

Creditreform Covered Bonds Rating

Erste Group Bank AG

Mortgage Covered Bond Program

Creditreform 
Rating

Rating Object	Rating Information	
Erste Group Bank AG, Mortgage Covered Bond Program	Rating / Outlook : AAA / Stable	Type: Rating Update (unsolicited)
Type of Issuance : Mortgage Covered Bond under Austrian law Issuer : Erste Group Bank AG	Rating Date : 17.11.2023 Rating Renewal until : Withdrawal of the rating Maximum Validity: 01.01.2050 Rating Methodology : CRA „Covered Bond Ratings“	
LT Issuer Rating : A+ (Erste Group Bank) ST Issuer Rating : L2 Outlook Issuer : Stable		

Program Overview			
Nominal value	EUR 22,013 m.	WAL maturity covered bonds	4.76 Years
Cover pool value	EUR 29,987 m.	WAL maturity cover pool	10.11 Years
Cover pool asset class	Mortgages	Overcollateralization (nominal/committed)	36.22%/ 2.00%
Repayment method	Soft Bullet	Min. overcollateralization	2.00%
Legal framework	Mortgage Bond Act	Covered bonds coupon type	Fix (48.32%), Floating (51.68%)

Cut-off date Cover Pool information: 29.09.2023

Rating Action

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This follow-up report covers our analysis of the mortgages covered bond program issued under Austrian law by Erste Group Bank AG („Erste Group Bank“). The total covered bond issuance at the cut-off date (29.09.2023) had a nominal value of EUR 22,012.82 m, backed by a cover pool with a current value of EUR 29,986.70 m. This corresponds to a nominal overcollateralization of 36.22%. The cover assets mainly include Austrian mortgages obligations in Austria.

Taking into consideration the issuer rating, our analysis of the regulatory framework, liquidity- and refinancing risks, as well as our cover pool assessment and results of the cash flow analysis, Creditreform Rating AG (“Creditreform Rating” or “CRA”) affirms the covered bond program with a AAA rating. The AAA rating represents the highest level of credit quality and the lowest investment risk.

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Key Rating Findings

- + Covered Bonds are subject to strict Austrian legal framework for covered bonds
- + Covered bond holders have full recourse to the issuer
- + Current nominal high overcollateralization (OC) of 36.22% as of 30.09.2023
- + Best business result of Erste Group Bank AG in recent years with outstanding earnings figures
- High maturity mismatches between covered bonds and cover assets

Table1: Overview results

Risk Factor	Result
Issuer rating	A+ (rating as of 30.08.2023)
+ Legal and regulatory framework	+4 Notches
+ Liquidity and refinancing risk	+1 Notch
= Rating after 1 st uplift	AAA
Cover pool & cash flow analysis	AAA
+ 2 nd rating uplift	+/-0 Notch
= Rating covered bond program	AAA

Issuer Risk

Issuer

Our rating of Erste Group Bank covered bond program is reflected by our issuer rating opinion of Erste Group Bank AG (Group). Creditreform Rating (CRA) has upgraded the Long-Term Issuer Rating of Erste Group Bank AG (Group) to A+ in a Rating Update dated 30.08.2023. The rating outlook is stable.

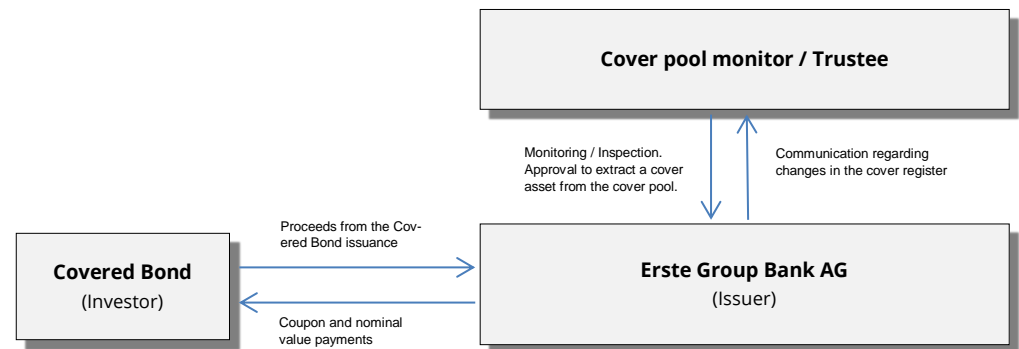
Erste Group more than doubled its operating income as a holding company. The increase in net interest income of 68.8% (according to the 2022 annual financial statements) is primarily due to a higher interest rate environment. The significant increase in net investment income resulted from the distribution of dividends from its subsidiaries. At Group level, operating income increased by almost 10% compared to the previous year. Net interest income recorded a strong increase of 19.6%, which is attributable to solid credit growth in all core markets and a higher interest rate environment. Net commission income also increased by 6.5% compared to the previous year. This was due in particular to solid increases in the areas of payment services and asset management. The continued growth in assets under management, which rose by 9.2% within one year, is also a positive factor. Operating expenses increased over the course of the year, but at a lower rate than the increase in operating income. The observed increase in operating expenses is due to higher salaries as a result of inflationary pressure. Furthermore, loan loss provisions were reduced due to declining risks from the Ukraine war in the first half of 2023 compared to the end of 2022. The key earnings figures have thus improved again in the first half of 2023 from a very high level in 2022.

