

Bank

HYPO NOE Landesbank für
Niederösterreich und Wien AG

Report Date

30.09.2017

Report Currency

EUR

Mortgage Pfandbrief or Mortgage Covered Bond (fundierte Bankschuldverschreibung)

1. Overview

CRD/ UCITS compliant		Yes	
Share of ECB eligible bonds (in % of additional cover pool)		0%	
Total amount of outstanding issues	in mn	1.109	
Total amount of cover assets	in mn	1.561	
Rating agencies	Moody's	Fitch	S&P
Issuer rating	n. r.	n. r.	A
Cover pool rating	Aa1	n. r.	n. r.
Number of loans		7.520	
Number of borrowers		5.885	
Number of properties		6.668	
Average exposure per borrower	in mn	0,3	
Average loan amount	in mn	0,2	
Share of non-performing loans with at least 90 days past due (% of primary cover pool)		0%	
Share of 10 largest loans (% of primary cover pool)		14%	
Share of bullet loans (% of primary cover pool)		10%	
Share of loans in foreign currency (% of primary cover pool)		3%	
Share of issues in foreign currency (% of primary cover pool)		0%	
Share of loans with fixed interest rate for longer than 1 year (% of primary cover pool)		25%	
Nominal over-collateralisation (total cover pool / outstanding issues in %)		0	
Present value over-collateralisation (PV total cover pool / PV outstanding issues in %)		57%	
Number of issues		13	
Average issue size	in mn	85,3	
WA LTV according to rating agency definition (%) *		54%	
WA LTV according to Austrian definition (%) **		48%	

*LTV definition rating agencies: (total loans outstanding per borrower + total prior-ranking mortgages)/ total of property values

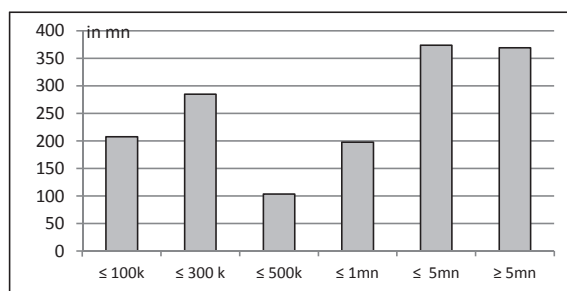
**LTV Austrian calculation: loan amount in cover pool/ total of property values minus prior-ranking mortgages

2. INFORMATION ON PRIMARY COVER POOL

display unit in mn - except "number"

2.1 Distribution by loan size

Primary cover pool by loan size		
	volume	number
≤ 300.000	492	6.738
thereof 0 - 100.000	207	4.938
thereof 100.000 - 300.000	285	1.800
300.000 - 5.000.000	675	750
thereof 300.000 - 500.000	104	268
thereof 500.000 - 1.000.000	198	276
thereof 1.000.000 - 5.000.000	373	206
≥ 5.000.000	369	30
Total	1.536	7.518



2.2 Distribution by currencies after cover pool FX derivatives

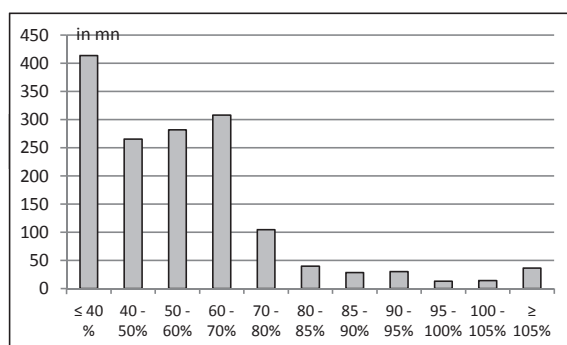
FX derivatives	volume
FX derivatives in cover pool	No
nominal of FX derivatives	0

Primary cover pool	volume
in EUR	1.494
in CHF	41
in USD	0
in JPY	1
Sonstige	
Total	1.536

