



# EUR 300m Social Covered Bond (ISIN: XS1645257590)

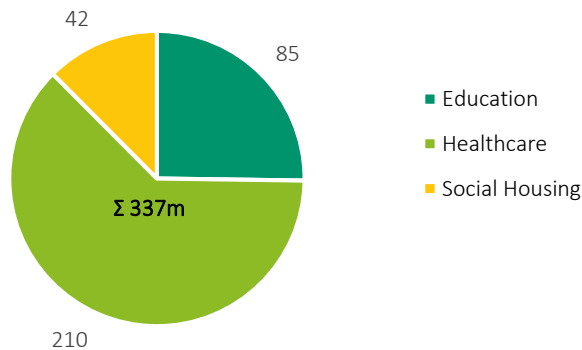
Social Asset Portfolio: Annual Reporting as of 30 June 2020

# Social Asset Portfolio

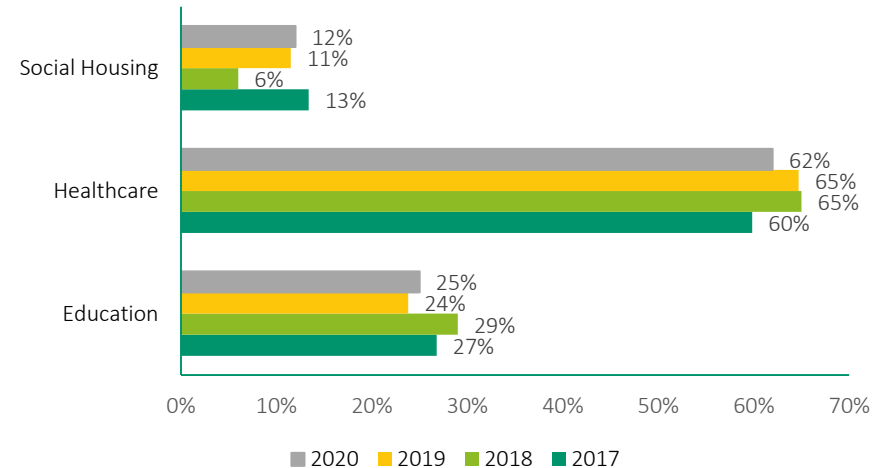
## Development of social asset portfolio

Kommunalkredit's Social Asset Portfolio amounts to EUR 337m (2019: 374m; 2018: 436m) as of 30 June 2020 comprising 53 (2019: 62; 2018: 80) loans. No new origination has been assigned to the social asset portfolio in the current reporting period 2019|2020.

**Sector Distribution of Social Asset Portfolio**  
in EURm, as of 30 June 2020



**Development of Social Asset Portfolio**  
in %, 2017 - 2020



# Social Asset Portfolio

2018 | 2019: Dedicated projects and social impact

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2018 | 2019

## Project 1:

Sector: Healthcare

Geography: United Kingdom (UK)

Volume Kommunalkredit: GBP 10m

Maturity: 2023

Healthcare  
Care Homes  
GBP 10m  
Real Estate Finance  
Senior Lender  
2018  
United Kingdom

## Social Impact:

The project finances one of the leading UK specialist care provider across the areas of Residential Learning Disabilities (387 beds), Residential Mental Health care and support for mental health disorders, e.g. Self-Harm, Drug and Alcohol abuse and Schizophrenia (14 homes and 121 beds) and Supported Living (116 serviced persons and 290'000 hours). The homes are located in England southwest of London.

## Project 2 (two loans):

Sector: Healthcare

Geography: United Kingdom (UK)

Volume Kommunalkredit: GBP 5.1m

Maturity: 2023

Healthcare  
Care Homes  
GBP 4.5m  
Real Estate Finance  
Senior Lender  
2019  
United Kingdom

## Social Impact:

The facility is dedicated for the expansion of one of the leading UK specialist care provider across the areas of Residential Learning Disabilities, Residential Mental Health and Supported Living. A grow plans consider an organic roll out of 133 additional beds (16 learning disability and 117 mental health) over the next 5 years. Until June 2019, four care homes are currently under development, with a capacity of 31 residents in Learning Disabilities and 12 in Residential Mental health.