For a more detailed overview of the issuer rating, please refer to the webpage of Creditreform Rating AG.

Structural Risk

Transaction structure

Figure1: Overview of Covered Bond emission | Source: CRA



Legal and Regulatory Framework

The new Mortgage Bond Act („PfundBG“) which entered into force on July 08, 2022 provides the legal basis for covered bonds issuances in Austria. This repealed the existing three legal frameworks for covered bonds, namely Pfandbrief Law (Pfandbriefgesetz, „PfundBG“), the Mortgage Banking Act (Hypothekenbankgesetz, „HypoBG“) and the Covered Bond Act (Gesetz über Fundierte Bankschuldverschreibungen, „CBA“).

The new PfundBG follows the EU Parliament’s resolution of 27 November 2019 on the EU "Covered Bond Directive" and "Covered Bond Regulation" to harmonize European covered bond legislations. The government bill for the new PfundBG was approved by the Federal Cabinet on July 28, 2021 and passed by the National Council on November 19, 2021. The new PfundBG created a modern and uniform legal basis for covered bonds by harmonizing the content of the three existing national laws, which ensures with its transitional regulations that every Cover Pool and its associated Covered Bonds can be perpetuated safely.

In continuation of the three previous laws, only duly licensed credit institutions with the appropriate special authorization are entitled to issue covered bonds. Credit institutions that have already issued covered bonds retain their license to issue under the new law.

Bankruptcy Remoteness and Asset Segregation

Cover assets remain on the consolidated balance sheet of the issuer and are not transferred to an independent legal representative ("in-balance" transaction). The cover register in which all cover assets are entered must be identified and registered. In the event of an issuer default, the cover assets and any existing overcollateralization combined will be identified and separated from the remaining assets of the issuer. This segregation of cover assets fully complies with EBA Best Practices for structuring and harmonizing national covered bond legislation.

In the event of a default of the issuer, the registered cover assets are marked as non-insolvent part of the issuer estate and isolated from the bankruptcy estate; they form the insolvency-remote assets of the issuer and will not be affected by insolvency proceedings. If the cover pool is insufficient to fully service the claims of the covered bond creditors, the bond holders have

recourse to the bank's aggregate bankruptcy estate in a *pari passu* relationship with other unsecured bond creditors. If the cover assets are not required in full to meet interest and principal payments, they are transferred to the issuer's bankruptcy estate.

Trustee

In principal, a trustee monitors the assets in the cover pool. The trustee must ensure that the cover assets are available at all times and that they are duly recorded in the cover register.

In addition to the option of an external trustee, the new law stipulates that the issuer has an option of establishing their own risk management department, independent of operations, in the function of an internal trustee to monitor the cover pool. The internal trustee must ensure the identification, assessment, management and monitoring of all risks associated with covered bonds.

Special Administrator

If an issuer defaults, the cover assets are managed by a special administrator ("besonder Verwalter") selected by the bankruptcy court and the FMA authority. The special administrator can sell assets or take out loans to increase liquidity and manages the covered bond program.

The administrator is required to find a credit institution to which the covered bonds can be transferred together with their cover assets. If such disposition does not occur, the administrator must ensure the management of the assets in the cover pool and the servicing of the outstanding covered bonds until the final payment. In addition, the special administrator must collect the cover assets in accordance with the contractual maturities and may influence the level of voluntary overcollateralization which enters into the general insolvency estate to the extent that it is evident that it will not be needed to cover the claims of the covered bond holders.

Eligibility Criteria

The PfandBG requires a separation of assets according to Art. 129 (1) of Regulation (EU) No. 575/2013 and according to other high-quality cover assets. The former asset category includes mortgage loans, public or publicly guaranteed assets and loans secured by ship liens. For each type of asset, the issuer must establish a separate cover pool. Pfandbriefe covered by first category assets also qualify for the designation "European Covered Bond (Premium)".

Replacement cover assets in accordance with the requirements of Art. 129 (1) of Regulation (EU) No. 575/2013 may be in the cover pool, but may not exceed the limit of 15% of the outstanding Pfandbriefe.

Covered bonds backed by public sector entities (central governments, central banks, regional governments or local authorities) are referred to as "öffentliche Pfandbriefe". Eligible cover assets for "Hypothekendarlehen" are loans covered by residential or commercial mortgages (with the explicit consent of the borrower for use in a cover pool pursuant to the new PfandBG). LTV limits are not explicitly mentioned in the PfandBG, but are derived from Art. 129 (1) of Regulation (EU) No. 575/2013. An LTV limit of 60% applies for commercially used properties. For residential properties, this limit is 80%.

