

Presentation to Fixed Income Investors

Bank Austria

Vienna, August 2022

Empowering
Communities to Progress.

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

Agenda

- 1 Opening Remarks
- 2 UniCredit Group
- 3 Overview of Bank Austria
- 4 Funding & Liquidity
- 5 Annex





Opening Remarks



Bank Austria, a leading bank in the local market

Market position

- **Leading domestic bank** in **Corporate Banking** and **Wealth Management & Private Banking**
- **High client shares** in business with corporate customers and leading institution in Private Banking

Size

- Bank Austria is **by far the largest bank in Austria** at individual institution level
- With **assets of about € 120 bn** (as of 30 June 2022), largest Austrian bank on unconsolidated level

UniCredit Group

- Bank Austria is **part of UniCredit Group, with 13 core markets in Europe and worldwide presence**
- Bank Austria clients can use UniCredit's CEE network – UniCredit is market leader in the region

Capital

- Well-capitalized – with **CET1 ratio of 18.8%** ¹⁾





UniCredit Group



Ahead of **Un**locked despite ‘slowdown’, well prepared for potential ‘recession’

Confirmed full **UniCredit Un**locked distribution plan under ‘slowdown’ scenario, and majority under ‘recession’ scenario

UniCredit Unlocked

Updated: ‘slowdown’ scenario

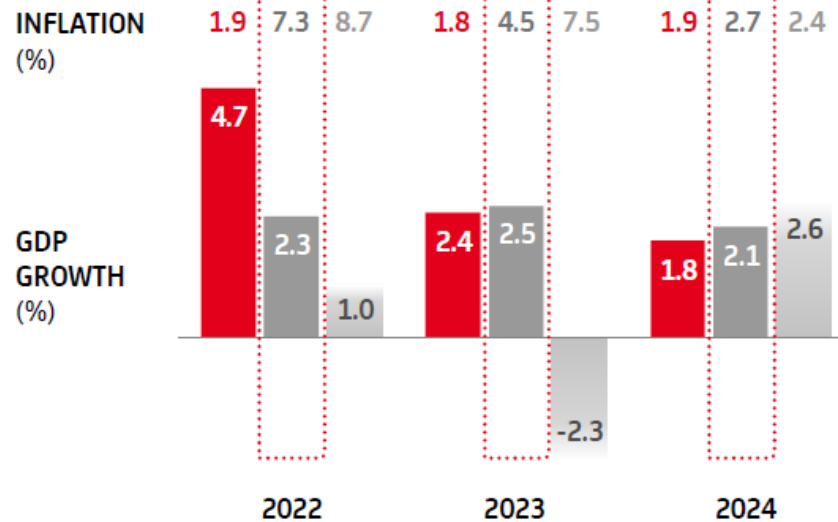
Updated: ‘recession’ scenario

UPDATED MACRO SCENARIOS

More conservative assumptions

UNICREDIT FOOTPRINT

GDP growth and inflation scenario¹ 2022-2024



ROBUST PERFORMANCE EVEN IN ‘RECESSION’ SCENARIO

UNICREDIT UNLOCKED
FINANCIAL AMBITION
Group excl. Russia

COST OF RISK
(2022-2024, avg. p.a.)



30-35
bps

NET PROFIT
(2024)



c.4.3
bn

**ORGANIC CAPITAL
GENERATION**
(2022-2024, avg. p.a.)



c.150
bps

DISTRIBUTION²
(2021-2024)



≥16
bn

Solid foundations with which to face macro shocks

All data Group excl. Russia

1. GDP growth and inflation of Group footprint are calculated based on a GDP and inflation weighted average of the respective countries (excl. Russia)

2. Distribution subject to supervisory and shareholder approvals

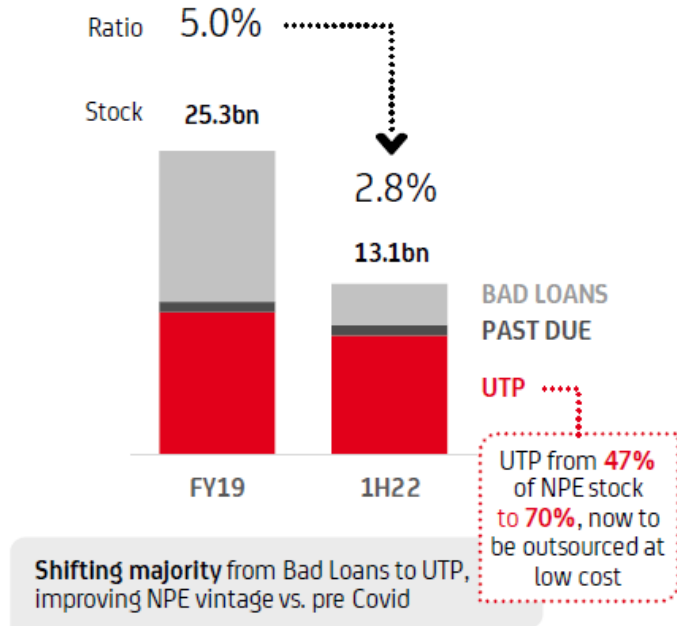


Strong line of defence : reduced NPEs, strong overlays, robust credit book

Uniquely positioned to face macro headwinds...

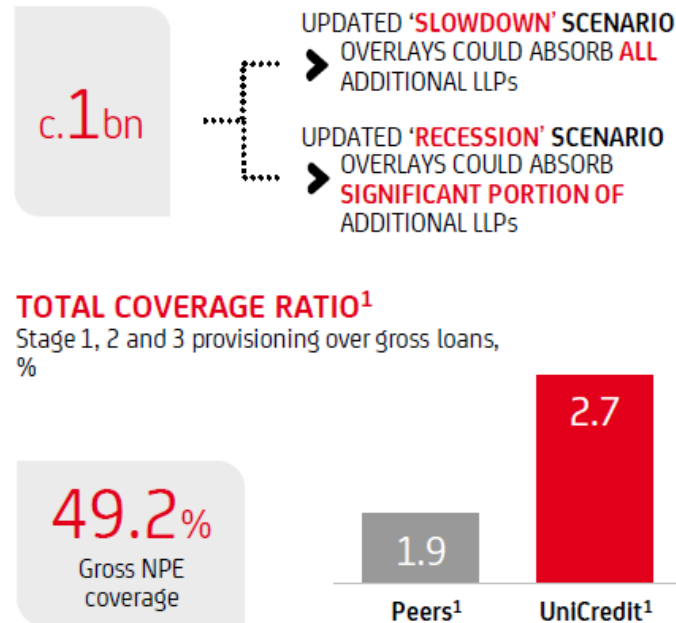
Low NPEs with improved quality

GROSS NPE



Strong coverage and overlays

HIGH EXISTING OVERLAYS



Robust credit position

HIGH QUALITY STARTING POINT...

CORPORATE & SME CREDIT BOOK

High-risk² exposure at ...



INDIVIDUALS

Analysis of potential effects from stressed inflation and interest rates **confirms resilience of portfolio debt repayment capacity**

... COMPLEMENTED BY PRE-EMPTIVE ACTIONS

- Refocusing commercial efforts on product mix and clients
- More targeted approach to new business
- Frontloading of costs reductions w/o impacting business growth

2022 figures Group excl. Russia. Stated figures for previous years

1. Source: EBA transparency exercise and publicly available data; as of FY21; Selected peers: BBVA, Banco BPM, BNP Paribas, Commerzbank, Credit Agricole S.A., Deutsche bank, Erste Bank Group, ING, Intesa San Paolo, Raiffeisen Bank International, Santander, Société Générale; UniCredit data as of 2Q22 Group incl. Russia for comparison purposes
2. Performed assessment on selected Enterprises portfolio. See Annex for additional details. Total EaD reported including only Enterprises and Individuals segments, Enterprises split based on managerial industry clustering
3. Corporates & SMEs belonging to energy intensive sectors and/or those exposed to supply chain constraints, before bottom-up exposure considerations and potential government support measures

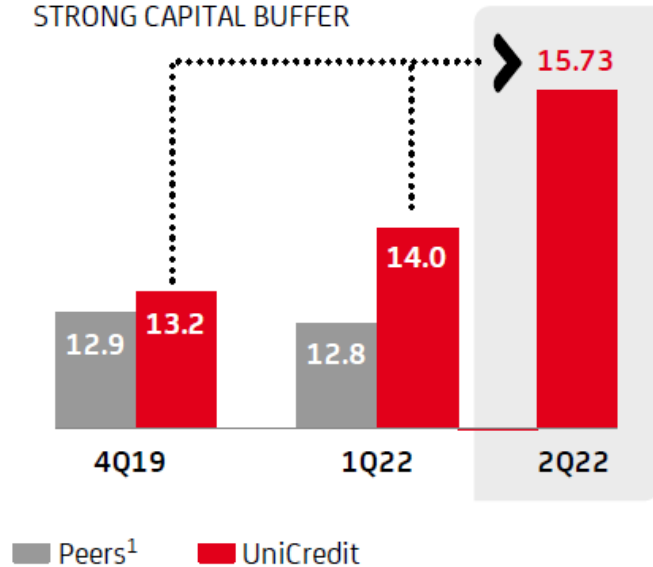


Strong line of defence: solid capital with organic generation above target

Uniquely positioned to face macro headwinds...

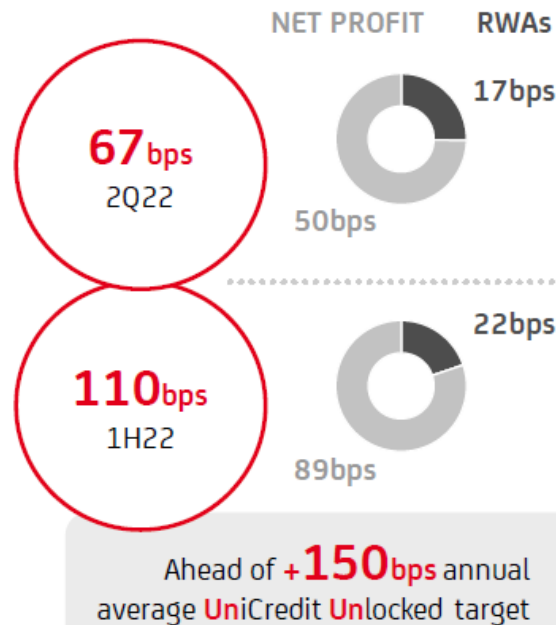
Strong capital position

CET1 RATIO, %
STRONG CAPITAL BUFFER



Strong capital generation

ORGANIC CAPITAL GENERATION



Supported by transformed business model

	AVERAGE 2Q17-2Q19	UNICREDIT UNLOCKED AVERAGE 2Q21-2Q22
NET REVENUE % Y/Y GROWTH RATE ²	-6%	25% ↑
COST / INCOME % RATIO	55%	53% ↓
ROTE @13% ³ % RATIO	7.1%	10.2% ↑
NET REVENUE / RWA % RATIO	4.5%	5.3% ↑