# Social Asset Portfolio

2018|2019: Dedicated projects and social impact

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2018| 2019

## Project 3:

Sector: Education

Geography: Austria

Volume Kommunalkredit: EUR 1.3m

Maturity: 2020

Education  
Kindergarden  
EUR 1.3m  
Real Estate Finance  
Senior Lender  
2019  
Austria

## Social Impact:

Extension of a provincial subsidised kindergarten of an Austrian municipality by a day care group (for a maximum of 16 children) as well as by a further kindergarten group for a maximum of 25 children; to provide access to this subsidised educational facility due to increase of population in this area.

## Project 4:

Sector: Education

Geography: Austria

Volume Kommunalkredit: EUR 1.1m

Maturity: 2029

Education  
Primary School  
EUR 1.1m  
Real Estate Finance  
Senior Lender  
2019  
Austria

## Social Impact:

Construction of a new primary school (12 classes) of an Austrian municipality to provide access to this subsidised educational facility due to increase of population in this area.

## Project 5:

Sector: Education

Geography: Austria

Volume Kommunalkredit: EUR 0.3m

Maturity: 2029

Education  
Kindergarden  
EUR 0.3m  
Real Estate Finance  
Senior Lender  
2019  
Austria

## Social Impact:

Renovation and extension (by two further groups) of an existing subsidised kindergarten of an Austrian municipality.

# Social Asset Portfolio

2018 | 2019: Dedicated projects and social impact

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KREDIT

2018 | 2019

## Project 6:

Sector: Social Housing

Geography: Austria

Volume Kommunalkredit: EUR 0.4m

Maturity: 2029

**Social Housing  
Renovation**  
**EUR 0.4m**  
Real Estate Finance  
Senior Lender  
2019  
Austria

## Social Impact:

Renovation of a municipal residential buildings, constructed in the 1950s and 1980s, eligible to socially disadvantaged groups. Eligibility is mainly based on combined household income, number of children. The residential building are consisting of approx. 20 apartments.

## Project 7 / Project 8:

Sector: Social Housing

Geography: Austria

Volume Kommunalkredit: EUR 18.5m

Maturity: 2053/2055

**Social Housing  
Construction**  
**EUR 18.5m**  
Real Estate Finance  
Senior Lender  
2019  
Austria

## Social Impact:

Housing subsidy: Funding will be provided to social cooperative housing associations for the construction of residential buildings (a building which serves at least part of the purpose of living); Eligibility is mainly based on combined household income, number of children.

# Social Asset Portfolio

2017|2018: Dedicated projects and social impact

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2017| 2018

## Project 1:

Sector: Healthcare

Geography: Germany

Volume Kommunalkredit: EUR 20m

Maturity: 2023

**Battlestar  
Nursing Homes**  
EUR 20m  
Real Estate Finance  
Senior Lender  
2017  
Germany

## Social Impact:

The project includes the financing of 17 healthcare assets (sixteen assisted living/nursing home properties and one rehab center) which help to improve the quality of assisted living in Western Germany responding to demographic trends (high demand for nursing home places combined with an ageing population). In total the project comprises 177,284 sqm and 2,785 beds.

## Project 2:

Sector: Healthcare

Geography: United Kingdom (UK)

Volume Kommunalkredit: GBP 24m

Maturity: 2023

**Healthcare  
Nursing Homes**  
GBP 24m  
Real Estate Finance  
Senior Lender  
2018  
United Kingdom

## Social Impact:

The project includes the financing of 22 healthcare assets (elderly care homes offering residential, dementia and nursing care services) which help to improve the quality of care homes for the elderly and physically disabled in the UK, also responding to the demographic changes in the country. The whole portfolio of the holding company consists of 35 homes (2,877 beds in total) located all across the United Kingdom.

