IMPACT REPORT

October 31, 2023

I. Outstanding Green Covered Bond Portfolio

Settlement date of the first Issue	Maturity date	ISIN	Series	Denomination	Outstanding amount (in HUF)	Issued amount in EUR[1]	Coupon type	Coupon (%)
29 October 2021	27 October, 2027	HU0000653464	TZJ27NF1	HUF	17.635.490.000	46.108.267	Fix	3.50
24 February, 2022	27 May, 2032	HU0000653514	TZJ32NF1	HUF	11.970.000.000	31.295.754	Fix	5.75
Total					**29.605.490.000**	**77.404.021**		

[1] EUR amounts are calculated with MNB's official fixing rate of EUR/HUF 382,48 as of October 31, 2023

II. Description of the Eligible Green Mortgage Loans

Az MBH Jelzálogbank a portfóliójában szereplő, lakáscélú jelzáloghitelek közül azokat tekinti Elfogadható Zöld Jelzáloghitelnek, amelyek esetében a kapcsolódó ingatlan zöldként került azonosításra az MBH Jelzálogbank Zöld Jelzáloglevél Keretrendszerének megfelelő minimális elfogadhatósági feltételei szerint:

New or existing residential buildings	built after 1st of November, 2023	• Complying with 10% reduction of Primary Energy Demand (PED) to the requirements of Nearly-Zero-Energy-Building (NZEB) Standard in Hungary, where **PED ≤ 68 Kwh/m2a** or **CO2 emission ≤ 18 kgCO2/m2a**
	built after 30th of June, 2022	• Complying with 10% reduction of Primary Energy Demand (PED) to the requirements of Nearly-Zero-Energy-Building (NZEB) Standard in Hungary with **PED ≤ 90 Kwh/m2a**
	built before 30th June, 2022	• Complying with the requirements in Primary Energy Demand (PED) of Nearly-Zero-Energy-Building (NZEB) Standard in Hungary with **PED ≤ 100 Kwh/m2a** • Energy Performance Certificate with a rating of **A or better** (rating since November 1, 2023) or **AA or better** (rating since 2016) or with a rating of **A or better** (rating before 2016) • Complying with the requirements in Primary Energy Demand (PED) from building energy code 7/2006 incl. amendments of 8/2012 with year of construction of 2013 or newer as belonging to **top 15% low carbon residential buildings** in Hungary.
Refurbished existing residential buildings	built after 1st of November, 2023	• Refurbished existing residential buildings or renovations designed to fulfil the cost-optimal minimum energy performance requirements of national requirements for **'major renovation'**-*in line with the effective domestic regulation*- in Hungary as defined in the Energy Performance Buildings Directive. • Refurbished existing residential buildings with **primary energy savings of at least 30%** against the building performance before the renovation.
	built before 1st of November, 2023	• Refurbished existing residential buildings or renovations designed to fulfil the cost-optimal minimum energy performance requirements of national requirements for **'major renovation'** in Hungary as defined in the Energy Performance Buildings Directive. • Refurbished existing residential buildings with **primary energy savings of at least 30%** against the building performance before the renovation.

Definition of the top 15% low carbon residential buildings in Hungary:

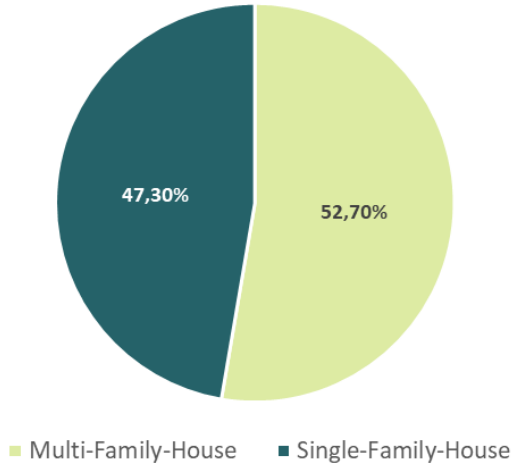
Top 15 %	Primary energy demand based on building energy code 7/2006 (V.24) amendment as of 8/2012 or better PED < 110…230 kWh/m²a based on the A/V ratio of the building with year of construction 2013 or newer	
	Single family house *Indicative reference A/V ratio for Single family house = 0,8:* *PED < 134 m²a or better*	*Multi family house* *Indicative reference A/V ratio for Multi family house = 0,4:* *PED < 122 kWh/m²a or better*
	Energy performance certificate with energy efficiency rating of BB or better since 2016	

