

Cover Pool of Covered Bonds

(as of 30 September 2024)

Bank Austria

Mortgage Covered Bonds / Public Sector Covered Bonds

Investor Relations

Vienna, November 2024

Empowering
Communities to Progress.



Agenda



Mortgage Covered Bonds of Bank Austria



Public Sector Covered Bonds of Bank Austria





Mortgage Covered Bonds of Bank Austria

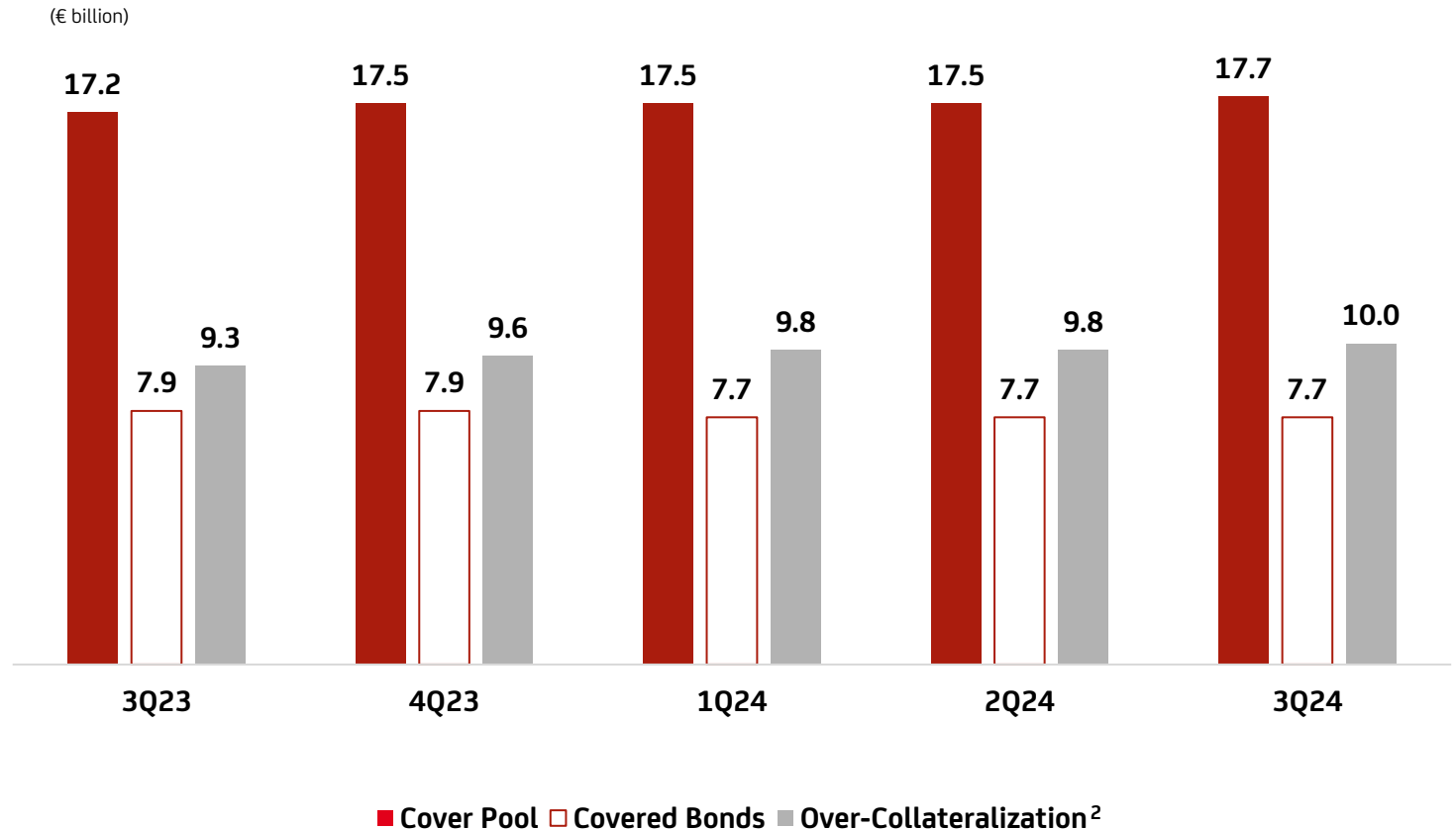
» **High quality assets exclusively in Austria, granular pool composition,
high over-collateralization and more than 80% residential mortgages**