2022 figures Group excl. Russia except for CET1 ratio; Stated figures for previous years

1. CET1r FL from publicly available data; Peer group: BBVA, Banco BPM, BNP Paribas, Commerzbank, Credit Agricole S.A., Deutsche bank, Erste Bank Group, ING, Intesa San Paolo, Raiffeisen Bank International, Santander, Société Générale

2. Average of quarters Y/Y growth rate, calculated on a like for like basis.

3. For ROTE @13%: Net Income adjusted for one-offs as per market presentation. Capital adjusted at 13% CET1r.



Improving 2022 guidance and confirming financial resilience over plan

2022 GUIDANCE¹

Net revenue	>16.7 _{bn}
Net interest	c.9.2 _{bn}
Costs	c.9.5 _{bn}
Cost / Income	c.55%
Net profit	c.4.0 _{bn}
Cost of risk	<30 _{bps}
CET1r ²	>13%

ROBUST PERFORMANCE EVEN IN 'RECESSION' SCENARIO

COST OF RISK
(Avg. p.a. 2022-2024)

NET PROFIT
(2024)

**ORGANIC CAPITAL
GENERATION**
(Avg. p.a. 2022-2024)

DISTRIBUTION
(2021-2024)


**UNICREDIT UNLOCKED
FINANCIAL AMBITION**
Group excl. Russia

30-35
bps

c.4.3
bn

c.150
bps

≥16
bn

 UniCredit Unlocked

 Updated 'slowdown' scenario

 Updated 'recession' scenario

All figures related to Group excl. Russia, unless otherwise stated

1. Subject to performance of Russia and ECB approval 2. Group incl. Russia, assuming 'slowdown' scenario



2Q22 financial highlights

Key recent financial events

- 2021 first share buyback tranche of 1.6bn completed with all shares cancelled on 19/07/2022 (162m shares equal to 7.4% of share capital)
- Executing strategy to reduce NPEs:
 - disposal of c.2.0bn of UTP portfolio
 - disposal of c.1.3bn of NPL portfolio
 - signed partnership with Prelios for management of UTP loans in Italy
- EGM in 3Q22 for shareholder authorisation to increase the number of shares to be purchased for 2021 second share buyback² tranche of 1.0bn

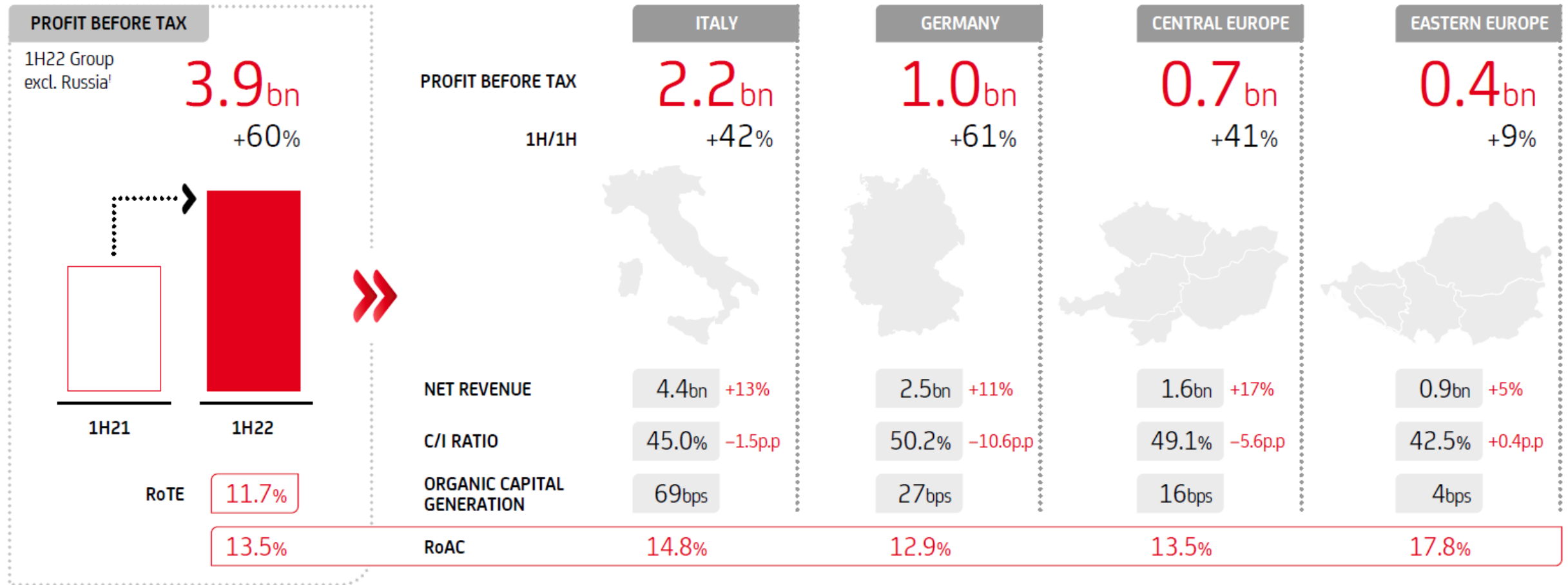
All figures related to Group excl. Russia	2Q22	vs 1Q22	vs 2Q21
Net Revenue	4.4bn	-8%	+12%
<i>o/w Revenue</i>	<i>4.5bn</i>	<i>-7%</i>	<i>+5%</i>
<i>o/w LLPs</i>	<i>-0.1bn</i>	<i>n.m.</i>	<i>-72%</i>
Net Profit ¹	1.5bn	+24%	+67%
Cost/Income ratio	51%	3 p.p.	-5 p.p.
Cost of Risk	10bps	+5bps	-26bps
RoTE	13.0%	+3 p.p.	+5 p.p.
CET1 ratio	15.73%	+173bps	+22bps
<i>(Group incl. Russia)</i>			
Diluted EPS	0.69	+26%	+73%
<i>(Eur)</i>			

1. 2Q22 stated net profit for Group incl. Russia at 2.0bn, +>100% Q/Q and +95% Y/Y. 2Q22 stated net profit for Group excl. Russia at 1.7bn, +40% Q/Q and +74% Y/Y

2. Subject to supervisory approval



All regions delivering above UniCredit Unlocked locked and at record levels



Data as of 30 June 2022, all deltas 1H22/1H21, Group excl Russia

1. 'Group excl. Russia' also including Group Corporate Centre





3

Overview of Bank Austria



Bank Austria – at a glance

Key information

- **Member of UniCredit since 2005**
- **Leading corporate bank** and **one of the largest retail banks in Austria**
- **~ 4,500 FTE and 107 branches** in Austria
- **Excellent capital base** (18.8% CET1 ratio¹⁾)
- **Stable liquidity** with a perfect balance between customer loans and direct funding
- **High market shares²⁾** in Austria (Loans: 13%, Deposits: 12%)
- Issuer/Deposit **Ratings** at Baa1/A3 (Moody's) and BBB+ (S&P); Counterparty Ratings at A2 (Moody's) and A- (S&P)

(in € billion)	Jun-22	Dec-21
Total Assets	123.2	118.4
Customer Loans	64.9	67.0
Direct Funding	71.7	74.1
Equity	9.1	8.9
(in € million)	1H22	1H21
Operating income	911	915
Operating costs	-541	-565
LLP	49	-32
Net profit	286	219
Cost / income ratio	59.4%	61.7%
	Jun-22	Dec-21
CET1 capital ratio ¹⁾	18.8%	16.8%
Total capital ratio ¹⁾	22.7%	20.5%
Non-performing exposure ratio	3.0%	3.0%
Coverage ratio	47.1%	48.4%
Cost of risk	-15 bp	10 bp



Business Model and Market Position in Austria

RETAIL

Retail Banking

- Covers **1.5m^{*)} Retail & Small Business customers** (<€ 1m turnover)
- **Broad multi-channel offer** via **physical branch network** (with a total of 117 branches), **remote advisory** (personal advisory services between 8.00 a.m. and 7.00 p.m., also via video telephony), **digital services** (internet and mobile banking) and **support by experts** in deposit business and real estate financing business

WEALTH MANAGEMENT & PRIVATE BANKING

Wealth Management & Private Banking

- **Leading Private Banking in Austria** with every fifth Austrian High Net Worth Individual (HNWI) as customer of Bank Austria
- **Successful client approach**
 - via **Private Banking Area** (15 locations all over Austria, cooperation with 11 funds),
 - **Wealth Management Area** of Schoellerbank (8 branches all over Austria and own Schoeller Invest KAG) and
 - **Tailor-made financial services** to HNWI and foundations (Wealth Planning, Special Funds Solutions, Generation Planning)

CORPORATES

Corporate coverage: Large corporates (turnover > € 1bn), **Medium corporates** (turnover > € 50m) and **Small corporates** (€ 1 – 50m turnover)

Offering the full range of investment banking products, from simple, standardized products to highly complex tailor-made structures, depending on client structure and client needs

- **Multinational corporates in Austria, Nordics & Iberia**
- **Financial Institutions, Public Sector clients and Commercial real estate clients**

Leading role as strategic financial partner in client coverage which we strive to continuously improve.

For most of the Austrian Large Corporates, we are the **main banking connection** with a wide range of product offering among all product lines

Member of UniCredit, a pan-European Commercial Bank with a unique franchise in **Italy, Germany, Central Europe/CE and Eastern Europe/EE**

- Unparalleled access to market leading products and services in **13 core markets** through our European banking network
- Leveraging on an international network of representative offices and branches, UniCredit serves clients in **another 15 countries worldwide**



P&L of Bank Austria Group

Solid profitability, based on a robust operative performance

Profit & Loss Development

- **Operating income** slightly below previous year, with strong net interest and fee income but lower trading income due to one-offs in 1H21
- **Operating costs** -4% lower y/y, due to continued strong cost discipline and further FTE reduction; significant improvement of cost/income ratio to 59.4%
- **Net write-downs of loans** positive (write-backs) at € +49m (1H21: € -32m), mainly driven by repayments in Corporates
- **Non-operating items** at € -102m, of which € - 98m systemic charges
- **Group Net Profit** at strong € 286m

