

Bank

VOLKSBANK WIEN AG

Report Date

31.03.2017

Report Currency

EUR

Mortgage Pfandbrief or Mortgage Coverd 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 million	1.346		
Total amount of cover assets	in million	2.175		
Rating agencies	Moody's	Fitch	S&P	
Issuer rating	Baa2	BBB-	NR	
Covered bonds rating	Aaa	NR	NR	
Number of loans		20.815		
Number of borrowers		18.145		
Number of properties		20.999		
Average exposure per borrower	in thousand	115		
Average loan amount	in thousand	101		
Share of non-performing loans at least 90 days past due (% of primary cover pool)		0%		
Share of 10 largest loans (% of primary cover pool)		1%		
Share of bullet loans (% of primary cover pool)		6%		
Share of loans in foreign currency (% of primary cover pool)		0%		
Share of issues in foreign currency (%)		0%		
Share of loans with interest rate fixed for longer than 1 year (% of primary cover pool)		13%		
Nominal over-collateralisation (total cover pool / outstanding issues in %)		162%		
Present value over-collateralisation (PV total cover pool / PV outstanding issues in %)		n.v.		
Number of issues		41		
Average issue size	in million	33		
WA LTV according to rating agency definition (%)*		45%		

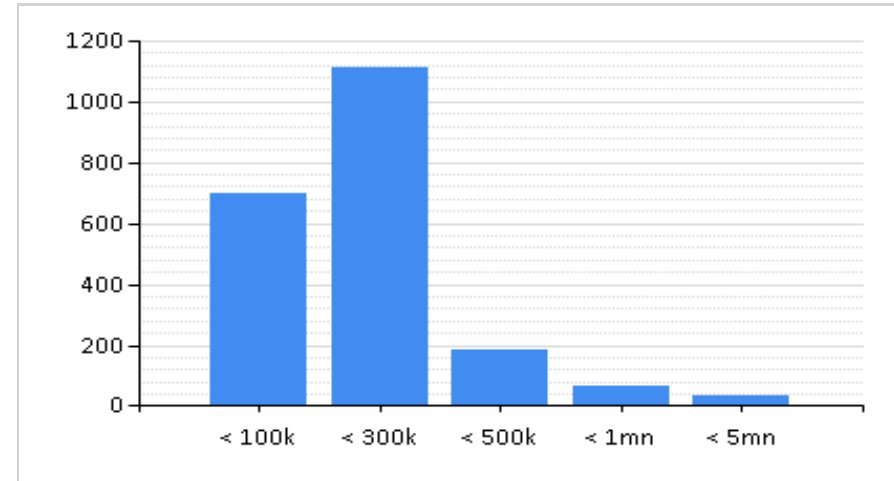
* LTV definition rating agencies (Fitch): loan amount in cover pool / total of property values minus prior-ranking mortgages

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	1.806	20.191
thereof 0 - 100.000	696	13.189
thereof 100.000 - 300.000	1.110	7.002
300.000 - 5.000.000	287	624
thereof 300.000 - 500.000	186	498
thereof 500.000 - 1.000.000	65	106
thereof 1.000.000 - 5.000.000	36	20
> 5.000.000		0
Total	2.093	20.815



2.2 Distribution by currencies after cover pool FX derivatives

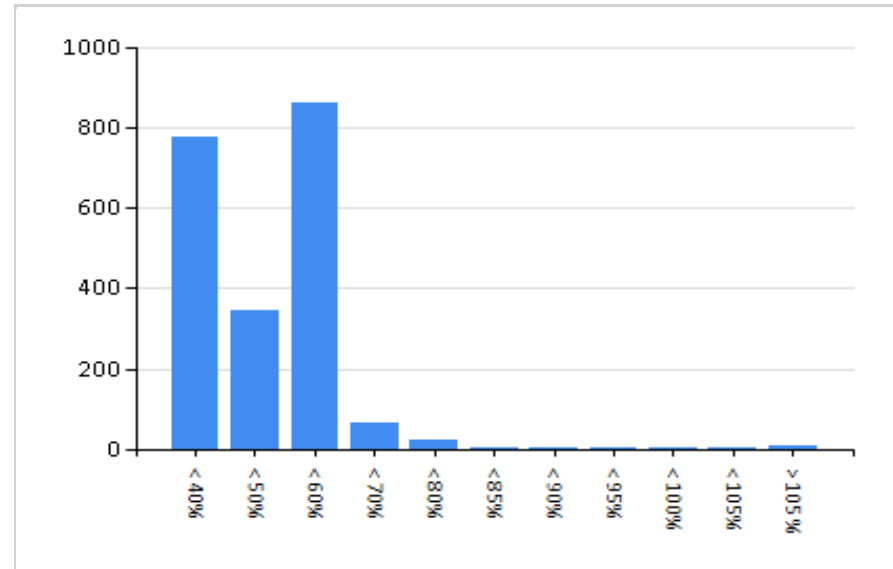
FX derivatives	volume
FX derivatives in cover pool	no
nominal of FX derivatives	0

