

Cover Pool of Covered Bonds

(as of 31 December 2024)

Bank Austria

Mortgage Covered Bonds / Public Sector Covered Bonds

Investor Relations

Vienna, February 2025

Empowering
Communities to Progress.



Agenda



Mortgage Covered Bonds of Bank Austria



Public Sector Covered Bonds of Bank Austria





Mortgage Covered Bonds of Bank Austria



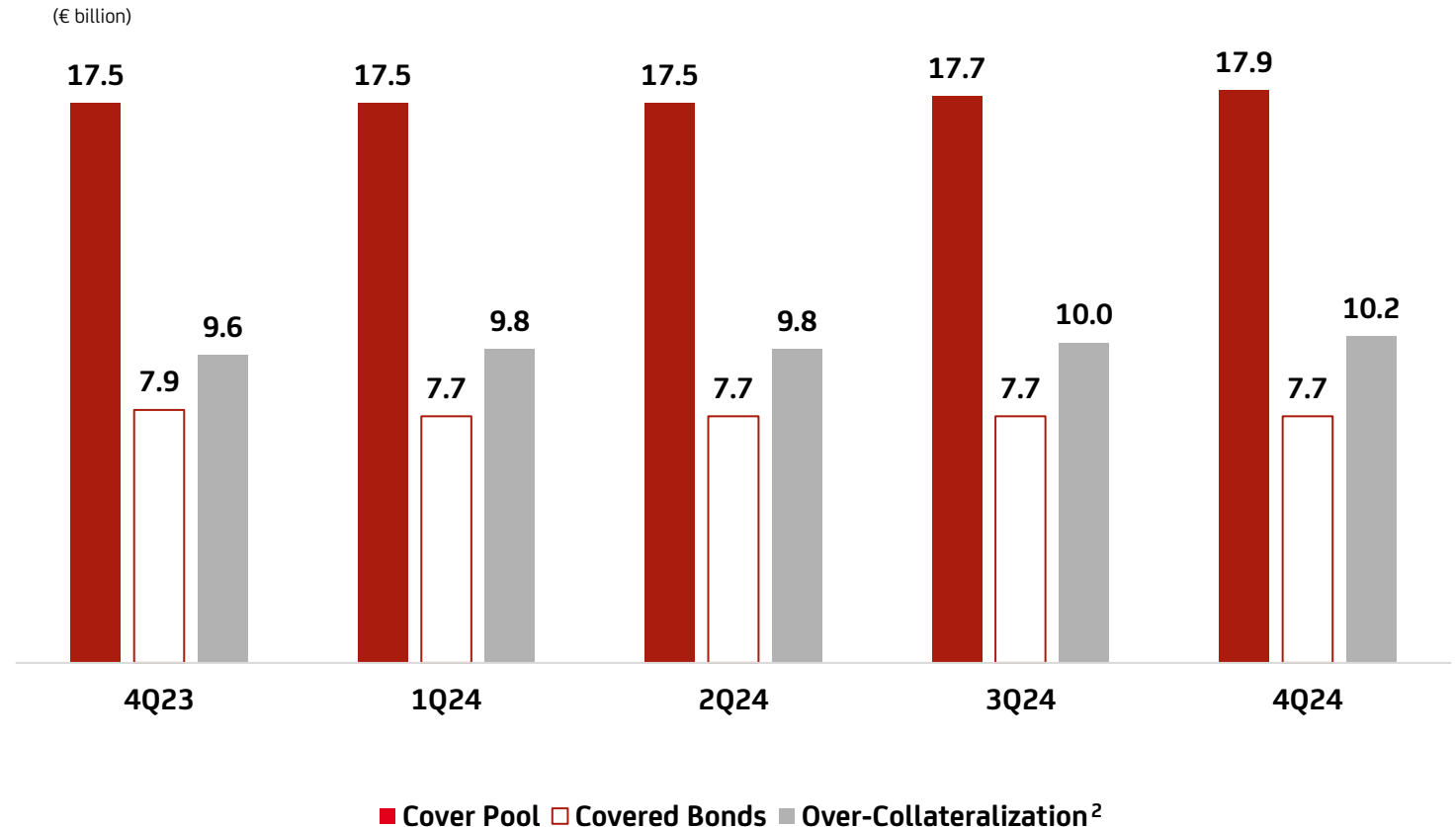
**High quality assets exclusively in Austria, granular pool composition,
high over-collateralization and more than 80% residential mortgages**