III. Characteristics of the Eligible Green Mortgage Loan portfolio

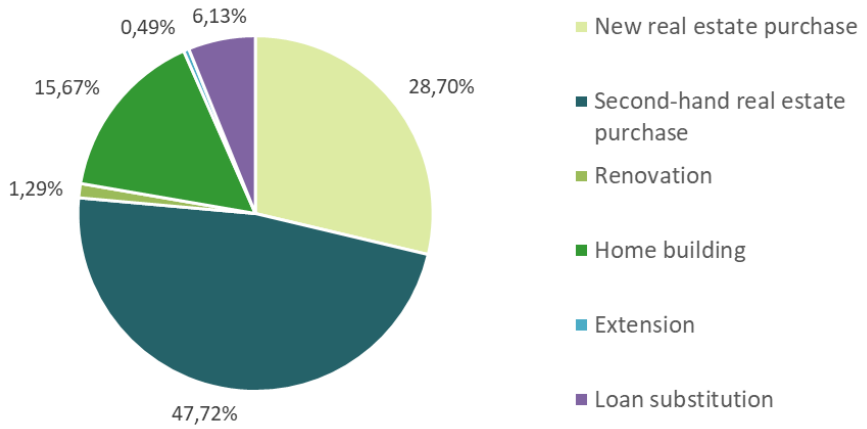
III/1. Eligible Green Mortgage Loans by nature of what is being financed:

	HUF	EUR[1]	Percentage of unused Eligible Green Mortgage Loans as coverage (%)
Eligible Green Mortgage Loans available as green cover assets for Green Mortgage Bond issues	58.959.784.511	154.151.288	66.6

III/2. Eligible Green Mortgage Loans by type of properties:



III/3. Eligible Green Mortgage Loans by type of loans:



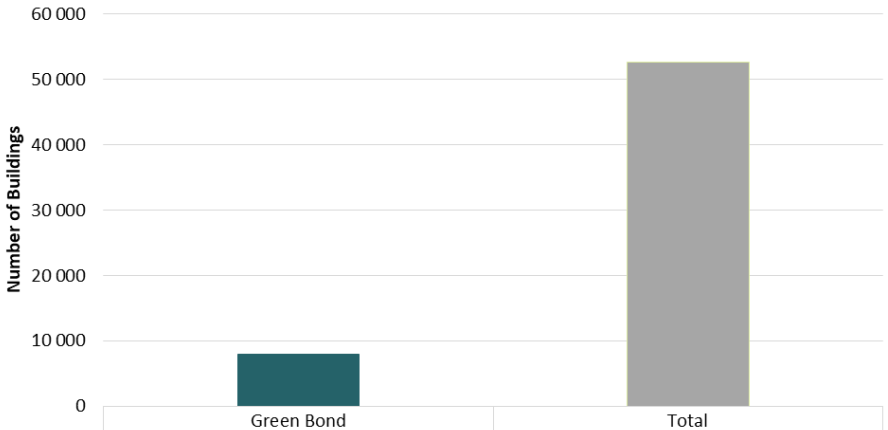
III/4. Eligible Green Mortgage Loans by regional distribution:		
	HUF	%
Hungary	**88.565.274.511**	**100.00%**
Budapest	27.610.337.849	31.18%
Bács-Kiskun	1.640.846.951	1.85%
Baranya	2.301.061.485	2.60%
Békés	602.318.675	0.68%
Borsod-Abaúj-Zemplén	1.937.187.040	2.19%
Csongrád	2.697.966.904	3.05%
Fejér	3.339.205.344	3.77%
Győr-Moson-Sopron	6.855.596.847	7.74%
Hajdú-Bihar	2.611.992.999	2.95%
Heves	1.139.358.075	1.29%
Jász-Nagykun-Szolnok	797.700.907	0.90%
Komárom-Esztergom	1.853.840.201	2.09%
Nógrád	212.875.269	0.24%
Pest	23.680.342.968	26.74%
Somogy	2.048.019.752	2.31%
Szabolcs-Szatmár-Bereg	1.010.674.888	1.14%
Tolna	571.915.858	0.65%
Vas	3.590.426.002	4.05%
Veszprém	2.619.995.577	2.96%
Zala	1.443.610.921	1.63%

IV. The environmental impact of the Eligible Green Mortgage Loan portfolio

Low Carbon Buildings	Year of Issuance	Type	Signed Amount[a]	Share of Total Portfolio Financing [b]	Eligibility for Green Covered Bonds [c]	Average portfolio lifetime [d]	Annual site energy savings [e]	Annual CO2 emissions avoidance [f]
Unit	*[yyyy]*	*[-]*	*[HUF]*	*[%]*	*[%]*	*[years]*	*[MWh/year]*	*[tCO2/year]*
MBH Mortgage Bank Co. Plc.	2023	Low Carbon Building	88.565.274.511	100	100	18.9	71.730	18.148
Single-Family-House	2023	Real Estate	38.586.916.396	44	100	19.2	41.331	10.457
Multi-Family-House			49.978.358.115	56	100	18.7	30.399	7.691

