

Working in partnership. A sustainable impact.

Annual Report 2024

Performance indicators at a glance

Excerpt from the Profit and Loss Account in €m	01.01. – 31.12.24	01.01. – 31.12.23
Net interest income	559.3	498.3
Net commission income	16.3	18.2
Staff expenditure	97.3	93.7
Other operating expenditure	95.1	99.8
of which expenditure for bank levy	0.0	16.4
Depreciation on tangible fixed assets	22.7	13.5
Operating expenditure	215.1	207.0
Other operating result	4.7	1.2
Risk provisioning	162.9	–135.3
Valuation result of lending business	165.3	–152.1
Valuation result of securities business	–2.4	16.8
Operating result	528.1	175.4
Net income from financial assets	–1.0	–1.4
Allocation to the fund for general banking risks	0.0	50.0
Other taxes	0.1	0.1
Profit before income tax	527.0	123.9
Net income	0.0	75.0
Cost-income ratio in %	37.1	40.0
Return on equity in %	29.1	10.0

Excerpt from the Balance Sheet in €m	31.12.24	31.12.23
Balance sheet total	36,358	35,457
incl. mortgage loans	29,260	28,654
NPL ¹	578	492

¹ Bruttobuchwerte

Business Development in €m	01.01. – 31.12.24	01.01. – 31.12.23
Total operational sales performance	6,908	6,508
Of which contracted new lending	2,602	2,847
Extensions (capital employed < 1 year)	1,313	1,421
Extensions (capital employed ≥ 1 year)	2,993	2,240

€ 6.9 billion

New lending including extensions

29.1 %

Return on equity

Aaa

(Moody's)
Pfandbrief issue rating

Regulatory Law Key Figures ²	31.12.24	31.12.23
Common equity tier 1 capital in €m (CET1)	1,604	1,657
Additional tier 1 capital in €m (AT1)	0	0
Tier 1 capital in €m (T1)	1,604	1,657
Tier 2 capital in €m (T2)	108	184
Equity / total capital in €m (total capital)	1,712	1,841
RWA in €m	11,326	10,753
CET1 ratio in %	14.2	15.4
T1 ratio in %	14.2	15.4
Total capital ratio in %	15.1	17.1
Leverage ratio in %	4.4	4.5
iMREL (Leverage Ratio Exposure) ³	6.3	6.5
iMREL (Total Risk Exposure Amount) ³	20.0	22.2
LCR	155.7	149.8
NFSR	113.8	111.3

² On the basis of the audit certificate, before appropriation of earnings

³ From 2023 on: Change from external MREL ratios (eMREL) to internal MREL ratios (iMREL) in accordance with regulatory requirements

Issue Ratings	31.12.24	31.12.23
Moody's		
Pfandbriefe	Aaa (stabil)	Aaa (stabil)
Senior preferred	Aa2 (stabil)	Aa3 (stabil)
Senior non-preferred	A2 (stabil)	A2 (stabil)
Fitch		
Pfandbriefe	–	–
Senior preferred	AA– (stabil)	A (stabil)
Senior non-preferred	A+ (stabil)	A– (stabil)

Sustainability Ratings	MSCI	ISS ESG	Sustainalytics
	AAA	B–	5,8 „Negligible Risk“

Other	31.12.24	31.12.23
Number of employees (as at the reporting date)	690	644

Contents

Management

Organs of the Bank and Other Important Functions	2
Supervisory Board Report of Berlin Hyp AG	6
Corporate Governance Report	10

Management Report 14

I Principles of the Bank	
Business Model	14
Objectives and Strategies	18
Management System	20
II Economic Report	
Macroeconomic and Sector-Related Underlying Conditions	22
Business Development	26
Earnings Situation	30
Net Assets Position	33
Financial Position	35
Financial and Non-Financial Performance Indicators	37
Overall Statement	40
III Forecast, Opportunities and Risk Report	
Opportunities and Forecast Report	42
Risk Report	48
IV Accounting-Related Internal Control System and Risk Management System	68
V Corporate Governance Statement Pursuant to Section 289f German Commercial Code (HGB)	70
VI Non-Financial Statement and EU Taxonomy Regulation	71
VII Further Information for Investors	72

Annual Report 2024 74

Balance Sheet of Berlin Hyp AG as at 31 December 2024	76
Profit and Loss Account of Berlin Hyp AG for the period from 1 January to 31 December 2024	80
Statement of Changes in Equity and Cash Flow Statement	83
Notes	86
Independent Auditor's Report	124

Declaration by the members of the body 132

Service 135

Organs of the Bank and Other Important Functions

Supervisory Board

Thorsten Schönenberger

- Chair
- Member of the Board of Management of LBBW

Andrea Schlenzig

- Deputy Chair
- Bank employee

Anastasios Agathagelidis

- Member of the Board of Management of LBBW

Dirk Kipp (since July 1, 2024)

- Member of the Board of Management of LBBW

Thomas Mang

- President of the Savings Banks Association of Lower Saxony

Thomas Meister

- Chair of the Works Council of Berlin Hyp AG
- Bank employee

Stefanie Münz

- Member of the Board of Management of LBBW

Jana Pabst

- Member of the Works Council of Berlin Hyp AG
- Bank employee

Dr. Christian Ricken

- Member of the Board of Management of LBBW

Thomas Weiß

- Division Head Financial Controlling of LBBW

Board of Management

Sascha Klaus

- Chair of the Board of Management

Maria Teresa Dreö-Tempsch

- Chief Market Officer

Alexander Stuwe

- Chief Financial Officer

Committees of the Supervisory Board

Presiding and Nomination Committee

Thorsten Schönenberger

→ Chair

Stefanie Münz

→ Deputy Chair

Dirk Kipp (since July 1, 2024)

Thomas Meister

Dr. Christian Ricken

Loans Committee

Anastasios Agathagelidis

→ Chair

Dr. Christian Ricken (until June 30, 2024)

→ Deputy Chair

Dirk Kipp (since July 1, 2024)

→ Deputy Chair

Jana Pabst

Thorsten Schönenberger

Audit Committee

Thomas Mang

→ Chair

Stefanie Münz

→ Deputy Chair

Anastasios Agathagelidis

Andrea Schlenzig

Compensation Control Committee

Thorsten Schönenberger

→ Chair

Anastasios Agathagelidis

→ Deputy Chair

Jana Pabst

Cover Pool Monitor

Christian Ax

Deputy Cover Pool Monitors

Wolfgang Rips

Philip Warner

2024 Supervisory Board Report of Berlin Hyp AG

Berlin Hyp is a subsidiary of Landesbank Baden-Württemberg (LBBW) and an independent commercial real estate financier within the S-Group of the Sparkassen-Finanzgruppe. In accordance with the regulations of the German One-Third Participation Act, the Supervisory Board is made up of three employee representatives, five representatives from LBBW and the former President of the Sparkassenverband Niedersachsen (Savings Banks Association of Lower Saxony).

Despite geopolitical conflicts, such as the war in Ukraine, and the sluggish development of the economy in Germany, Berlin Hyp successfully upheld its business model and continued to demonstrate its ability to perform in the 2024 financial year as well. The Bank continued its solid business development and reinforced its position as one of the leading real estate and Pfandbrief banks. Despite the many challenges, the Bank is still pursuing a conservative risk strategy and the consistent implementation of its digitalisation activities, and is also reinforcing its sustainability claim.

The 2024 financial year was influenced by plans to more closely link Berlin Hyp's business operations with those of LBBW, as well as preparations for the legal and structural integration of Berlin Hyp into the LBBW organisation. Among other things, the integration process, which is scheduled to be completed by 1 August 2025, will lead to the establishment of a Commercial Real Estate (CRE) Centre of Expertise that will combine Berlin Hyp's business activities with the commercial real estate activities at LBBW, whereby business operations here will continue under the Berlin Hyp brand name. Within the framework of the integration process, a profit and loss transfer agreement was concluded between LBBW and Berlin Hyp at the end of 2024 as a supplement to the existing control agreement. Provision reserves that are no longer needed have been reversed as well.

Even if the one-off effects from the reversal of provision reserves are not taken into account, Berlin Hyp was able to achieve financial results that exceeded expectations, despite the challenging market environment it faced. The

effects of the crisis in the real estate sector that began in 2023 are reflected in the need to make additional valuation allowances. Nevertheless, it was also possible to reverse certain risk provisions in connection with various exposures during the reporting year.

In accordance with the legal requirements, the Supervisory Board once again concerned itself promptly, regularly and comprehensively with the position and the development of Berlin Hyp, the planning situation, the risk situation, risk management as well as compliance, discussing this in depth with the Board of Management and providing advice, both orally and in writing, in 2024. It regularly monitored the actions of the Board of Management and satisfied itself that it was acting properly, deliberated on all relevant aspects in this context and provided recommendations. In particular, the Supervisory Board intensively discussed and reviewed the plausibility of business transactions of importance to the company on the basis of written and oral reports from the Board of Management.

Meetings of the Supervisory Board

The Supervisory Board held four regular meetings in the 2024 financial year. In addition to the detailed reporting by the Board of Management on the current business development and the risk situation, each ordinary Supervisory Board meeting included an examination of the Bank's environment and current projects, as well as a review of the implementation status of important projects, such as the "B-One" construction project for the new headquarters in Berlin. In addition, the Supervisory Board dealt with the legal, regulatory and supervisory framework.

Following the reports made by the Board of Management and the auditors, and after intensive consultation and review, the accounts and management report for the 2023 financial year were approved and adopted in the balance sheet meeting of the Supervisory Board on 22 March 2024. The Supervisory Board's Report, the Corporate Governance Report and the Non-Financial Statement (Sustainability Report) were discussed and adopted. Furthermore, the Supervisory Board noted the quality report from

the audit of the accounts for the 2023 financial year. In addition, the Supervisory Board passed the necessary resolutions regarding the Annual General Meeting of Berlin Hyp.

In the course of this Supervisory Board meeting, the annual reports of the Compliance Officer and Internal Audit were also discussed and acknowledged. Also acknowledged were a report on the development of the S-Group business in 2023, the semi-annual review of ESG target fulfilment (with an update on implementation of the ESG roadmap), and a report on the status of two major projects (including the project for introducing a risk IT architecture).

Furthermore, the guidelines prepared by Berlin Hyp's Supervisory Board for specifying and paying variable remuneration to the members of the Board of Management were updated. In accordance with the provisions of the German Remuneration Ordinance for Institutions, the Supervisory Board then took note of the overall bonus pool for employees set by the Board of Management and established the total amount of variable remuneration for the Board of Management. Subsequently, on the basis of the individual achievement of targets, a decision was made on the individual target bonuses for the individual members of the Board of Management and on the payment of conditional bonuses.