# Social Asset Portfolio

2017|2018: Dedicated projects and social impact

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2017| 2018

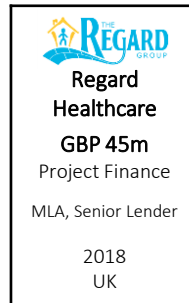
## Project 3:

Sector: Healthcare

Geography: United Kingdom (UK)

Volume Kommunalkredit: GBP 45m

Maturity: 2023



## Social Impact:

The project includes the financing of a group, being the fourth largest UK social services provider for individuals with learning disabilities, mental health needs and acquired brain injuries responding to the continued growth in the number of people with such disabilities. The portfolio consists of a total of 137 healthcare assets and 1,063 beds. Services are located in England and Wales.

# Sustainability

Providing tangible benefit to the community  
– internationally recognized

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## Awards



Best ESG Infrastructure Finance Europe 2019

**Kommunalkredit  
Austria**



Most Sustainable Infrastructure Project  
Partner Central Europe 2019

**Kommunalkredit  
Austria**

## Ratings



Very Positive (A) – 60.05%

**Bond Performance  
Public Sector Covered Bonds**



Positive (BB) – 84.02%  
8/41 in Bank type  
29/121 in Region

**Sustainability Rating (Issuer)**

## Social<sup>1</sup>



We contributed to the education of approx.  
**1,100 pupils**

Schools



We created care facilities for  
**1,500 patients**

Hospitals



We provided accommodation for  
**8,300 elderly and disabled people**

Care homes

## Sustainable Development Goals



We feel bound by the UN's 2030 Agenda and the 17 Sustainable Development Goals (SDGs).  
We have implemented them into our corporate culture and are already contributing to 12 goals.

<sup>1</sup> Exemplary social benefits from projects 01/2017 – 12/2019



# Clear Vision. Concise Mission.

Vision | Mission | USP

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## Vision

We will become the most agile and nimble infrastructure bank in Europe helping to create a better world.

## Mission

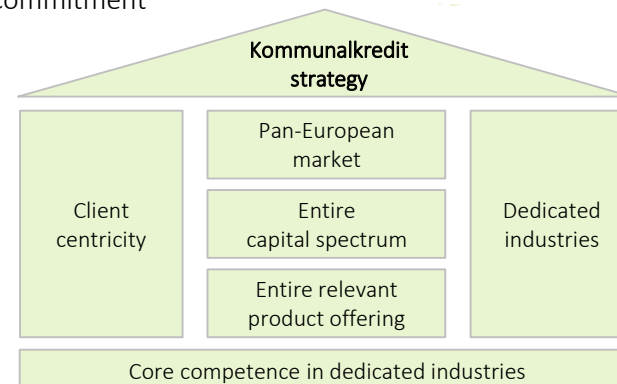
We are always first when it comes to delivering outstanding results with speed and precision. We never stand still. We take “always first” as an obligation to get better every day.

## What sets Kommunalkredit apart?

- Unique combination of in-depth industry expertise and structuring know-how with the financing ability of a bank
- Access to solid captive asset and large investor base
- Strong track record of senior team in managing risk and growing business | Investments into talent and development of management
- Ability to price risk adequately and to deliver on our commitment to the sponsors
- Benefit of an agile bank: nimble, flexible, no silo mentality and eagerness to succeed

## Benefit to the Community

- We help creating a better world by enabling sustainable infrastructure that improves the quality of people’s lives
- Infrastructure investments serve as a powerful tool for answering social needs and fundamentally increasing the general well-being of communities
- We provide tangible benefit to the community:  
Economic dynamism | Urban development and renewal | Job creation | Climate change | Social cohesion
- We focus on secure, safe and sustainable yield to our investors
- Kommunalkredit as partner of choice for long term commitment



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