Bank Austria Group

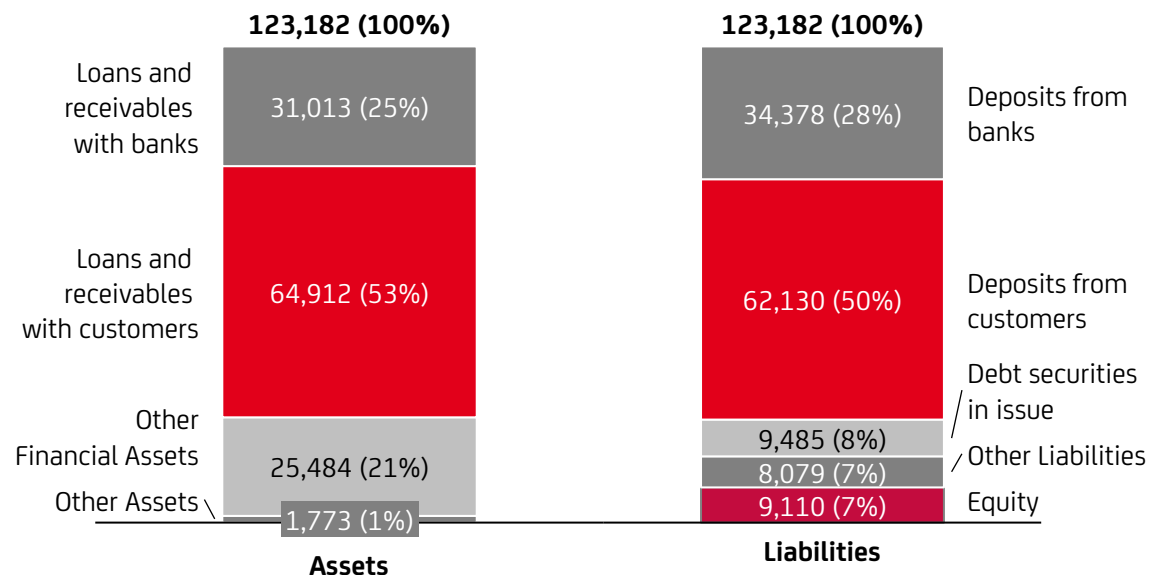
(€ million)

	1-6/ 2022	1-6/ 2021	y/y
Operating income	911	915	-0.5%
Operating costs	-541	-565	-4.4%
Operating profit	370	350	5.7%
Net write-downs of loans	49	-32	>-100%
Net operating profit	419	318	31.7%
Non-operating items	-102	-68	50.7%
Profit (loss) before tax	317	250	26.6%
Other positions	-31	-32	-1.5%
Group Net Profit	286	219	30.7%
Cost/income ratio	59.4%	61.7%	-238 bp



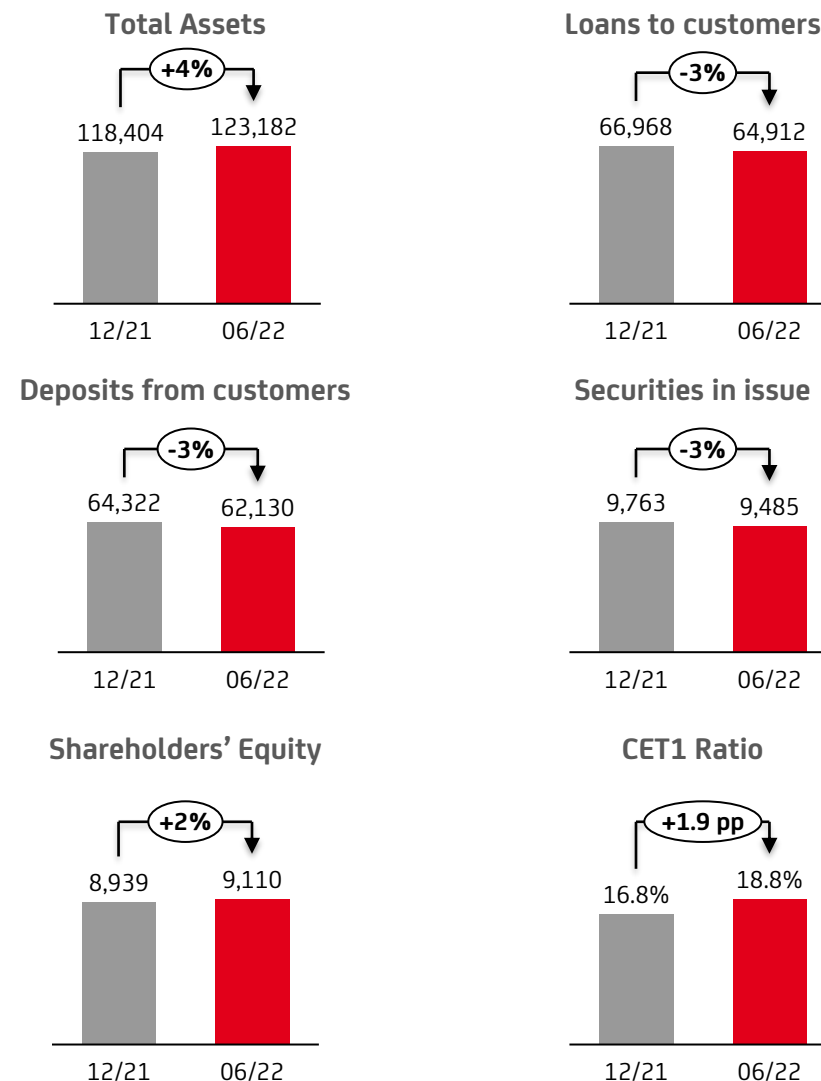
Balance Sheet structure of Bank Austria (as of 30 June 2022)

Balance Sheet (€ m)



- **Balance sheet** reflects a **classical commercial bank**, with large shares of loans and deposits (see next page)
- **Total assets** up by € 4.8bn vs. YE21, with lower loans to customers (-3%). Good development in retail loans, overcompensated by lower liquidity needs of corporates after peak at YE21; lower deposits from customers (-3%, also driven by corporates, but increase of Retail deposits); decrease of securities in issue, due to maturities and repayments
- **Higher capital base** with net equity up at **€ 9.1bn**, mainly due to inclusion of 1H22 profit

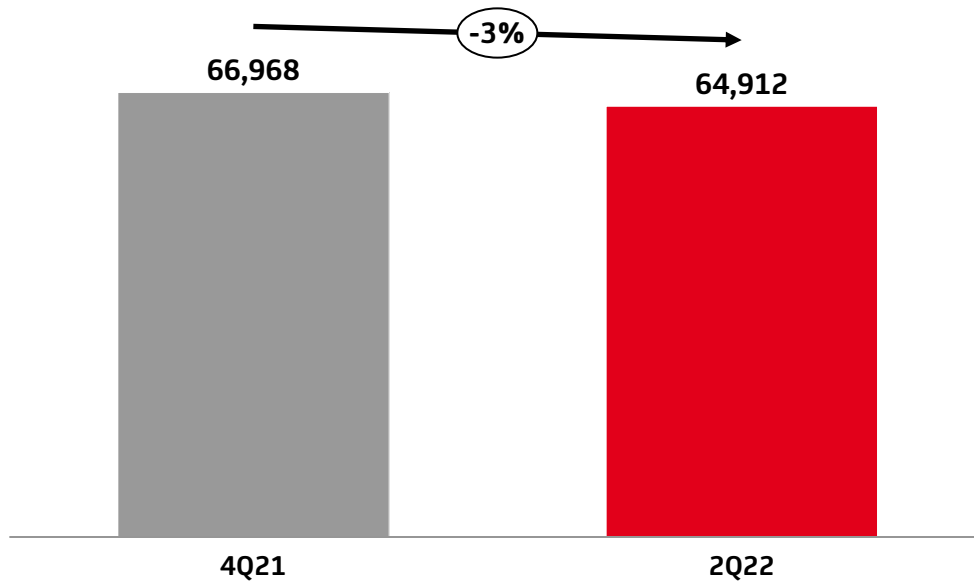
Change vs. 31 December 2021



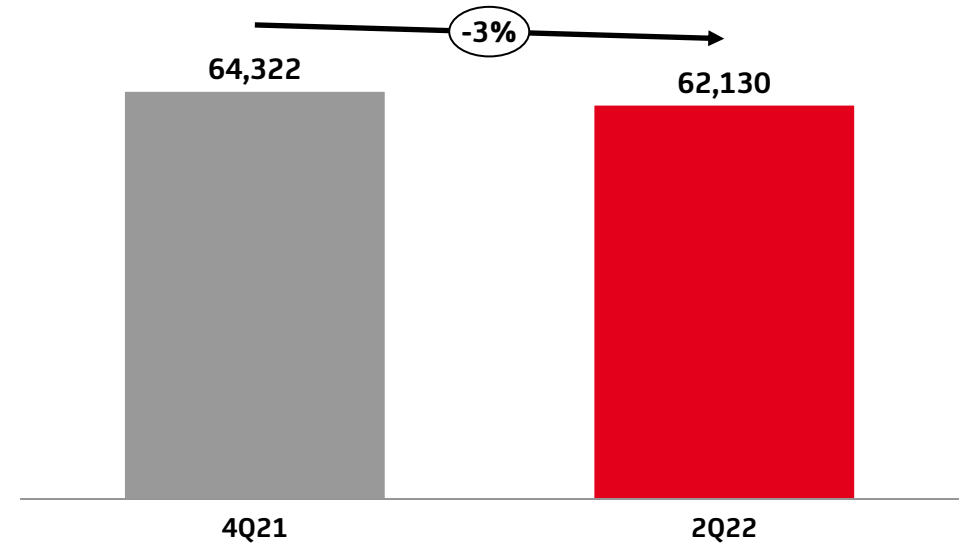
Loans and Deposit Volumes

Well-balanced development of loans and deposits

Loans to Customers (€ m)



Deposits from Customers (€ m)

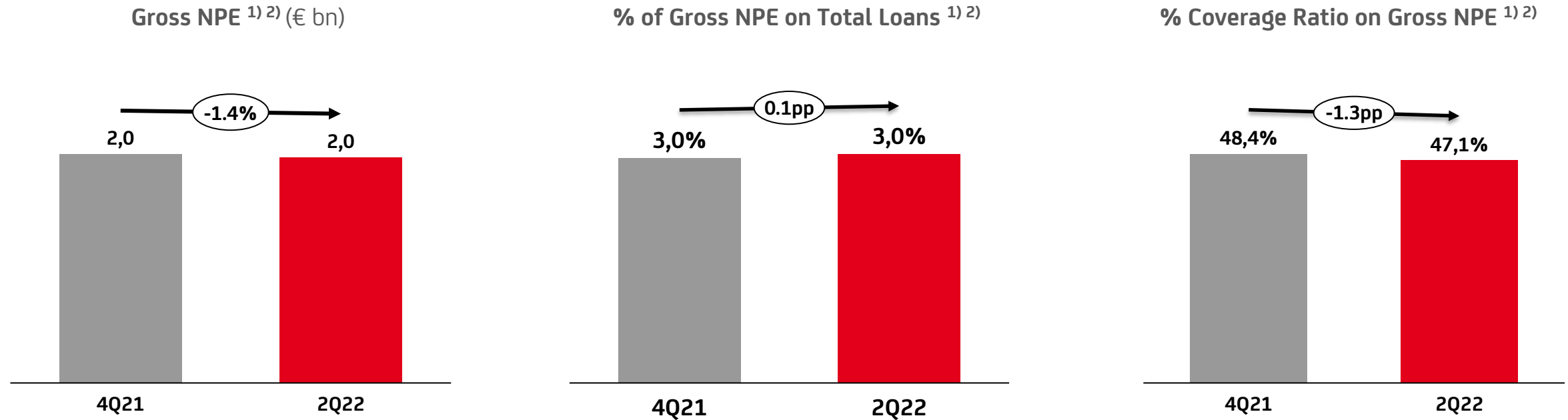


- **Loans to customers** decreased by 3% since YE21, mainly due to lower liquidity needs of corporates – but with a good commercial development in Retail
- **Deposits from customers** decreased by 3% as well, with an increase in Retail