Mortgage Covered Bonds - Overview and Yearly Development

KEY HIGHLIGHTS

- Total value of the cover pool (primary coverage) as of 30 September 2024: **17,675 million**
 - of which **LOANS: 17,624 million**
 - of which **BONDS: 51 million**
- Focus on purely Austrian mortgages
- Moody's rating: **Aaa**
- **ECBC Covered Bond Label¹**
- **No foreign currency risk**
(only EUR exposures in the cover pool)



¹ List of Pfandbriefe and covered bonds incl. ISINs and information on the soft/hard bullet structure is on the Covered Bond Label Website (<https://www.coveredbondlabel.com/issuer/60-unicredit-bank-austria-ag>).

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

EMTN base prospectus incl. conditions of a potential postponement of maturity (<https://www.bankaustria.at/en/about-us-issues-under-base-prospectuses-base-prospectuses.jsp>).

List of "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/>).



Parameter of Cover Assets and Issues

KEY PARAMETERS¹

AVERAGE LOAN-TO-VALUE

43.4%

STAKE OF 10 BIGGEST LOANS

6.7%

AVERAGE LOAN SIZE

0.2mn

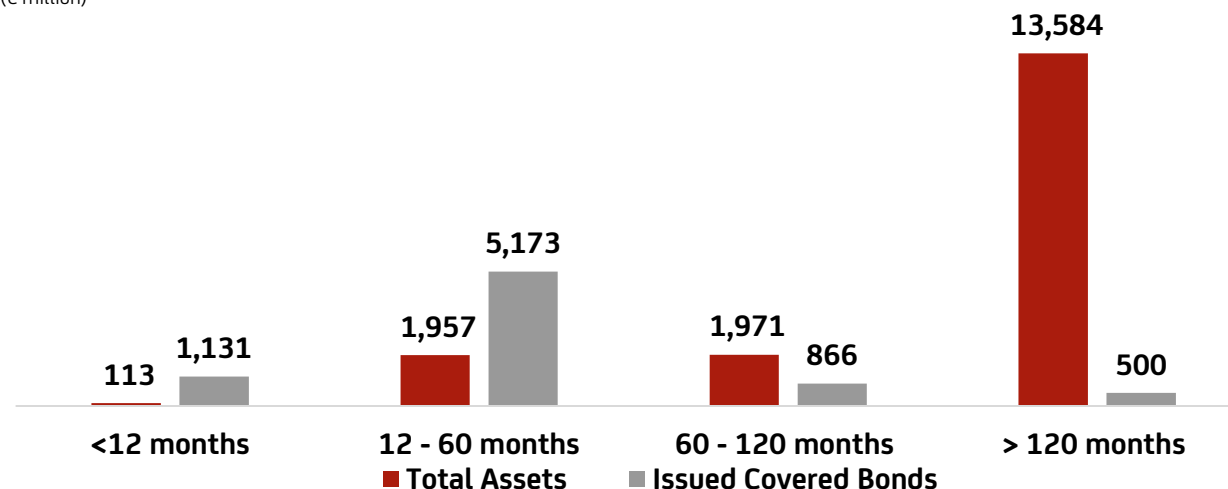
AVERAGE RESIDUAL MATURITY OF BONDS

3.6years

Weighted Average Life (in years including Amortization)	10.5
Total Number of Loans	72,146
Total Number of Debtors	62,620
Stake of 10 Biggest Debtors	9.6%
Stake of Bullet Loans	12.6%
Stake of Fixed Interest Loans	57.3%
Average Interest Rate	3.2%
Stake of Defaulted / 90 Days Overdue Loans	0.0%
Covered Liquidity Buffer Requirement (€ million)	0.0

MATURITY PROFILE OF ASSETS² AND ISSUED COVERED BONDS

(€ million)



¹ Without bonds / The valuation method for the cover assets is in accordance with § 6 (4) PfandBG

