

Cover Pool of Covered Bonds

(as of 31 March 2024)

Bank Austria

Mortgage Covered Bonds / Public Sector Covered Bonds

Investor Relations

Vienna, May 2024

Empowering
Communities to Progress.

 **Bank Austria**
Member of  **UniCredit**

Agenda

- 1 **Mortgage Covered Bonds of Bank Austria**
- 2 **Public Sector Covered Bonds of Bank Austria**
- 3 **Annex**





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Mortgage Covered Bonds of Bank Austria



Mortgage Cover Pool - Overview and Yearly development

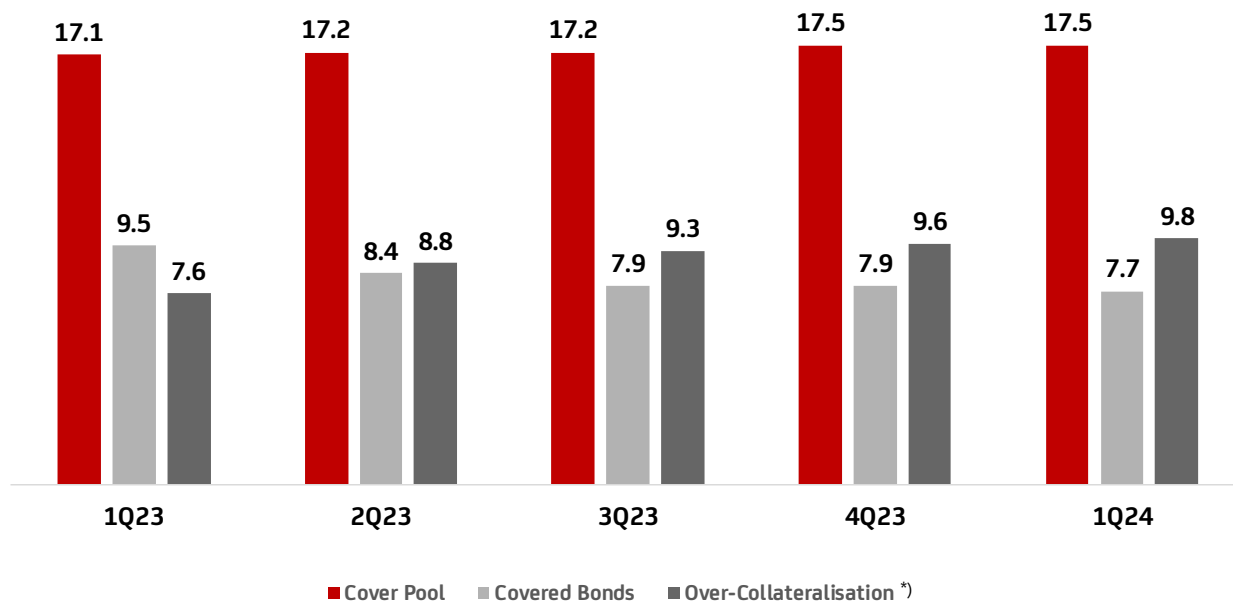
Total Value of the Cover Pool (Primary Coverage)

as of 31 March 2024: **17,468 million**

- of which Loans: 17,428 million
- of which Bonds: 40 million

- Focus on **purely Austrian mortgages**
- **Moody's-Rating: Aaa**
- **ECBC Covered Bond Label**)**
- **No foreign currency risk (only EUR exposures in the cover pool)**

(€ billion)



*) Contains 2% legal Over-Collateralisation of the notional amount of the covered bonds, the remaining part is not bound

**) <https://www.coveredbondlabel.com/issuer/60-unicredit-bank-austria-ag>



Mortgage Cover Pool - Parameters of Cover Pool and Issues

Parameters of Cover Pool^{*)}

Weighted Average Life (in years including Amortization)	10.4
Contracted Weighted Average Life (in years)	18.1
Average Seasoning (in years)	5.7
Total Number of Loans	70,469
Total Number of Debtors	61,231
Total Number of Properties	52,000
Average Volume of Loans (€ million)	0.2
Stake of 10 Biggest Loans	7.7%
Stake of 10 Biggest Debtors	10.0%
Stake of Bullet Loans	13.8%
Stake of Fixed Interest Loans	54.3%
Average Interest Rate	3.3%
Average Loan-to-Value	44.1%
Stake of Defaulted Loans	0.0%
Stake of Loans 90 Days Overdue	0.0%

Liquidity Buffer

Covered Liquidity Buffer Requirement (€ million)	0.0
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Parameters of Issues