Asset Quality

Good asset quality KPIs in 2022, despite COVID-19



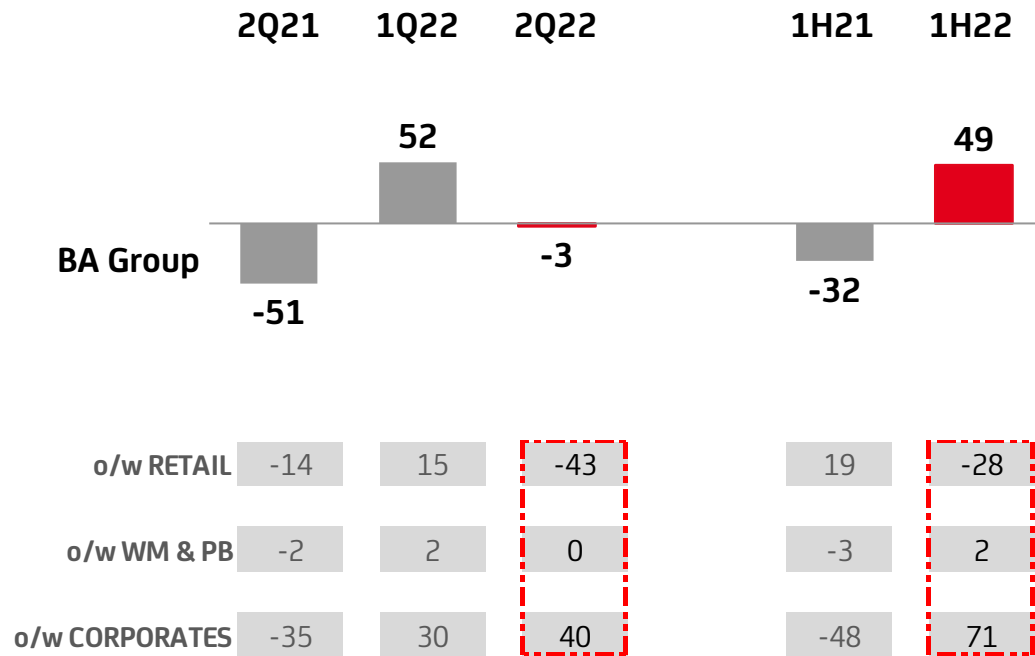
- **NPE portfolio** (gross impaired loans) with a slight decline since year-end 2021, due to excellent collection results
- **NPE Ratio** (gross impaired loans in % of total loans) flat at 3.0%; COVID-19 crisis continues having very limited impact on asset quality
- **Coverage Ratio** declined to 47.1%, due to low provisioning of an ECA-covered³⁾ sovereign NPE



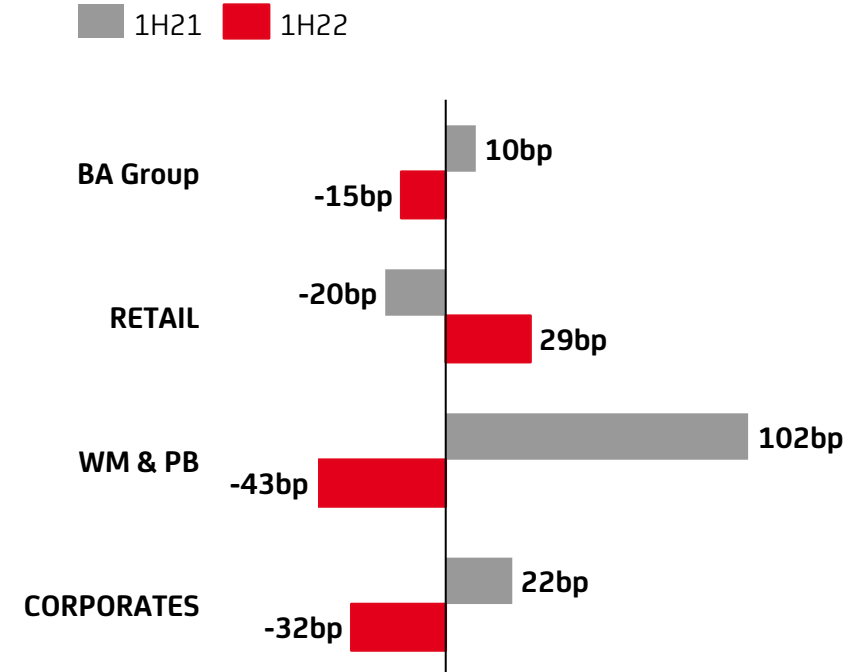
Net Write-Downs on Loans and Cost of Risk

In 1H22, significant Net Write-Backs and improved Cost of Risk y/y

Total Net Write-Downs of Loans by Segment (€ m)



Cost of risk by Segment (basis points)

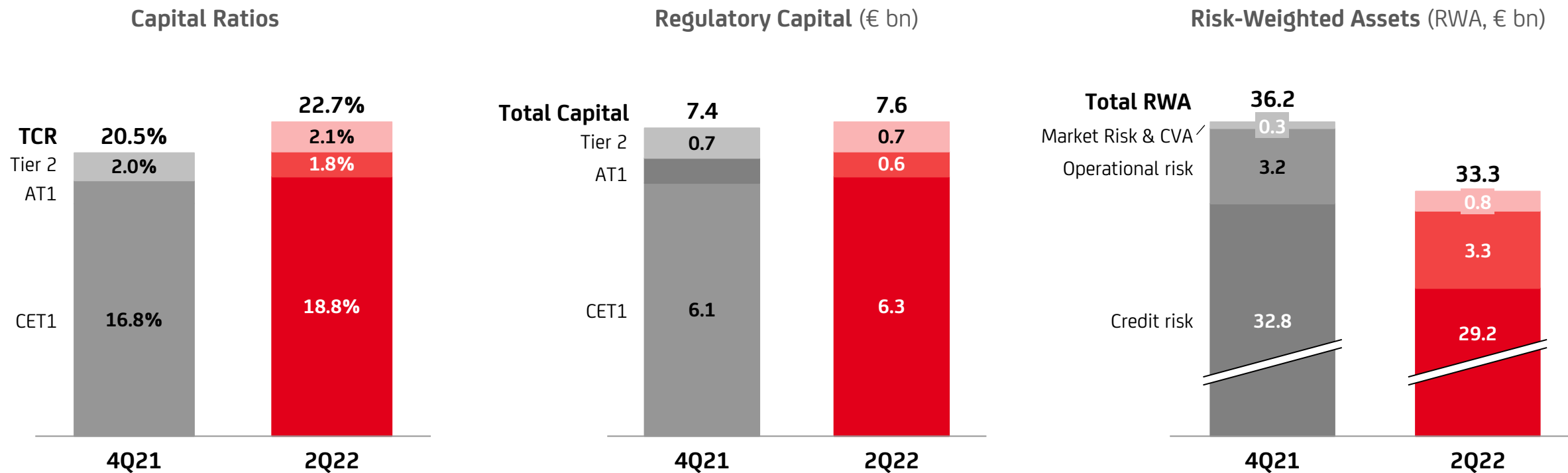


- **Net Write-Backs** of € +49m in 1H22, mainly driven by repayments in the Corporates area; corresponding **improvement of Cost of Risk**



Capital and RWA – Bank Austria Group, according to IFRS

Further improved capital ratios



- **CET1 Ratio increased clearly to 18.8%**, well above regulatory requirements
- **Total Capital Ratio** at excellent **22.7%**, strong increase vs. 4Q21 due to lower RWA (see below)
- **Total regulatory capital** increased further to **€ 7.6bn**, also driven by partial inclusion of 1H22 profit
- **Total RWA** decreased strongly by € 2.9bn to **€ 33.3bn**, mainly due to a lower regulatory add-on, reflecting the progress in re-ratings following the implementation of new IRB PD models in 2021
- **Leverage Ratio** at strong **5.3%**; the decrease (year-end 2021: 6.5%) is driven by the end of temporary COVID-19-induced relief measures by the ECB





4

Funding & Liquidity



Bank Austria Acts as Liquidity Reference Bank (LRB) for all Austrian Group Entities and is a Strategic Issuing Platform for UniCredit Group

UniCredit S.p.A. – Holding

- **UniCredit S.p.A.** is operating as the **Group Holding** as well as the Italian operating bank:
 - ✓ **TLAC/MREL issuer** assuming Single-Point of Entry (SPE)
 - ✓ **Coordinated Group-wide funding and liquidity management** to optimize market access and funding costs
 - ✓ **Diversified by geography and funding sources**



UniCredit Bank Austria AG

- **Mortgage- and Public Sector Pfandbriefe**
- **Senior benchmark**
- **Housing bank bonds** (Wohnbaubank-Anleihen)
- **Registered secs. (SSD, NSV*) covered/senior**
- **Private placements**
- **Network issues**

- **Bank Austria** has its **own Issuing Programs** for the respective instruments to be issued
- **Bank Austria** continues to be **present on the local and global markets**
- **Coordinated approach within UniCredit** regarding **issuing activities** on the **global markets**



Funding Strategy Bank Austria Group – Self-Sufficiency Principle

Key Pillars of Bank Austria Group Funding Strategy

- Well-diversified funding base due to Bank Austria's commercial banking model

The key pillars are

- strong client deposit base related to a variety of products (sight-, savings- and term deposits)
- complemented by medium- and long-term placements of own issues in the capital market in order to cover the medium- and long-term funding needs

The key pillars described are part of the **self sufficiency principle of Bank Austria's funding strategy**

- It ensures that the proceeds are used primarily for business development of entities of Bank Austria Group
- It enables Bank Austria to reflect its own funding costs according to its own risk profile



Liquidity and Funding Management within BA Group based on clear and strict Risk Management Principles

Clear Rules and Principles in Bank Austria for the Management of Liquidity and Funding

- **Liquidity strategy**
 - Bank Austria acting as an independent Liquidity Reference Bank (LRB) within UniCredit Group - in line with the self-funding principle of the Group Strategy
 - Bank Austria manages the liquidity development in Austria (including all Austrian Group entities)
- **Clear operative rules**
 - Active liquidity and funding management by defining short-term and structural liquidity and funding limits for all subsidiaries of BA Group
 - All national legal / regulatory constraints have to be followed on single entity level
 - Bank Austria establishes a separate Funding and Liquidity Plan for Austria as part of the Funding and Liquidity Plan of UniCredit Group
 - Bank Austria enjoys a sound counter-balancing capacity and ensuring compliance with key liquidity indicators (LCR >100%, NSFR >100%)