In the meeting on 5 June 2024, in addition to receiving its regular reports, the Supervisory Board acknowledged the Board of Management's statements on strategic investments. It also became necessary for the shareholders to elect a new Supervisory Board member, with effect from 1 July 2024. The Supervisory Board therefore proposed to the Annual General Meeting that Dirk Kipp be elected as the new Supervisory Board member. Furthermore, the Supervisory Board updated the selection and diversity strategy for the selection of members of the Supervisory Board and Board of Management. In addition, Deloitte GmbH Wirtschaftsprüfungsgesellschaft was commissioned to perform audits in accordance with the framework statutes for the Institutional Protection Scheme of the Sparkassen-Finanzgruppe as

well as audits of the Non-Financial Statement. Furthermore, it prepared the annual efficiency and suitability review for the Board of Management and the Supervisory Board.

In the meeting on 13 September 2024, the medium-term planning proposals for the years 2025 to 2029 were discussed and Berlin Hyp's projections for 2024 were acknowledged. On the recommendation of its Audit Committee, the Supervisory Board chose not to define an auditing focus for the 2024 financial year. The Chair of the Supervisory Board also presented a summary report of the findings from the efficiency and suitability review. The review revealed that the Supervisory Board's work is effective and that the members of the Board of Management and Supervisory Board possess the necessary expertise, skills and experience.

In addition, the second semi-annual report on ESG target fulfilment (as at 30 June 2024) was acknowledged, as was the report on the status of two major projects (project for introducing a risk IT architecture, and a controlling project – both acknowledged for the second time) and the audit results for the 2023 financial year in accordance with Section 84 of the framework statutes for the Institutional Deposit Protection Scheme of the Sparkassen-Finanzgruppe.

In the meeting on 21 November 2024, the Board of Management's periodic reports were supplemented by a presentation on Treasury activities. The Supervisory Board also addressed the project for integrating Berlin Hyp into LBBW (Pioneer Project). The routine discussion of the updates to the strategy documents was also conducted. Subsequently, the Supervisory Board addressed the latest projections for 2024 in detail and approved the medium-term planning for the years 2025 to 2029.

In addition, the regular review of Berlin Hyp's remuneration systems was carried out and the systems were deemed appropriate. The report on the identification of risk carriers was noted, as was the result of the analysis of the gender-neutral remuneration policy at Berlin Hyp in 2024. In addition, the Supervisory Board

approved a change to the management team for the Risk Management function.

Committees of the Supervisory Board

The work of the Supervisory Board of Berlin Hyp was supported by four committees – the Audit Committee (**PA**), the Loans Committee (**KA**), the Presiding and Nomination Committee (**PNA**) and the Remuneration Control Committee (**VKA**). Each committee generally convened as needed prior to Supervisory Board meetings. Reports from the committees were then presented at the Supervisory Board meetings.

The main objective of the **PA** is to assist in the review and preparation of the adoption of the annual financial statements. Moreover, it is responsible for monitoring the accounting process, the efficacy of the risk management system, the internal management and controlling system, and the functionality of the Internal Audit division. It also deals with compliance issues. The **PA** currently comprises four members.

The **PNA** deals with HR and strategy issues (including short and long-term succession planning for both the Board of Management and the Supervisory Board), evaluates the efficiency and suitability of the Board of Management in accordance with the German Banking Act (KWG) and assesses the suitability of members of the management bodies in accordance with ESMA/EBA guidelines. The **PNA** currently comprises four members.

The **VKA** monitors the remuneration systems used for the members of the Board of Management and employees, paying particular attention to the effects on risks and risk management at Berlin Hyp. The **VKA** currently comprises three members.

The **KA** has its own loan approval powers and also acts as the Risk Committee. It therefore primarily deals with loan decisions, which exceed the powers of the “overall Board of Management”, as well as with the risk strategy, the regular risk reports and the principles of the loan business policy. Apart from its regular quarterly meetings, the **KA** also holds videoconferences when fast credit decisions have to be made. The **KA** currently comprises four members.

The committees reported regularly and in detail to the Supervisory Board on their work.

Corporate Governance

As a non-listed public limited company, Berlin Hyp is not subject to the regulations of the German Corporate Governance Code (DCGK), but voluntarily applied it for many years. As from the 2020 financial year, it no longer applies the DCGK, but is committed to complying with the principles of good corporate governance as set out in the DCGK. The Supervisory Board receives a report on corporate governance at the Bank at least once a year at the balance sheet meeting.

Meetings and Attendance

A total of four ordinary and 34 committee meetings took place in 2024, of which 17 were meetings of the **KA** that were convened in order to expedite fast credit decisions. Most meetings were held in person, with the exception of the aforementioned 17 **KA** meetings for fast credit decisions.

In addition, the **KA** and **VKA** each had one written circulation procedure.

Members prevented from attending usually participated in the passing of resolutions through voting instructions. With few exceptions, in the 2024 financial year, all Supervisory Board members took part in the meetings of the plenum and the committees to which they belong.

Conflicts of Interest and How They Are Handled

The Supervisory Board has adopted regulations to address and prevent conflicts of interest within the Supervisory Board and the Board of Management. There were no conflicts of interest during the 2024 financial year.

Personnel Issues of the Supervisory Board

In 2024, the Supervisory Board was made up of nine members, as before. However, one change occurred during the year: Dr Christian Ricken stepped down from the Supervisory Board before his term was up, with effect from 30 June 2024. At the extraordinary General Meeting on 13 June 2024, Dirk Kipp was elected to the Supervisory Board as Dr Ricken’s successor, with effect from 1 July 2024.

Personnel Issues of the Board of Management

In the 2024 financial year, the Board of Management continued to comprise three members – Sascha Klaus, Maria Teresa Dreio-Tempsch and Alexander Stuwe.

2024 Accounts

The accounts of Berlin Hyp and the management report for the 2024 financial year have been audited by Deloitte GmbH Wirtschaftsprüfungsgesellschaft, appointed by the Annual General Meeting, and have received an unqualified audit certificate. The Supervisory Board has acknowledged the audit certificate.

The accounts of Berlin Hyp were prepared in accordance with the provisions of the German Commercial Code (HGB). The accounts, the Management Report, the Non-Financial Statement and the auditor's report were presented to the Supervisory Board in due time before its meeting. The Board of Management explained the financial statements and the risk management system in detail at the two meetings of the **PA** in preparation for the balance sheet meeting and also at the Supervisory Board's balance sheet meeting. The auditor attended these two meetings and reported on the scope, focus and material results of the audit. The auditor came to the overall conclusion that there were no major weaknesses in the internal control system or the risk management system.

The **PA** closely examined the documents and recommended that the Supervisory Board approve the financial statements. The Supervisory Board approved the results of the audit following inspection of the auditor's report and detailed discussion and determined that there were no objections to be raised even after the final results of its own audit. It approved the annual financial statements prepared by the Board of Management. The accounts for the 2024 financial year were thus officially and completely approved. The proposal by the Board of Management for the appropriation of the balance sheet profit was approved. During the audit of the accounts, the Chair of the **PA** obtained information at regular intervals on the audit's status in consultation with the auditor Deloitte.

Sustainability Report (Non-Financial Statement)

The **PA** and the Supervisory Board also addressed the Sustainability Report (Non-Financial Statement) for the 2024 financial year that was prepared by the Board of Management. In its role as auditor, Deloitte performed an audit with limited certainty and found no grounds for objection. The Board of Management explained the documents in detail at the meeting of the **PA** in preparation for the balance

sheet meeting and also at the Supervisory Board's balance sheet meeting. The Deloitte representatives reported on the material results of their audit and answered additional questions from the Supervisory Board members. The Supervisory Board had no objections after performing its review.

Education and Further Training

The members of the Supervisory Board were responsible for obtaining the necessary training and continuing education for their duties at their own responsibility and were adequately supported in this process by the company. On 5 June 2024, the Supervisory Board completed a training session on the topic of "Taxonomy in Practice".

The Supervisory Board would like to thank the members of the Board of Management, as well as all employees at Berlin Hyp, for their tremendous dedication in 2024, and for their cooperation and hands-on support in connection with the preparations for the legal and structural integration of Berlin Hyp into the LBBW organisation.

Berlin, March 2025

For the Supervisory Board
Thorsten Schönenberger
Chair

2024 Corporate Governance Report

The Board of Management and the Supervisory Board of Berlin Hyp firmly believe that good corporate governance is a material part of the foundation upon which the lasting success of the company, the confidence of its business partners and employees and the trust of financial markets is built. Social and environmental factors also have an effect on the Bank's success, and the Bank's activities in turn impact people and the environment. The Supervisory Board and the Board of Management are aware of this and take these aspects, as well as the best interests of the company, into account in their management and monitoring activities. This is why information relating to the general principles of good corporate governance is disclosed in each reporting year.

Berlin Hyp's corporate governance is based on the suggestions and recommendations of the German Corporate Governance Code (DCGK), which describes internationally and nationally recognised standards of good and responsible corporate governance.

Berlin Hyp focuses in particular on certain regulations that address the structure of corporate bodies, their tasks and their interactions, the transparency of the company and sustainability in daily operations. In these areas, Berlin Hyp largely complies with the recommendations and suggestions of the Code.

Board of Management

Berlin Hyp's Board of Management leads the Bank at its own responsibility with the objective of sustainable value creation and in the best interests of the company. It is committed to the principles of good, responsible and efficient business management and control. It manages the Bank in compliance with statutory provisions, the Articles of Association, the Rules of Procedure and the internal company guidelines. The Board of Management develops the strategic orientation of the Bank, agrees on it in consultation with the Supervisory Board and ensures its implementation.

The Board of Management continued to comprise three members in the 2024 financial year – Sascha Klaus, Maria Teresa Dreio-Tempsch

and Alexander Stuwe. Regardless of the overall responsibility of the Board of Management, the individual members lead the divisions assigned to them by the business organisation plan at their own responsibility. The members consistently act for the benefit of the company as a whole. The members of the Board of Management inform each other about all material developments in their divisions and coordinate all measures affecting multiple spheres of responsibility.

The varied expertise of the individual Board of Management members ensures that the Board of Management remains sufficiently diversified. The Supervisory Board set a target quota of 33.33 per cent for women on the Board of Management (one woman), initially until 30 June 2027. This quota has been filled with the inclusion of Ms Maria Teresa Dreio-Tempsch on the Board of Management.

Supervisory Board

The Supervisory Board of Berlin Hyp continues to be made up of nine members. In accordance with the regulations of the German One-Third Participation Act, the Supervisory Board is currently made up of three employee representatives and six shareholder representatives elected by the Annual General Meeting.

The Supervisory Board of Berlin Hyp advises and monitors the Board of Management with regard to issues relating to the management of the Bank. It also cooperates with the Board of Management to ensure long-term succession planning and seeks to attain a degree of diversity in the composition of both the Board of Management and the Supervisory Board that is appropriate to the Bank's business activities. With the resolved successor guideline, the Board sets specific goals for the composition of the Supervisory Board and a competence profile for the entire Board. Candidate proposals from the Supervisory Board to the Annual General Meeting also take the aforementioned goals into account. As at the reporting date, all objectives set by the Supervisory Board with regard to its composition had been implemented in accordance with the successor guideline.

