



IMPACT REPORT

December 31, 2024

I. Outstanding Green Covered Bond Portfolio

<i>Settlement date of the first Issue</i>	<i>Maturity date</i>	ISIN	<i>Series</i>	Denomination	<i>Outstanding amount (in HUF)</i>	<i>Issued amount in EUR¹</i>	<i>Coupon type</i>	<i>Coupon (%)</i>
29 October 2021	27 October, 2027	HU0000653464	TZJ27NF1	HUF	22.135.480.000	53.977.127	Fix	3.50
24 February, 2022	27 May, 2032	HU0000653514	TZJ32NF1	HUF	11.970.000.000	29.188.715	Fix	5.75
13 March, 2024	22 November, 2029	HU0000653688	MZJ29NF1	HUF	14.495.000.000	35.345.900	Fix	7.00
Total					48.600.480.000	118.511.741		

¹ EUR amounts are calculated with MNB's official fixing rate of EUR/HUF 410,09 as of December 31, 2024



II. Description of the Eligible Green Mortgage Loans

MBH Mortgage Bank considers those residential mortgage loans in its portfolio as Eligible Green Mortgage Loans where the associated property has been identified as green according to the minimum eligibility criteria of the MBH Mortgage Bank Green Mortgage Bond Framework.

New or existing residential buildings	built after 1st of November, 2023	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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/m ² a based on the A/V ratio of the building with year of construction 2013 or newer <i>Single family house</i> <i>Indicative reference A/V ratio for Single family house = 0,8:</i> <i>PED < 134 m²a or better</i>	<i>Multi family house</i> <i>Indicative reference A/V ratio for Multi family house = 0,4:</i> <i>PED < 122 kWh/m²a or better</i>
	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	50.766.429.800	123.793.386	51.1

III/2. Eligible Green Mortgage Loans by type of properties:	III/3. Eligible Green Mortgage Loans by type of loans:																				
<p>A pie chart showing the distribution of eligible green mortgage loans by property type. The chart is divided into two segments: Multi-Family-House, which accounts for 53,69% of the total, and Single-Family-House, which accounts for 46,31%.</p> <table border="1"> <thead> <tr> <th>Property Type</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Multi-Family-House</td> <td>53,69%</td> </tr> <tr> <td>Single-Family-House</td> <td>46,31%</td> </tr> </tbody> </table>	Property Type	Percentage	Multi-Family-House	53,69%	Single-Family-House	46,31%	<p>A pie chart showing the distribution of eligible green mortgage loans by loan type. The chart is divided into six segments: Second-hand real estate purchase (47,05%), New real estate purchase (26,18%), Home building (19,23%), Loan substitution (5,53%), Extension (1,42%), and Renovation (0,60%).</p> <table border="1"> <thead> <tr> <th>Loan Type</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>New real estate purchase</td> <td>26,18%</td> </tr> <tr> <td>Second-hand real estate purchase</td> <td>47,05%</td> </tr> <tr> <td>Renovation</td> <td>0,60%</td> </tr> <tr> <td>Home building</td> <td>19,23%</td> </tr> <tr> <td>Extension</td> <td>1,42%</td> </tr> <tr> <td>Loan substitution</td> <td>5,53%</td> </tr> </tbody> </table>	Loan Type	Percentage	New real estate purchase	26,18%	Second-hand real estate purchase	47,05%	Renovation	0,60%	Home building	19,23%	Extension	1,42%	Loan substitution	5,53%
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III/4. Eligible Green Mortgage Loans by regional distribution:

