

Green Covered Bonds Proceed and Environmental Impact Report

(report date: 07/02/2022; dataset: 15/11/2021)

The Issuer entrusted an external green advisory firm for final green asset pool assessment on existing asset sub-pool of the cover pool and for environmental impact calculation. Drees & Sommer reported the following green asset pool and calculated environmental impacts.

Methodology

The Issuer inserted the Drees & Sommer's criteria to implemented criteria system, that was published in the „Group Criteria for Hungary and UniCredit Jelzálogbank (February, 2022)” document.

The green assets are the residential green buildings which meet at least one of the following – relevant – criteria, are:

- Buildings with Energy Performance Certificate (EPC) class 'A' (before 1st of January 2016) or class 'AA' (after 1st of January 2016).
- The energy performance of the building is within the top 15% of the existing Hungarian residential building stock.
 - Relating to existing stock, due to amendment of 7/2006 (V.24.) TNM Decree enforced from 28 August 2012, - the EPCs of buildings are obligatory for sale of used and new buildings and the EPCs are based on cost optimal calculation - the building - and the proportion amount of the customer loan - can be considered as green asset in top 15% if
 - the primary energy demand of the constructed building in 2013 or later is below 110-230 kWh/m²a based on A/V characteristic of the building, or
 - EPC of building is – before 2016 – 'B' or better or – after 2016 – 'CC' or better
 - , or
 - the PED of the individual building from EPC dated 08/2012 or later is 118 kWh/sqm/year or better.

Top15%-Building Energy code primary energy requirement based on year of construction for buildings built before 2021	Primary energy demand based on building energy code 7/2006 (V.24) amendment as of 8/2012 or better with either PED < 110...230 kWh/m ² a based on the A/V ratio of the building with year of construction 2013 or newer or Primary energy demand based on Energy performance certificate with energy efficiency rating of CC (100-130% of reference value) or better (rating since 2016) is lower than PED < 110...230 kWh/m ² a based on the A/V ratio of the building
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- Implementation of energy efficiency solutions or renovations in buildings, which lead to a 30% increase in the building energy efficiency or at least two steps improvement in EPC label compared to the baseline before the renovation.

Benchmark

Drees & Sommer identified the national existing building-stock-weighted reference benchmark (final-, primary energy and CO₂-emissions) for Hungarian residential benchmark.

Environmental Impact Calculation

Based on the individual properties and dataset on 15/11/2021, Drees & Sommer calculated the

- final energy savings,
- carbon emission savings

of the potential green eligible asset against the national existing building stock weighted reference benchmark.

The Green Asset Pool and Yearly Environmental Impacts

(Based on dataset on 15/11/2021)

Low Carbon Buildings	Year of Issuance	Type	Signed Amount ^a	Share of Total Portfolio Financing ^b	Eligibility for green bonds ^c	Average portfolio lifetime ^d	Final Energy Savings ^e	Carbon Emission Savings ^f
Unit	[yyyy]	[-]	[HUF]	[%]	[%]	[years]	[MWh/year]	[tCO ₂ /year]
UniCredit Jelzálogbank Hungary	2021	Low Carbon Building	22,802,340,981	100.0	100		18,402	3,411
Single-family houses - HU	2021	Low Carbon Building	10,263,511,274	45.0	100		10,342	1,917
Multi-family houses - HU	2021	Low Carbon Building	12,538,829,707	55.0	100		8,060	1,494

^a Legally committed signed amount by the issuer for the portfolio or portfolio components eligible for green bond financing.

^b Portion of the total portfolio cost that is financed by the issuer.

^c Portion of the total portfolio cost that is eligible for Green Bond.

^d average remaining term of Green Bond loan within the total portfolio.

^e Final energy savings calculated using the difference between the top 15% and the national building stock benchmarks

^f Greenhouse gas emissions avoidance determined by multiplying the final energy savings with the carbon emissions intensity

For additional information please contact the Issuer!