The diversity of the Board is established so that the qualifications and personalities of the individual members guarantee optimal supervision of the company. This requires that all Supervisory Board members have knowledge, in particular, of Berlin Hyp's relevant market environment and its banking business.

The Supervisory Board has recorded the detailed requirements in writing in a selection and diversity strategy. It describes details of the knowledge, skills and experience required for effective monitoring of the Board of Management. These include, in particular, knowledge and experience in the fields of real estate, capital markets, the financing/lending business, regulatory affairs, risk controlling, auditing, compliance, strategic planning, sustainability/ESG, securities and accounting. Independence rules are also defined. Furthermore, Supervisory Board members should be able to devote sufficient time to the performance of their duties.

The members of the Supervisory Board are generally not subject to any conflicts of interest, particularly any that could result from an advisory function or board membership on behalf of customers, suppliers, lenders or other business partners of the company. The Supervisory Board has adopted regulations – in particular the guidelines for dealing with conflicts of interest within the Supervisory Board and the Board of Management – to prevent conflicts of interest. Committee members do not participate in the discussion and passing of resolutions if conflicts of interest or the impression of a conflict of interest exist in individual cases, and are not given any meeting documents. There were no conflicts of interest in the 2024 financial year.

In accordance with the equality law provisions of the General Act on Equal Treatment relevant for Berlin Hyp, the Supervisory Board set a target for itself to achieve 13 per cent (two women) by 30 June 2027. At present, three women are members of the Supervisory Board, which means that the target has been met.

Attention is not only given to potential conflicts of interest, but also compliance with the age limit of 70 years as stipulated in the Rules of Procedure. The age diversity at the end of the financial year was between 44 and 65 years.

The Supervisory Board submits itself to efficiency and suitability reviews each year. The most recent review was conducted at the Supervisory Board meeting on 13 September 2024 and was based on a questionnaire, as in the past, which addressed relevant topics according to Section 25d (11) Nos. 3 and 4 of the German Banking Act (KWG). Ultimately, Supervisory Board activity was deemed to be efficient. The Supervisory Board members have the required knowledge, abilities and experience for the activities of the Supervisory Board and its committees.

The members of the Supervisory Board were responsible for obtaining the necessary training and continuing education for their duties at their own responsibility and were adequately supported in this process by the company. On 5 June 2024, the Supervisory Board completed a training session on the topic of "EU Taxonomy in Practice".

Close Cooperation Between the Board of Management and the Supervisory Board

Berlin Hyp's Board of Management and Supervisory Board work together closely based on mutual trust. As a rule, a minimum of four Supervisory Board meetings take place in a calendar year, i.e. one per quarter. In 2024, four regular meetings took place. The Board of Management informs the Supervisory Board extensively and promptly on all issues relevant to the company relating to strategy, planning, business development, the risk situation, risk management and compliance of the Bank. The Board of Management coordinates the company strategy and its implementation with the Supervisory Board. It explores deviations in business performance from plans and goals and states the reasons for these. Supervisory Board meetings usually include a look at the Bank's environment and current projects, e.g. for the construction of the Bank's new corporate headquarters at Budapester Strasse 1

("B-One"), the digitalisation of the Bank or the ongoing development of sustainability management operations. Another major topic in the 2024 financial year was the legal and structural integration of Berlin Hyp into the LBBW organisation, which is why the Supervisory Board has also been addressing the associated Pioneer Project on a regular basis since the second half of 2024.

The approach to risks in connection with the Bank's business activity is material to the Board of Management and the Supervisory Board. The risks and opportunities associated with social and environmental factors, as well as the ecological and social impact of the Bank's business activities, are systematically identified and assessed. Both bodies require regular reports about risks and their development. Berlin Hyp's risk management system is continually developed further by the Bank and is examined by the auditors. The Board of Management passes on information that is material with regard to risk aspects to the Chair of the Supervisory Board without undue delay.

For strategic issues and discussions on strategic orientation, the Board of Management involves the Supervisory Board as appropriate.

The composition of the Board of Management and the Supervisory Board, as well as the spheres of responsibility of the individual members of the Board of Management, is presented on pages 2 and 3 of the Annual Report.

Improvement of Efficiency by Committees

The Supervisory Board is assisted by four formed committees in accordance with regulatory requirements and with the aim of increasing efficiency. The Loans Committee is also active as the Risk Committee pursuant to the German Banking Act (KWG). The Chair of the Supervisory Board does not hold the chair of the Audit Committee and the Chair of the Loans Committee (also the Risk Committee) does not hold an additional chair of the governing bodies. For details regarding the responsibilities of the various committees and the areas they focused on in the 2024 financial year, see the Supervisory Board Report included in this Annual Report.

Transparency

Open communication and transparency are extremely important at Berlin Hyp. The Bank's website provides information about all material developments and events related to the Bank. For example, the planned publication dates for financial reporting are found in the financial calendar. All annual reports and interim reports are also archived and available on the website. In addition, the website contains important capital market information such as the current composition of the cover funds. Almost all information published by the Bank online is also published in English.

Risk Culture

Berlin Hyp's business philosophy has always been based on a triad of stable earnings, efficient structures and low risks. The Bank therefore fosters a risk culture that is designed to ensure the long-term success of its business and its corporate value. It defines risk awareness, risk appetite and risk management at the Bank. The conservative risk culture at Berlin Hyp is reflected in its business processes, guidelines, financing principles and Code of Conduct and is evident in the decisions made by management and employees in their daily work.

Compliance

Berlin Hyp has a proven compliance management system that monitors the development of legal and regulatory frameworks and initiates implementation measures as necessary. It serves to protect the Bank and its customers and therefore reinforces the trust of customers in Berlin Hyp. The Bank has a central compliance function to ensure compliance with legal and regulatory requirements and to assist other specialist departments in performing their duties with regard to compliance issues. In addition, the compliance function regularly carries out preventive measures and adequacy and efficiency surveys in the specialist areas and performs risk analyses.

In addition to the existing contact channels, Berlin Hyp has implemented a whistleblower system that can be used by employees, customers, business partners and other stakeholders. This includes the function of an external ombudsman, whom whistleblowers can contact in confidence if they come across suspected criminal activities or illegal business transactions.

Contents

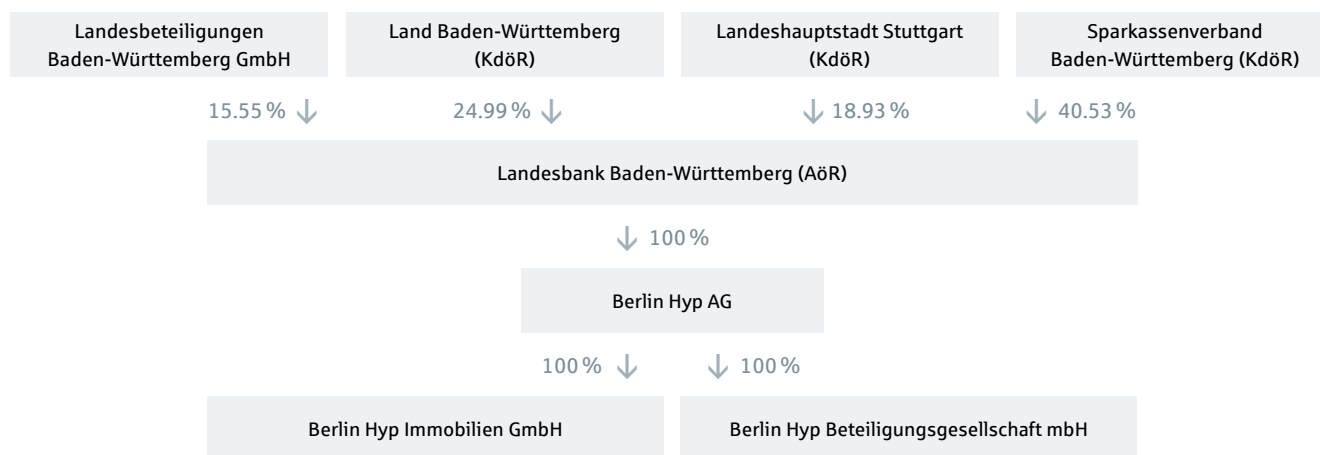
Management Report

I	Principles of the Bank	
	Business Model	14
	Objectives and Strategies	18
	Management System	20
II	Economic Report	
	Macroeconomic and Sector-Related Underlying Conditions	22
	Business Development	26
	Earnings Situation	30
	Net Assets Position	33
	Financial Position	35
	Financial and Non-Financial Performance Indicators	37
	Overall Statement	40
III	Forecast, Opportunities and Risk Report	
	Opportunities and Forecast Report	42
	Risk Report	48
IV	Accounting-Related Internal Control System and Risk Management System	68
V	Corporate Governance Statement Pursuant to Section 289f German Commercial Code (HGB)	70
VI	Non-Financial Statement and EU Taxonomy Regulation	71
VII	Further Information for Investors	72

I Principles of the Bank Business Model

Organisational Structure

Berlin Hyp AG (Berlin Hyp) is a stock corporation whose shares have been wholly and solely owned by Landesbank Baden-Württemberg (LBBW), Stuttgart, since 1 July 2022. Berlin Hyp and LBBW are parties to a control agreement, and a profit and loss transfer agreement has also been in place between the two companies since 27 January 2025. Berlin Hyp's ownership and participation structures as at 31 December 2024 are as follows:



As at 31 December 2024, the Berlin Hyp Board of Management comprised three members who had the following areas of responsibility:

Sascha Klaus (Chair)

- B-One
- Finance
- Governance
- Information technology
- Communications and Marketing
- Personal (staff)
- Internal Audit
- Company Strategy

Maria Teresa Dreio-Tempsch

- Treasury
- Foreign Sales Real Estate Financing
- Domestic Sales Real Estate Financing
- Portfolio management

Alexander Stuwe

- Data Management
- Lending (Real Estate and Capital Market)
- Risk Control
- Valuation
- Risk Management (department)
- Organisation & IT Resilience (department)
- Core Process Management (department)

Berlin Hyp is divided overall into 16 divisions with 49 departments and six teams.

The changes compared to the previous year comprised an organisational consolidation of the group of authorised bodies (Central Authorisation Management, Information Security Management, Business Continuity Management) and the “Future Management Process” (SdZ) department. In addition, the SdZ department was renamed “Organisation & IT Resilience (OI)”. Another change resulted from the transfer of the “Core Process Strategy” (KS) department from the Corporate Strategy (US) division in the sphere of responsibility of Board of Management member Klaus to the sphere of responsibility of Board of Management member Stuwe, while at the same time renaming the department “Core Process Management” (KS).

The Supervisory Board of Berlin Hyp has formed four committees: the Loans Committee, the Audit Committee, the Presiding and Nomination Committee and the Remuneration Control Committee.