Total Number	64
Average Residual Maturity (in years)	4.1

^{*)} Without bonds

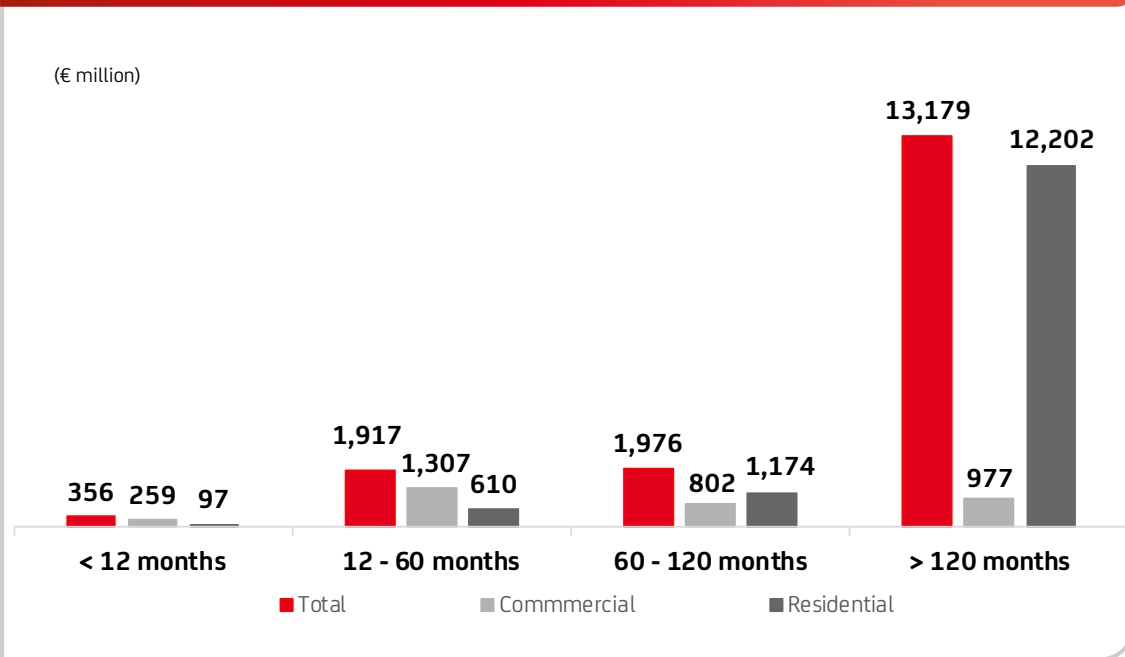
LTV = Loan-to-Value

The valuation method for the cover assets is in accordance with § 6 (4) PfandBG

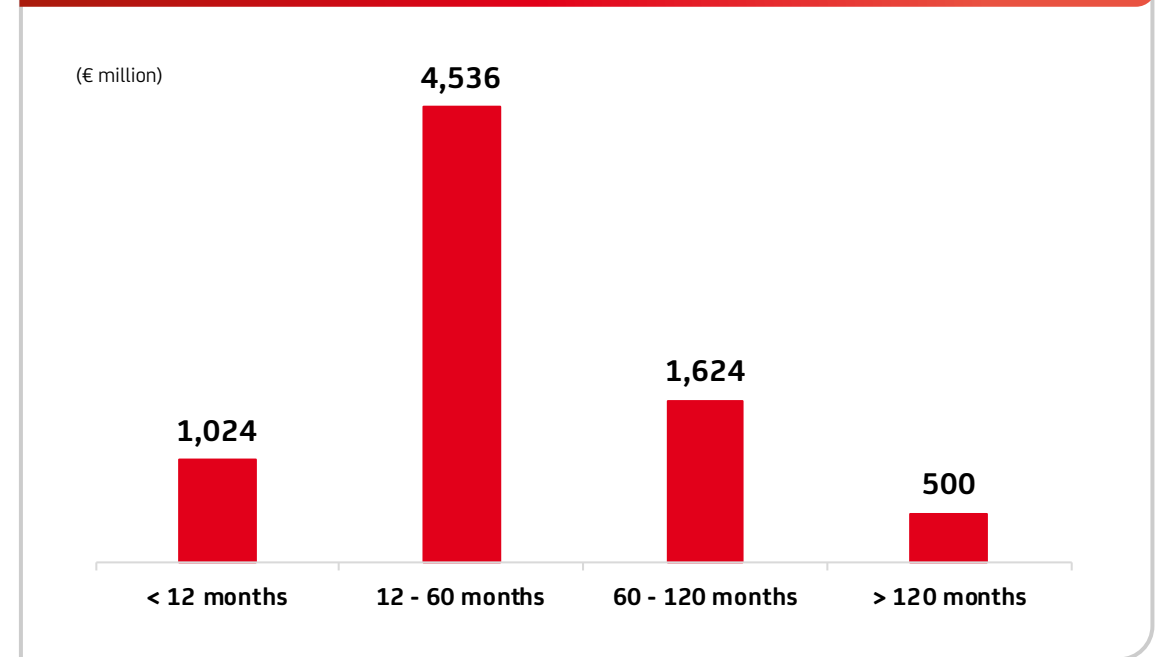


Mortgage Cover Pool - Maturity Structure of Cover Pool and Issues

Maturity of assets in the cover pool^{*)}



Maturity of issued covered bonds^{**)}



^{*)} Without consideration of the repayment and without bonds

^{**)} A list of Pfandbriefe and covered bonds of UniCredit Bank Austria AG (including the ISINs of all issues and information on the soft/hard bullet structure) can be found on the Covered Bond Label website (<https://www.coveredbondlabel.com/issuer/60-unicredit-bank-austria-ag>).