The geographical scope of eligible mortgage loans and public assets is limited to the EU / EEA countries as well as Switzerland and United Kingdom.

Under the regulatory frameworks, derivatives are only permitted if they are used to hedge risks. The amount of derivatives in the cover pool is not limited, but must be adjusted if the scope of the hedged risk changes. The early termination of derivative contracts in the cover pool in the event of a bankruptcy of the issuer is not permitted under supervisory law, which corresponds to the proposals of the EBA Best Practices.

Substitute assets such as cash, bank balances and bonds issued by public issuers from EEA countries and Switzerland may be included in the cover pool but may not exceed the limit of 15% of the outstanding covered bonds. Asset Backed Securities and Mortgage Backed Securities may not be part of the cover pool. These regulations are fully in line with EBA Best Practices.

In general, we consider the structural framework in Austria under the new PfandBG as positive as it provides clear rules to mitigate risks in particular regarding insolvency remoteness, asset segregation, investor's special claim vis-à-vis other creditors, the roll and appointment of a special administrator, among other provisions. Due to those reasons we have set a rating uplift of four (+4) notches for the regulatory and structural framework for Austrian covered bond programs under PfandBG.

Liquidity- and Refinancing Risk

Minimum Overcollateralization

Under the new PfandBG, issuers must maintain a minimum level of overcollateralization (OC) of 2% of the nominal value of the outstanding covered bonds, which must be held in cover assets or in assets eligible for substitution. At the issuer's discretion, this cover may also additionally be provided on a present value basis. In order to comply with rating requirements and stress tests, issuer's may also provide higher OC level at their discretion.

Short-term Liquidity Coverage

The PfandBG provides for a mandatory liquidity buffer for the cover pool. Issuers must ensure that a liquidity buffer for the next 180 days is available to cover the maximum net liquidity outflows and that the timely repayment of liabilities from covered bonds issued after July 8, 2022 under the new PfandBG is guaranteed.

Stress Tests

Issuers may conduct voluntary stress tests to monitor the cover pool for interest rate-, currency- and other risks; however, there are no regulatory obligations that require issuers to perform specific stress tests on their covered bond programs. Derivatives can be an additional measure to hedge interest rate and currency risks.

Asset-Liability Mismatch

An asset-liability mismatch ("ALM") arises in the case of different maturities between cover assets and covered bonds. Under the new PfandBG, an option for extending the maturity of covered bonds is implemented in order to reduce potential liquidity risks. In the event of insolvency, the special administrator has the one-off option to postpone maturity by up to 12 months if there is a market disruption and the special administrator can assume with a high degree of probability that the liabilities can be serviced in full on the extended repayment date. A postponement of maturity in the event of insolvency or liquidation of the credit institution shall not change the ranking of investors or the sequence of the original schedule of maturities of the

covered bond program. In this context, investors shall receive sufficient information on the objective triggering events, the maximum maturity postponement, interest rate agreements, the possible effects of maturity extensions and the role of the FMA, the resolution authority and the insolvency administrator. The maturity deferral is not at the discretion of the issuer, but is triggered by the insolvency administrator.

Refinancing costs

In the event of a bankruptcy of the issuer, the legal frameworks provide that the special administrator may sell assets of the cover pool or use them as a guarantee for liquidity operations when liquidity shortfalls are foreseeable.

CRA's analysis assumes that refinancing gaps due to ALM will be closed by a sale of assets from the cover pool. In doing so, we take into account related costs in the form of a discount to the nominal value. The quantification of this discount takes place following an analysis of relevant market data and enters into the cash flow analysis.

In the course of the harmonization of European covered bond legislation and with the implementation of the new PfandBG as of July 08, 2022, the legal and regulatory requirements, in particular for liquidity and risk management, have been significantly expanded for Austrian covered bonds. With the mandatory introduction of a liquidity buffer of 180 days and minimum overcollateralization, sufficient structural protection mechanisms have been established overall. Refinancing risks are significantly reduced structurally due to the possible postponement of maturities.

We assess the statutory regulations on risk and liquidity management for covered bond programs under the PfandBG as positive and set a rating uplift of one (+1) notch.

ESG Criteria

CRA generally takes ESG-relevant factors (environmental, social and governance) into account when assessing Covered Bond ratings. Overall, ESG factors have a significant impact on the current rating of this Covered Bond program. CRA identifies governance factors, in particular, to have a highly significant impact on Covered Bond ratings. Since Covered Bonds are subject to strict legal requirements, regulatory risk plays an important role in assessing the credit rating.

The new PfandBG provides clear rules to mitigate risks in particular regarding insolvency remoteness, asset segregation, investor's special claim vis-à-vis other creditors, the roll and appointment of a special administrator, among other provisions. Additionally, Risk management and internal controls as well as the macroeconomic factors such as hedging strategies, interest rates and yield curve are considered to have a highly significant impact on the assessment of the credit rating. Other individual factors with a potential key rating influence were not identified, and therefore did not affect the final rating.