Primary cover pool	volume
in EUR	2.093
in CHF	0
in USD	0
in JPY	0
other	0
Total	2.093

Issues	volume
in EUR	1.346
in CHF	0
in USD	0
in JPY	0
other	0
Total	1.346

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

LTV primary cover pool	volume	%
≤ 40%	778	37%
40-50%	346	17%
50-60%	863	41%
60-70%	66	3%
70-80%	22	1%
80-85%	4	0%
85-90%	3	0%
90-95%	1	0%
95-100%	2	0%
100-105%	1	0%
> 105%	7	0%
Total	2.093	100%



thereof LTV residential*/mixed use	volume	%
≤ 40%	671	37%
40-50%	311	17%
50-60%	768	42%
60-70%	56	3%
70-80%	17	17%
80-85%	4	0%
85-90%	2	0%
90-95%	1	0%
95-100%	1	0%
100-105%	1	0%
> 105%	5	0%
Total	1.836	100%

thereof LTV commercial	volume	%
≤ 40%	107	42%
40-50%	36	14%
50-60%	95	37%
60-70%	11	4%
70-80%	5	2%
80-85%	0	0%
85-90%	1	0%
90-95%	0	0%
95-100%	0	0%
100-105%	0	0%
> 105%	2	1%
Total	257	100%

* residential including non-profit housing association

2.4 Regional distribution

Regional distribution	volume	%
EU member states	2.093	100%
Belgium	0	0%
Bulgaria	0	0%
Denmark	0	0%
Germany	0	0%
Estonia	0	0%
Finland	0	0%
France	0	0%
Greece	0	0%
Ireland	0	0%
Italy	0	0%
Croatia	0	0%
Latvia	0	0%
Lithuania	0	0%
Luxembourg	0	0%
Malta	0	0%
The Netherlands	0	0%
Austria	2.093	100%
Poland	0	0%
Portugal	0	0%
Romania	0	0%
Sweden	0	0%
Slovakia	0	0%
Slovenia	0	0%
Spain	0	0%
Czech Republic	0	0%
Hungary	0	0%
UK	0	0%
Cyprus	0	0%
EEA member states	0	0%
Iceland	0	0%
Liechtenstein	0	0%
Norway	0	0%
Other countries	0	0%
Switzerland	0	0%
Total	2.093	100%

Regional distribution in Austria	volume	share in AT	share in total
Republic of Austria	0	0%	0%
Vienna	199	9%	9%
Lower Austria	425	20%	20%
Upper Austria	102	5%	5%
Salzburg	149	7%	7%
Tyrol	320	15%	15%
Styria	420	20%	20%
Carinthia	90	4%	4%
Burgenland	35	2%	2%
Vorarlberg	353	17%	17%
Total	2.093	100%	100%

2.5 Distribution by use of property

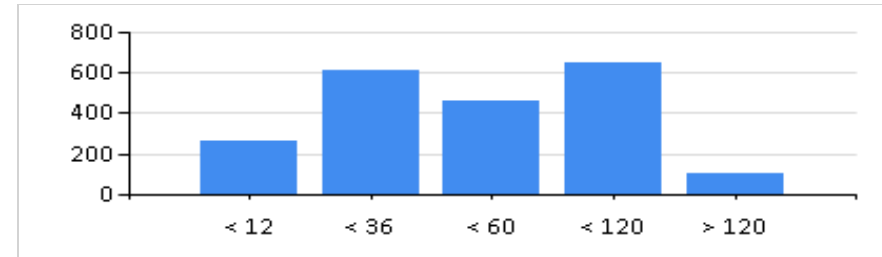
Primary cover pool by use of property	volume	%
Residential	1.835	88%
thereof private use, incl. Multi-family housing	1.820	87%
thereof state funded	15	1%
thereof buy-to-let	0	0%
Commercial real estate	196	9%
thereof retail	23	1%
thereof office	16	1%
thereof tourism/hotel	54	3 %
thereof agriculture	42	2%
thereof industrial	46	2%
thereof other	16	1%
Mixed use	60	3%
thereof state-funded	0	0%
thereof other	60	3%
Other	1	0%
Total	2.093	100%

2.6 Seasoning of primary cover pool

WA seasoning (in years)