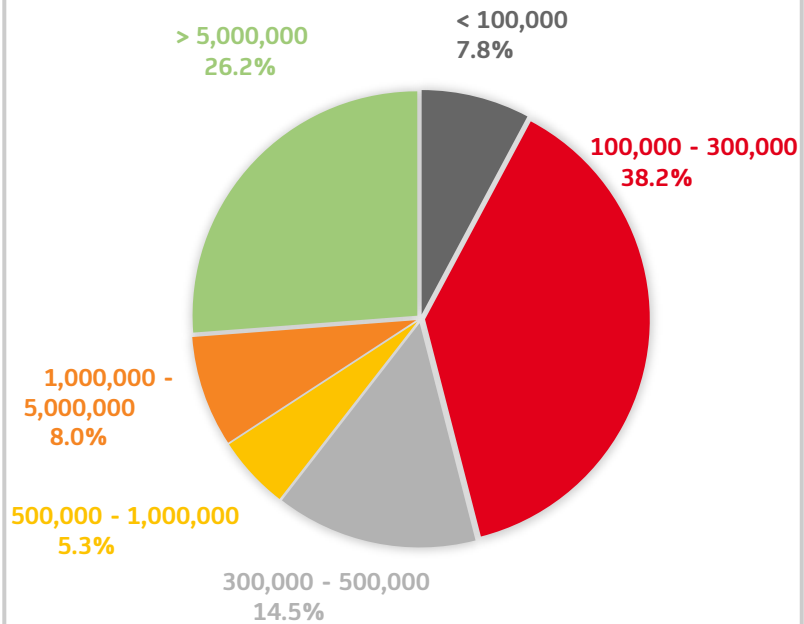
The base prospectus for the EMTN program, including the conditions of a potential postponement of maturity, is available on the UniCredit Bank Austria website (<https://www.bankaustria.at/en/about-us/issues-under-base-prospectuses-base-prospectuses.jsp>).

A list of covered bonds with the designation "European Covered Bonds (Premium)" can be found on the website of the Austrian Financial Market Authority (<https://www.fma.gv.at/en/banks/fma-disclosure/other-disclosure-items/>).