	HUF	%
Hungary	99.366.909.800	100.00%
<i>Budapest</i>	31.036.746.606	31.2%
<i>Bács-Kiskun</i>	1.871.443.257	1.9%
<i>Baranya</i>	2.602.114.582	2.6%
<i>Békés</i>	736.905.251	0.7%
<i>Borsod-Abaúj-Zemplén</i>	2.294.636.450	2.3%
<i>Csongrád</i>	3.253.250.443	3.3%
<i>Fejér</i>	4.132.197.695	4.2%
<i>Győr-Moson-Sopron</i>	8.287.032.627	8.3%
<i>Hajdú-Bihar</i>	3.128.485.306	3.1%
<i>Heves</i>	1.488.903.011	1.5%
<i>Jász-Nagykun-Szolnok</i>	928.855.914	0.9%
<i>Komárom-Esztergom</i>	2.222.884.155	2.2%
<i>Nógrád</i>	230.497.574	0.2%
<i>Pest</i>	25.255.637.092	25.4%
<i>Somogy</i>	1.832.639.436	1.8%
<i>Szabolcs-Szatmár-Bereg</i>	1.281.004.407	1.3%
<i>Tolna</i>	541.621.047	0.5%
<i>Vas</i>	3.960.173.852	4.0%
<i>Veszprém</i>	2.594.659.143	2.6%
<i>Zala</i>	1.687.221.952	1.7%



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.	2024	Low Carbon Building	99.366.909.800	100	100	18.9	61.058	15.203
Single-Family-House	2024	Real Estate	46.018.539.791	46	100	19.1	35.435	8.823
Multi-Family-House			53.348.370.009	54	100	18.7	25.623	6.380

^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.

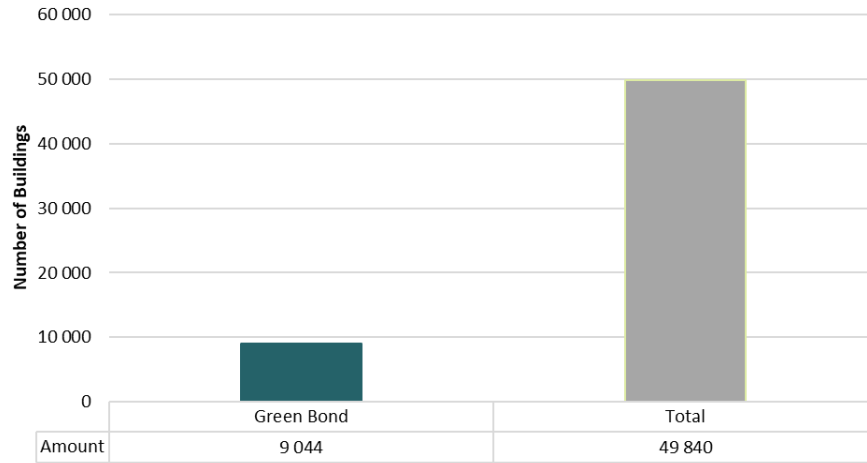
^d Average remaining term of loans financed by Green Covered Bond within the total portfolio.

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

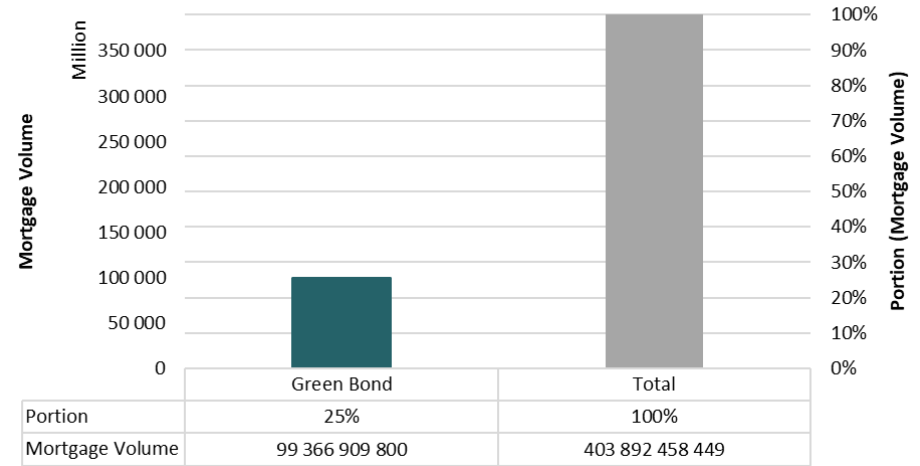
^f Greenhouse gas emissions avoidance determined by multiplying the site energy savings with the carbon emissions intensity