In 2022, LBBW strengthened its activities in commercial real estate financing by acquiring Berlin Hyp. Since that time, Berlin Hyp has become part of the LBBW Group, and cooperation between the two entities has been gradually expanded. As a next step, LBBW is combining activities under the Berlin Hyp brand, which is being integrated into the parent group and will continue its operations as an independent organisational unit. The entire commercial real estate financing business, including international activities, is being consolidated into the new unit. The new Commercial Real Estate (CRE) Centre of Expertise that is thus taking shape boasts outstanding real estate expertise and is also able to make use of the broad performance capability of LBBW, which operates as a universal bank. The unit, which is to be officially established in summer of 2025, will be managed by Sascha Klaus, Chair of the Board of Management of Berlin Hyp.

Business Activities

Berlin Hyp is a banking institution which specialises in large-volume real estate financing for professional investors and housing companies. The Bank also views itself as an independent competence centre for commer-

cial real estate financing and a syndication partner within the Sparkassen-Finanzgruppe, without at the same time being a competitor of the savings banks. Sustainability has been a central component of the Bank’s business strategy for years. With regard to the capital market, Berlin Hyp views itself as a pioneer in the development of sustainable refinancing products. At the same time, the Bank also promotes the financing of sustainable real estate in order to help drive the transformation of the real estate market and contribute to achieving the goal of climate neutrality. Berlin Hyp’s clear focus, more than 150 years of experience and the ability to shape digital transformation in the real estate sector characterise the Bank as a leading German real estate and Pfandbrief bank.

As an S-Group partner with its specially developed Immo product range, Berlin Hyp offers the Sparkassen-Finanzgruppe, and in particular the savings banks, various standardised investment opportunities relating to Berlin Hyp’s financing activities. The Bank develops S-Group products and services along the commercial real estate financing value chain and in this manner seeks to make a lasting positive contribution to the success of the Sparkassen-Finanzgruppe.

Berlin Hyp is a partner to investors from the private and commercial real estate sectors. In addition to capital investment companies and real estate funds, this also includes housing construction companies and cooperatives as well as selected project developers. The Bank offers its customers individual solutions for real estate financing in all common asset classes, either as individual properties or in portfolios. In addition to traditional mortgage loans, the Bank offers guarantees as well as building contractor and development financing. Through its business model, Berlin Hyp focuses on real estate financing in economic centres in Germany and select foreign markets.

The Bank is an issuer of mortgage Pfandbriefe and senior unsecured and subordinated bonds on the capital market. Both mortgage Pfandbriefe and senior unsecured bonds can

Locations

Germany and throughout Europe



also be issued as Green Bonds. As a bank specialising in the financing of commercial real estate, Pfandbriefe are the primary refinancing instruments of Berlin Hyp. These are issued both as benchmark bonds as well as private placements in the form of bearer bonds or registered bonds.

As the issuer of the first Green Pfandbrief, Berlin Hyp is an ESG pioneer in the capital market. Its position as such was reinforced in 2021 when, according to its own assessment, it became the first bank to issue a Sustainability-Linked Bond. This was followed by the first Social Bond issue in May 2022. Berlin Hyp is one of the most active issuers of green bonds in Europe in the commercial bank segment. In addition, the Bank had more outstanding ESG bonds than conventional bonds during the reporting year. In summer of 2024, Berlin Hyp became the first bank to issue a digital Pfandbrief structured on the basis of the German Electronic Securities Act (eWpG) and blockchain technology ("Blockchain Pfandbrief")

Locations

Berlin Hyp is headquartered in Berlin. It also has domestic sales offices in Düsseldorf, Frankfurt am Main, Hamburg, Munich and Stuttgart, as well as abroad in Amsterdam, Warsaw and Paris.

Products and Services

Berlin Hyp develops individual financing solutions for its customers. A broad range of products is used to meet customers' requirements. Among other products, this includes fixed-interest loans, reference interest rate loans, cash loans and sureties, framework lines, interest hedge products, financing products for construction work (construction enterprises and developers), business current accounts, operating equipment loans and overnight money/term money, as well as valuations and payment transaction services. These enable the Bank to offer a full range of customer care as a real estate financier.

To manage risks and optimise returns, many financing transactions are processed together with partners. For the most part, Berlin Hyp's product range is therefore consequently suitable for syndicates.

Berlin Hyp has launched a range of standardised products consistently tailored to the needs of savings banks, including ImmoSchuld-

schein, which allows savings banks to make cash investments in senior large-volume real estate financing transactions, ImmoAval, which combines co-liability through a guarantee with simple documentation, ImmoGarant, for which savings banks represent the entire refinancing of a financing transaction against a partial guarantee from Berlin Hyp, ImmoNachrang, which enables savings banks to participate in personal loans for financing transactions as subordinated investors, and ImmoBar, which is a variant of traditional syndicated financing.

In line with the strategic orientation of the Bank, all Immo products can be offered via the ImmoDigital portal solution. The Berlin Hyp product portfolio for savings banks also includes standard syndicated financing and investment products such as Pfandbriefe and debentures. Berlin Hyp continually analyses its product and service portfolio with the aim of establishing its position over the long term as a partner to the savings banks for all products and services relating to the real estate sector.

The sales system for the savings banks is structured decentrally in order to reinforce the group philosophy. Regional savings bank advisers for the real estate lending business in the offices in Berlin, Düsseldorf, Frankfurt am Main, Munich and Stuttgart are familiar with the specific framework conditions on site and ensure quick responses and needs-oriented customer care. An advisory board consisting of the boards of selected savings banks in all S-Group regions advises Berlin Hyp twice a year on all issues relating to the S-Group business.

OnSite ImmoAgent GmbH, a company founded by Berlin Hyp, provides commercial real estate inspection services on the market for both savings banks and third parties.

Medium and long-term refinancing is generally carried out by issuing mortgage Pfandbriefe, as well as through unsecured issues.

Sustainability is a central aspect of Berlin Hyp's company strategy. Since 2015, Berlin Hyp's value chain has included an additional important element of sustainability – Green Bonds for the refinancing of green assets. They thus offer investors added value beyond the creditworthiness of the bank and its cover funds. Green Bonds are issued in the form of Green Pfandbriefe and Green Senior Unsecured Bonds. The foundation for the sustainable capital market

products the bank issues are Berlin Hyp's sustainable financing products, also known as Green Loans. The financing of green buildings, among other things, represents an element of the bank's sustainability activities that relates directly to its core business, commercial real estate financing.

Objectives and Strategies

Objective by 2025



share of green buildings
in the real estate portfolio

The Berlin Hyp Board of Management has summarised the medium to long term company strategy in a strategy document. The Berlin Hyp business strategy contained in this document is closely linked to the LBBW business strategy and forms the binding strategic framework for the Bank's business activities. It also serves as the basis for the functional strategies and operating targets the Bank has developed and set. The strategic guiding principles maintain their validity. The strategy and the performance indicators are verified and, if required, modified in the annual strategy review process.

Berlin Hyp pursues two mayor strategic goals:

1. Berlin Hyp is the most modern commercial real estate financier in Germany.
2. Berlin Hyp is an S-Group partner of the German savings banks.

The Most Modern Commercial Real Estate Financier in Germany

As part of its innovation agenda, Berlin Hyp is pursuing the consistent implementation of its digitalisation and innovation activities. In this regard, important elements, on the one hand, consist of large-scale internal projects that aim to digitise and partially automate the Bank's key business processes along the value chain and make them data-driven. In addition, Berlin Hyp considers itself to be actively involved in the digital real estate ecosystem. Together with innovative companies, start-ups and established product suppliers and business partners, the Bank is also testing new business models and technologies as well as additional product and service offerings for its customers and its own operations.

As an active strategic investor, Berlin Hyp participates in selected companies while also entering into strategic partnerships. Wherever revenue potential exists, this approach allows the bank to tap into additional earnings potential adjacent to the core business of real estate financing.

Moreover, its strategic goal of becoming the most modern real estate financier in Germany also involves the achievement of specific

sustainability objectives. Berlin Hyp positions itself on the market as a sustainable company, and thereby takes a leading position (sustainability rating ranking) in the industry. In line with its view of itself as a sustainable financial services provider, Berlin Hyp feels bound by the climate targets set by the EU and the Federal Republic of Germany. The bank's understanding of sustainability is intentionally broad here: For Berlin Hyp, sustainability means not only reducing its own carbon footprint, but also promoting, simplifying and financing the transition to a sustainable economy and in this manner contributing to the transformation that is currently under way – not only in terms of ecology but also with regard to the economy and society as a whole.

Within this context, Berlin Hyp adopted a far-reaching sustainability agenda in 2020. In line with the Bank's commitment to sustainability, the ESG vision, which focuses holistically on four dimensions, was set as early as the 2021 financial year:

1. Sustainability in business operations
Pursuant to signing the "Commitment by German savings banks", Berlin Hyp is seeking to achieve carbon neutrality in its own business operations by 2025 at the latest. To this end, negative environmental impacts arising from business operations must be reduced on a continuous basis.
2. Sustainable business portfolio
Berlin Hyp believes that focusing its business portfolio on sustainability holds the key to achieving its defined sustainability targets. Actively supporting its customers in the transformation to more energy-efficient and sustainable buildings is a priority for the Bank. In order to follow this path, Berlin Hyp has specified a control mechanism for its portfolio that is optimised in terms of CO₂ intensity in line with the decarbonisation target paths defined in the Carbon Risk Real Estate Monitor (CRREM), which in turn are aligned with the targets of the Paris Agreement, i.e. carbon neutrality by 2050 at the latest.

3. ESG risk management

Berlin Hyp is currently integrating ESG risk criteria into existing risk management systems and processes in order to ensure that all opportunities and risks associated with its business activity can be identified and systematically controlled. With the same goal in mind, the Bank is also continuously further developing its risk management organisation in accordance with regulatory standards and recommendations. Here, the qualitative and quantitative methods for measuring and controlling ESG risks will address both financial and non-financial risks. In addition, suitable ESG metrics with defined limits or threshold values, as well as lower limits, are being incorporated into Berlin Hyp's risk appetite and monitored in the context of the overall risk report.

process syndicate business with the savings banks, including customer care, over the term of the instrument in question. In addition to a significantly improved process efficiency and transparency for all stakeholders, this development emphasises Berlin Hyp's view of itself as a driver of innovation within the S-Group.

4. Transparency and ESG capabilities

Berlin Hyp is seeking to maintain a continuously high ESG transparency through its external ESG reporting, which is to be governed by market standards. In addition, the Bank plans to gradually integrate sustainability aspects into its normal ongoing business processes. In addition to its own activities, Berlin Hyp is also actively involved in continuing to develop sustainability standards in the real estate and finance industry.

Through the ambitions and measures defined for each individual dimension, Berlin Hyp wants to make an important contribution to the development of a future-oriented and sustainable real estate sector.