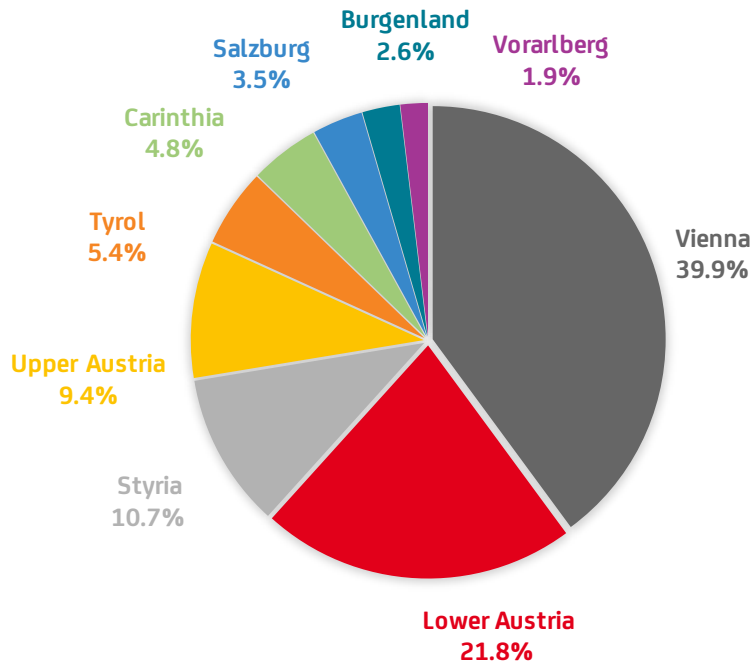


Mortgage Cover Pool - Breakdown^{*)}

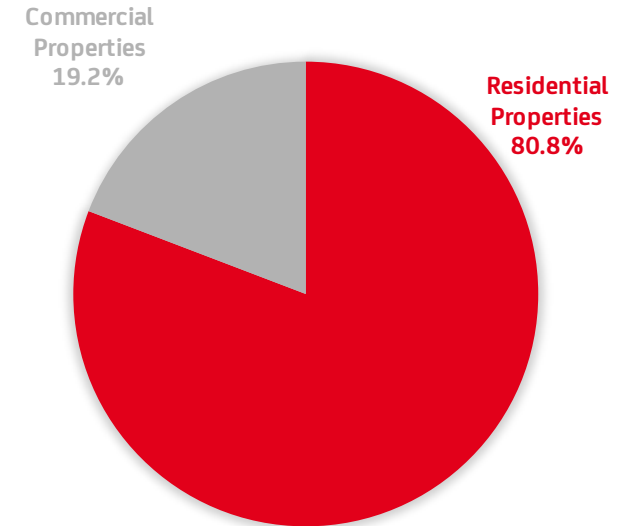
Breakdown by size of assets



Regional Breakdown Austria



Breakdown by type of use



^{*)} Without bonds

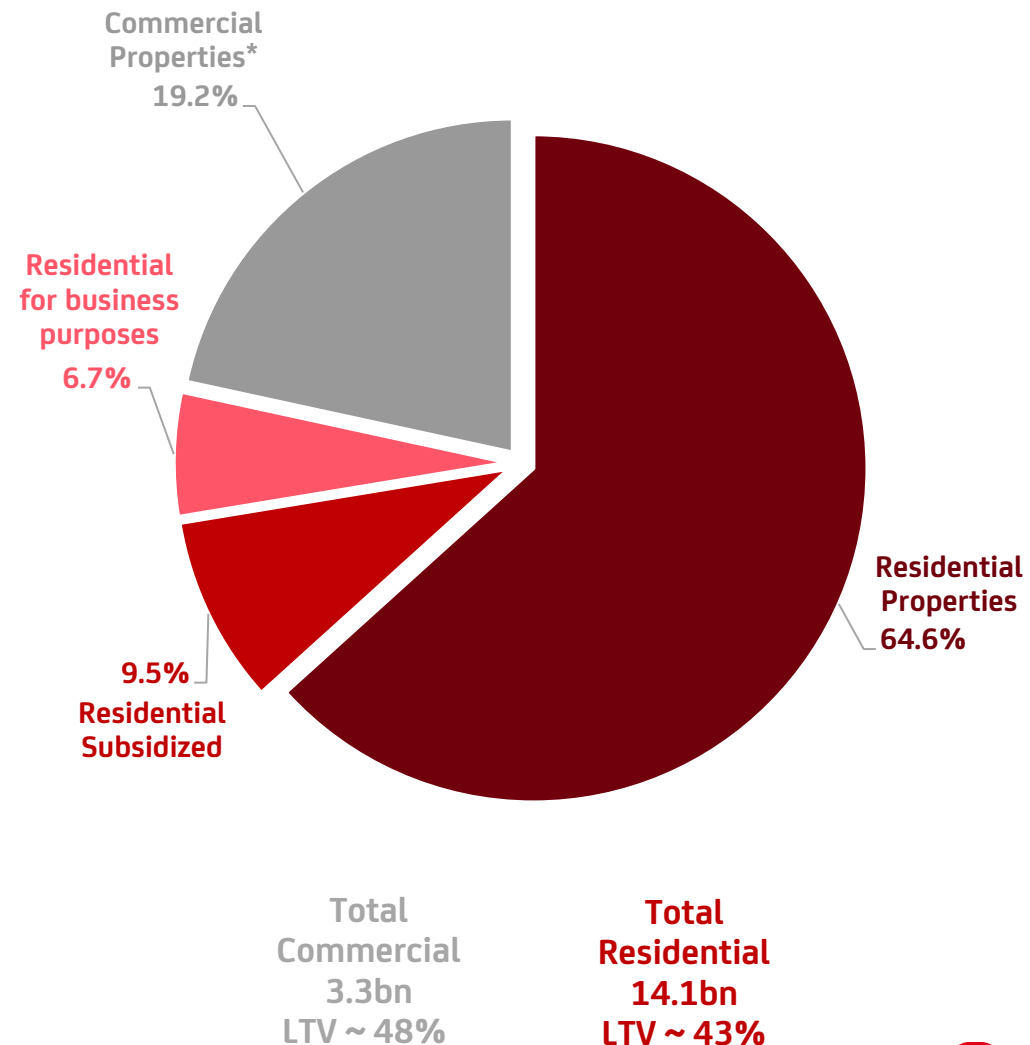


High Quality Mortgage Cover Pool

High quality assets exclusively in Austria, granular pool composition, high overcollateralization and more than 80% residential

High quality Mortgage Cover Pool

- **Residential properties** represent the **majority** of the mortgage cover pool, while less than a quarter consists of Commercial properties
- Properties located **exclusively in Austria** and overall cover pool with **low average LTV** (below 50%)
- **Granular mortgage cover pool** with average loan volume of € 0.2mn and share of 10 biggest debtors amounting to 10%
- **No defaulted loans, no foreign exchange exposure** and no derivatives in the cover pool
- Moody's Collateral Score of 6.7% (better than peers) and minimum Overcollateralization requirement consistent with Aaa rating of 5.0%
- **High Overcollateralization** in the mortgage cover pool of **more than 100%** (17.5bn Total Value of the Cover Pool versus 7.7bn Outstanding Covered Bonds), better than peers
- All assets in the cover pool comply with European legislation (CRR) resulting in **European Covered Bonds (Premium)**
- **Green buildings** account for around **20%** of the mortgage cover pool volume

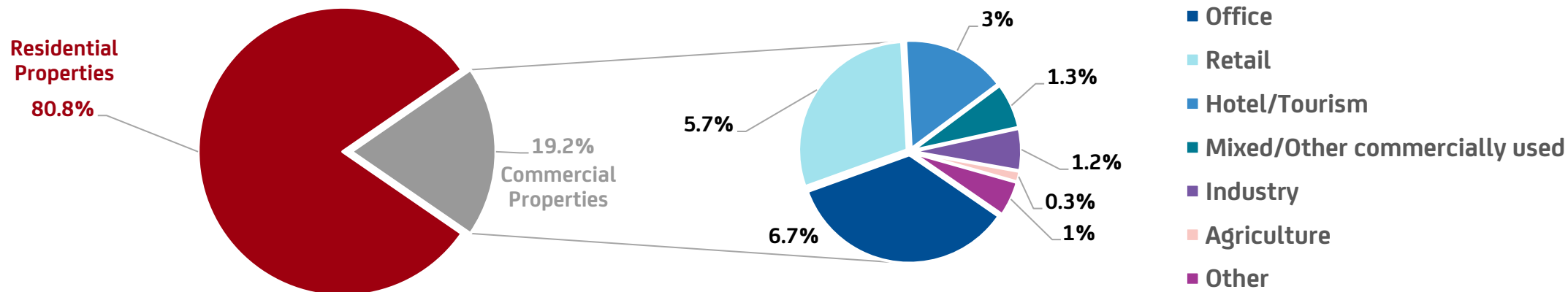


Without consideration of bonds
 *) Commercial Properties breakdown in the next slide