Credit and Portfolio Risk

Cover pool analysis

The analysis of the cover pool is based on public information which has been made available by the Issuer, in particular the Harmonised Transparency Template („HTT“) as per regulatory requirements. This information was sufficient according to CRA´s rating methodology “Covered Bond Ratings”.

At the cut-off-date 29.09.2023, the pool of cover assets consisted of 114,116 debt receivables from 91,677 debtors, of which 98% are domiciled in Austria. The total cover pool volume amounted to EUR 29,986.70 m in residential (54.48%), commercial (45.52%) and others (0.00%) loans.

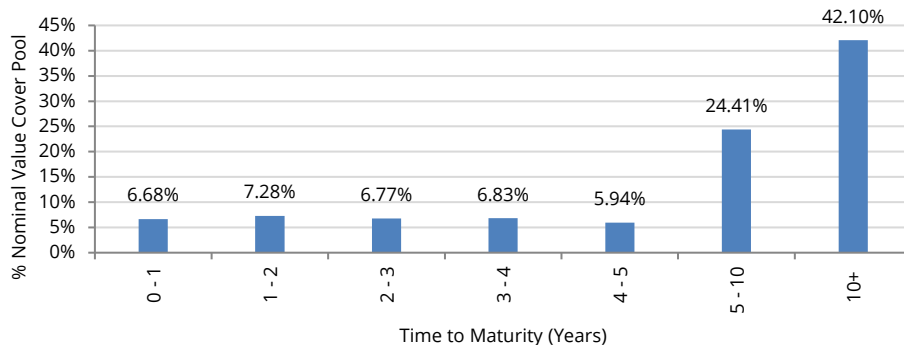
The residential cover pool consists of 96,548 mortgage loans having an unindexed weighted average LTV of 70.67%. The non-residential cover pool consists of 17,568 mortgage loans having an unindexed weighted average LTV of 59.20%. The ten largest debtors of the portfolio total to 2.47%. Table 2 displays additional characteristics of the cover pool:

Table 2: Cover pool characteristics | Source: Erste Group Bank

Characteristics	Value
Cover assets	EUR 29,987 m.
Covered bonds outstanding	EUR 22,013 m.
Substitute assets	EUR 50.00 m.
Cover pool composition	
<i>Mortgages</i>	99.83%
<i>Substitute assets</i>	0.17%
<i>Other / Derivative</i>	0.00%
Number of debtors	91,677
Mortgages Composition	
<i>Residential</i>	54.48%
<i>Commercial</i>	45.52%
<i>Other</i>	0.00%
Average asset value (Residential)	EUR 168.91 k.
Average asset value (Commercial)	EUR 775.76 k.
Non-performing loans	0.0%
10 biggest debtors	2.47%
WA seasoning	NR
WA maturity cover pool (WAL)	10.11 Years
WA maturity covered bonds (WAL)	4.76 Years

We have listed an extended view of the composition of the cover pool in the appendix section “Cover pool details”. The following chart displays the maturity profile of the cover assets at the cut-off date 29.09.2023 (see figure 2):

Figure 2: Distribution by remaining time to maturity | Source: Erste Group Bank



Maturity profile

The following charts present the cash flow profile of the Issuer (see figure 3 and figure 4):

Figure 3: Cover asset congruence | Source: Erste Group Bank

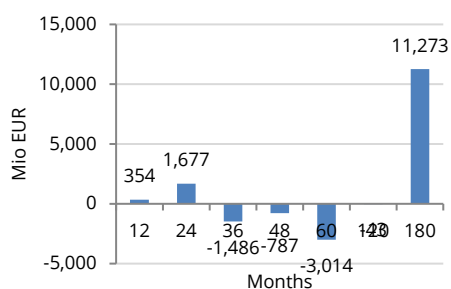
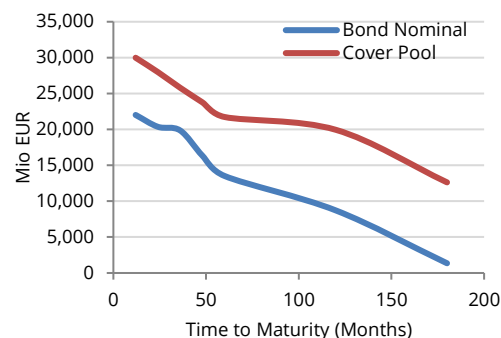


Figure 4: Amortization profile | Source: Erste Group Bank



During its cash flow modelling, CRA has taken into consideration the maturity structure of cover assets and liabilities. This structure was an integral part of the cash flow analysis.