Mortgage Covered Bonds - Overview and Yearly Development

KEY HIGHLIGHTS

- Total value of the cover pool (primary coverage) as of 31 December 2024: **17,869 million**
 - of which **LOANS: 17,818 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

42.2%

Weighted Average Life
(in years including Amortization)

10.6

Total Number of Loans

72,294

Total Number of Debtors

62,788

Stake of 10 Biggest Debtors

9.1%

Stake of Bullet Loans

11.6%

Stake of Fixed Interest Loans

58.6%

Average Interest Rate

3.0%

Stake of Defaulted / 90 Days Overdue Loans

0.0%

Covered Liquidity Buffer Requirement (€ million)

0.0

STAKE OF 10 BIGGEST
LOANS

5.6%

AVERAGE LOAN SIZE

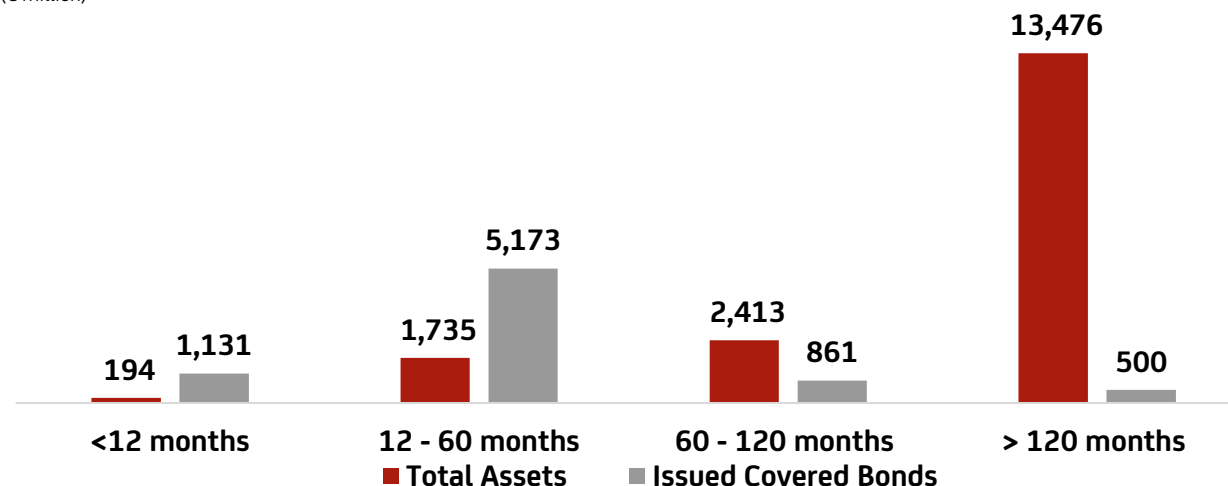
0.2mn

AVERAGE RESIDUAL MATURITY
OF BONDS

3.4years