4,41

Seasoning consolidated	volume	%
≤ 12 months	265	13%
12 - 36 months	613	29%
36 - 60 months	463	22%
60 - 120 months	642	31%
> 120 months	110	5%
Total	2.093	100%



Seasoning residential* / mixed use	volume	%
≤ 12 months	230	13%
12 - 36 months	557	30%
36 - 60 months	409	22%
60 - 120 months	547	30%
> 120 months	93	5%
Total	1.836	100%

* residential including non-profit housing

Seasoning commercial	volume	%
≤ 12 months	35	14%
12 - 36 months	56	22%
36 - 60 months	53	21%
60 - 120 months	95	37%
> 120 months	17	7%
Total	257	100%

2.7 Distribution by tenor

Distribution by tenor

WAL residual life (incl. contractual amortisation)

WAL residual life (final legal maturity)

WA residual life of issues (final legal maturity)

Commercial

WA residual life (incl. contractual amortisation)

WA residual life (final legal maturity)

Residential

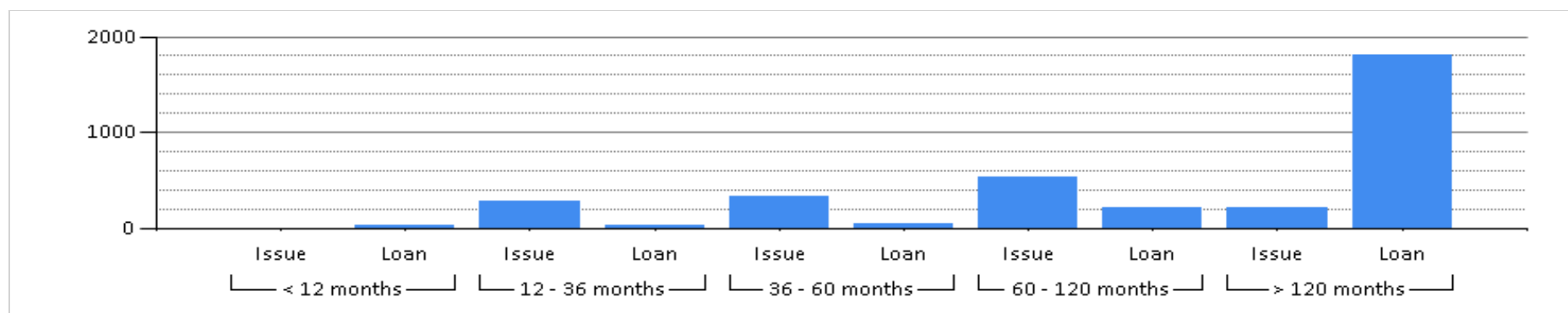
WA residual life (incl. contractual amortisation)

WA residual life (final legal maturity)

Distribution by tenor (final legal maturity)

Primary cover pool	volume	%
≤ 12 months	7	0%
12 - 36 months	27	1%
36 - 60 months	40	2%
60 - 120 months	212	10%
> 120 months	1.807	86%
Total	2.093	100%

Issues	volume	%
≤ 12 months	13	1%
12 - 36 months	275	20%
36 - 60 months	326	24%
60 - 120 months	525	39%
> 120 months	207	15%
Total	1.346	100%



2.8 Distribution by type of interest after cover pool IR derivatives

IR derivatives	volume
IR derivatives in cover pool	no
nominal of IR derivatives	0

Primary cover pool	volume
Variable, fixed rate during the year	1.812
Fixed rate, 1 - 2 years	7
Fixed rate, 2 - 5 years	13
Fixed rate, > 5 years	260
Total	2.093

Issues	volume
Variable, fixed rate during the year	889
Fixed rate, 1 - 2 years	35
Fixed rate, 2 - 5 years	20
Fixed rate, > 5 years	402
Total	1.346

3. INFORMATION ON ADDITIONAL COVER POOL

display unit in mn - except "number"

Overview	volume
Cash, deposits	
Bonds and bonded loans	82
thereof National Bank eligible	0
Total	82
Additional cover pool (in % of total issues)	6,07%

Bonds and bonded loans by volume	volume	number
≤ 1.000.000	0	0
1.000.000 - 5.000.000	2	1
> 5.000.000	79	4
Total	82	5

Additional cover pool by currencies	volume	%
EUR	10	12%
CHF	53	65%
USD	0	0%
JPY	0	0%
Other currencies	18	23%
Total	82	100%

Regional distribution of additional cover pool	volume	%
EU member states	54	66%
EEA member states	0	0%
Other countries	0	0%
Switzerland	28	34%
Total	82	100%