Interest rate and currency risk

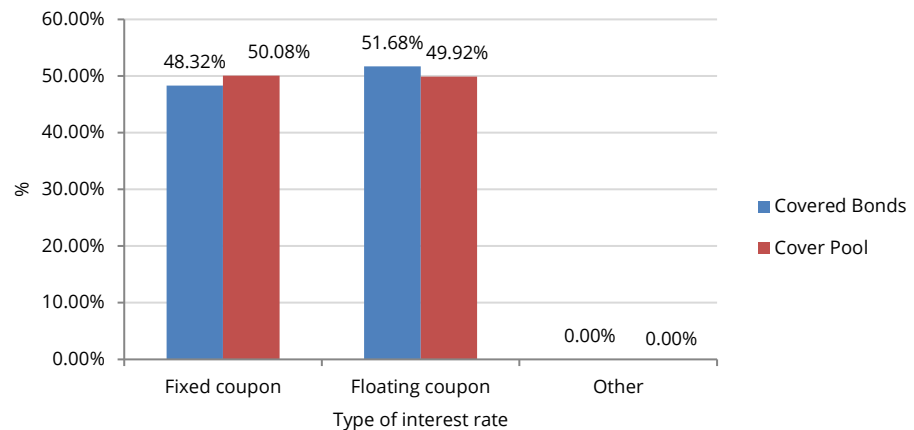
According to PfandBG, there is no legal obligations to perform stress tests to monitor interest rate- and currency risks. However, interest rate risk could be mitigated by the 2% OC requirement. Currency risk, on the other hand, is also limited for this program as 97.28% of the cover pool assets and 99.06% of the cover bonds are denominated mainly in euros. Nevertheless, we have applied interest rate and foreign exchange stresses on the cash flows for each rating level according to our methodology.

Table 3: Program distribution by currency | Source: Erste Group Bank

Currency	Volume	Share (%)
<i>Cover Pool</i>		
EUR	29,170 m	97.28%
CHF	816 m	2.72%
<i>Covered Bond</i>		
EUR	21,806 m	99.06%
CHF	207 m	0.94%

Figure 5 shows the types of interest rate used in this program

Figure 5: Type of interest rate | Source: Erste Group Bank



Credit Risk

The credit risk assessment for Mortgage Covered Bond have been determined in accordance with CRA rating methodology for Covered Bonds by means of historical data and particular parameters from the Covered Bonds.

Due to the high granularity of mortgage pools we have characterized these portfolios as big enough and with a homogeneous composition i.e. ("Large Homogeneous Portfolio", LHP). Furthermore, under that premise we have assumed that it is possible to derive a loss distribution. CRA has used the issuer's historical NPL ratios to derivate a conservative default rate proxy for the approximation through the LHP distribution. For the Erste Group Bank it has been assumed an expected default rate of 0.57% for the LHP. Furthermore, CRA has considered a 15,00% correlation to define the LHP distribution. Table 4 disclosed the expected default rate for each relevant rating level.

In order to derive recovery and loss-severity base case assumption, CRA has used historical data from mortgage price indexes. To determine loan-level recovery assumptions the resulting stressed recoveries assumptions were compared with the portfolio's existing loan-to-value ratios (LTVs).

Based on the default rates and taking into account the recovery assumptions, the following loss assumptions were determined for the current cover pool (see Table 4)

Table 4: Cover Pool Base case assumptions | Source: CRA

Rating	Default Rate (%)	Recoveries (%)	Expected Loss (%)
AAA	29.22%	66.28%	9.85%
AA+	26.57%	67.64%	8.60%
AA	22.52%	70.04%	6.75%
AA-	19.23%	72.03%	5.38%
A+	17.95%	72.89%	4.87%
A	17.92%	72.91%	4.86%
A-	17.08%	73.51%	4.53%

Cash-Flow Analysis

Model Assumptions

Based on public information and using the base case loss assumptions, we implement a scenario-based cash flow model. This model aims to test the ability of the structure to service all covered bonds according to their payment profile in diverse stress scenarios. The CRA cash flow analysis assumes that the Issuer has defaulted, i.e. all obligations will be met using cash flows from the cover pool assets only. We also assume that no additional assets will be added to the cover pool during the wind-down phase.

The cash-flow analysis considers, among other factors, asset value haircuts (“asset-sale discount”), and the possible positive yield spread between covered assets and covered bonds (“yield spreads”). To derive the asset-sale discount, CRA assumes, based on secondary market data, a rating level haircut on the asset value. Furthermore, CRA, using available public information (i.e. issuer’s annual accounts), has derived estimations for yield spreads (see table 5):

Table 5: Cash-Flow Model assumptions | Source: CRA

Rating level	Asset-Sale Discount	Yield Spread
AAA	72.75%	1.75%
AA+	67.18%	1.78%
AA	63.59%	1.80%
AA-	60.17%	1.82%
A+	57.55%	1.83%
A	55.39%	1.84%
A-	52.58%	1.86%

Rating Scenarios

In our cash flow model rating scenarios have been tested considering several central input parameters, such as:

- Portfolio composition (diversification, concentration, granularity)
- Probability of default of cover assets
- Correlations of cover assets and systematic risk factors
- Recoveries
- Maturity profile of covered bonds and cover assets (ALM)

Within a AAA rating scenario, the cash flow model showed that obligations can be paid fully and in a timely manner. Overall, the cash flow analysis revealed that the portfolio, given all used information as of 29.09.2023, may ensure the repayment of bonds’ nominal capital notwithstanding the occurrence of the presented stressed scenarios.