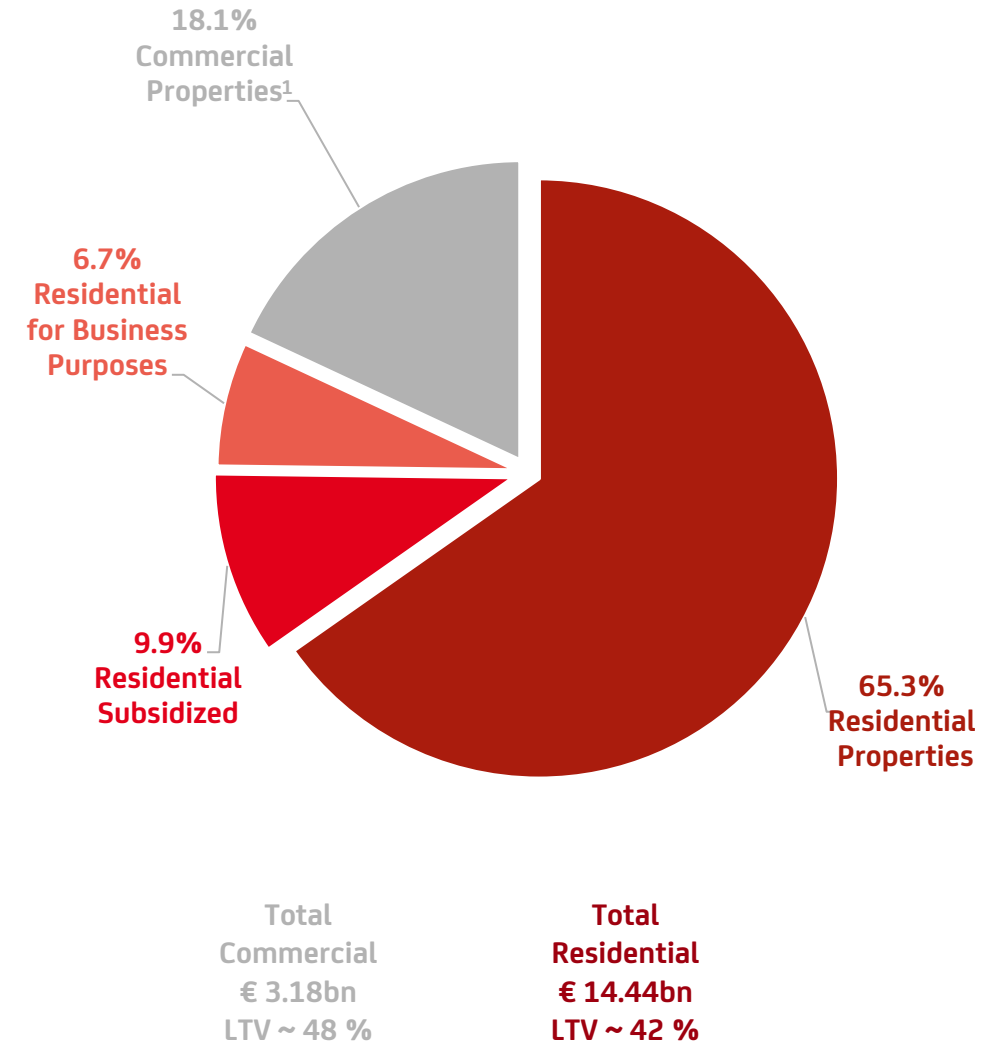
² Without consideration of the repayment and without bonds



