


Bausparkasse Schwaebisch Hall AG - Mortgage Covered Bonds

Covered Bonds / Germany

| | | |
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| | | | |
|---|------------|---|--|
| Reporting as of: | 31/12/2024 | All amounts in EUR (unless otherwise specified) | For information on how to read this report, see the latest Moody's Covered Bonds Sector Update |
| Data as provided to Moody's Investors Service (note 1) | | | |

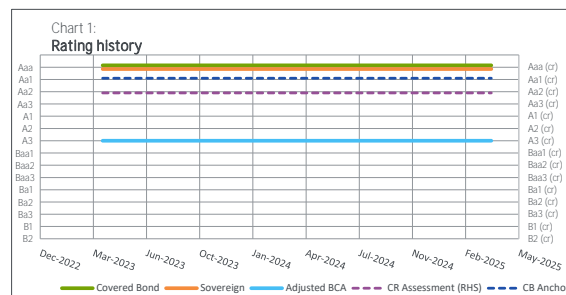
I. Programme Overview

Overview

| | | |
|---------------------------------------|--|---------------|
| Total outstanding liabilities: | EUR | 4,125,000,000 |
| Total assets in the Cover Pool: | EUR | 7,003,470,057 |
| Issuer name / CR Assessment: | Bausparkasse Schwaebisch Hall AG / Aa2(cr) | |
| Group or parent name / CR Assessment: | n/a | |

Ratings

| | |
|---|----------------------------------|
| Covered bonds rating: | Aaa |
| Entity used in Moody's EL & TPI analysis: | Bausparkasse Schwaebisch Hall AG |
| CB anchor: | Aa1 |
| CR Assessment: | Aa2(cr) |
| Adjusted BCA / SUR: | a3 / n/a |
| Unsecured claim used for Moody's EL analysis: | Yes |



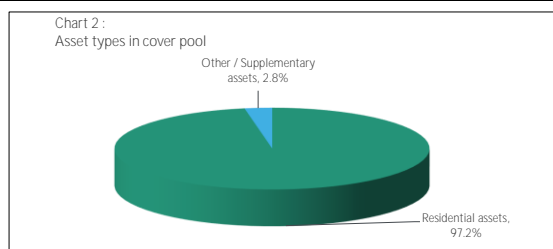
II. Value of the Cover Pool

Collateral quality

| | |
|---------------------------------------|------|
| Collateral Score: | 4.0% |
| Collateral Score excl. systemic risk: | 1.4% |

Cover Pool losses

| | | |
|--|-------|------|
| Collateral Risk (Collateral Score post-haircut): | 2.7% | 20% |
| Market Risk: | 10.7% | 80% |
| | 13.4% | 100% |



III. Over-Collateralisation Levels (notes 2 & 3)

Over-Collateralisation (OC) figures presented below include Eligible only collateral. Over-Collateralisation levels are provided on any of the following: nominal basis or unstressed NPV basis or on stressed NPV basis.

Current situation

| | |
|--|-------|
| Committed OC (NPV): | 2.0% |
| Current OC (Unstressed NPV): | 62.4% |
| OC consistent with current rating (note 4) | 0.0% |

Besides 2% committed OC on NPV basis, in accordance with German Pfandbrief Act, the issuer is also required to hold additional 2% OC calculated on nominal basis.

Sensitivity scenario CB anchor

| | | |
|-------------------------------------|-----------------------------------|------|
| | OC consistent with current rating | |
| Scenario 1: CB anchor is lowered by | 1 notch | 0.0% |

IV. Timely Payment Indicator & TPI Leeway

| | |
|---------------------------------|------|
| Timely Payment Indicator (TPI): | High |
| TPI Leeway: | 6 |

Extract from TPI table

| | |
|------------|------------|
| CB Anchor | High |
| Aaa | Aaa |
| Aa1 | Aaa |
| Aa2 | Aaa |
| Aa3 | Aaa |
| A1 | Aaa |
| A2 | Aaa |
| A3 | Aaa |
| Baa1 | Aaa |
| Baa2 | Aa1 |

Legal framework

| | |
|--|--------------------------------|
| Does a specific covered bond law apply for this programme: | Yes, Pfandbrief Act |
| Main country in which collateral is based / issuer is based: | Germany / Germany |
| Programme setup / structure: | Bank issuer holding cover pool |