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

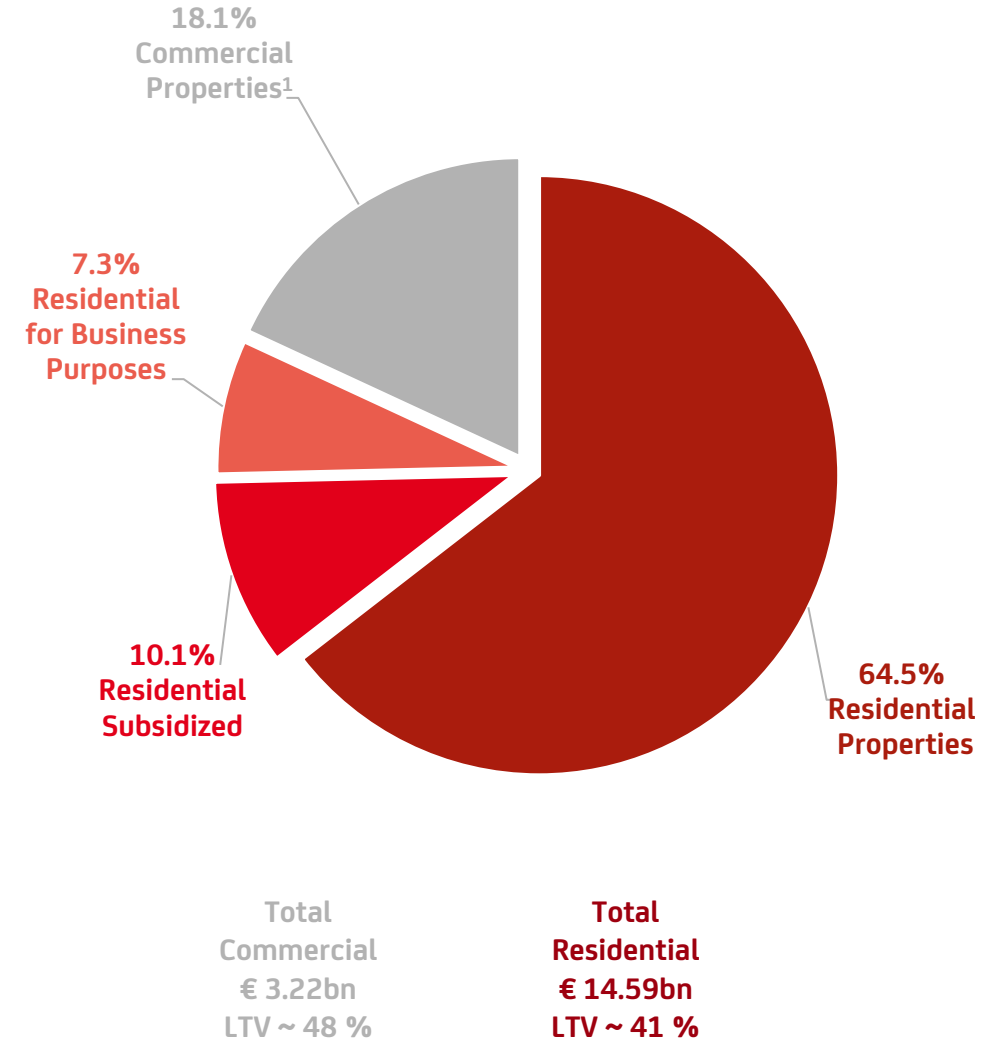
² Without consideration of the repayment and without bonds



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

» HIGH QUALITY MORTGAGE COVER POOL

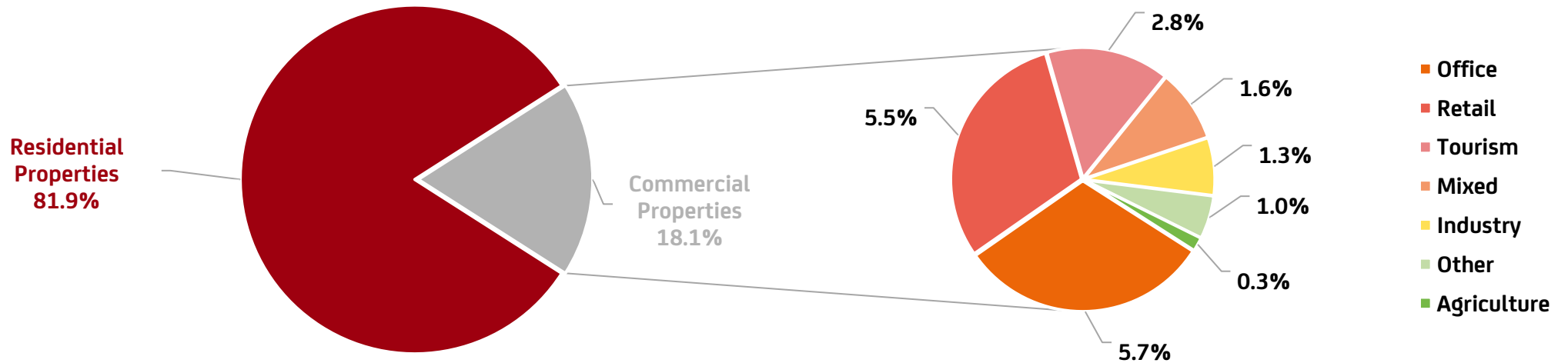
- **Residential properties** represent the **majority** of the mortgage cover pool, while around 18% consist of Commercial properties
- Properties located **exclusively in Austria** and overall cover pool with **low average LTV** (below 45%)
- **Granular mortgage cover pool** with average loan volume 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%** (€ 17.9bn 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 **25%** 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)