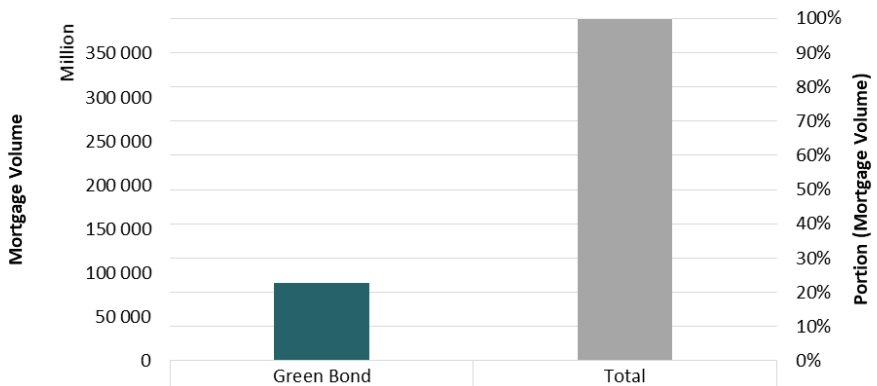
[a] Legally committed signed amount by the issuer for the portfolio or portfolio components eligible for Green Covered Bond financing.
[b] Portion of the total portfolio cost that is financed by the Issuer
[c] Portion of the total portfolio cost that is eligible for Green Covered Bond.
[d] Average remaining term of loans financed by Green Covered Bond within the total portfolio.
[e] Greenhouse gas emissions avoidance determined by multiplying the site energy savings with the carbon emissions intensity

Number of Assets



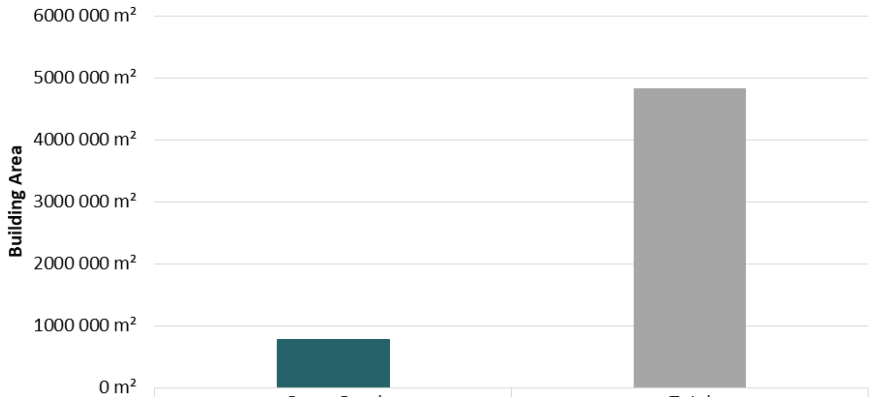
	Green Bond	Total
Amount	7 869	52 686

Mortgage Volume in HUF



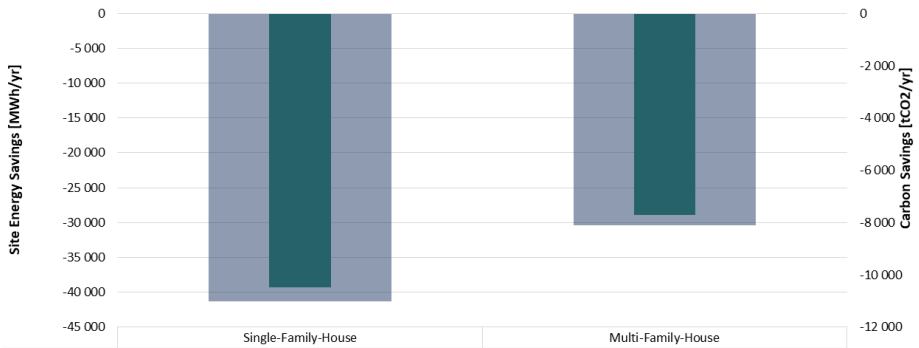
	Green Bond	Total
Portion	23%	100%
Mortgage Volume	88 565 274 511	389 280 218 306

Area of Assets



	Green Bond	Total
Building Area	773 660 m²	4822 139 m²

Environmental impact



	Single-Family-House	Multi-Family-House
Site Energy Savings	-41 331 MWh/year	-30 399 MWh/year
Carbon Savings	-10 457 tCO2/year	-7 691 tCO2/year