Issues	volume
in EUR	1.109
in CHF	
in USD	
in JPY	
Sonstige	
Total	1.109

2.3 Distribution by loan-to-value* (rating agencies definition)

LTV primary cover pool	volume	%
≤ 40 %	414	27%
40 - 50%	265	17%
50 - 60%	282	18%
60 - 70%	308	20%
70 - 80%	105	7%
80 - 85%	40	3%
85 - 90%	28	2%
90 - 95%	30	2%
95 - 100%	13	1%
100 - 105%	14	1%
≥ 105%	36	2%
Total	1.536	100%



LTV Residential*	volume	%
≤ 40 %	375	33%
40 - 50 %	173	15%
50 - 60 %	153	14%
60 - 70 %	199	18%
70 - 80 %	95	8%
80 - 85 %	34	3%
85 - 90 %	27	2%
90 - 95%	29	3%
95 - 100%	12	1%
100 - 105%	9	1%
≥ 105%	29	3%
Total	1.136	100%

* residential including non-profit housing association

LTV Commercial	volume	%
≤ 40 %	39	10%
40 - 50 %	92	23%
50 - 60 %	129	32%
60 - 70 %	109	27%
70 - 80 %	10	3%
80 - 85 %	6	1%
85 - 90 %	2	0%
90 - 95%	1	0%
95 - 100%	2	0%
100 - 105%	5	1%
≥ 105%	7	2%
Total	400	100%

2.4 Regional distribution

Regional distribution	volume	%
EU member states	1.536	100%
Austria	1.269	83%
Belgium		0%
Bulgaria		0%
Croatia		0%
Cyprus		0%
Czech Republic		0%
Denmark		0%
Estonia		0%
Finnland		0%
France		0%
Germany	250	16%
Greece		0%
Hungary		0%
Ireland		0%
Italy		0%
Latvia		0%
Lituania		0%
Luxembourg		0%
Malta		0%
Poland		0%
Portugal		0%
Romania		0%
Slovakia		0%
Slovenia		0%
Spain		0%
Sweden		0%
The Netherlands	17	1%
UK		0%
EEA member states	0	0%
Island		0%
Liechtenstein		0%
Norway		0%
other countries		0%
Switzerland		0%
Total	1.536	100%

Regional distribution in Austria			
	volume	Share in AT	Share in total
Republic of Austria		0%	0%
Vienna	268	21%	17%
Lower Austria	932	73%	61%
Upper Austria	12	1%	1%
Salzburg	2	0%	0%
Tyrol	3	0%	0%
Styria	36	3%	2%
Carinthia	3	0%	0%
Burgenland	14	1%	1%
Vorarlberg	0	0%	0%
Summe	1.269	100%	83%

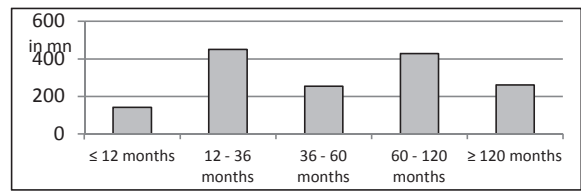
2.5 Distribution by use of property

Primary cover pool by use of property	volume	%
Residential	1.136	74%
thereof private use, incl. Multi-family housing	513	33%
thereof non-profit housing association	562	37%
thereof buy-to-let	61	4%
Commercial real estate	400	26%
thereof Retail	70	5%
thereof Office	110	7%
thereof Tourism/ hotel	44	3%
thereof Agriculture	4	0%
thereof Industrial	124	8%
Mixed use	34	2%
Other	14	1%
Total	1.536	100%

2.6 Seasoning

WA seasoning (in years)	5,8
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Seasoning consolidated	volume	%
≤ 12 months	142	9%
12 - 36 months	450	29%
36 - 60 months	255	17%
60 - 120 months	428	28%
≥ 120 months	262	17%
Total	1.536	100%



Seasoning residential*	volume	%
≤ 12 months	111	10%
12 - 36 months	289	25%
36 - 60 months	161	14%
60 - 120 months	320	28%
≥ 120 months	255	22%
Total	1.136	100%

Seasoning commercial	volume	%
≤ 12 months	31	8%
12 - 36 months	160	40%
36 - 60 months	95	24%
60 - 120 months	108	27%
≥ 120 months	7	2%
Total	400	100%