Granular Pool of Austrian Assets with more than 80% Residential Mortgages

» HIGH QUALITY MORTGAGE COVER POOL

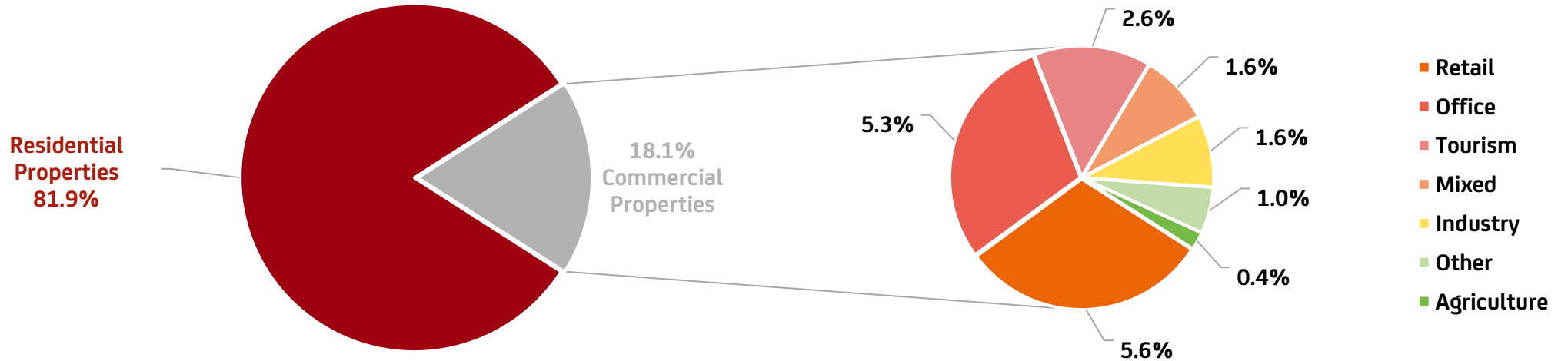
- **Residential properties** represent the **majority** of the mortgage cover pool, while around 18% consist of Commercial properties
- Properties located **exclusively in Austria** and overall cover pool with **low average LTV** (below 50%)
- **Granular mortgage cover pool** with average loan volume of € 0.2mn and share of 10 biggest debtors below 10%
- **No defaulted loans, no foreign exchange exposure** and no derivatives in the cover pool
- Moody's Collateral Score of 5.8% (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%** (€ 17.7bn 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



¹ Commercial Properties breakdown on the next slide



Diversified Commercial Real Estate following strict criteria



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)



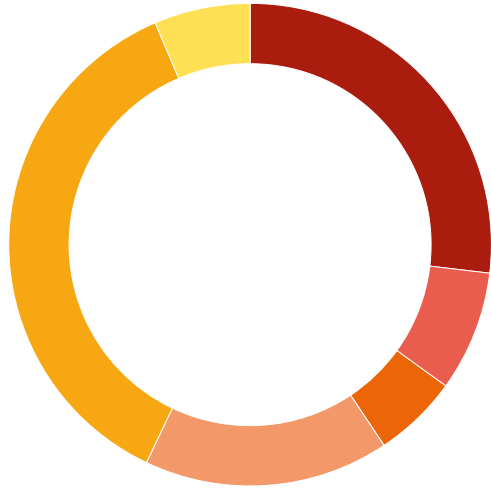
OBJECT TYPE

Mainly **Office and Retail** objects with **low vacancy rates** and **stable cash-flow generation**



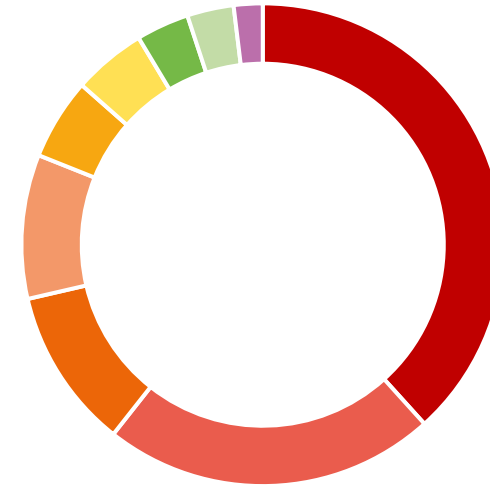
Mortgages by Size and Region

BREAKDOWN BY SIZE



- 26.9% >5,000,000
- 8.1% 1,000,000-5,000,000
- 5.7% 500,000-1,000,000
- 16.4% 300,000-500,000
- 36.5% 100,000 - 300,000
- 6.4% <100,000