S-Group Partner of the Savings Banks

As an S-Group partner of the savings banks for commercial real estate financing, Berlin Hyp applies its expertise and develops its portfolio of products and services consistently in line with the needs of the savings banks. In this manner, the bank contributes to the success of the Sparkassen-Finanzgruppe and is positioning itself for the long term as a partner and service provider for all aspects of real estate. With the ImmoDigital platform, a single point of entry for savings banks was created to centrally

Management System

Berlin Hyp's business policies are managed on the basis of annually recurring strategy and planning processes, in compliance with regulatory requirements and the risk strategy approved by the Board of Management. The management is therefore risk and value-oriented, and is generally based on the process stages of planning, implementation, assessment and adjustment. The central management tools are the financial statements and budgets, the financial and risk reports, as well as liquidity, new business and portfolio reports as prepared in accordance with German commercial law and regulations. Furthermore, management takes into account IFRS-based performance indicators. Potential deviations and their causes are continuously analysed on the basis of budget/actual comparisons.

Financial Performance Indicators

Berlin Hyp has defined the following financial performance indicators as being most important for the management of its business activities:

- Transfer of profit to Landesbank Baden-Württemberg
- Net interest and commission income
- Cost-income ratio: ratio of operating expenditure to net interest and commission income, plus other operating income
- Return on equity: ratio of profit before income tax, plus the change in the special item for general banking risks pursuant to Section 340g of the German Commercial Code (HGB) and the average balance sheet equity including the special item for general banking risks pursuant to Section 340g HGB.
- Common equity tier 1 ratio: ratio of Common equity tier 1 capital allocable under regulatory requirements relative to the total risk-weighted assets
- New lending volume

Other supporting financial performance indicators are also used in management and controlling activities – for example the liquidity coverage ratio (LCR), the leverage ratio (LR) and the IFRS-based indicators of RWA proceeds productivity and operational sales performance.

Non-Financial Performance Indicators

Berlin Hyp is committed to the goals of the Paris Agreement and the climate targets of the Federal Republic of Germany. As a result, the Bank's decarbonisation project in 2023 established the foundation for taking financed emissions into account when managing the business portfolio in future. As a result, the Bank has defined the following non-financial performance indicators as being most important for the management of its business activities:

- Financed emission intensity in the business portfolio: Emissions per area of financed properties, weighted by financed area.

In addition, management relies on other supporting non-financial performance indicators, such as the acquisition of new customers, the S-Group business, the market-based target portfolio and employee capacity measured in FTEs (full time equivalents). In terms of sustainability, supporting non-financial performance indicators continue to include the share of green buildings in the financing portfolio, the capital market ESG funding mix and the Bank's sustainability ratings.

We will address the aforementioned most important and supporting financial and non-financial performance indicators in more detail, particularly in the Economic Report. Further sustainability-related performance indicators are described in the Non-Financial Report.

II Economic Report

Macroeconomic and Sector-Related Underlying Conditions

Macroeconomic Development¹

In 2024, the growth of the global economy reached approx. 3.7 per cent, which was nearly at the robust level of the previous year, whereby this growth was mainly driven by the positive development in the USA.

Despite inflation rates at around the target of 2 per cent, as well as a less restrictive monetary policy by the ECB, the eurozone recorded a rather modest growth rate of approx. 0.7 per cent. This growth was achieved despite the influence of growing economic policy uncertainties that the impending change of government in the USA had already led to.

The German economy was not able to recover in 2024. While consumer spending increased slightly compared to the previous year, it did not gain any real momentum. Moreover, exports and investment expenditure declined considerably. The GDP growth rates remained frozen close to the zero per cent mark throughout the year. Given the return to the pre-pandemic growth paths in the rest of the world, this likely also reflects a structural problem of location-specific competitive disadvantages, exacerbated by political uncertainties regarding future economic policy following the breakdown of the government coalition and the impending snap election. Additional uncertainties were caused by the announcement of protectionist measures by the incoming administration in the USA.

Sector Development²

In 2024, both the ECB and the FED started lowering their key interest rates for the first time since the beginning of the COVID-19 pandemic. The European Central Bank started reducing interest rates in June, and thereafter it lowered key interest rates a total of four

times, thereby reducing the deposit facility rate from 4.00 to 3.00 per percent and the main refinancing rate from 4.50 to 3.15 per cent. After eleven consecutive key interest rate increases starting in March 2022, and a break that began in July 2023, the Federal Reserve initiated a turnaround in interest rates in the USA by executing a huge interest rate cut of 50 basis points in September 2024. Two additional interest rate reductions of 25 basis points each followed during the reporting year. The FED thus reduced its federal funds rate range from 5.25 – 5.50 per cent to 4.25 – 4.50 per cent in 2024.

In this context, market returns declined both in the eurozone and in the USA. After reaching its highest level (3.03 per cent) on 29.05.2024, the 5-year swap rate here in Germany fell to 2.25 per cent on 31.12.2024. The 10-year swap rate closed in December at 2.36 per cent; in May it stood at 2.93 per cent. German government bonds followed this trend, albeit to a lesser degree. However, the returns on 10-year German government bonds exceeded the comparable interest rate swap rate in the final phase of the reporting year for the first time, closing at 2.37 per cent at the end of the year.

After the ECB withdrew from the bond market as an active buyer in 2023 and ended all reinvestment of maturing bonds in the APP portfolio, thereby also bringing to an end the third Covered Bond Purchase Programme, the securities portfolios used for monetary policy at the ECB declined. Amounts due from the maturing securities of the Pandemic Emergency Purchase Programme (PEPP) have not been re-invested.

The relevance of covered bonds remained high for both investors and issuers during the reporting year. With a total issue volume of € 146.8 billion, the volume of syndicated new issues in 2024 was lower than the figure from the previous year (€ 184.9 billion). The majority of new issues occurred in the first half of the year.

¹ Sources for macroeconomic underlying conditions: Kiel Institute for the World Economy (IfW), DIW.

² Sources for the development of the sector: bulwiengesa, ECB, CBRE, DEKA, Destatis, Eurostat, IREBS, Savills.

³ Berlin, Düsseldorf, Frankfurt, Hamburg, Munich.

The high volume of issued covered bonds at the beginning of the year put pressure on the covered bond swap spreads at first. The strong demand, supported by a growing allocation to asset managers, who classified the product as reasonably priced from a relative value point of view, did however allow for a considerable recovery. In the second half of the year, political uncertainties and the collapse of the spread between government bond yields and the interest rate swap rate (swap spread) resulted in new and significantly stronger spread increases for covered bonds. The trend of higher risk premiums could be observed across all the various jurisdictions, although the differences between individual jurisdictions and issuers increased. As at the end of the year, the German Pfandbrief was not able to defend its position as the most expensive product in the asset class – after the spreads of bonds from special financiers that are not members of a group increased massively and more than the market as a whole.

The spreads of senior unsecured bonds narrowed slightly during the reporting year, whereby the development of the spreads of senior unsecured bonds was more pronounced than that of covered bonds in the second half of the year. The iBoxx € Banks Senior Preferred decreased by 1.2 basis points as compared to the beginning of the year, while the spread of the iBoxx € Banks Senior Bail-In declined by 8.0 basis points.

The new issue volume for sustainable bonds has been on the decline worldwide since the record year in 2021 (USD 1,175 billion). A total volume of USD 830 billion (previous year: USD 807 billion) in green bonds, social bonds, sustainability bonds and sustainability-linked bonds were issued in 2024.

The transaction volume on the real estate investment market was more dynamic than in 2023, but the final level was rather moderate in the 10-year comparison. On the one hand, increased dynamic development is attributable

to the fact that the discrepancies between price expectations of buyers and sellers have narrowed. On the other hand, the ongoing low level of real estate transaction volume is a consequence of the economic, structural and political issues Germany is facing at the moment. The investment market for commercial real estate and for commercially traded residential real estate in Germany had a transaction volume of around € 34.3 billion in 2024, an increase of approximately 21 per cent from the previous year (€ 28.4 billion). The average transaction volume for the past ten years amounted to approx. € 70 billion, i.e. more than double the volume recorded in 2024.

Unlike the case in the years before and in part during the COVID-19 pandemic, office real estate was no longer the most popular form of property for real estate investors in 2024. In terms of transaction volume, office properties ranked fourth in 2024, after residential, logistics and retail properties. Along with the structural transformation that has led to hybrid work environments (work in offices and from home), the current weak economy in Germany has also had a negative impact on the office real estate segment. At the same time, the strong polarisation in the office segment also contributed to an increase in both transaction volume and office take-up volume in 2024. On the one hand, investors are making use of the currently favourable starting prices – for example the capital invested in office real estate increased by approx. 11 per cent to € 6.0 billion, as compared to the previous year's € 5.4 billion. On the other hand, with a take-up volume of 2.2 million square metres, office rental markets recorded a slight increase of four per cent (based on five German A cities³). User demand for high-quality office properties, including a high degree of energy efficiency and flexible use of space in central locations in the top 5 markets, increased more and more and was the driver for new closings on the rental market in 2024.

In terms of the office investment market, the polarisation tendency has led to more capital being invested in the top 7 locations and less in the regional centres and / or B locations. In the latter category, investment of € 1.3 billion in 2024 was 25 per cent lower than in 2023. However, the top 7 locations combined accounted for a share of 78 per cent in 2024 (previous year: approx. 68 per cent). These results for 2024 as a whole illustrate the very conservative approach being taken by investors, who in view of the impact of new working environments, as well as the need for ESG compliance, are focusing more and more on the most populous and established markets. The focus on central locations in the top cities is based on their resilience with regard to the development of rents and vacancies. In the year-on-year comparison 2023/2024, the highest rents in all of the five A cities increased by between one per cent (Hamburg, Berlin) and 21 per cent (Munich). A detailed look at vacancies shows that although the average vacancy rate for Germany's five A cities increased to 7.3 per cent at the end of 2024 and was thus one percentage point higher than the figure recorded in the previous year, the average vacancy rate of 5.6 per cent (previous year: 4.6 per cent) for the central business district (CBD) locations in these five A cities was much lower.

Transaction volume for commercially traded residential real estate amounted to approximately € 8.7 billion in 2024 (previous year: € 5.7 billion, corresponds to an increase of 53 per cent). This was the highest transaction volume among all types of real estate. The residential real estate investment market benefited from the low level of vacancies (in some regions in Germany the vacancy rate is below one per cent) in conjunction with higher rents (in particular in major cities), while at the same time permit approvals and construction project completions declined considerably in 2024. Increased construction costs for residential buildings (prices in November 2024 were more than three per cent higher than in November 2023), are making it significantly more difficult to build new (relatively low-cost) housing, which in turn offers investors potential in terms of rent increases in future. Moreover, the increasing number of single households and rising immigration are leading to higher demand for housing.