Timely principal payments

| | |
|---|----------------------------|
| Maturity type: | Soft Bullet |
| Committed liquidity reserve for principal amount of all hard bullet bonds to be funded at least 180 days before maturity: | n/a |
| Committed liquidity reserve for principal amount of all soft bullet bonds to be funded at least 180 days before initial maturity: | Yes |
| Maximum length of maturity extension: | > 6 months but ≤ 12 months |

(note 1) The data reported in this PO is based on information provided by the issuer and may include certain assumptions made by Moody's. Moody's accepts no responsibility for the information provided to it and, whilst it believes the assumptions it has made are reasonable, cannot guarantee that they are or will remain accurate. Although Moody's encourages all issuers to provide reporting data in a consistent manner, there may be differences in the way that certain data is categorised by issuers. The data reporting template (which Issuers are requested to use) is available on request. Credit ratings, TPI and TPI Leeway shown in this PO are as of publication date.

(note 2) This assumes the Covered Bonds rating is not constrained by the TPI. Also to the extent rating assumptions change following a downgrade or an upgrade of the Issuer, the necessary OC stated here may also change. This is especially significant in the case of CR assessments of A3(cr) or Baa1(cr), as the necessary OC following a 1 notch downgrade may then be substantially higher than the amount suggested here as market risks are considered more critically by Moody's at this time. In any event, the necessary OC amounts stated here are subject to change at anytime at Moody's discretion.

(note 3) This is the minimum OC calculated to be consistent with the current rating under Moody's expected loss model. However, the level of OC consistent with a given rating level may differ from this amount where ratings are capped under the TPI framework and, for example, where committee discretion is applied.

(note 4) The OC consistent with the current rating is the minimum level of over-collateralisation which is necessary to support the covered bond rating at its current level on the basis of the pool as per the cut-off date. The sensitivity run is based on certain assumptions, including that the Covered Bonds rating is not constrained by the TPI. Further, this sensitivity run is a model output only and therefore a simplification as it does not take into account certain assumptions that may change as an issuer is downgraded, and as a result the actual OC number consistent with the current rating may be higher than shown. The OC required may also differ from the model output in situations when committee discretion is applied. In any event, the OC amounts stated here are subject to change at any time at Moody's discretion.

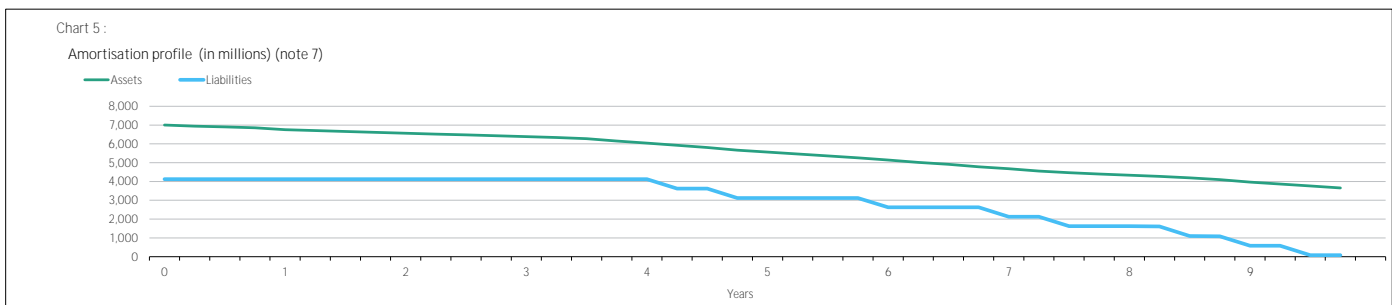
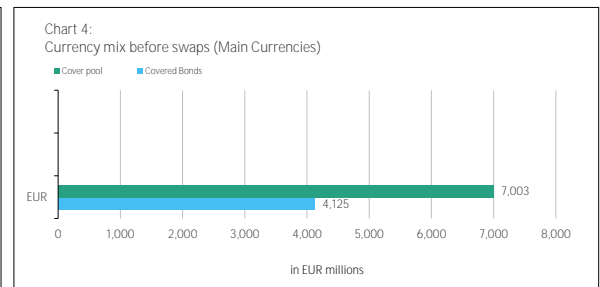
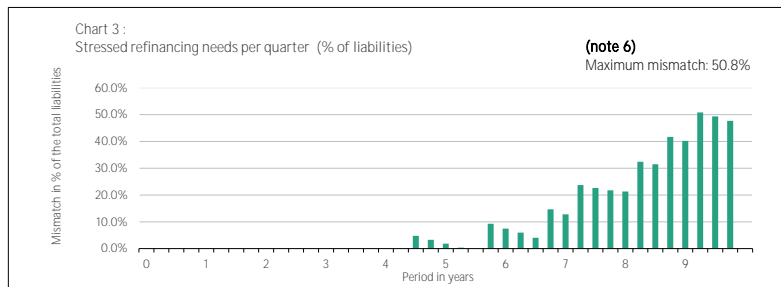
V. Asset Liability Profile