Executive Summary

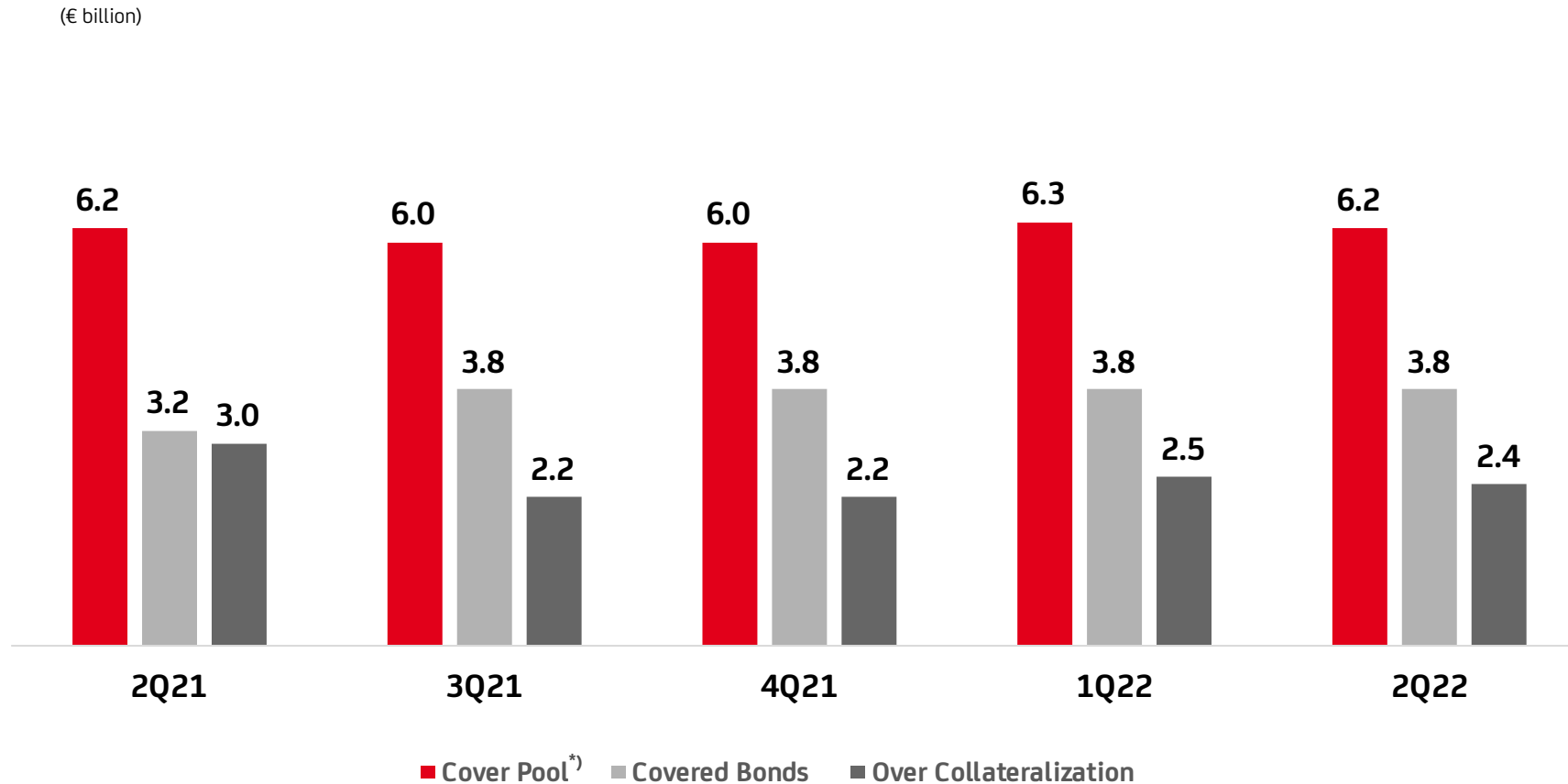
Public Sector Cover Pool of Bank Austria

- **Aaa Rating by Moody's**
- Focus on **purely Austrian claims**
- Cover Pool Volume^{*)} as of 30 June 2022 amounts to **€ 6,170m**
- Average volume of loans is approx. **€ 1.2m**
- Average seasoning is **7.3 years**
- The **ECBC Covered Bond Label** has been granted to the Public Sector Cover Pool of Bank Austria



Public Sector Cover Pool

Yearly development



Public Sector Cover Pool

Parameters of Cover Pool^{*)} and Issues

Parameters of Cover Pool	2Q22
Weighted Average Life (in years incl. Amortization)	8.7
Contracted Weighted Average Life (in years)	13.6
Average Seasoning (in years)	7.3
Total Number of Loans	4,903
Total Number of Debtors	2,339
Total Number of Guarantors	305
Average Volume of Loans (in € m)	1.2
Stake of 10 Biggest Loans	21.1%
Stake of 10 Biggest Guarantors	36.1%
Stake of Bullet Loans	33.9%
Stake of Fixed Interest Loans	51.4%
Amount of Loans 90 Days Overdue (in € m)	-
Average Interest Rate	1.0%
Parameters of Issues	2Q22
Total Number	28
Average Residual Maturity (in years)	3.0
Average Volume (in € m)	135.3

- Total Value of **the Cover Pool^{*)}** as of **30 June 2022** (€-equivalent): **6,170m**
 - thereof in €: 5,160m (83.6%)
 - thereof in CHF: 115m (1.9%)
 - thereof public sector bonds (€-equivalent): 644m (10.4%)
 - thereof substitute cover in €: 250m (4.1%)
- **Moody's Rating: Aaa**

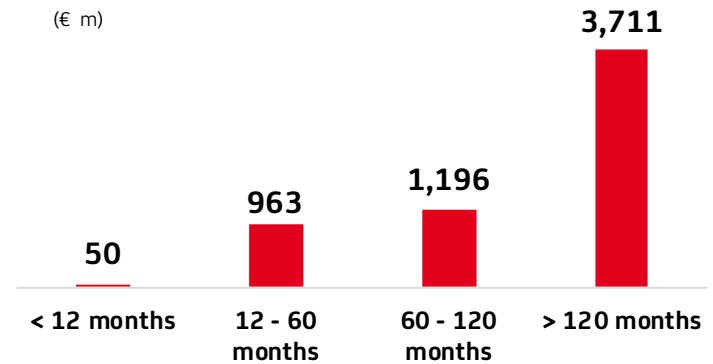


Public Sector Cover Pool

Maturity Structure of Cover Pool^{*)} and Issues

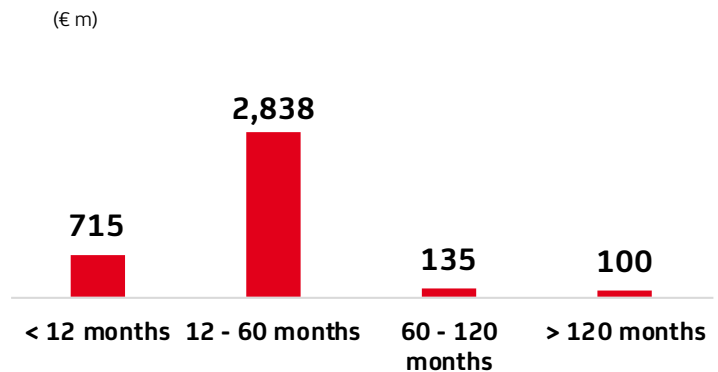
Maturity of assets in the cover pool – June 2022

Maturity of Assets in the Cover Pool ^{**)}	Total	
	€ m	%
< 12 months	50	0.8%
12 - 60 months	963	16.3%
12 - 36 months	323	5.5%
36 - 60 months	640	10.8%
60 - 120 months	1,196	20.2%
> 120 months	3,711	62.7%
Total	5,920	100%



Maturity of issued covered bonds – June 2022

Maturity of Issued Covered Bonds	Total	
	€ m	%
< 12 months	715	18.9%
12 - 60 months	2,838	74.9%
12 - 36 months	1,370	36.2%
36 - 60 months	1,468	38.7%
60 - 120 months	135	3.6%
> 120 months	100	2.6%
Total	3,788	100%



^{*)} Without substitute cover

^{**)} Without consideration of the repayment

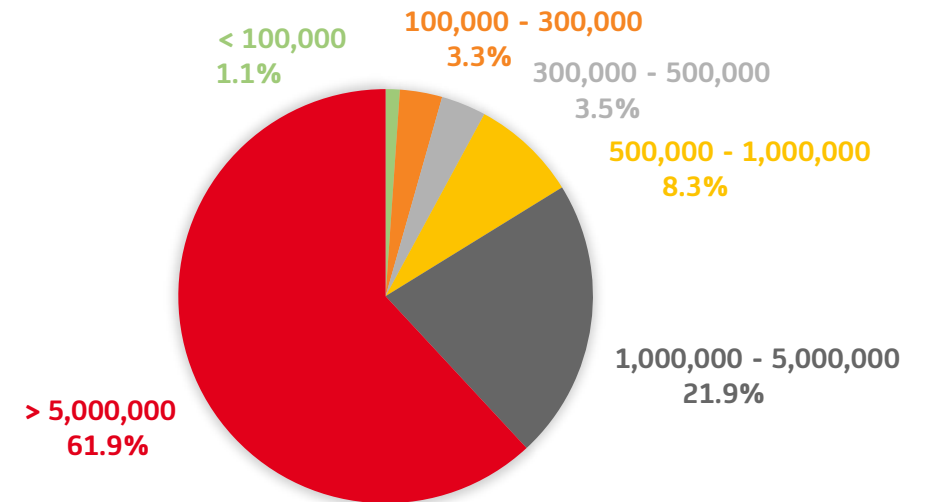


Public Sector Cover Pool

Volume^{*)} breakdown by Size of Assets

Breakdown by size of assets – June 2022

Volume Breakdown by Size of Assets	Total	
	€ m	Nr.
< 300,000	263	2,865
< 100,000	67	1,798
100,000 - 300,000	196	1,067
300,000 - 5,000,000	1,997	1,889
300,000 - 500,000	209	542
500,000 - 1,000,000	493	694
1,000,000 - 5,000,000	1,295	653
> 5,000,000	3,660	149
Total	5,920	4,903

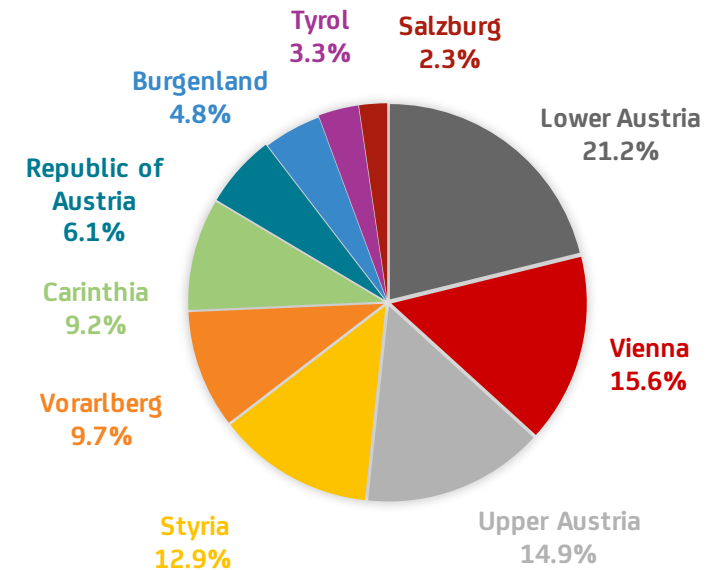


Public Sector Cover Pool

Regional Breakdown of Assets^{*)} in Austria

Regional Breakdown Austria– June 2022

Regional Breakdown Austria	Total	
	€ m	%
Lower Austria	1,248	21.2%
Vienna	924	15.6%
Upper Austria	885	14.9%
Styria	764	12.9%
Vorarlberg	577	9.7%
Carinthia	547	9.2%
Republic of Austria	359	6.1%
Burgenland	282	4.8%
Tyrol	197	3.3%
Salzburg	137	2.3%
Total Austria	5,920	100%