With a transaction volume of approximately € 7.7 billion in 2024, the logistics property market attracted more investment capital than any other real estate segment except commercially traded residential real estate, although this relatively solid result also reflects an increase in revenue of only 12 per cent (previous year: € 6.9 billion). The low increase in revenue is attributable to the difficult economic conditions at the moment, among other things. The ifo Business Climate Indices for the industry and retail sectors have remained in the negative range for almost three years and more than three and a half years, respectively. However, German industrial and logistics properties remain in demand, in particular with regard to international investors, whereby a stronger focus is being placed on important logistics regions and central locations. Landlords have also recorded a shift in demand towards central locations. This has led to the increasing use of incentives in remote locations – for example extended rent-free periods, whereas such measures are rarely ever necessary in central locations. The highest rents in the top locations had increased once again by the third quarter of 2024, and market experts expect to see additional moderate increases over the forecast period up until 2028. The reasons for this positive expectation include anticipated high growth in the e-commerce sector and, due to ongoing and feared new trade conflicts, more reshoring activities, which could increase the importance of logistics centres located close to production sites in Germany.

Retail properties stand out through the great variety of businesses that operate in them. All in all, transaction volume in the retail property segment totalled approximately € 6.1 billion in the reporting year, which corresponds to an increase of around 28 per cent (previous year: € 4.8 billion). This result was supported mostly by the 1A retail properties (commercial buildings in shopping districts with the highest foot traffic), with their share of 47 per cent of all retail properties, and by specialist shops and specialist centres, including food retail outlets, with their share of 33 per cent. A closer look at the composition of the transaction volume reveals that the increase in transaction volume in 2024 was mostly attributable to several major individual transactions, e.g. the sale of Fünf Höfe and Pasing Arcaden in Munich and of KaDeWe in Berlin. General liquidity of large-volume properties in the mid double-digit million range is not expected. After all, the economic

framework conditions also presented a challenge to the retail sector in 2024. Uncertainty among consumers, which is perceived to be extensive, resulted in a higher than expected savings rate and no change in the low level of consumer confidence. Furthermore, the disadvantages caused by the space use for fashion/shoes continues – reflected in declining real retail sales in this segment from January to November 2024 compared to the same period in the previous year (–3.0 per cent). By contrast, food retail sales recorded real growth of one per cent during the same period. As food retail is generally less dependent on the economy than retail operations with goods that are not purchased on a regular basis (clothing, furniture, consumer electronics), the increase in top returns in connection with food retail outlets was also limited. A comparison of all types of retail properties showed that food retail outlets recorded the consistently lowest top returns – only 1A retail properties showed slightly lower results in the fourth quarter of 2024.

With regard to the hotel properties market, the positive mood that began in 2023 continued in 2024. Capital investment in hotel properties of € 1.5 billion in 2024 was almost identical to the previous year's figure (minus one per cent in the year-on-year comparison). However, whereas transaction volume in 2023 was driven by two major transactions, the investment basis in 2024 was broader. Here, investor interest was influenced by the positive development of the number of overnight stays. Indeed, in the period from January to November 2024, Germany's lodging and accommodation establishments registered more overnight stays than in the period from January to November 2019 – before the beginning of the COVID-19 pandemic.

Business Development

Despite continuing geopolitical conflicts and the restrained economic development in Germany, positive momentum became evident on the commercial real estate market in 2024. Several key interest rate reductions had a positive effect on the willingness to invest and resulted in increasing transaction volumes for real estate investment.

Berlin Hyp's financial year was influenced by plans to more closely link Berlin Hyp's business operations with those of LBBW, as well as preparations for the legal and structural integration of Berlin Hyp into the LBBW organisation. Despite higher burdens (for example due to special depreciations), an increase in interest income, the elimination of the bank levy, and income from the reversal of provision reserves resulted in profit before taxes of € 527.0 million (previous year: € 123.9 million), which was significantly higher than expected.

Developments with regard to the core business varied. In addition to the inclusion of exposures in the increased support in the back office and the need to make additional valuation allowances, it was possible to reverse certain risk provisions with regard to other borrowers. The level of the model adjustment established for the possibility that the real estate crisis might intensify was also slightly reduced (net) to € 127.6 million (previous year: € 131.8 million). The special item pursuant to Section 340g of the German Commercial Code (HGB) remained unchanged at € 800.0 million.

Key issues in the 2024 financial year included the preparations for the legal and structural integration of Berlin Hyp into the LBBW organisation, several implementation projects triggered by regulatory provisions, the further digitalisation of core processes and the continuous modernisation of the IT system environment. In this manner, the goal of becoming the most modern real estate financier in Germany was consistently pursued in 2024 as well. In the course of the ongoing integration of ESG topics into business operations in accordance with the defined ESG implementation agenda, the ESG product range within the Sustainable Finance Framework was further extended and

the expansion of the risk methodology in the ESG context continued. At the end of 2022, Berlin Hyp launched a decarbonisation project with the goal of decarbonising the business portfolio – the Bank then implemented the results in 2024. Detailed information on the decarbonisation project can be found in our Sustainability Report, which can be viewed at <https://www.berlinhyp.de/en/sustainability/reports>. Further Bank activities in the ESG context included the implementation – in line with the stipulated timetable – of measures to ensure compliance with regulatory requirements resulting from the ECB thematic review.

The Bank expanded the scope of application for the system for analysing and processing loan applications, which was developed in-house and was launched in 2022. As a result, it is now possible to depict virtually the entire range of real estate financing using this internal platform. In addition, key components of portfolio analysis and processing were integrated into the system in 2023 and the new release was made available to users at the beginning of 2024.

The KYC tool, which was developed for the first-time legitimisation and identification of customers, was continuously optimised in 2024. The ImmoDigital platform is enjoying even greater acceptance in the savings bank sector, and Bank also launched its internally developed Syndication Hub in 2023. With these two developments, Berlin Hyp is now able to externally place financing with interested partners in a much more efficient and effective manner. We continue to believe that ensuring the central availability of data while maintaining high quality standards is a key factor in terms of being able to respond flexibly and quickly to customer requests and regulatory requirements.

Digitalisation also continues to move ahead with regard to Corporate Centre processes and various cultural initiatives were further pursued within the framework of integration into the LBBW organisation. Formats for exchanging ideas on various in-house initiatives relating to diversity, inclusion and equal opportunities

were also strengthened and new measures were developed in cooperation with LBBW. Diversity remained a focus of various internal activities as well. Various events and further education formats were organised and implemented and already established measures were further developed.

Also in view of regulatory and strategic requirements, the organisational structure as well as job descriptions and associated requirements are continuously reviewed and, where necessary, adjusted as needed. The key issues in this regard in the reporting year included the impacts of cooperation with LBBW, as well as ESG topics and process management and projects.

In particular due to a fire in August 2024, the completion of the construction of the new headquarters will be delayed. Irrespective thereof, construction activities moved ahead smoothly during the financial year, and project risks were reduced further over time. We now expect construction of the new building to be completed in mid-2025.

As at the reporting date of 31 December 2024, the Bank held two strategic and operational investments with active business operations: OnSite ImmoAgent GmbH, a company founded by Berlin Hyp and in which another strategic investor is involved, and the investment in the venture capital fund PropTech1 Fund I GmbH & Co. KG, the shares of which are held indirectly via Berlin Hyp Beteiligungs GmbH. Berlin Hyp Beteiligungsgesellschaft mbH was established in the 2024 financial year as a wholly owned subsidiary of Berlin Hyp. The shares in the venture capital fund PropTech1 Fund I GmbH & Co. KG were transferred to that company in 2024, whereas the shares in Onsite ImmoAgent GmbH continue to be held directly by Berlin Hyp. Additional opportunities for investments will also be continuously examined in future within the framework of our efforts to explore new business approaches and potential strategic cooperation projects along the CRE financing value chain.

New Lending Including Extensions Above the Previous Year's Level

Berlin Hyp recorded contracted new lending in the amount of € 2.6 billion for 2024, which was below the result from the previous year (€ 2.9 billion). With realised extensions of € 4.3 billion (of which € 1.3 billion was short-term and € 3.0 billion long-term; total short-term and long-term extensions in the previous year: € 3.6 billion), this put total sales performance at € 6.9 billion (previous year, including short-term and long-term extensions: € 6.5 billion). This figure is thus higher than in the previous year, and also above the planned level, despite markets that remain weak.

Of Berlin Hyp's new lending, 66 per cent (previous year: 74 per cent) was accounted for by domestic properties, with 43 per cent (previous year: 30 per cent) of these in A cities, 12 per cent (previous year: 28 per cent) in B cities, and 11 per cent (previous year: 16 per cent) in other locations in Germany. 34 per cent (previous year: 26 per cent) involved the financing of properties abroad. These are distributed across the lending regions of the Netherlands at 15 per cent (previous year: 15 per cent), Poland at nine per cent (previous year: seven per cent), France at nine per cent (previous year: two per cent) and the UK and the Czech Republic at one per cent (previous year: Belgium two per cent).

Regions in %



At 76 per cent (previous year: 60 per cent), most new lending related to the investors customer group. Another 18 per cent (previous year: 16 per cent) was realised with developers

New lending

including long-term extensions

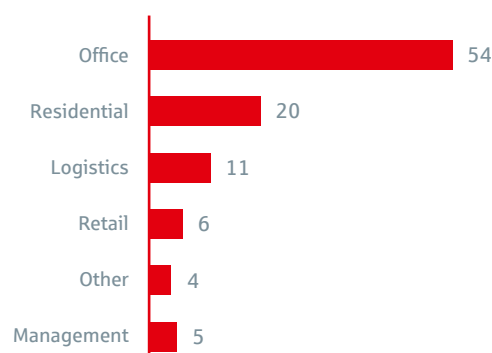


and builders. Contracts with housing societies accounted for six per cent (previous year: 24 per cent) of new business.

New lending is broken down by property type as follows:

Property types

in %



Refinancing Guaranteed at All Times

Medium and long-term refinancing is generally carried out by issuing mortgage Pfandbriefe and unsecured bonds. During the reporting period, the Bank borrowed approximately € 3.2 billion in capital using these instruments. The Bank had market access at all times. With a total of four benchmark transactions, two denominated in euros and two in Swiss francs, the Bank was a regular issuer on the syndicated bond market. With 22 outstanding benchmark issues, Berlin Hyp is one of the most active issuers of green bonds in the commercial bank segment.

Equity Position Reduced by Owner

The common equity tier 1 ratio is 14.2 per cent (previous year: 15.4 per cent) and the total capital ratio is 15.1 per cent (previous year: 17.1 per cent), taking into account the approval of the annual accounts.

Public Sector Lending Unchanged

The Bank no longer actively pursues public sector lending in accordance with its strategy. In 2024, the loan portfolio increased slightly, to € 0.5 billion (previous year: € 0.4 billion).

S-Group Business at the Previous Year's Level

The total volume of S-Group business conducted with S-Group partners in the 2024 financial year amounted to € 1.2 billion (previous year: € 1.2 billion). This corresponds to a share of 17 per cent of the Bank's total new lending. The exposure to savings banks in connection with joint financing amounted to € 4.1 billion (previous year: € 4.4 billion) as at 31.12.2024. This corresponds to a share of 12 per cent (previous year: 13 per cent).