Interest Rate & Duration Mismatch (note 5)

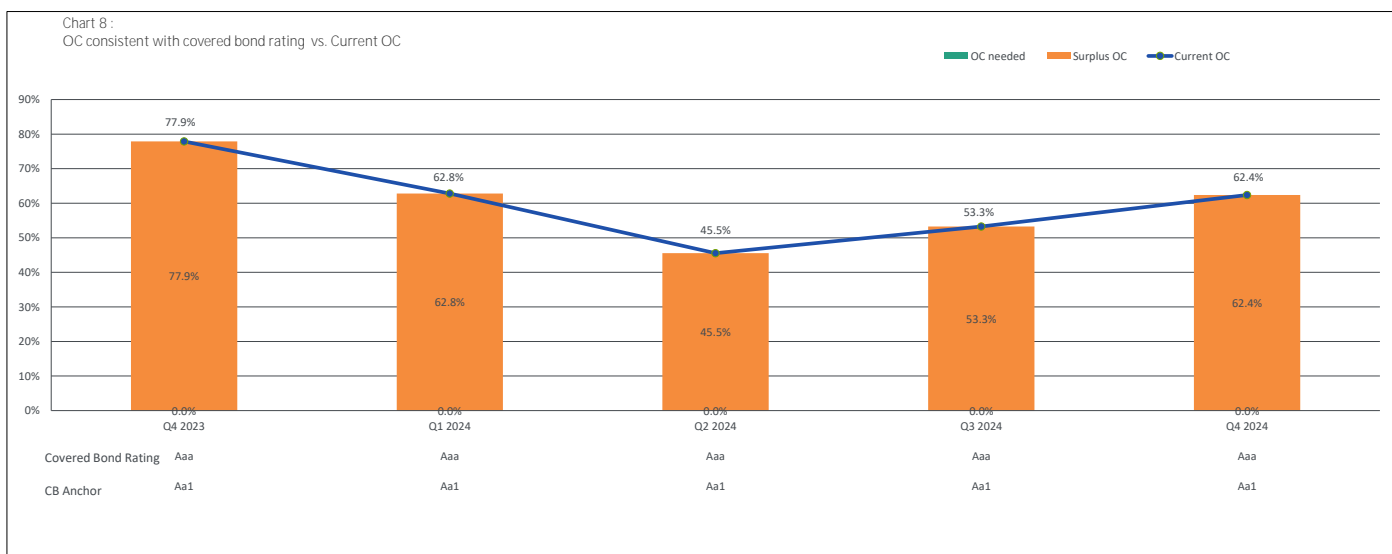
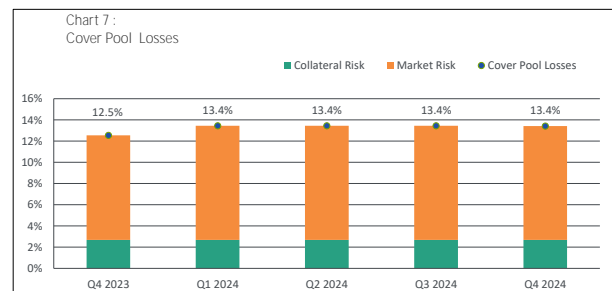
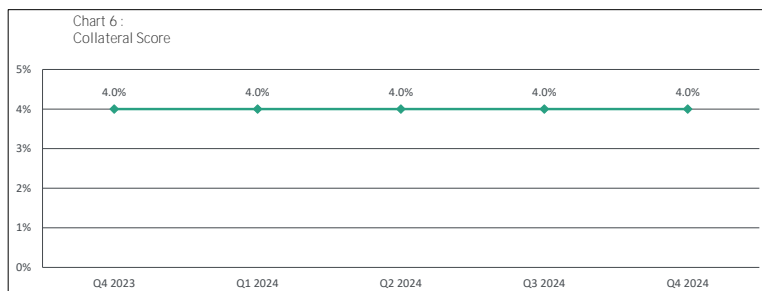
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|---------------------------------------|-------------------------|
| Fixed rate assets in the cover pool: | 98.6% |
| Fixed rate covered bonds outstanding: | 100.0% |
| WAL of outstanding covered bonds: | 7.1 years |
| floating / fixed rate | n/a / 7.1 y |
| WAL of the cover pool: | 15.8 years |
| floating / fixed rate / time to reset | 3.1 y / 15.9 y / 10.3 y |