REGIONAL BREAKDOWN



- 38.3% Vienna
- 22.3% Lower Austria
- 10.8% Styria
- 9.7% Upper Austria
- 5.5% Tirol
- 4.9% Carinthia
- 3.5% Salzburg
- 3.1% Burgenland
- 1.9% Vorarlberg



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

41,800tons

CO₂ savings annually

289,808MWh

Total Energy savings per Year

BREAKDOWN BY BUILDING TYPE



- 50% Multi Family Houses
- 32% Single Family Houses
- 12% Office Buildings
- 3% Hospitality Buildings
- 3% Retail Buildings

BREAKDOWN BY REGION



- 46% Vienna
- 22% Lower Austria
- 10% Styria
- 8% Upper Austria
- 14% Others

- » 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.



Eligibility Criteria for Green Buildings¹

GREEN BUILDINGS PORTFOLIO

EXISTING BUILDINGS (built before 2021)

ENERGY PERFORMANCE CERTIFICATE (EPC)²

→ Energy performance certificate with energy efficiency rating of A or better

TOP 15% MOST ENERGY-EFFICIENT BUILDINGS² (based on year of building permit)

→ Green Bond asset is within the Top 15% of each Austrian county 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 RENOVATIONS²

- 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%: top 15% approach, 10.7%: EPC class 'A' or better and 5.6%: 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.





Public Sector Covered Bonds of Bank Austria



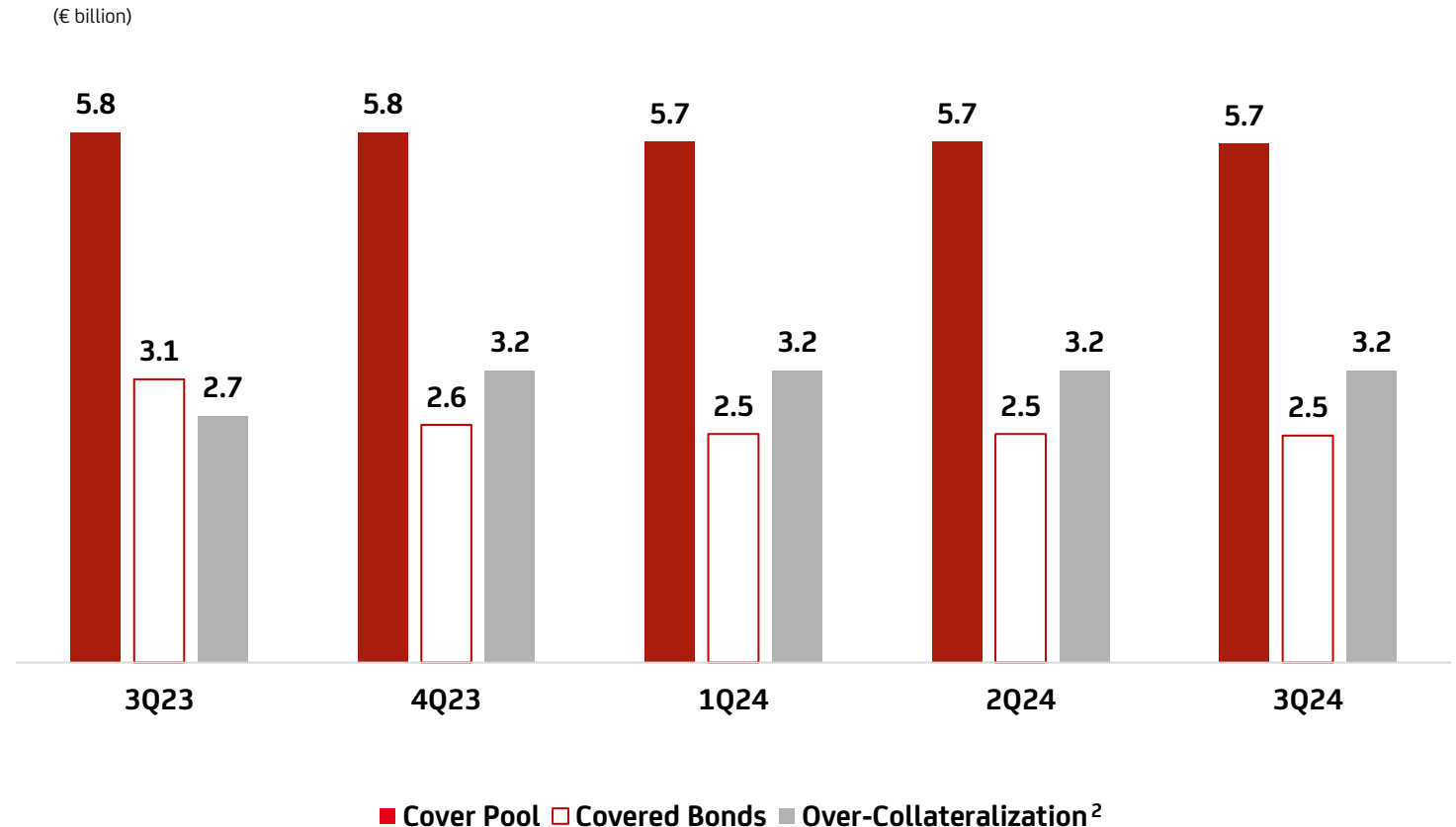
Focus on purely Austrian claims with a high over-collateralization and a granular pool composition