Overcollateralization Break-Even Analysis

CRA also performed a break-even OC analysis taking into considerations the following drivers: ALM, Loss level, Interest rate spreads, foreign currency mismatches and Recoveries. Performing the break-even OC analysis, we took rating-level specific stressed outcomes into account. Based on these analyses, the maximum OC required for each relevant rating level during the whole period has been presented in table 6.

Table 6: Breakeven Analysis | Source: CRA

Rating Level	Break-Even OC
AAA	11.34%
AA+	9.87%
AA	8.13%
AA-	6.75%
A+	6.07%
A	5.80%
A-	5.21%

Sensitivity Analysis

CRA also evaluates the sensitivity of the structure and program with respect to important input parameters. In particular, the following factors have been varied:

- Credit quality of cover assets
- Recoveries

The following table presents the rating impact of a decline in recoveries and an increase in the credit risk of single debtors. Starting from the best-case, which is represented by our base case assumptions, the analysis reveals the sensitivity of the rating with respect to recovery rates and credit risk. The worst-case scenario, in which we reduce recoveries by 50% and increase credit risk by 50%, the impact can be seen by unchanged base case rating at AAA (see Table 7):

Table 7: Covered Bond Program Sensitivity: Credit Quality und Recovery Rates | Source: CRA

Recovery Defaults	Base Case	-25%	-50%
Base Case	AAA	AAA	AAA
+25%	AAA	AAA	AAA
+50%	AAA	AAA	AAA

In general, based on the presented cash flow analysis results, the rating of the cover pool within our covered bond program rating has been set at AAA. Consequently, the secondary rating uplift was set at one (0) notch.

Counterparty Risk

Derivatives

No derivatives in use at present.

Commingling

In the event of issuer's bankruptcy, in order to avoid commingling of funds, the PfandBG stipulates that the cover assets should be isolated from the general bankruptcy estate (insolvency-free assets) and a special administrator will be appointed to manage the cover pool. Under that mandate the special administrator will have first priority on the up-coming cash flows from the cover pool assets, which in turn should be used to cover interest and principal payments of the covered bond holders in event of the Issuer's insolvency.

Appendix

Rating History

Event	Rating Date	Publication Date	Result
Initial Rating	11.01.2019	18.01.2019	AAA/ Stable
Rating Update	27.01.2020	30.01.2020	AAA/ Stable
Monitoring	24.03.2020	28.03.2020	AAA/ Watch Negative
Rating Update	15.12.2020	18.12.2020	AAA/ Stable
Monitoring	05.07.2021	06.07.2021	AAA/ Watch Unknown
Rating Update	02.12.2021	08.12.2021	AAA/ Stable
Rating Update	14.11.2022	18.11.2022	AAA/ Stable
Rating Update	17.11.2023	22.11.2023	AAA/ Stable

Details Cover Pool

Table 8: Characteristics of Cover Pool | Source: Erste Group Bank

Characteristics	Value
Cover Pool Volume	EUR 29,987 m
Covered Bonds Outstanding	EUR 22,013 m
Substitute Assets	EUR 50 m
Share Derivatives	0.00%
Share Other	100.00%
Substitute Assets breakdown by asset type	
Cash	0.00%
Guaranteed by Supranational/Sovereign agency	100.00%
Central bank	0.00%
Credit institutions	0.00%
Other	0.00%
Substitute Assets breakdown by country	
Issuer country	100.00%
Eurozone	0.00%
Rest European Union	0.00%
European Economic Area	0.00%
Switzerland	0.00%
Australia	0.00%
Brazil	0.00%
Canada	0.00%
Japan	0.00%
Korea	0.00%
New Zealand	0.00%
Singapore	0.00%
US	0.00%
Other	0.00%

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Cover Pool Composition	
Mortgages	99.83%
Total Substitute Assets	0.17%
Other / Derivatives	0.00%
Number of Debtors	91677
Distribution by property use	
Residential	54.48%
Commercial	45.52%
Other	0.00%
Distribution by Residential type	
Owner occupied	0.00%
Second home/Holiday houses	0.00%
Buy-to-let/Non-owner occupied	0.00%
Subsidised housing	14.24%
Agricultural	0.00%
Other	85.76%
Distribution by Commercial type	
Retail	9.25%
Office	6.88%
Hotel/Tourism	10.24%
Shopping malls	14.78%
Industry	2.11%
Agriculture	3.19%
Other commercially used	43.77%
Hospital	0.00%
School	0.00%
other RE with a social relevant purpose	0.97%
Land	4.60%
Property developers / Bulding under construction	3.33%
Other	0.88%
Average asset value (Residential)	EUR 168.91 k
Average asset value (Commercial)	EUR 775.76 k
Share Non-Performing Loans	0.00%
Share of 10 biggest debtors	2.47%
WA Maturity (months)	121.38
WAL (months)	121.38
Distribution by Country (%)	
Austria	97.76%
Germany	2.24%
Distribution by Region (%)	
Vienna	29.82%
Lower Austria	20.04%
Upper Austria	8.28%
Salzburg	8.70%
Tyrol	9.21%