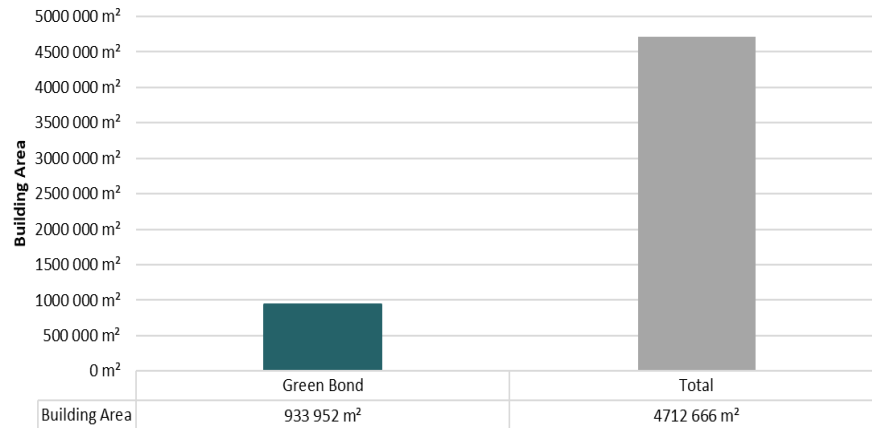
Number of Assets



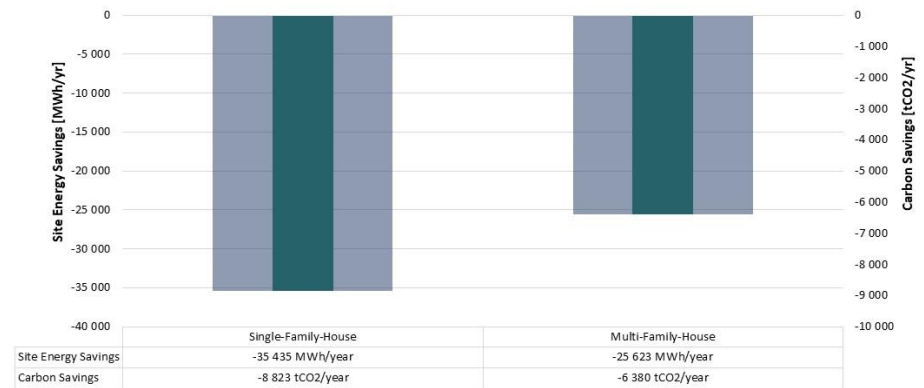
Mortgage Volume in HUF



Area of Assets



Environmental impact





V. The environmental impact of the Green Covered Bonds

Low Carbon Buildings	Year of Issuance	Type	Proceeds Allocated ^a	Share of Total Portfolio Financing ^b	Annual site energy savings ^c	Annual CO2 emissions avoidance ^d
Unit	[yyyy]	[-]	[HUF]	[%]	[MWh/year]	[tCO2/year]
MBH Mortgage Bank Co. Plc.	2024	Low Carbon Building	48.600.480.000	100	29.864	7.436
Single-Family-House	2024	Real Estate	22.356.220.800	46	17.331	4.315
Multi-Family-House			26.244.259.200	54	12.532	3.120

^a The amount of the portfolio or portfolio components used by the issuer to finance the Green Covered Bond.
^b Portion of the total portfolio cost that is financed by the Issuer
^c Site energy savings calculated using the difference between the top 15% and the national building stock benchmarks
^d Greenhouse gas emissions avoidance determined by multiplying the site energy savings with the carbon emissions intensity