The number of business relationships with savings banks increased further, to 179 institutions (previous year: 178 institutions) from all S-Group regions. This corresponds to a share of approximately 51 per cent (previous year: 50 per cent), and thus to the defined target of 45–55 per cent market penetration. At the end of 2024, 108 of these institutions were using the ImmoDigital platform.

Earnings Situation

Operating result

(after risk provisioning)

€ 528.1
million



Significant Increase in Profit Before Income Tax

Berlin Hyp recorded profit before income tax of € 527.0 million. Even without the income from the reversal of provision reserves contained therein, the previous year's figure of € 123.9 million was significantly exceeded.

The reasons for this development of profit are described in the following sections.

Significant Increase in Net Interest Income

At € 559.3 million, net interest income was € 61.0 million higher than in the same period in the previous year. A positive effect was achieved by the increase in the average mortgage loan portfolios of € 0.4 billion, with stable margins in the core business, as well as by income from early repayment charges and, in particular, income from interest rate risk management in the banking book. This also includes higher amounts from equity investments and contributions from maturity transformation. In the previous year, expenditure to hedge TLTRO transactions had a negative impact on net interest income.

Decrease in Net Commission Income

Compared to the previous year, net commission income decreased by € 1.9 million to € 16.3 million. This figure mainly includes commission income from the lending business and expenditure for sureties and credit brokerage. Furthermore, additional credit processing fees are distributed in the interest margins over the term.

The decline of net commission income corresponds to the development of contracted new lending.

Operating Expenditure Increased

Operating expenditure comprises staff expenditure, other operating expenditure, depreciation on tangible fixed assets and amortisation of intangible assets. At € 215.1 million, operating expenditure was above the previous year's figure of € 207.0 million.

Staff expenditure increased by € 3.6 million to € 97.3 million. Higher wages and salaries

were offset somewhat by lower expenditure for pension schemes.

Other operating expenditure decreased by € 4.7 million to € 95.1 million. This item mainly includes legal and consulting costs, IT expenditure and building and premises costs and was impacted by the ongoing process of teaming up with LBBW and the implementation of strategically essential projects. The fact that the target level for the Single Resolution Fund was achieved led to the elimination of the bank levy in 2024, and thus to a decrease in other operating expenditure overall. In the previous year, the bank levy accounted for € 16.4 million of other operating expenditure.

Depreciation on tangible fixed assets and amortisation of intangible assets increased from € 9.2 million to € 22.7 million. This increase is linked to the planned integration of Berlin Hyp into the LBBW organisation and the resulting significantly reduced remaining useful life of capitalised software, as well as to unexpected impairment losses.

Improved Other Operating Result

The other operating result amounted to € 4.7 million after totalling € 1.2 million in the same period in the previous year. This item basically consists of the reversal of provisions as well as interest portions from the compounding of pension reserves. The previous year's result was supported by a settlement payment received.

Risk Provisioning Marked by Reversal of Provision Reserves

The net release of risk provisioning in the lending business amounted to € 165.3 million (previous year: net allocation of € 152.1 million) and is mainly attributable to the reversal of provision reserves (Section 340f of the German Commercial Code – HGB) in the course of the impending integration of Berlin Hyp into the LBBW organisation. Despite the conservative risk policy and the high-quality loan portfolio, developments on the real estate markets made it necessary to perform valuation allowances for certain exposures in 2024 as well. Due to the changed estimation method, the model

adjustment for valuated loans in the lump-sum value adjustment was reduced by € 2.3 million to € 124.7 million. As a result of the decrease in irrevocable loan commitments, the reserves for these were reduced by € 1.9 million, to € 2.9 million. A detailed overview of the development of the lending risk provisioning can be found in the notes.

The result for securities in the liquidity reserves was mainly impacted by negative valuation effects. Net expenditure here amounted to € 2.4 million. In the same period in the previous year, positive market changes in particular resulted in net income of € 16.8 million.

Net Income from Financial Assets Affected by One-Off Effects

Net income from financial assets of –€ 1.0 million includes a value adjustment to the investment book value of OnSite Immo Agent GmbH. In 2023, the bank reported zero net income from financial assets.

Fund for General Banking Risks Remains the Same

Due to Berlin Hyp's sufficient capital adequacy as required by regulations, the Bank did not make any further allocations to the fund for general banking risks pursuant to Section 340g of the German Commercial Code (HGB). The fund level remained at € 800.0 million, after an addition of € 50.0 million had been made in the same period in the previous year.

Significant Rise in Profit before Income Tax and Profit Transfer

Taking into account the full reversal of provision reserves in accordance with Section 340f of the German Commercial Code (HGB) in the course of the impending integration, the Bank reports profit before taxes of € 527.0 million. This represents an increase of € 403.1 million compared with the previous year.

Profit and Loss Transfer Agreement

Based on the profit transfer agreement concluded with Landesbank Baden-Württemberg in 2024, Berlin Hyp transferred a profit of € 447.7 million. Net income in the previous year amounted to € 75.0 million.

Earnings Development	01.01. – 31.12.24	01.01. – 31.12.23	Change	Change
	€m	€m	€m	%
Net interest and commission income	575.6	516.5	59.1	11.4
Net interest income	559.3	498.3	61.0	12.2
Net commission income	16.3	18.2	-1.9	-10.4
Operating expenditure	215.1	207.0	8.1	3.9
Staff expenditure	97.3	93.7	3.6	3.8
Other operating expenditure	95.1	99.8	-4.7	-4.7
<i>of which expenditure for bank levy</i>	<i>0.0</i>	<i>16.4</i>	<i>-16.4</i>	<i>-</i>
Depreciation on tangible fixed assets	22.7	13.5	9.2	68.1
Other operating income / expenditure	4.7	1.2	3.5	-
Operating result before risk provisioning	365.2	310.7	54.5	17.5
Risk provisioning	162.9	-135.3	298.2	-
Valuation result of lending business	165.3	-152.1	317.4	-
Valuation result of securities business	-2.4	16.8	-19.2	-
Operating result after risk provisioning	528.1	175.4	352.7	-
Net income from financial assets	-1.0	-1.4	0.4	-28.6
Fund for general banking risks <i>Allocation (+), Reversal (-)</i>	0.0	50.0	-50.0	-
Other taxes	0.1	0.1	0.0	0.0
Profit before income tax	527.0	123.9	403.1	-
Income taxes ("-" = earnings)	82.3	48.9	33.4	68.3
Profit transfer	444.7	0.0	444.7	-
Net income	0.0	75.0	-75.0	-

Net Assets Position

Increase in the Balance Sheet Total

Compared to the figure recorded at the end of 2023, Berlin Hyp's balance sheet total rose by € 0.9 billion to € 36.4 billion.

Changes in Major Balance Sheet Items

Claims against banking institutions increased by € 0.1 billion to € 0.4 billion. These mainly consist of accrued interest from interest swaps and fixed-term deposits.

The increase in claims against customers of € 0.6 billion to € 29.9 billion can be attributed to the positive development of the mortgage loan portfolios. Additions from new lending, which were offset only slightly by planned and extraordinary outflows through early principal repayments, led to a € 0.6 billion increase in mortgage loans, to € 29.3 billion. The public sector lending portfolio increased slightly, by

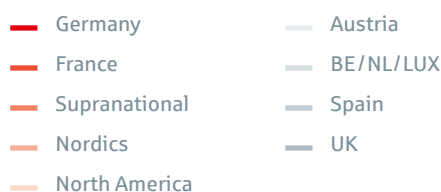
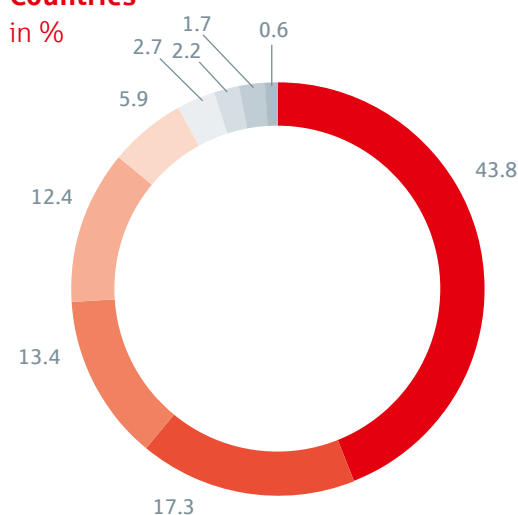
€ 0.1 billion to € 0.5 billion. The amount of loan commitments not yet disbursed decreased significantly, by € 0.8 billion to € 1.2 billion in the reporting year.

The portfolio of debentures and other fixed-interest securities rose by € 0.2 billion to € 5.5 billion. Nominal additions of € 1.3 billion were offset by nominal disposals of € 1.1 billion. All securities are allocated to the liquidity reserve and are partially used to cover Pfand-briefe issued by the Bank.

As at 31 December 2024, the issuer and collateralisation structure of the securities portfolio was as follows:

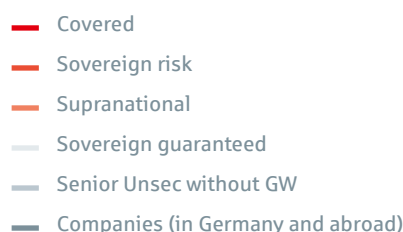
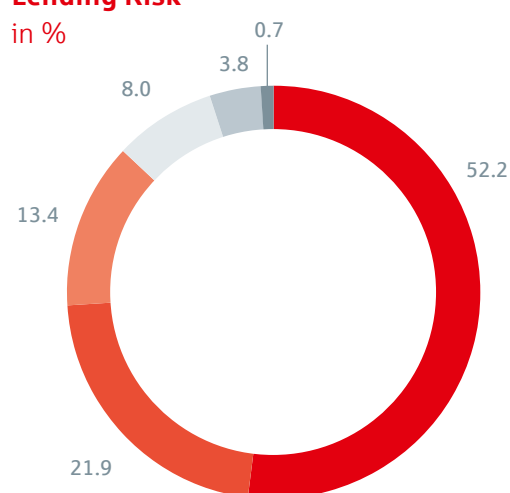
Countries

in %



Lending Risk

in %



The € 1.4 billion decline in liabilities to banking institutions to € 1.3 billion was mainly the result of a smaller portfolio of repo (repurchase) transactions.

Liabilities to customers increased as compared to the previous year – by € 1.3 billion to € 7.3 billion, whereby this was mainly due to a higher level of fixed-term deposit liabilities.

Securitised liabilities to customers increased by € 1.0 billion to € 24.1 billion. New issues of € 5.2 billion were offset by maturities of € 4.2 billion.