Mortgage Cover Pool - Diversified Commercial Real Estate objects

following strict origination criteria and conservative valuation



Origination

Strict origination criteria for commercial real estate based on **cash-flow & asset-based financing** approach



Collateral

Focus on **highly collateralized projects** with **conservative valuation** and collateral haircuts



Location

Commercial real estate focused on **prime locations** in the **largest Austrian cities** (mainly Vienna, Graz and Linz)



Object type

Commercial properties comprise **mainly Office and Retail** objects with **low vacancy rates** and **stable cash-flow generation**



Mortgage Cover Pool - ESG Overview¹

HIGHLIGHTS

1st Mortgage Green Covered Bond

500mn
2022

2nd Mortgage Green Covered Bond

750mn
2023

3rd Mortgage Green Covered Bond

750mn
2024

Eligible Green Portfolio

4.15bn
as of 1Q2023

+98%

Compared to 3Q2021

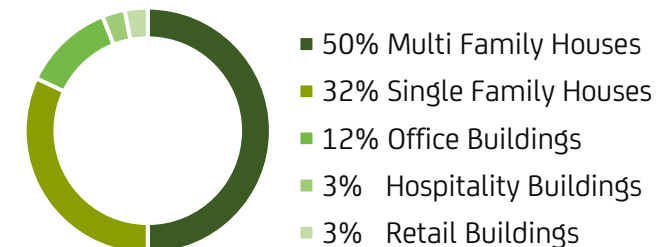
Impact

41,800ton
CO₂ savings annually

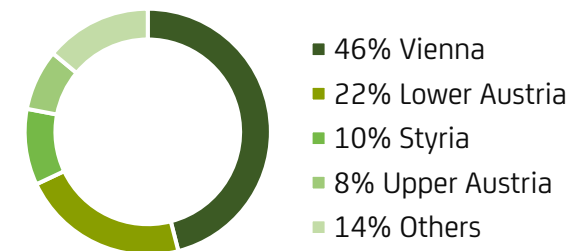
289,808MWh
Total Energy savings per Year

BREAKDOWNS

BUILDING TYPE



REGION



- » Eligible Green Portfolio comprising **Green Buildings**
- » Eligibility criteria and assessment guided by the **UniCredit Sustainability Bond Framework** and the **ICMA Green Bond Principles**





Bank Austria aims to issue at least one Green Covered Bond per year and be a leading green bond issuer in Austria

1. See Sustainability Bond Report 2023 of UniCredit Bank Austria AG



Mortgage Cover Pool - Eligibility criteria for green buildings¹

 Green Buildings Portfolio 	Existing buildings (built before 2021)	Energy Performance Certificate (EPC)²			
		<ul style="list-style-type: none"> Energy performance certificate with energy efficiency rating of A or better 			
		Top 15% most energy-efficient buildings² based on year of building permit			
	<ul style="list-style-type: none"> Green Bond asset is within the Top 15% of Austrian counties when its year of building permit is not older than corresponding building energy code (by type of building and county) e.g. single family houses in Salzburg are part of top 15% if building energy code is OIB-R6-2007/2010³ or newer, corresponding to year of building permit not older than 2012 				
		<u>Single family houses</u> <i>year of building permit by county</i>	<u>Multi family houses</u> <i>year of building permit by county</i>	<u>Office & Retail buildings</u> <i>year of building permit by county</i>	<u>Hospitality buildings</u> <i>year of building permit by county</i>
		<ul style="list-style-type: none"> Salzburg: 2012 All other counties: 2010 	<ul style="list-style-type: none"> Salzburg: 2012 Vorarlberg: 2013 Burgenland: 2017 All other regions: 2010 	<ul style="list-style-type: none"> Tyrol, Vorarlberg: 2008 Lower Austria: 2010 Salzburg: 2012 All other counties: 2009 	<ul style="list-style-type: none"> Tyrol, Vorarlberg: 2008 Lower Austria, Vienna: 2010 Salzburg: 2012 All other counties: 2009
	Major renovation²	<ul style="list-style-type: none"> Major renovation meets cost optimal minimum energy performance requirements for total energy efficiency 			

Calculations provided by **DREES & SOMMER**

¹ The low carbon building criteria are aligned with the EU Taxonomy (Delegated Act June 2021- technical criteria for climate change mitigation)
 Criteria are valid for assets located in Austria. Status: May 2023. Assets do need to comply only with one of the criteria to proof eligibility, according to the corresponding asset category and usage.
² 83.7% based on the top 15% approach, 10.7% based on EPC class 'A' or better and 5.6% based on major renovations. See Sustainability Bond Report 2023 of UniCredit Bank Austria AG.
³ Building energy codes are based on guidelines issued by the Austrian Institute of Construction Engineering.