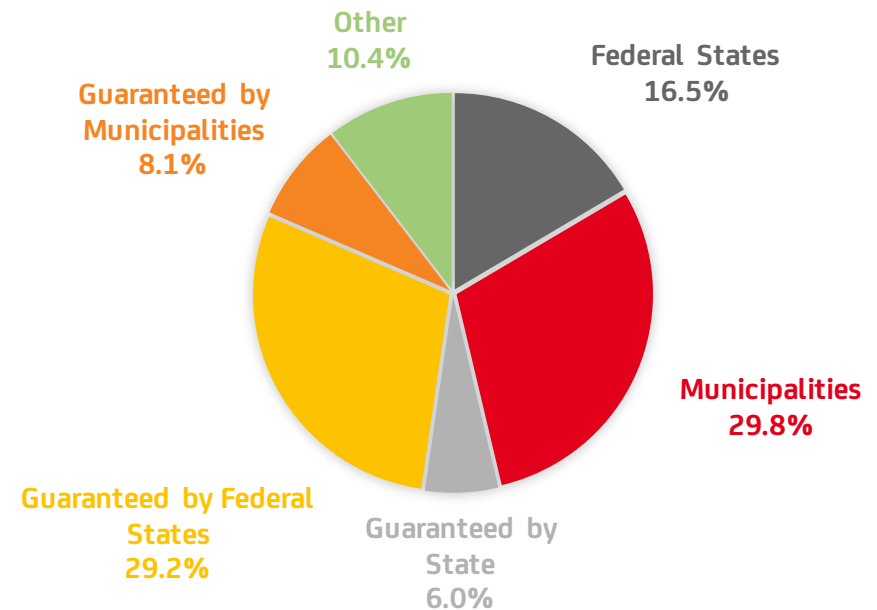


Public Sector Cover Pool

Assets Volume*) Breakdown by Type of Debtor / Guarantor

Breakdown by type of debtor/guarantor – June 2022

Assets: Type of Debtor/Guarantor	Total	
	€ m	Nr.
Federal States	975	22
Municipalities	1,762	2,426
Guaranteed by State	359	1,154
Guaranteed by Federal States	1,731	386
Guaranteed by Municipalities	478	456
Other	615	459
Total	5,920	4,903



Executive Summary

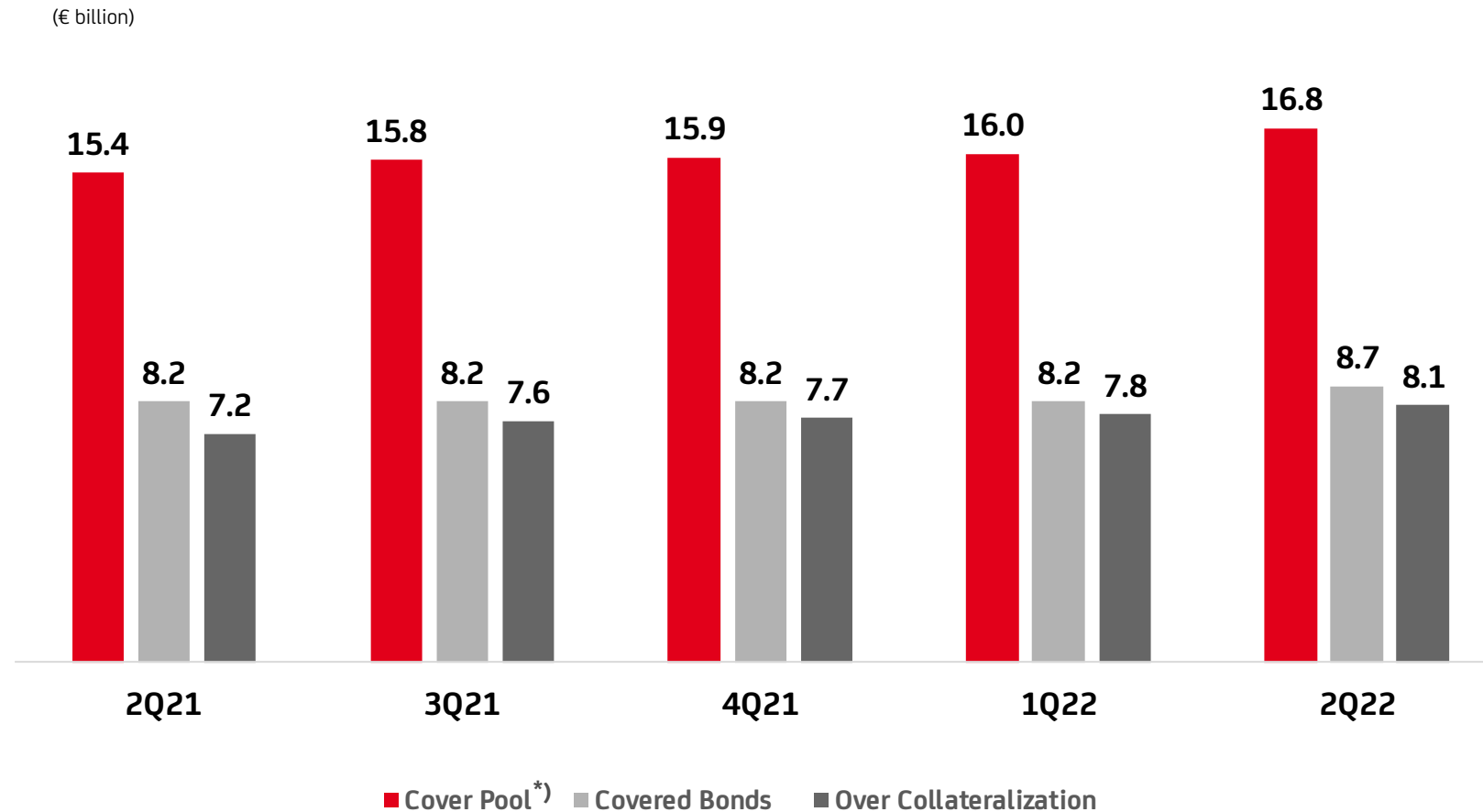
Bank Austria Mortgage Cover Pool

- **Aaa Rating by Moody's**
- The **Mortgage Cover Pool** is characterized by a **simple and transparent structure**:
 - focus on **Austrian mortgages only**
 - reporting based on the whole loan principal
- **Benefit:**
 - **pure Austrian risk offer** to our investor base
 - no blending of risk, diversification to be decided by investor
 - simple pricing logic and valuation
- **Decrease of total value of CHF cover assets** over the last six years (2Q16: € 1,569m – 2Q22: € 713m; no new CHF assets since 2010)
- Increase of the cover pool (approx. € 1.3bn over the last 12 months), primarily by residential mortgages
- **ECBC Covered Bond Label** has been granted to the BA Mortgage Cover Pool



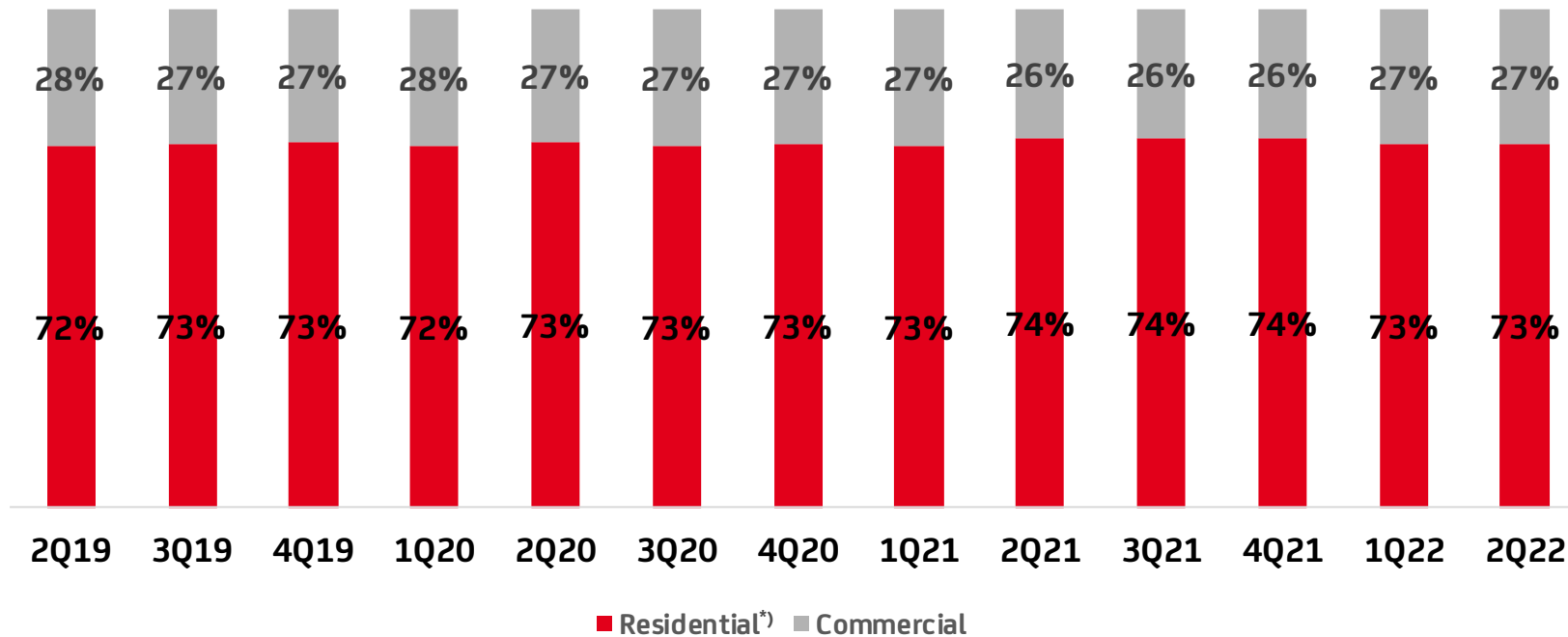
Mortgage Cover Pool

Yearly development



Mortgage Cover Pool

Breakdown by type of use - Historical trend



- The majority of the cover pool consists of residential mortgages



Mortgage Cover Pool

Parameters of Cover Pool^{*)} and Issues

Parameters of Cover Pool	2Q22
Weighted Average Life (in years incl. Amortization)	10.0
Contracted Weighted Average Life (in years)	16.9
Average Seasoning (in years)	6.2
Total Number of Loans	61,426
Total Number of Debtors	53,261
Total Number of Mortgages	56,222
Average Volume of Loans (in € m)	0.3
Stake of 10 Biggest Loans	9.5%
Stake of 10 Biggest Debtors	10.2%
Stake of Bullet Loans	21.0%
Stake of Fixed Interest Loans	37.1%
Amount of Loans 90 Days Overdue (in € m)	-
Average Interest Rate	1.1%
Parameters of Issues	2Q22
Total Number	74
Average Residual Maturity (in years)	4.0
Average Volume (in € m)	117.1