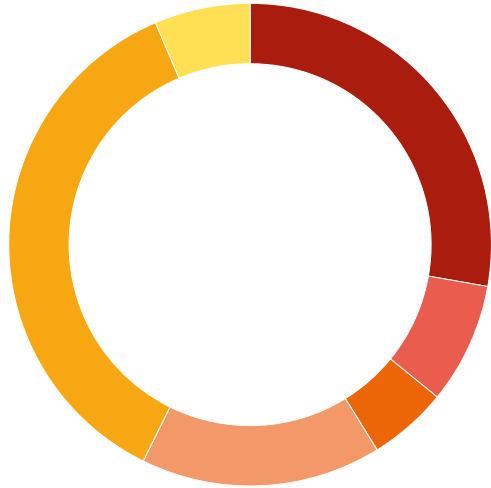
OBJECT TYPE

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



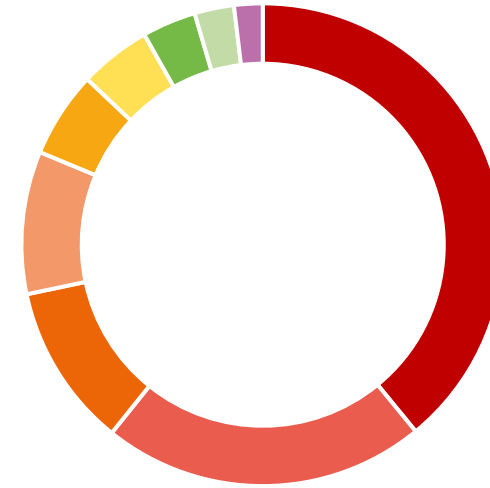
Mortgages by Size and Region

BREAKDOWN BY SIZE



27.8%	>5,000,000	8.1%	1,000,000-5,000,000
5.3%	500,000-1,000,000	16.1%	300,000-500,000
36.3%	100,000 - 300,000	6.4%	<100,000

REGIONAL BREAKDOWN



39.1%	Vienna	21.7%	Lower Austria	10.9%	Styria
9.6%	Upper Austria	5.8%	Tyrol	4.8%	Carinthia
3.6%	Salzburg	2.6%	Burgenland	1.9%	Vorarlberg



» 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

4.66bn

as of 2Q2024

+12%

Compared to 1Q2023

Impact

37,689tons

CO₂ savings annually

357,828MWh

Total Energy savings per Year

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

BREAKDOWN BY BUILDING TYPE



- 52% Multi Family Houses
- 28% Single Family Houses
- 7% Office Buildings
- 7% Retail Buildings
- 6% Hospitality Buildings

BREAKDOWN BY REGION



- 46% Vienna
- 21% Lower Austria
- 9% Styria
- 8% Upper Austria
- 16% Others

¹ See Sustainability Bond Report 2024 of UniCredit Bank Austria AG.