Public Sector Covered Bonds - Overview and Yearly Development

KEY HIGHLIGHTS

- Total value of the cover pool (primary coverage) as of 30 September 2024: **5,678 million**
 - of which **LOANS: 5,253 million**
 - of which **BONDS: 425 million**
- Focus on purely Austrian claims
- Moody's rating: **Aaa**
- **ECBC Covered Bond Label¹**
- **No foreign currency risk**
(only EUR exposures in the cover pool)



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Parameter of Cover Pool and Issues

KEY PARAMETERS¹

AVERAGE LOAN SIZE

1.4mn

WEIGHTED AVERAGE LIFE OF ASSETS²

9.0years

STAKE OF 10 BIGGEST GUARANTORS

30.5%

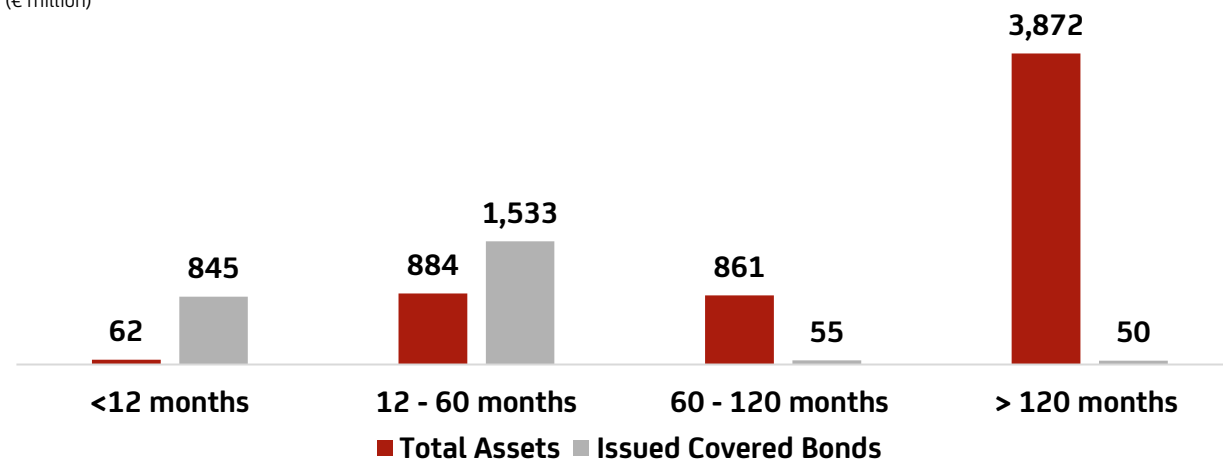
AVERAGE RESIDUAL MATURITY OF BONDS

1.9years

Total Number of Loans	3,987
Stake of 10 Biggest Loans	23.4%
Total Number of Debtors	1,887
Total Number of Guarantors	271
Stake of Bullet Loans	28.4%
Stake of Fixed Interest Loans	58.3%
Average Interest Rate	2.7%
Stake of Defaulted / 90 Days Overdue Loans	0.0%
Covered Liquidity Buffer Requirement (€ million)	0.0