- Total Value of the **Cover Pool^{*)}** as of **30 June 2022** (€-equivalent): **16,777m**
 - thereof in €: 15,714m (93.7%)
 - thereof in CHF: 713m (4.2%)
 - thereof substitute cover in €: 350m (2.1%)
- **Moody's Rating: Aaa**

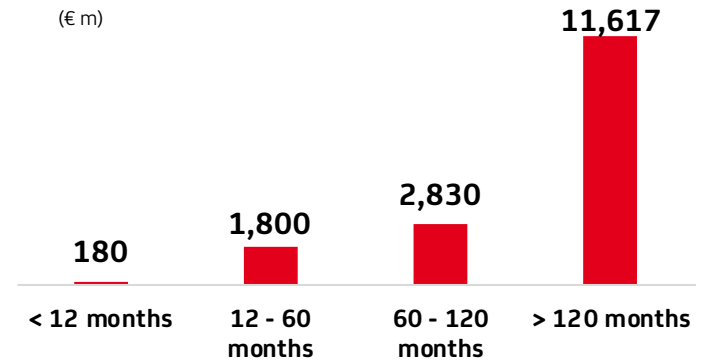


Mortgage Cover Pool

Maturity Structure of Cover Pool^{*)} and Issues

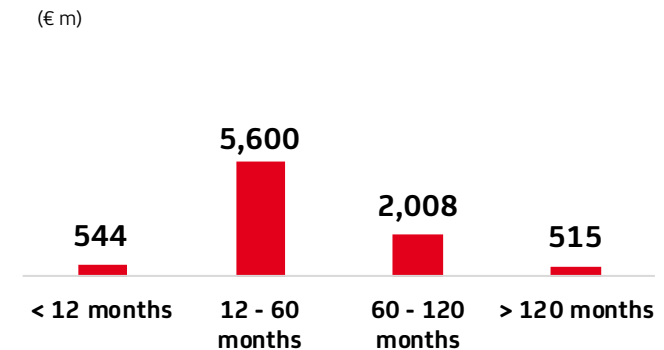
Maturity of assets in the cover pool – June 2022

Maturity of Assets in the Cover Pool ^{**)}	Total		Commercial		Residential	
	€ m	%	€ m	%	€ m	%
< 12 months	180	1.1%	139	3.1%	41	0.3%
12 - 60 months	1,800	11.0%	1,309	29.5%	492	4.1%
12 - 36 months	888	5.4%	640	14.4%	249	2.1%
36 - 60 months	912	5.6%	669	15.1%	243	2.0%
60 - 120 months	2,830	17.2%	1,415	31.9%	1,415	11.8%
> 120 months	11,617	70.7%	1,568	35.5%	10,049	83.8%
Total	16,427	100%	4,431	100%	11,997	100%



Maturity of issued covered bonds – June 2022

Maturity of Issued Covered Bonds	Total	
	€ m	%
< 12 months	544	6.3%
12 - 60 months	5,600	64.6%
12 - 36 months	4,434	51.2%
36 - 60 months	1,166	13.4%
60 - 120 months	2,008	23.2%
> 120 months	515	5.9%
Total	8,667	100%



^{*)} Without substitute cover (consists of cash deposit)

^{**)} Without consideration of the repayment

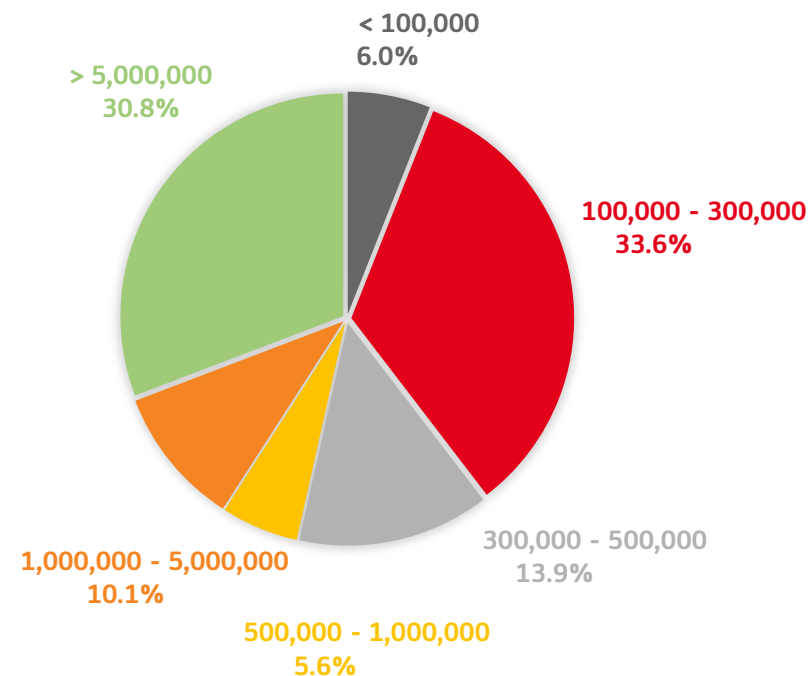


Mortgage Cover Pool

Assets Volume*) Breakdown

Breakdown by size of assets – June 2022

Volume Breakdown by Size of Mortgages	Total		Commercial		Residential	
	€ m	Nr.	€ m	Nr.	€ m	Nr.
< 300,000	6,512	47,550	86	622	6,427	46,928
< 100,000	992	17,480	13	229	979	17,251
100,000 - 300,000	5,520	30,070	73	393	5,448	29,677
300,000 - 5,000,000	4,858	8,442	485	424	4,372	8,018
300,000 - 500,000	2,278	6,212	52	137	2,225	6,075
500,000 - 1,000,000	925	1,414	85	122	840	1,292
1,000,000 - 5,000,000	1,655	816	348	165	1,307	651
> 5,000,000	5,057	230	3,860	124	1,198	106
Total	16,427	56,222	4,431	1,170	11,997	55,052

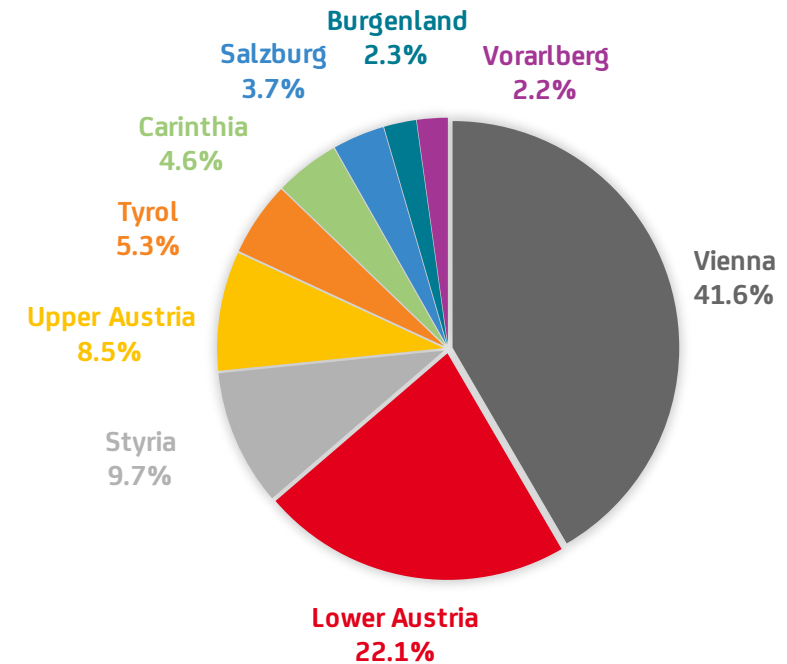


Mortgage Cover Pool

Regional Breakdown^{*)} of Mortgages in Austria

Regional Breakdown Austria – June 2022

Regional Breakdown Austria	Total	
	€ m	%
Vienna	6,837	41.6%
Lower Austria	3,632	22.1%
Styria	1,589	9.7%
Upper Austria	1,401	8.5%
Tyrol	867	5.3%
Carinthia	760	4.6%
Salzburg	613	3.7%
Burgenland	375	2.3%
Vorarlberg	354	2.2%
Total Austria	16,427	100%

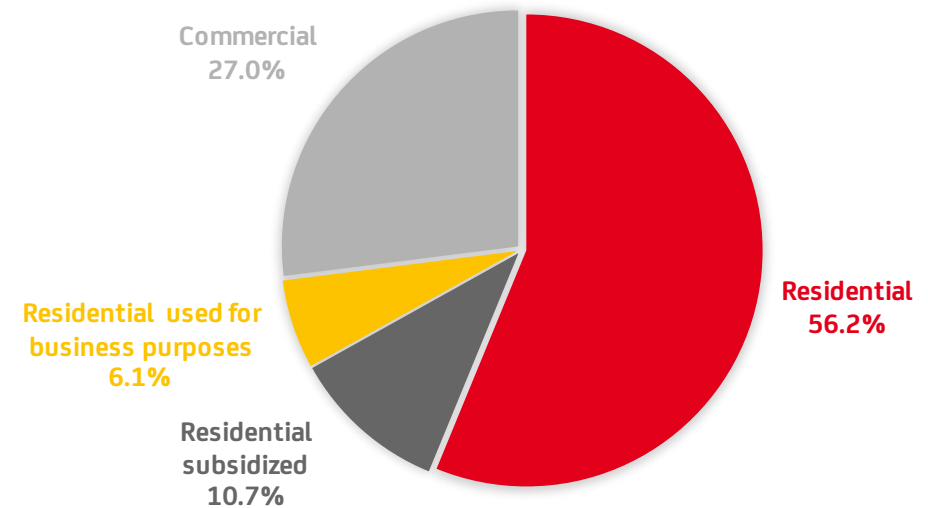


Mortgage Cover Pool

Breakdown^{*)} by Type of Use and LTV

Breakdown by type of use – June 2022

Mortgages Breakdown by Type of Use	Total	
	€ m	Nr.
Residential	9,246	51,544
Residential subsidized	1,752	1,964
Residential used for business purposes	998	1,544
Commercial	4,431	1,170
thereof Office	1,998	180
thereof Trade	1,071	59
thereof Tourism	414	152
thereof Agriculture	69	356
thereof mixed Use / Others	879	423
Total	16,427	56,222