Eligibility Criteria for Green Buildings¹

GREEN BUILDINGS PORTFOLIO

New construction or existing buildings built after 2020

→ Buildings for which the primary energy demand is at least 10% lower than the Nearly Zero Energy Building (NZEB²)’s threshold defined by building type³. The NZEB is set in ‘OIB-RL6-Nationaler Plan’ based on the Energy Performance of Buildings Directive

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-R6-2007/2010⁴ 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

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: August 2024. Assets do need to comply only with one of the criteria to proof eligibility, according to the corresponding asset category and usage.

² 65.1%: top 15% approach, 34.1%: EPC class ‘A’ or better and 0.8%: Nearly Zero Energy Building (NZEB). See Sustainability Bond Report 2024 of UniCredit Bank Austria AG.

³ At the same time also having energy performance certificate with energy efficiency rating of A or better.

⁴ Building energy codes are based on guidelines issued by the Austrian Institute of Construction Engineering.

Calculations provided by

DREES & SOMMER





Public Sector Covered Bonds of Bank Austria



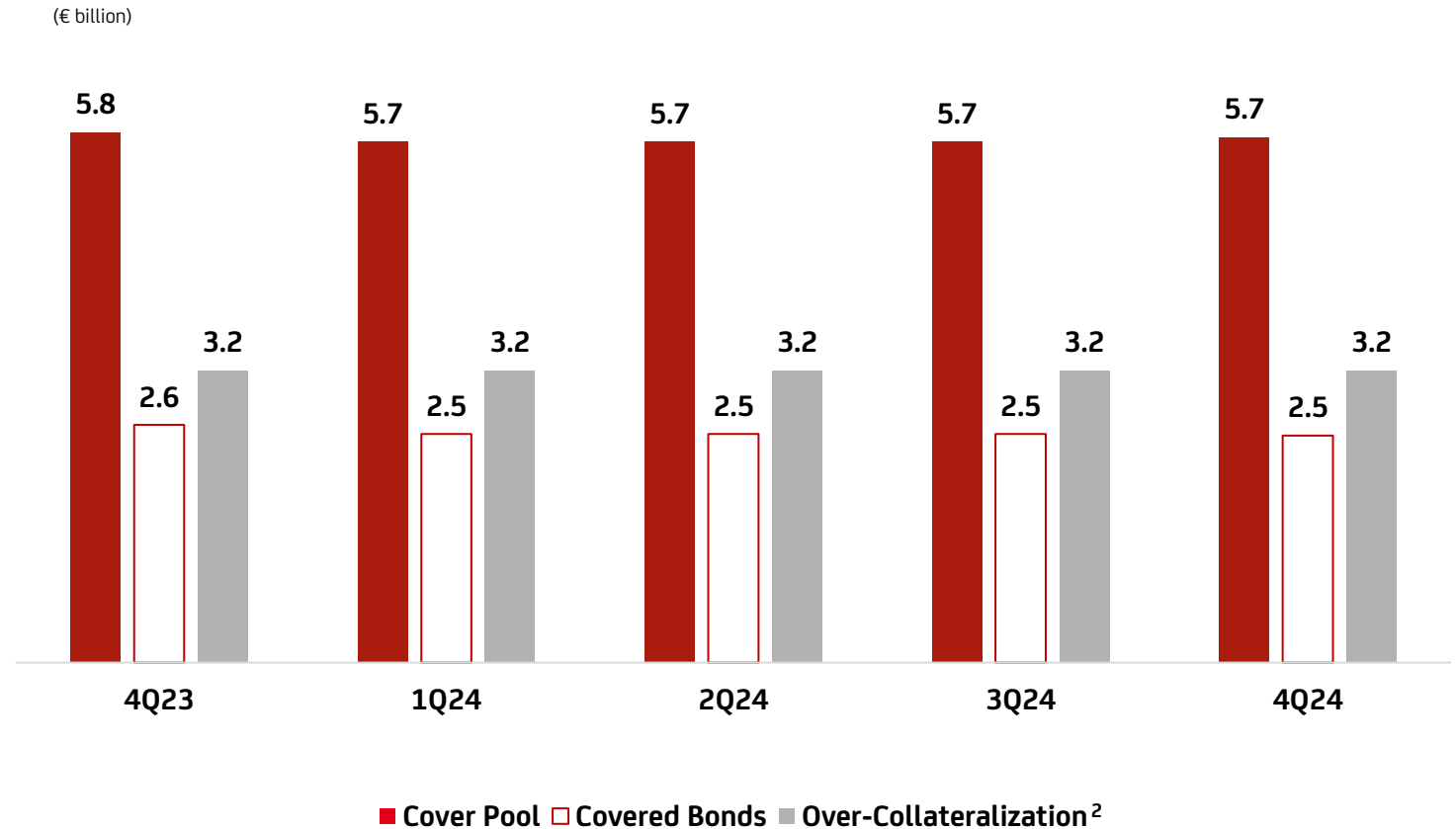
Focus on purely Austrian claims with a high over-collateralization and a granular pool composition