MATURITY PROFILE OF ASSETS³ AND ISSUED COVERED BONDS

(€ million)



¹ The valuation method for the cover assets is in accordance with § 6 (4) PfandBG

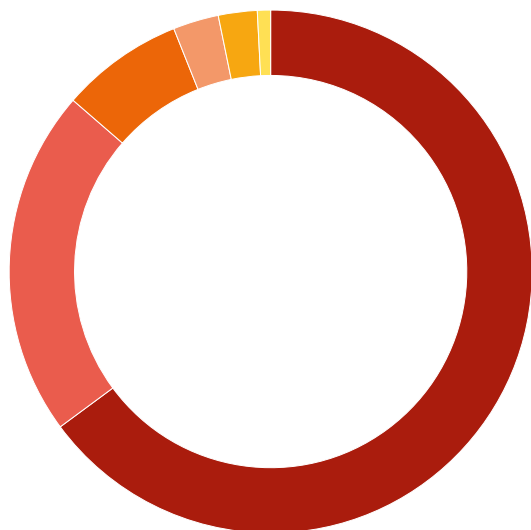
² Including Amortization

³ Without consideration of the repayment



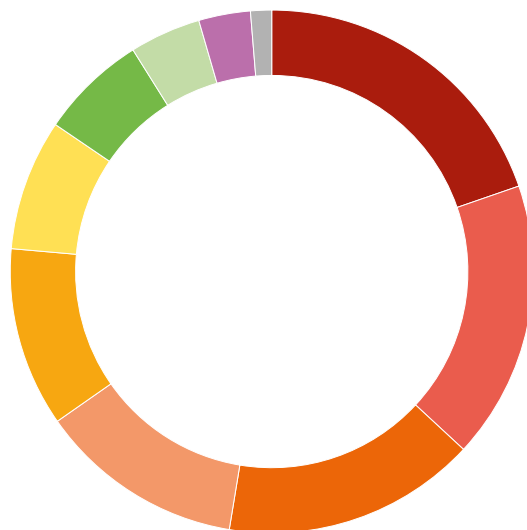
Assets by Size, Region and Type of Debtor/Guarantor

BREAKDOWN BY SIZE



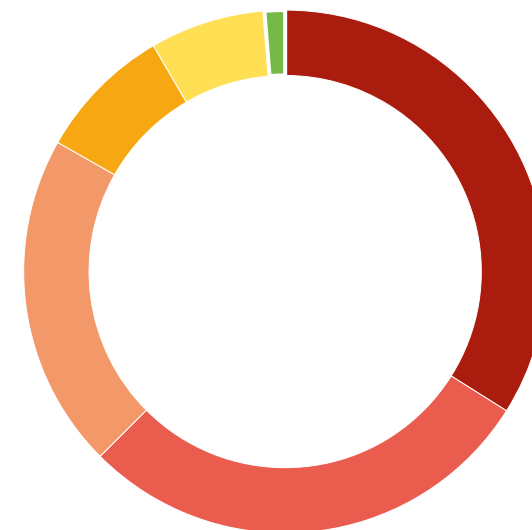
- 64.9% >5,000,000
- 21.5% 1,000,000-5,000,000
- 7.6% 500,000-1,000,000
- 2.8% 300,000-500,000
- 2.4% 100,000 - 300,000
- 0.8% <100,000

REGIONAL BREAKDOWN¹



- 19.7% Lower Austria
- 15.7% Upper Austria
- 11.1% Voralberg
- 6.6% Burgenland
- 3.2% Tirol
- 17.2% Vienna
- 12.7% Styria
- 8.1% Carynthia
- 4.4% Salzburg
- 1.3% Republic of Austria

BREAKDOWN BY TYPE OF DEBTOR/GUARANTOR



- 33.9% Municipalities
- 20.7% Federal States
- 7.1% Other
- 28.6% Guaranteed by Federal States
- 8.4% Guaranteed by Municipalities
- 1.3% Guaranteed by State

¹ Considering Guarantors



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