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Public Sector Covered Bonds of Bank Austria



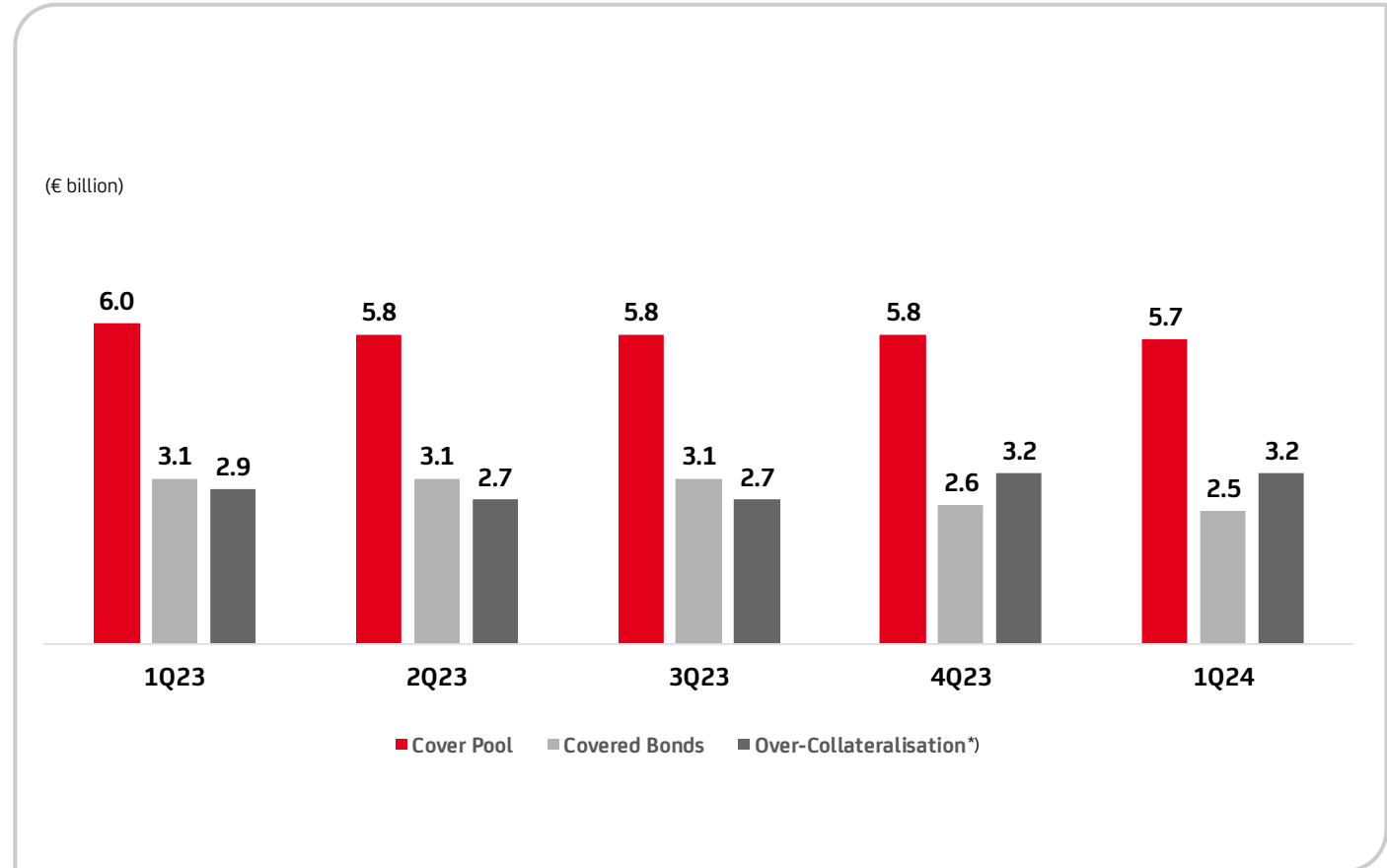
Public Sector Cover Pool - Overview and Yearly Development

Total Value of the Cover Pool (Primary Coverage)

as of 31 March 2024: **5,700 million**

- of which Loans: 5,260 million
- of which Bonds: 440 million

- Focus on **purely Austrian claims**
- **Moody's-Rating: Aaa**
- **ECBC Covered Bond Label**)**
- **No foreign currency risk (only EUR exposures in the cover pool)**



^{*)} Contains 2% legal Over-Collateralisation of the notional amount of the covered bonds, the remaining part is not bound

^{**)} <https://www.coveredbondlabel.com/issuer/60-unicredit-bank-austria-ag>



Public Sector Cover Pool - Parameters of Cover Pool and Issues

Parameters of Cover Pool

Weighted Average Life (in years including Amortization)	9.1
Contracted Weighted Average Life (in years)	14.8
Average Seasoning (in years)	6.9
Total Number of Loans	4,182
Total Number of Debtors	1,990
Total Number of Guarantors	278
Average Volume of Loans (€ million)	1.4
Stake of 10 Biggest Loans	23.3%
Stake of 10 Biggest Guarantors	29.7%
Stake of Bullet Loans	27.8%
Stake of Fixed Interest Loans	58.1%
Average Interest Rate	2.8%
Stake of Defaulted Loans	0.0%
Stake of Loans 90 Days Overdue	0.0%