Public Sector Covered Bonds - Overview and Yearly Development

KEY HIGHLIGHTS

- Total value of the cover pool (primary coverage) as of 31 December 2024: **5,746 million**
 - of which **LOANS: 5,356 million**
 - of which **BONDS: 390 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

1.8mn

WEIGHTED AVERAGE LIFE OF ASSETS²

8.9years

STAKE OF 10 BIGGEST GUARANTORS

31.8%

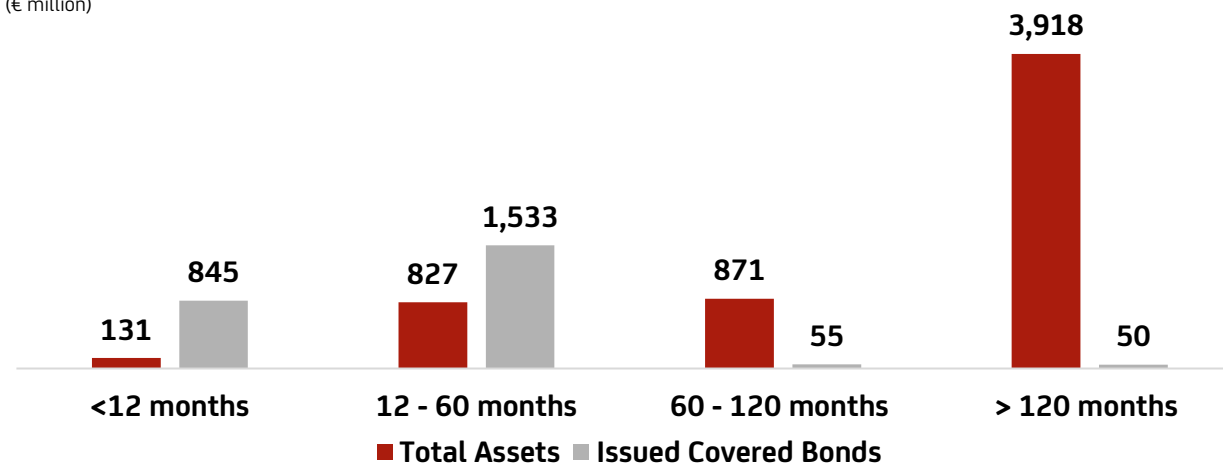
AVERAGE RESIDUAL MATURITY OF BONDS

1.6years

Total Number of Loans	3,184
Stake of 10 Biggest Loans	23.0%
Total Number of Debtors	1,272
Total Number of Guarantors	225
Stake of Bullet Loans	28.1%
Stake of Fixed Interest Loans	59.3%
Average Interest Rate	2.5%
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

