按揭存款掛鈎計劃」獲得或將會獲得超過一項「按揭貸款」，而「借款人」並就超過一項「按揭貸款」指定相同之「指定戶口」，就每項「按揭貸款」而言，每個「指定戶口」之「適用限額」須按第1(b)條分別計算（當中用於計算的「指定戶口」數目，為該「按揭貸款」所指定的戶口數目），每個「指定戶口」之「特惠利息」將以下述方式累計： (i) 首先，將以相等於「本行」就該等「按揭貸款」中收取最高貸款利率之「按揭貸款」（「貸款甲」）收取之利率，根據每一「指定戶口」之貸方結餘並以該「指定戶口」就「貸款甲」之「適用限額」為上限計息。 (ii) 第二，若該等「指定戶口」仍有剩餘之貸方結餘（如有），將以相等於「本行」就該等「按揭貸款」中收取第二高貸款利率之「按揭 貸款」（「貸款乙」）收取之利率，根據該「指定戶口」之有關貸方結餘剩餘並以該「指定戶口」就「貸款乙」之「適用限額」為上限計息。 (iii) 第三，若該等「指定戶口」仍有任何剩餘之貸方結餘（如有），將以相等於「本行」就該等「按揭貸款」中收取第三高貸款利率之「按揭貸款」（「貸款丙」）收取之利率，根據該「指定戶口」之有關貸方結餘剩餘並以該「指定戶口」就「貸款丙」之「適用限額」為上限計息。 (iv) 最後，若該等「指定戶口」仍有剩餘之貸方結餘，利息將按照該等「指定戶口」不時適用之條款及細則累計。 為免生疑問，就較高順序之「按揭貸款」而言，其「適用限額」的任何未使用部分不得用以增加任何較低順序的「按揭貸款」之「適用限額」。每個「指定戶口」就每一項「按揭貸款」的「適用限額」不得轉移至任何其他「指定戶口」、不得與其他「指定戶口」合併計算，亦不得重新分配至任何其他「指定戶口」。

From 23 November 2026, you may obtain a copy of the revised "Deposit-linked Mortgage Plan" Terms and Conditions from the Bank's website (Personal > Mortgages > Mortgage-link Loan Scheme). The existing "Mortgage-link Loan Scheme" Terms and Conditions is available from the above website until 3 March 2027. You may not be able to access or download the existing Terms and Conditions after 4 March 2027.
閣下可於2026年11月23日起於**本行**網頁（個人理財> 按揭> Mortgage-link按揭計劃）下載修訂的「按揭存款掛鈎計劃」條款及細則。現時的條款及細則可於2027年3月3日或之前於上述網頁下載。閣下未必能夠於2027年3月4日之後查閱或下載現時的「存款掛勾按揭戶口貸款計劃」條款及細則。

Also, you may download this notice of amendment from the Bank's website (Personal > Mortgages > Mortgage-link Loan Scheme) until 1 February 2027. You may not be able to access or download this notice of amendment after 2 February 2027.
閣下亦可於2027年2月1日或之前於**本行**網頁（個人理財> 按揭> Mortgage-link按揭計劃）下載此修訂通知。閣下未必能夠於2027年2月2日之後查閱或下載此通知。

Please note that the above amendments shall be binding on you if you continue to participate in the Scheme on or after the Effective Date. Please also note that we may not be able to continue providing the Scheme to you if you do not accept the above amendments and you can call our Mortgage Services Enquiry before the Effective Date.
謹請閣下注意，如閣下於**生效日期**當日或之後繼續參與**本計劃**，上述修訂將對閣下具約束力。另請注意，如上述修訂不獲閣下接納，**本行**可能無法繼續向閣下提供**本計劃**。如閣下不接納上述修訂，請於**生效日期**前致電按揭服務熱線。

From the Effective Date, any references to the "Mortgage-link Loan Scheme" Terms and Conditions in any other terms and conditions, agreements or documents entered into between us shall be deemed to be references to the revised "Deposit-linked Mortgage Plan" Terms and Conditions.
由**生效日期**起，閣下與**本行**之間訂立的任何其他條款及細則、合約或文件中對「存款掛勾按揭戶口貸款計劃」條款及細則的任何提述，應被視為對經修訂的「按揭存款掛鈎計劃」條款及細則的提述。

If you require further information about these amendments, please call our Mortgage Services Enquiry Hotlines: 2710 2288.
如閣下需要進一步了解上述修訂，請致電按揭服務熱線2710 2288。

If there is any discrepancy between the English and Chinese versions of this Notice, the English version shall prevail.
本通知之中、英文本文義如有歧義，概以英文文本為準。

Hang Seng Bank Limited
恒生銀行有限公司

To borrow or not to borrow? Borrow only if you can repay!
借定唔借？還得到先好借！