Swap Arrangements

| | |
|--|----|
| Interest rate swap(s) in the Cover Pool: | No |
| Intra-group interest rate swap(s) provider(s): | No |
| Currency swap(s) in the Cover Pool: | No |
| Intra-group currency swap(s) provider(s): | No |



VI. Performance Evolution



This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the issuer/deal page on <https://ratings.moodys.com> for the most updated credit rating action information and rating history.

(note 5) This assumes no prepayment.

(note 6) Based on principal flows only. Assumptions include no prepayments, principal collections limited to the portion of assets that make up the amount of the liabilities plus committed OC, no further CB issuance and no further assets added to the cover pool.

(note 7) Assumptions include swaps in place in Cover Pool, no prepayment and no further CB issuance.

VII. Cover Pool Information - Residential Assets

Overview

| | |
|--------------------------------|---------------|
| Asset type: | Residential |
| Asset balance: | 6,805,970,057 |
| Average loan balance: | 145,049 |
| Number of loans: | 46,922 |
| Number of borrowers: | 70,702 |
| Number of properties: | 42,444 |
| WA remaining term (in months): | 166 |
| WA seasoning (in months): | 39 |

Details on LTV

| | |
|-------------------------|---------------|
| WA unindexed LTV (*) | 55.1% |
| WA indexed LTV: | n/d |
| Valuation type: | Lending Value |
| LTV threshold: | 60.0% |
| Junior ranks: | n/d |
| Loans with Prior Ranks: | 10.3% |