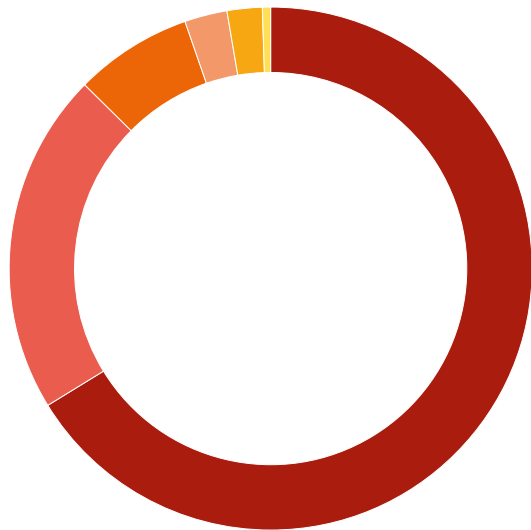
² Including Amortization

³ Without consideration of the repayment



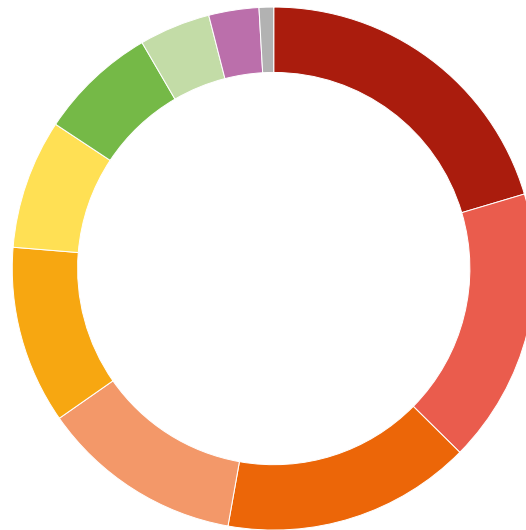
Assets by Size, Region and Type of Debtor/Guarantor

BREAKDOWN BY SIZE



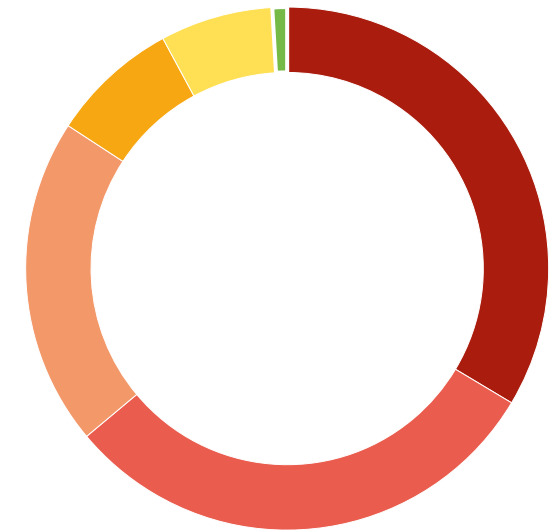
- 66.2% >5,000,000
- 21.2% 1,000,000-5,000,000
- 7.3% 500,000-1,000,000
- 2.6% 300,000-500,000
- 2.2% 100,000 - 300,000
- 0.5% <100,000

REGIONAL BREAKDOWN¹



- 20.4% Lower Austria
- 15.4% Upper Austria
- 11.0% Vorarlberg
- 7.3% Carinthia
- 3.1% Tyrol
- 17.0% Vienna
- 12.5% Styria
- 8.0% Burgenland
- 4.4% Salzburg
- 0.9% Republic of Austria

BREAKDOWN BY TYPE OF DEBTOR/GUARANTOR



- 33.6% Municipalities
- 20.3% Federal States
- 7.0% Other
- 30.3% Guaranteed by Federal States
- 7.9% Guaranteed by Municipalities
- 0.9% Guaranteed by State

¹ Considering Guarantors



Contacts

FINANCE – Balance Sheet Management

UniCredit Bank Austria AG

Alexander Stöger

Head of Balance Sheet Management & ALM

Phone: +43 (0)50505 58187

alexander.roessler@unicreditgroup.at

Wouter De Corte

Head of Funding & Collateral Management

Phone: +43 (0)50505 57779

wouter.de-corte@unicreditgroup.at

FINANCE - Financial & Regulatory Disclosure

UniCredit Bank Austria AG

Günther Stromenger

Head of Investor Relations

Tel. +43 (0)50505 57232

guenther.stromenger@unicreditgroup.at

Impressum

UniCredit Bank Austria AG

FINANCE – Balance Sheet Management

Rothschildplatz 1

A-1020 Wien



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