Liquidity Buffer

Covered Liquidity Buffer Requirement (€ million)	0.0
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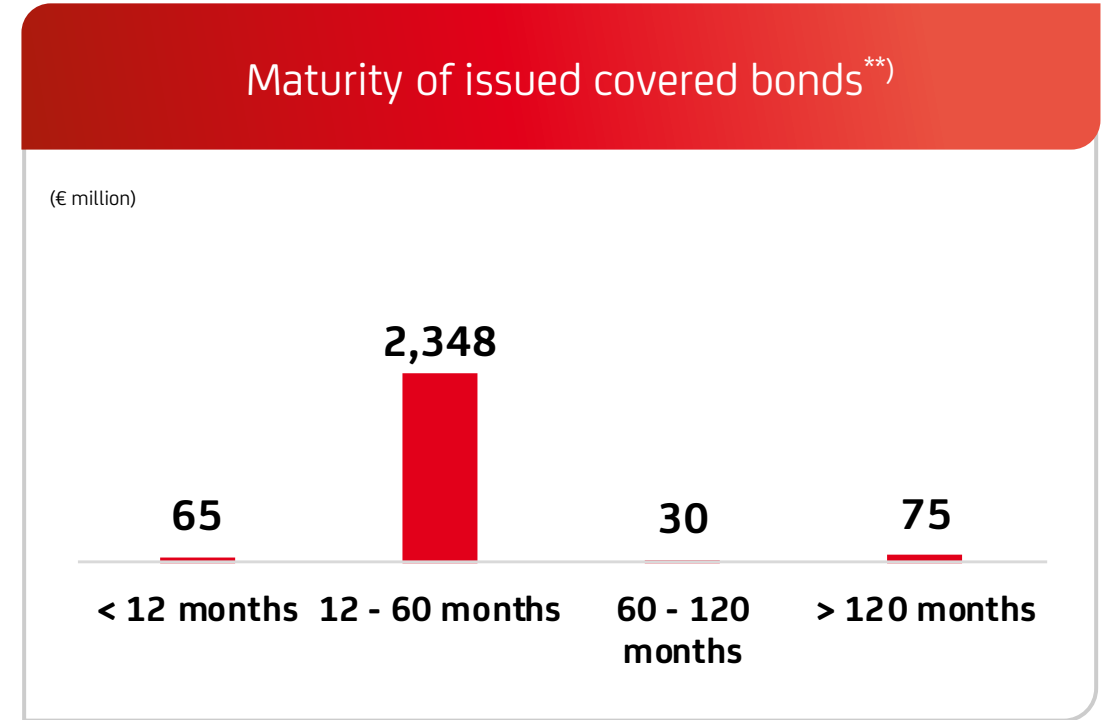
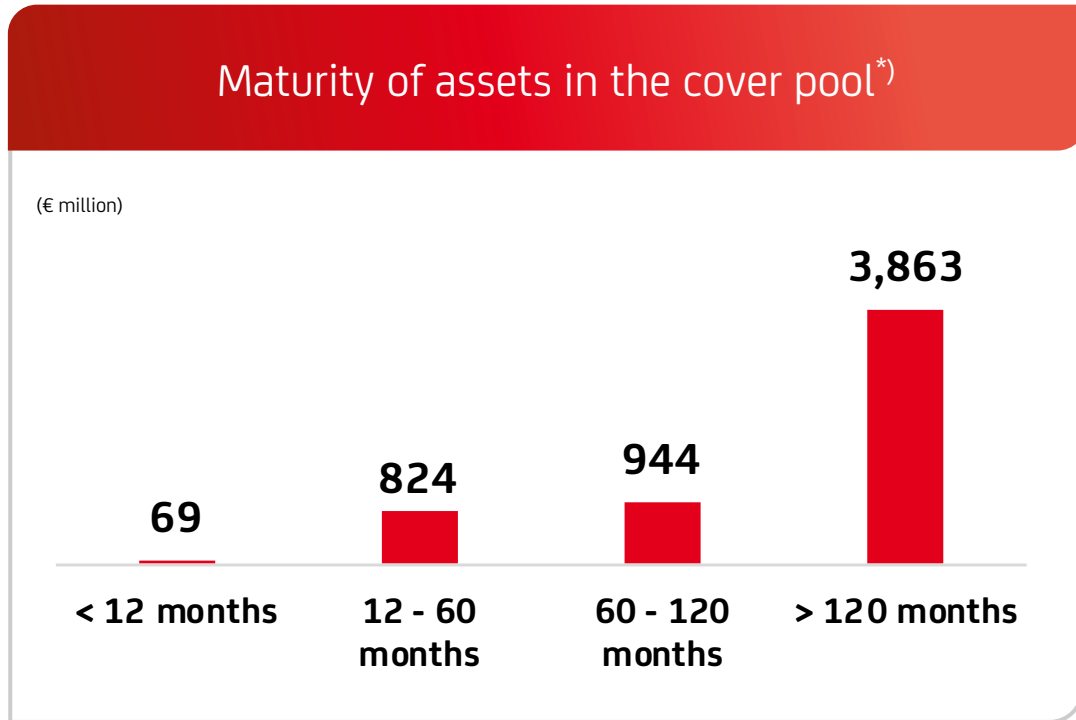
Parameters of Issues

Total Number	18
Average Residual Maturity (in years)	2.4

The valuation method for the cover assets is in accordance with § 6 (4) PfandBG



Public Sector Cover Pool - Maturity Structure of Cover Pool and Issues



^{*)} Without consideration of the repayment

^{**)} A list of Pfandbriefe and covered bonds of UniCredit Bank Austria AG (including the ISINs of all issues and information on the soft/hard bullet structure) can be found on the Covered Bond Label website (<https://www.coveredbondlabel.com/issuer/60-unicredit-bank-austria-ag>).