Styria	10.52%
Carinthia	6.85%
Burgenland	2.85%
Vorarlberg	3.73%

Table 9: Participant counterparties | Source: Erste Group Bank

Role	Name	Legal Entity Identifier
Issuer	Erste Group Bank	PQOH26KWDF7CG10L6792

Figure 6: Arrears Distribution | Source: Erste Group Bank

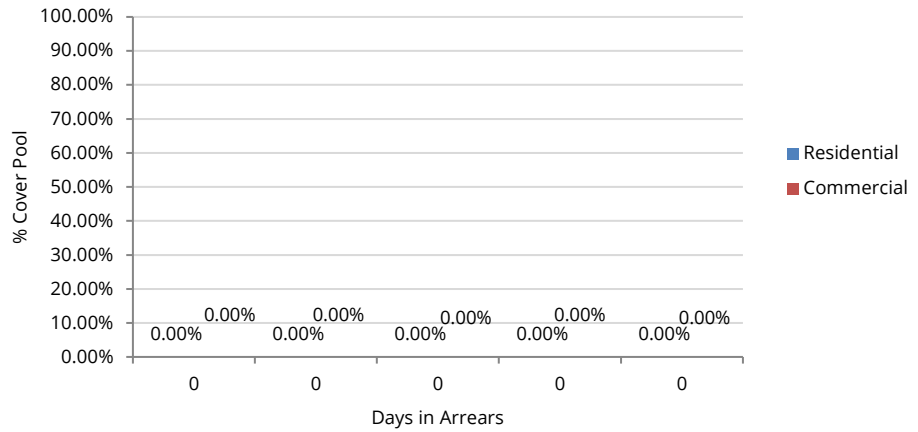


Figure 7: Program currency mismatches | Source: Erste Group Bank

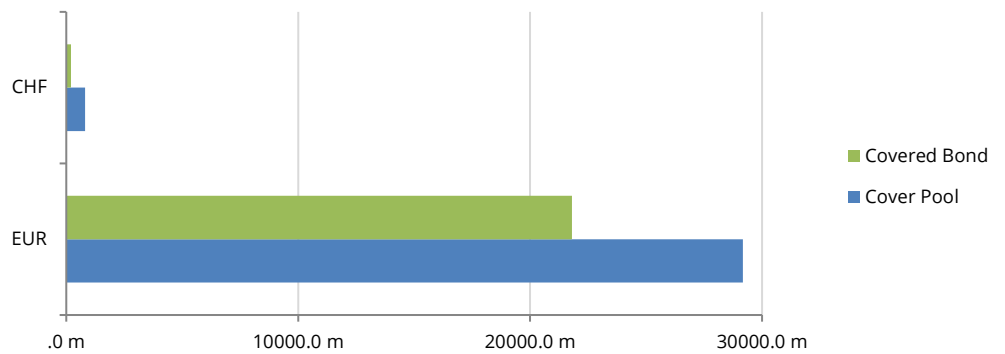


Figure 8: Unindexed LTV breakdown - residential pool | Source: Erste Group Bank

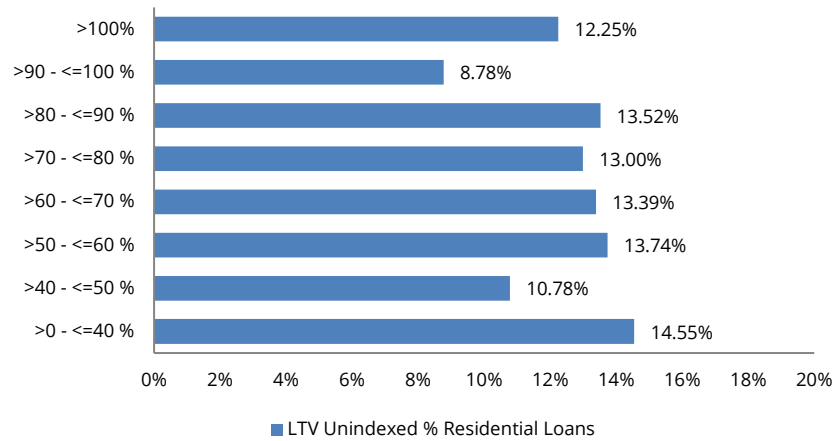
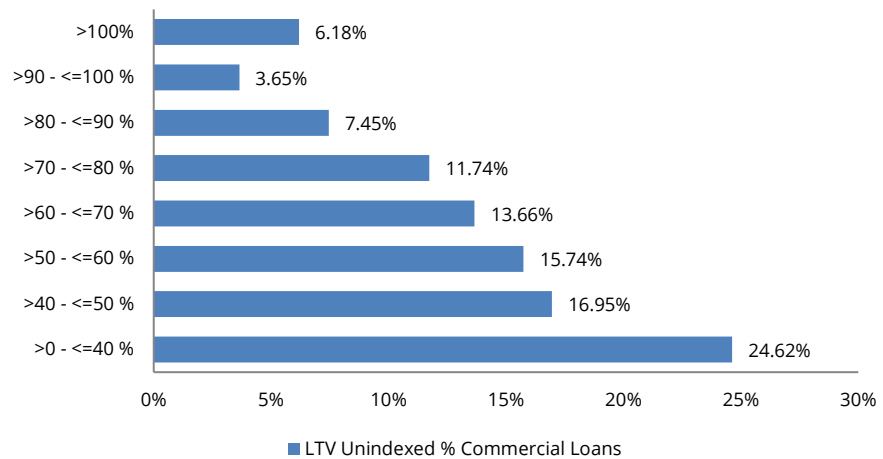