Specific Loan and Borrower characteristics

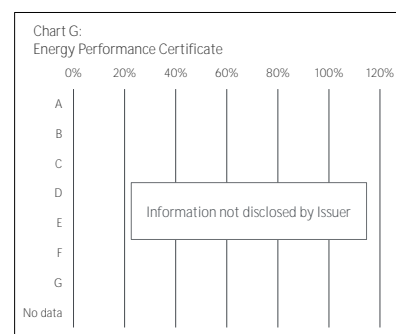
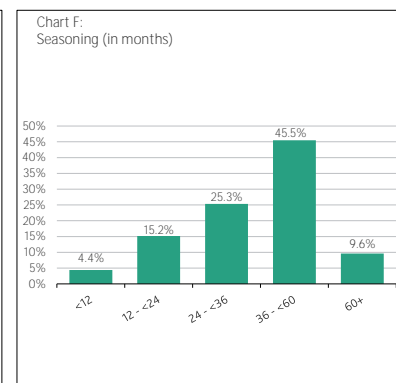
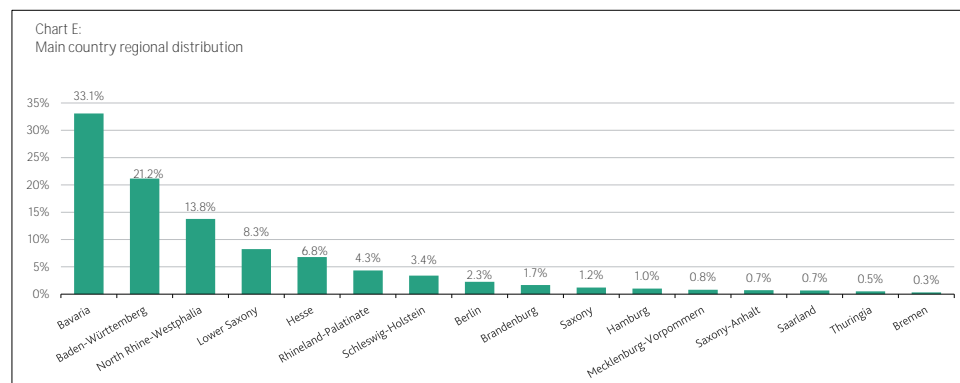
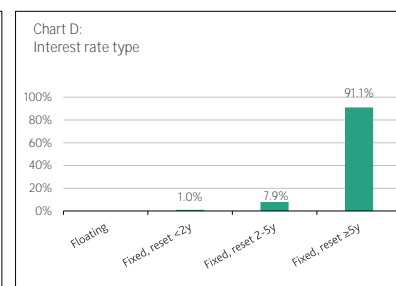
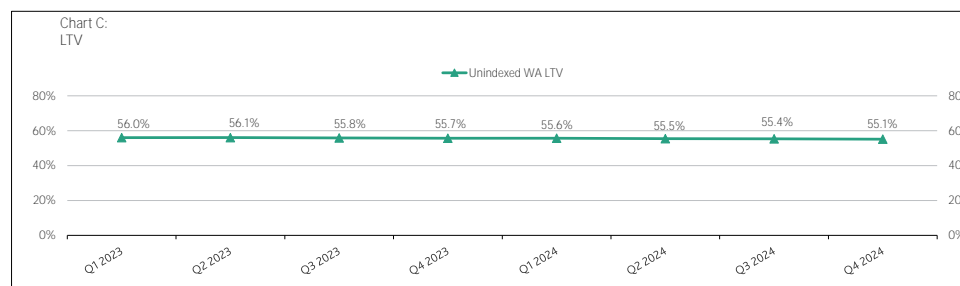
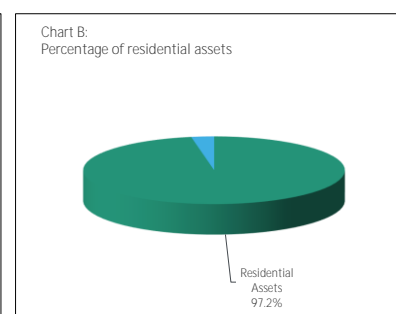
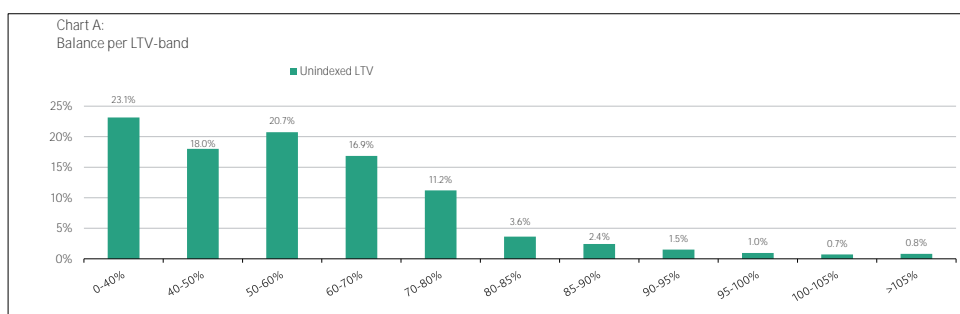
| | |
|---|-------|
| Loans with an external guarantee in addition to a mortgage: | n/a |
| Interest only Loans | 25.8% |
| Loans for second homes / Vacation: | 0.0% |
| Buy to let loans / Non owner occupied properties: | 13.1% |
| Limited income verified: | 0.0% |
| Adverse credit characteristics (**) | 0.0% |

Performance

| | |
|--|------|
| Loans in arrears (≥ 2months - < 6months): | 0.0% |
| Loans in arrears (≥ 6months - < 12months): | 0.0% |
| Loans in arrears (≥ 12months): | 0.0% |
| Loans in a foreclosure procedure: | 0.0% |

Multi-Family Properties

| | |
|--|-----|
| Loans to tenants of tenant-owned Housing Cooperatives: | n/a |
| Other type of Multi-Family loans (***) | n/a |



(note *) may be based on property value at time of origination or further advance or borrower refinancing.
 (note **) Typically borrowers with a previous personal bankruptcy or borrowers with record of court claims against them at time of origination.
 (note ***) This "other" type refers to loans directly to Housing Cooperatives and to Landlords of Multi-Family properties (not included in Buy to Let).