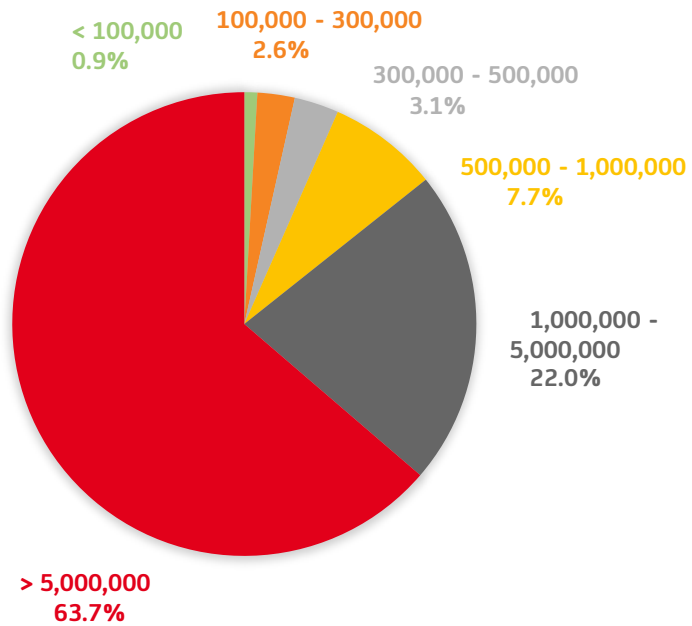
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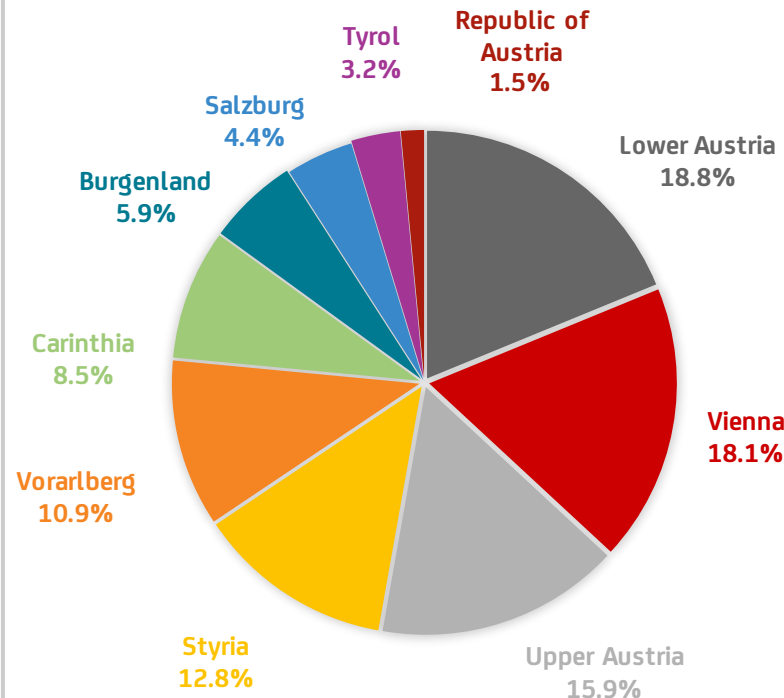


Public Sector Cover Pool - Breakdown ^{*)}

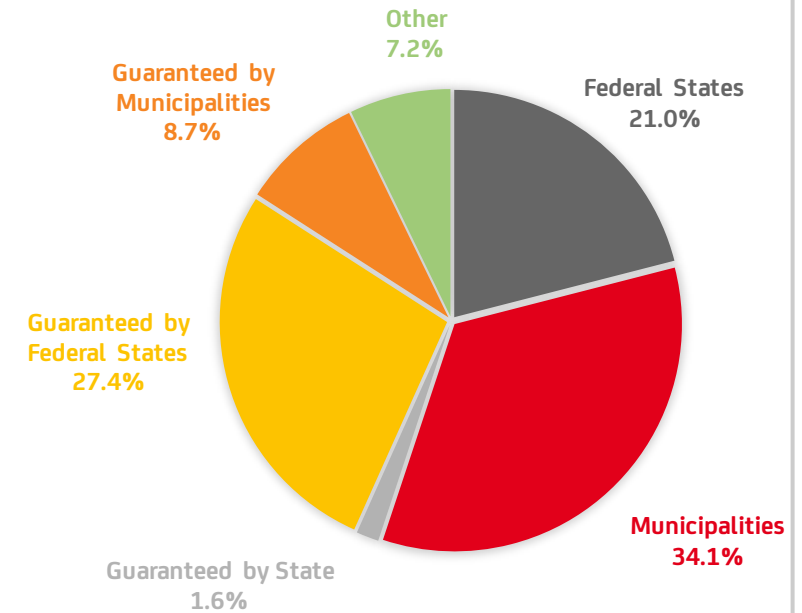
Breakdown by size of assets



Regional Breakdown Austria ^{*)}



Breakdown by type of debtor/guarantor



^{*)} Considering Guarantors





Annex



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Impressum

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CFO Division

UniCredit Bank Austria AG, Vienna
as of May 2024