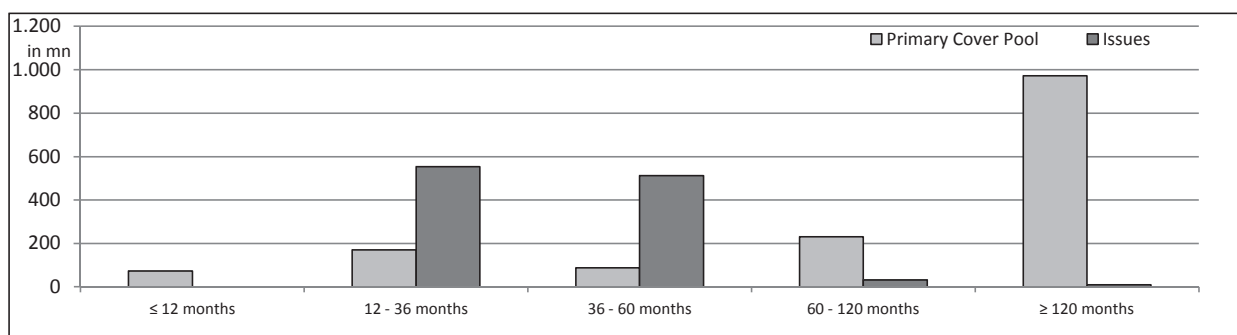
*Residential inklusive gefördertem Wohnbau

2.7 Distribution by tenor

Distribution by tenor	
WA residual life (incl. contractual amortisation)	8,1
WA residual life (final legal maturity)	15,6
WA residual life of issues (final legal maturity)	3,6
Commercial	
WA residual life (incl. contractual amortisation)	4,4
WA residual life (final legal maturity)	6,2
Residential	
WA residual life (incl. contractual amortisation)	9,4
WA residual life (final legal maturity)	18,8

Distribution by tenor (final legal maturity)

Primary cover pool	volume	%	Issues	volume	%
≤ 12 months	74	5%	≤ 12 months		0%
12 - 36 months	171	11%	12 - 36 months	554	50%
36 - 60 months	88	6%	36 - 60 months	513	46%
60 - 120 months	232	15%	60 - 120 months	32	3%
≥ 120 months	971	63%	≥ 120 months	10	1%
Total	1.536	100%	Total	1.109	100%



2.8 Distribution by type of interest after cover pool IR derivatives

IR derivatives	volume
IR derivatives in cover pool	No

Primary cover pool	volume
Variable, fixed rate during the year	1.156
Fixed rate, 1 - 2 years	79
Fixed rate, 2 - 5 years	124
Fixed rate, > 5 years	177
Total	1.536

Issues	volume
Variable, fixed rate during the year	41
Fixed rate, 1 - 2 years	28
Fixed rate, 2 - 5 years	1.000
Fixed rate, > 5 years	40
Total	1.109

3. INFORMATION ON ADDITIONAL COVER POOL

display unit in mn - except "number"

Overview	volume
Cash, deposits	
Bonds	25
thereof National Bank eligible	
Total	25
Additional cover pool (in % of total issues)	2%

Bonds by volume	volume	number
≤ 1.000.000		
1.000.000 - 5.000.000	5	1
≥ 5.000.000	20	1
Total	25	2

Additional cover pool by currencies	volume	%
EUR	25	100%
CHF		0%
USD		0%
JPY		0%
Other currencies		0%
Total	25	100%

Regional distribution of additional cover pool	volume	%
EU member states	25	100%
Austria	25	100%
Belgium		0
Bulgaria		0%
Croatia		0%
Cyprus		0%
Czech Republic		0%
Denmark		0%
Estonia		0%
Finnland		0%
France		0%
Germany		0%
Greece		0%
Hungary		0%
Ireland		0%
Italy		0%
Latvia		0%
Lithuania		0%
Luxembourg		0%
Malta		0%
Poland		0%
Portugal		0%
Romania		0%
Slovakia		0%
Slovenia		0%
Spain		0%
Sweden		0%
The Netherlands		0%
UK		0%
EEA member states	0	0%
Island		0%
Liechtenstein		0%
Norway		0%
other countries		0%
Switzerland		0%
Total	25	100%