VIII. Cover Pool Information - Supplementary Assets

Overview

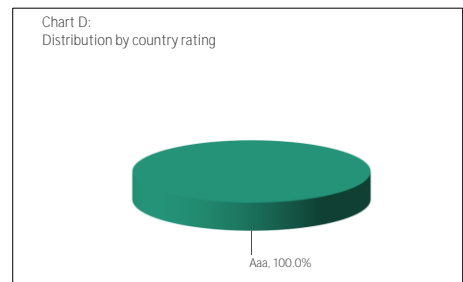
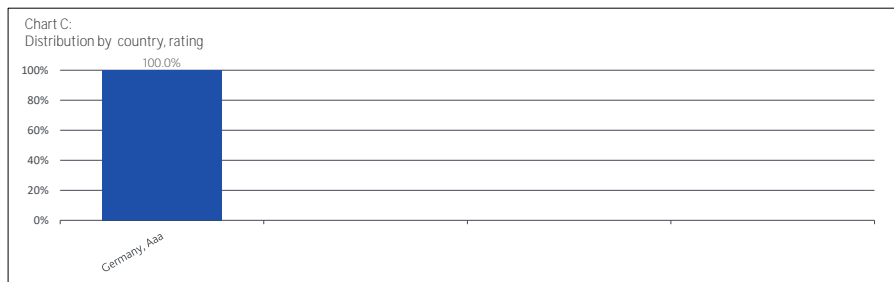
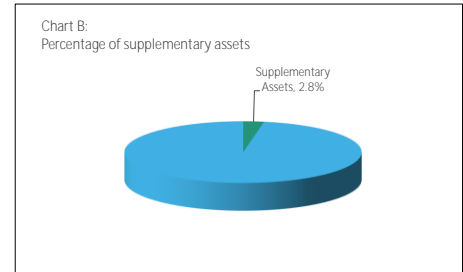
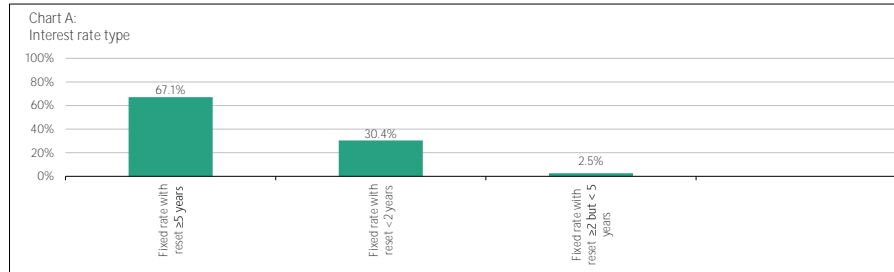
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|--------------------------------|----------------------|
| Asset type: | Supplementary Assets |
| Asset balance: | 197,500,000 |
| WA remaining Term (in months): | 80 |
| Number of assets: | 9 |
| Number of borrowers: | 7 |
| Average assets size: | 21,944,444 |
| Average exposure to borrowers: | 28,214,286 |

Specific Loan and Borrower characteristics

| | |
|----------------------------------|--------|
| Repo eligible assets: | 100.0% |
| Percentage of fixed rate assets: | 100.0% |
| Percentage of bullet assets: | 100.0% |
| Assets in non-domestic currency: | 0.0% |

Performance

| | |
|---|------|
| Assets in arrears (≥ 2months - < 6months): | 0.0% |
| Assets in arrears (≥ 6months - < 12months): | 0.0% |
| Assets in arrears (≥ 12months): | 0.0% |
| Assets in a enforcement procedure: | 0.0% |



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