	Residential	Commercial	Total
Total	11,997	4,431	16,427
Weighted Average LTV	48.4%	50.6%	49.0%



Mortgage Cover Pool Breakdown^{*)} by Type of Use

- Bank Austria's Mortgage **Cover Pool Value** accounts for **€ 16,427m** as of 30 June 2022 (without substitute cover)
- **All mortgages in cover pool are located in Austria**
 - The main concentration is in the City of Vienna (41.6%) and the state of Lower Austria (22.1%)
- **Breakdown of cover pool by type of use:**
 - 73.0% residential real estate (thereof 10.7% subsidized)
 - 27.0% commercial real estate, of which:
 - Office 12.2%
 - Trade 6.5%
 - Tourism 2.5%
 - Agriculture 0.4%
 - Other / Mixed use 5.4%





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Annex

- **Liquidity & Funding Transactions**
- **Ratings Overview**
- **Real Estate Market**
- **Legal Situation – Austrian Covered Bonds**



Overview of outstanding Pfandbrief Benchmark Issues since 2019

Art des Pfandbriefs	Interest rate	Due date (dd/mm/yyyy)	Volume	Date of issuance	Mid Swap + number of basis points
Bank Austria - Green Mortgage Pfandbrief: AT000B049911	1.50%	24/05/2028	€ 500m	May 2022	MS + 6bps
Bank Austria Mortgage Pfandbrief: AT000B049846	0.05%	21/09/2035	€ 500m	Sept. 2020	MS + 9bps
Bank Austria Mortgage Pfandbrief: AT000B049796	0.25%	21/06/2030	€ 500m	Jan. 2020	MS + 6bps
Bank Austria Mortgage Pfandbrief: AT000B049788	0.25%	04/06/2027	€ 500m	June 2019	MS + 7bps
Bank Austria Mortgage Pfandbrief: AT000B049754	0.625%	20/03/2029	€ 500m	March 2019	MS + 15bps
Bank Austria Mortgage Pfandbrief: AT000B049739	0.625%	16/01/2026	€ 500m	Jan. 2019	MS + 18bps

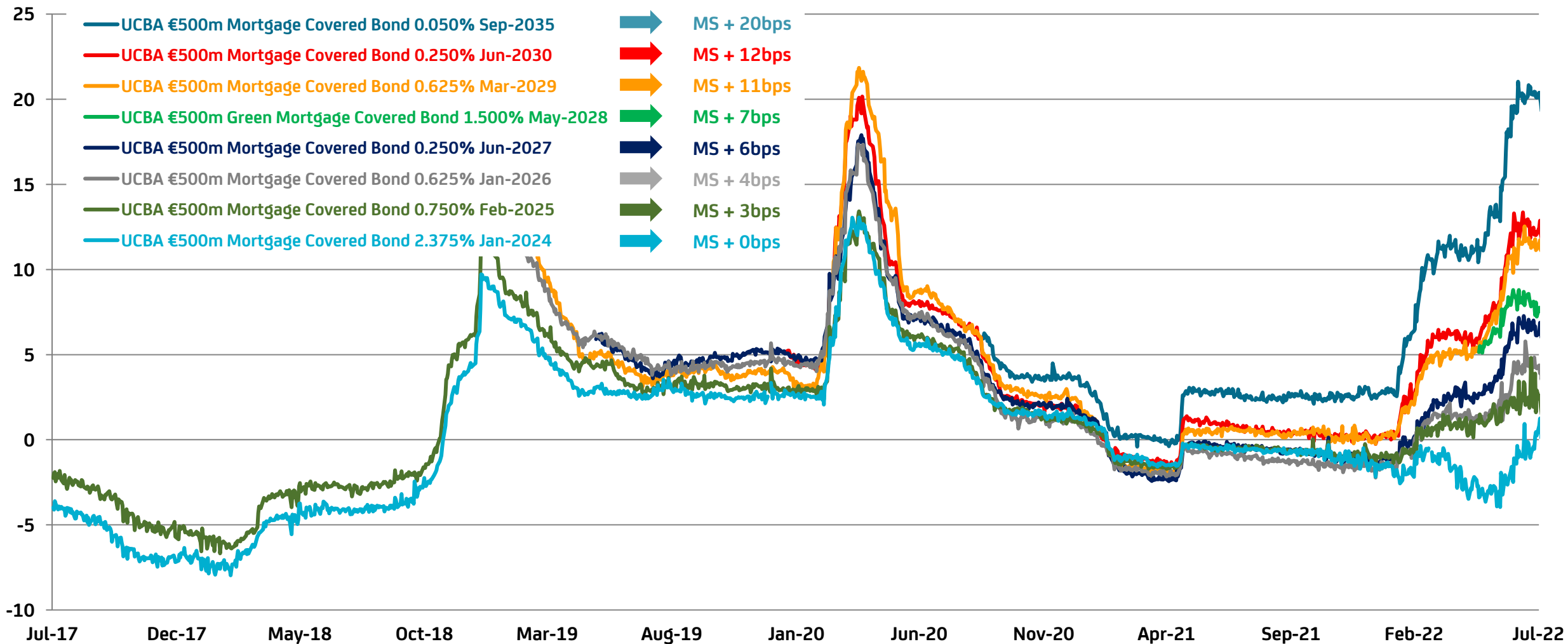


Overview of outstanding Pfandbrief Benchmark Issues until 2015

Type of Pfandbrief	Interest rate	Due date (dd/mm/yyyy)	Volume	Date of issuance	Mid Swap + number of basis points
Bank Austria Mortgage Pfandbrief: AT000B049598	0.75%	08/09/2022	€ 500m	Sept. 2015	MS + 5bps
Bank Austria Mortgage Pfandbrief: AT000B049572	0.75%	25/02/2025	€ 500m	Feb. 2015	MS + 3bps
Bank Austria Mortgage Pfandbrief: AT000B049465	2.375%	22/01/2024	€ 500m	Jan. 2014	MS + 35bps



UniCredit Bank Austria Covered Bond Spread Comparison



Rating Overview

	Moody's					S&P				Fitch		
	Long-Term Deposits	Long-Term Senior Unsecured	Short-Term	Subordinated ¹⁾	Counterparty Risk	Long-Term	Short-Term	Subordinated ¹⁾	Counterparty Risk	Long-Term	Short-Term	Subordinated ¹⁾
Bank Austria ²⁾	A3	Baa1 Negative	P-2	Baa3	A2 / P-1	BBB+ Negative	A-2	BBB-	A-	-	-	-
Public Sector Covered Bond	Aaa					-				-		
Mortgage Covered Bond	Aaa					-				-		
UniCredit S.p.A.	Baa1	Baa1 Negative	P-2	Baa3	Baa1 / P-2	BBB Positive	A-2	BB+	BBB+	BBB Stable	F2	BB+

(as of 18 August 2022)

¹⁾ Subordinated (Lower Tier II)

45 ²⁾ Securities issued before 31 Dec. 2001 which benefit from a secondary liability by the City of Vienna (grandfathered debt) are exclusively subordinated and are also rated as shown above by Standard & Poor's, while by Moody's the corresponding subordinated securities are rated Baa2



Austrian Real Estate Market Overview

- **2021** was an exceptional year for commercial real estate investments in Austria due to the pandemic. The investment volume increased by +20% compared to the first year of the pandemic to a **total volume of approx. € 4.0 billion**. The first two quarters of 2022 started robustly despite the war in Ukraine, as some transactions could not be completed in 2021. **The forecast for 2022 is over € 4.5 billion**. Residential real estate was also in 2021 the most popular asset class with around 35% of the total investment volume, followed by office properties with 24%, Retail with 17% and Logistics & Industry with 11%. The continuing high demand - with limited supply - led to significant price increases for residential real estate and differentiated yields for office properties
- The Austrian real estate market has the **well-earned reputation as a relatively stable market**. Real estate analyst IPD/MSCI annually analyses an Austrian portfolio consisting of office, retail, residential, logistics and other properties. Though **annual total return** has never achieved double digit growth since the beginning of the analysis, it has also never dropped into negative growth. Even in the crisis years 2008/2009, annual total return amounted to **around 4%**
- Residential property prices have risen significantly in 2021 and first half of 2022. Across Austria, they rose by **above + 11% in 2021** as a whole compared to 2020. This was mainly due to increases in the prices of condominiums. In Vienna, apartment prices rose by **an average of +10.80%**.
Price development in Austria excluding Vienna was varied, with apartment prices rising significantly more than house prices. Construction prices increased almost abruptly by around +18% compared to 2020
- The **further development** of real estate prices in 2022 must be viewed differently due to the noticeable rise in interest rates, the lending restrictions and the COVID-19 pandemic plus current warlike activities. Residential real estate is noticeably affected, office real estate will come under adaptive pressure in the medium term. Most affected by high vacancies is the city hotel segment



Austrian Real Estate Market

Prices for residential real estate

- After a noticeable increase in prices in 2021 of around +11%, the price curve rose into the 10% plus region in the first half of 2022. Professional forecasters predict a further price increase until year-end 2022. Mostly affected by sharply rising construction prices at a rate of approx. 18% within one year. The shortage of building land is also an urgent issue.
- Residential property prices in Austria (excluding Vienna) developed slightly stronger in the second year of the pandemic, 2021, at around +12,8% p.a. compared to Vienna at around +10.8%

Source: OeNB, Technical University Vienna, Department für Raumplanung



Source: OeNB, DataScience Service GmbH (DSS), TU-Wien, Prof. Feilmayr



Austrian Real Estate Market

Investment Property Databank (IPD)

- Real estate remains attractive for investors looking for yield
- As long as property investments offer higher yields than alternatives such as government bonds, demand for real estate will remain high

Top yields for real estate investments vs. yields for Austrian government bonds

- | | |
|--|-------|
| • Office top yield in 2021 | 3.25% |
| • Yield of Austrian Government Bonds (10Y) | 1.43% |
| • Spread | 1.82% |



Austrian Covered Bond Law

Mortgage and Public Sector Covered Bonds

- On 8 July 2022, the **new Covered Bond Law** (*Pfandbriefgesetz - PfandBG*) entered into force in Austria. The Covered Bond Law is based on an EU Directive, which harmonized the rules for Covered Bonds within the EU.
- The Covered Bond Law offers investors in Mortgage and Public Covered Bonds a **safety net** by i.a. the following provisions:
 - The issuer has to maintain an **overcollateralization** of at least 2 % of the nominal amount of the Covered Bonds issued at all times.
 - The credit institution must at any time maintain a **liquidity buffer**, which covers the net liquidity outflows of the respective Covered Bond Program over the next 180 days.
 - Each credit institution, which issues covered bonds, is obligated to appoint an internal or external **Trustee**.
 - In case of insolvency of the issuer, the **assets in the Cover Pool are being separated** from the rest of the assets and the holders of Public Covered Bonds or Mortgage Covered Bonds have a preferential claim on the cover assets. A special cover pool administrator will then be appointed to manage the cover pools.
- Covered Bonds are declared as **gilt-edged** under Austrian Civil Law.



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as of August 18, 2022