Figure 9: Unindexed LTV breakdown - commercial pool | Source: Erste Group Bank



Key Source of Information

Documents (Date: 29.09.2023)

Issuer

- Audited consolidated annual reports of Erste Group Bank AG (Group) 2019-2022
- Issuer Rating report as of 30.08.2023
- Miscellaneous Investor Relations Information and Press releases
- Other rating relevant data from the CRA/ eValueRate databank

Covered Bond and Cover Pool

- HTT Reporting from Erste Group Bank as of 29.09.2023
- Prospectus of Erste Group Bank Covered Bonds Program as of 15.12.2022
- Market data Mortgage Cover Bond Program

Regulatory and Legal Disclosures

Creditreform Rating AG was neither commissioned by the rating object nor by any other third parties for the rating. The analysis took place on a voluntary basis by Creditreform Rating AG and is to be described in the regulatory sense as an unsolicited rating. The rating was conducted on the basis of Creditreform Rating's "[Covered Bond Ratings" methodology \(v1.2, July 2023\)](#) and "[Technical Documentation Portfolio Loss Distributions" \(v.1.0, July 2018\)](#) in conjunction with Creditreform's basic document "[Rating Criteria and Definitions" \(v1.3, January 2018\)](#). On the subject of ESG (environment, social and governance), Creditreform Rating AG has published the basic document "[The Impact of ESG Factors on Credit Ratings" \(March 2020\)](#).

Unsolicited Credit Rating

With Rated Entity or Related Third Party Participation	NO
With Access to Internal Documents	NO
With Access to Management	NO

The rating is based on publicly available information and internal evaluation methods for the rated bank and program. The issuer's quantitative analysis is based mainly on the latest annual accounts, interim reports, other information of the bank pertaining to investor relations, and key figures calculated by eValueRate/CRA. The cover pool's quantitative analysis for the rated Covered Bond Program was based on the "Harmonised Transparency Template" (HTT) published by the Erste Group Bank.

A complete description of Creditreform Rating's rating methodologies and Creditreform's basic document "Rating Criteria and Definitions" is published on the following internet page:

<https://www.creditreform-rating.de/en/about-us/regulatory-requirements.html>

This rating was carried out by analysts Aaron Kamruzzaman (Senior Analyst) and Bruno Passos (Analyst) both based in Neuss/Germany. On 17.11.2023, the rating was presented to the rating committee by the analysts and adopted in a resolution. The function of Person Approving Credit Ratings (PAC) was performed by Christian Conieczny (Senior Analyst).

On 17.11.2023, the rating result was communicated to Erste Group Bank, and the preliminary rating report was made available. The Issuer and all relevant parties examined the rating report prior to publication and were given at least one full working day to appeal the rating committee decision and provide additional information. The rating decision was not amended following this examination.

The rating is subject to one-year monitoring from the creation date (see cover sheet). Within this period, the rating can be updated. After one year at the latest, a follow-up is required to maintain the validity of the rating.

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Endorsement

Creditreform Rating did not endorse the rating according Article 4 (3), CRA-Regulation.

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1. Transaction structure and participants
2. Transaction documents
3. Issuing documents
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The meaning of each rating category, the definition of default or recovery, and any appropriate risk warning, including a sensitivity analysis of the relevant key rating assumptions, such as mathematical or correlation assumptions, accompanied by worst-case scenario credit ratings as well as best-case scenario credit ratings, are explained.

The date at which the credit rating was released for distribution for the first time and when it was last updated including any rating outlooks, is indicated clearly and prominently in the rating report and/or press release as a "Rating action"; first release is indicated as "initial rating", other updates are indicated as an "update", "upgrade or downgrade", "not rated", "confirmed", "selective default" or "default".

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