Equity

Berlin Hyp's subscribed capital amounted to € 753,389,240.32 as at 31 December 2024. It is fully paid up and divided into 294,292,672 bearer shares. The shares have a theoretical value of € 2.56. Furthermore, as at 31 December 2024 and unchanged compared to the previous year, the Bank had capital reserves amounting to € 158.3 million and retained earnings amounting to € 24.2 million. The special item for general banking risks pursuant to Section 340g of the German Commercial Code (HGB) was € 800.0 million (previous year: € 800.0 million). Subordinated capital of € 107.6 million (previous year: € 141.1 million) can also be taken into consideration as available under regulatory law.

During the reporting year, the requirements with respect to regulatory capitalisation (CRR II/CRD V, Solvency Regulation) were complied with as at the individual reporting dates. Berlin Hyp identifies regulatory capital backing for counterparty default risk with the aid of the IRB-based approach (internal ratings-based approach). Operational risk is calculated using the Advanced Measurement Approach (AMA). The common equity tier 1 capital after adoption was € 1,604.0 million as at 31 December 2024, equity was € 1,711.6 million, and overall risk (RWA) amounted to € 11,325.6 million. The capital ratios were 14.2 per cent for the common equity tier 1 ratio and 15.1 per cent for the total capital ratio. In addition to the increase in deduction items in common equity tier 1 capi-

tal, the reduction of capital ratios is also attributable to the reversal of the provision reserves in accordance with Section 340f of the German Commercial Code (HGB), which thus far was available as a general credit risk adjustment in the form of a valuation adjustment surplus to be taken into account in subordinated capital.

Additional Performance Indicators

The leverage ratio as determined at 31.12.2024 was 4.4 per cent (previous year: 4.5 per cent).

The balance-sheet-oriented minimum requirement for eligible liabilities (MREL) has become relevant for reporting in 2022 based on the decision of the liquidation authority. As a result of the Bank's incorporation into the LBBW Group, the liquidation authority changed the previously valid external minimum requirements for eligible liabilities (MREL) into internally valid requirements in January 2023, and also reduced these. As at 31 December 2024, the minimum requirement for eligible liabilities (MREL) ratio on the basis of the total risk exposure amount (TREA) is 20.0 per cent (previous year: 22.2 per cent) and based on the leverage ratio exposure (LRE), 6.3 per cent (previous year: 6.5 per cent).

The ratio of net income (transfer of profit to Landesbank Baden-Württemberg) amounting to € 444.7 million and the balance sheet total as at 31 December 2024 amounting to € 36.4 billion results in a return on capital of 1.2 per cent as at 31 December 2024.

Financial Position

In the reporting period, the refinancing funds raised amounted to € 3.2 billion. Of this total, € 2.0 billion were attributable to mortgage Pfandbriefe and € 1.2 billion to unsecured bank bonds, which were assumed at very good conditions compared to competitors. Approximately € 756 million in covered and € 873 million in unsecured bonds were issued as private placements. To this can be added the Blockchain Pfandbrief, which was placed as a syndicated bond with a volume of € 100 million.

Berlin Hyp launched its refinancing activities in the reporting year with a Green Bond in January. This Green Bond was issued with a long term of three years, with a re-offer spread of mid-swap +14 base points. The bond has a volume of € 500 million. The coupon is 2.75 per cent. More than 110 investors invested in the bond, with a final order volume of € 3.2 billion. Just under 60 per cent of the bond was placed in Germany. Berlin Hyp subsequently appeared on the eurozone capital market with syndicated bonds two more times during the year under review. The increase in an already outstanding covered Green Bond in March amounting to € 250 million was followed by a Social Bond issue with a volume of € 500 million. Berlin Hyp has also established itself as a major player on the Swiss capital market. In mid-April and in mid-July, the Bank issued green senior preferred bonds with a volume of CHF 120 million and CHF 115 million, respectively. Berlin Hyp now has more outstanding ESG bonds than conventional bonds (as at the reporting date).

Regarding liquidity management, regulatory requirements were complied with during the entire reporting period, as measured by the ratios LCR and NSFR.

Some of Berlin Hyp's ratings improved during the reporting year. While Moody's still rated Berlin Hyp's mortgage Pfandbriefe at Aaa with a stable outlook as at the reporting date, the agency increased the senior-preferred rating to Aa2 in March (previously Aa3) and later confirmed the A2 senior non-preferred rating.

Following the reform of the Institutional Protection Scheme of the Sparkassen-Finanzgruppe, FitchRatings increased the senior preferred rating from A to AA-, and the senior non-preferred rating from A- to A+. The respective outlooks were evaluated to be stable both by Moody's and FitchRatings.



Refinancing funds ¹	Portfolio without pro rata interest 31.12.23	New issues ²		Maturities ³	Portfolio without pro rata interest 31.12.24
	€m	€m	%	€m	€m
Mortgage Pfandbriefe	15,739.0	1,996.0	67.7	1,385.0	16,350.0
Public Pfandbriefe	–	–	–	–	–
Other bearer bonds, non-preferred	2,050.0	–	–	95.0	1,955.0
Other bearer bonds, preferred	3,357.0	732.5	24.9	345.0	3,744.5
Registered mortgage Pfandbriefe	1,665.1	18.2	0.6	138.0	1,545.3
Registered public Pfandbriefe	141.0	–	–	10.0	131.0
Borrower's note loan (Schuldschein), non-preferred	65.7	–	–	5.7	60.0
Borrower's note loan (Schuldschein), preferred	319.1	190.0	6.4	102.5	406.6
Registered bonds, non-preferred	1,193.1	10.0	0.3	98.0	1,105.1
Registered bonds, preferred	363.9	–	–	5.0	358.9
Subordinated bearer bonds	–	–	–	–	–
Subordinated borrower's note loans (Schuldscheine)	119.5	–	–	112.5	7.0
Subordinated registered bonds	658.0	–	–	–	658.0
	25,671.4	2,946.7	100.0	2,296.7	26,321.4

¹ Zero balances.

² New issues incl. capitalisation at zeros.

³ Maturities and early repayments incl. terminations.

Capital market refinancing in foreign currencies ^{1, 2}	Portfolio without pro rata interest 31.12.23	New issues ³		Maturities ⁴	Portfolio without pro rata interest 31.12.2024
	CHF m	CHF m	%	CHF m	CHF m
Mortgage Pfandbriefe in CHF	200.0	–	–	–	200.0
Other bearer bonds, CHF preferred	855.0	235.0	100.0	–	1,090.0
	1,055.0	235.0	100.0	–	1,290.0

¹ Zero balances.

² Exchange rate used in the balance sheet as at 31.12.2024: EUR/CHF 0.9260.

³ New issues incl. capitalisation at zeros.

⁴ Maturities and early repayments incl. terminations.

Financial and Non-Financial Performance Indicators

Financial Performance Indicators

As a result of the profit and loss transfer agreement concluded with Landesbank Baden-Württemberg in 2024, the former financial performance indicator “Net income for the year” was replaced by the indicator “Transfer of profit to Landesbank Baden-Württemberg”. Even without taking into account the unscheduled reversal of provision reserves, the result was positive pursuant to the forecast and exceeded the previous year’s figure. The transfer of profit in the 2024 financial year amounted to € 444.7 million and, despite the difficult underlying conditions described in the Business Development section, was thus significantly above the net income figure for the 2023 financial year (€ 75.0 million).

The improved result was also facilitated by considerably higher net interest and commission income. The Bank had actually expected net interest and commission income to be significantly lower than in the previous year, but Compared to the previous year, however, it increased by € 59.1 million to € 575.6 million. net interest income then ended up increasing by € 61.0 million to 559.3 million. This increase was attributable to a higher average mortgage loan portfolio and above all to income from interest rate risk management in the banking book and from early repayment charges. Net commission income decreased pursuant to the forecast and amounted to € 16.3 million, i.e. a decline of € 1.9 million from the previous year.

The cost-income ratio improved – from 40.0 per cent to 37.1 per cent. Positive effects here were generated by the increase in net interest and commission income and the improved other operating result, with virtually unchanged operating expenditure. In terms of its planning, the Bank expected a slight decrease of the cost-income ratio for the financial year as a whole.

Return on equity, which implicitly also takes into account the reversal of provision reserves, amounted to 29.1 per cent (previous year: 10.0 per cent), and therefore clearly exceeded the target range.

The common equity tier 1 ratio, after adoption, amounted to 14.2 per cent (previous year: 15.4 per cent) and corresponds to the expectations, even taking into consideration the stricter equity requirements according to CRR II/CRD V. The Bank had forecast a common equity tier 1 ratio of 14.4 per cent based on a 6-month period in the previous year.

At € 2.6 billion, contracted new lending was below the planned estimates and also below the previous year’s figure of € 2.9 billion. Including all realised extensions in the amount of € 4.3 billion (previous year: € 3.6 billion), the total volume of new lending amounted to € 6.9 billion (previous year: € 6.5 billion), and was thus still above the previous year’s volume and the planned level, despite the continuing Russia-Ukraine war and a market environment that remained difficult.

Non-Financial Performance Indicators

Financed emission intensity – the most important non-financial performance indicator – is measured and reported in kg CO₂/m²/p.a. as at the respective reporting date. Together with the defined CRREM reference path for the Bank’s real estate financing portfolio, which points the way towards net zero, financed emission intensity forms the nucleus of Berlin Hyp’s controlling approach in this area. At the end of 2024, Berlin Hyp’s financed emission intensity amounted to 24.7 kg CO₂/m²/p.a. (previous year: 30.0 kg CO₂/m²/p.a.), which is lower than the CRREM reference path. As it moves ahead towards achieving its long-term goal of net zero by 2050 at the latest, the Bank has set a financed emission intensity of 17.3 kg CO₂/m²/p.a. as a medium-term target for 2030. Further information is available in our Sustainability Report at: <https://www.berlinhyp.de/de/nachhaltigkeit/berichte>.

The share of new lending with new customers was 44 per cent (previous year: 39 per cent) of the total volume of new lending, which was significantly higher than the expected share of 20 per cent for the 2024 financial year as a whole.

The percentage of savings banks with which Berlin Hyp maintains business relationships and the share of the exposures recorded by savings banks in joint financing operations reflect the Bank's strategic objective of positioning itself as an S-Group partner of the German savings banks. In addition, Berlin Hyp seeks to consistently further develop its product and service portfolio in order to increase its appeal as S-Group partner even further. The volume of the S-Group business amounted to € 1.2 billion in the reporting year (previous year: € 1.2 billion). The exposure to savings banks in connection with joint financing amounted to € 4.1 billion (previous year: € 4.4 billion) as at 31.12.2024. This corresponds to a share of 12 per cent (previous year: 13 per cent).

As at 31 December 2024, Berlin Hyp had business relationships with 179 savings banks belonging to the Sparkassen-Finanzgruppe. This corresponds to a share of approximately 51 per cent (previous year: 50 per cent) and thus to the defined target of 45 – 55 per cent market penetration. The successful marketing of the ImmoDigital platform continued to be a key contributing factor here.

For the market segment, the target portfolio has established itself in recent years as a controlling instrument and has been expanded to include aspects relating to return on equity. The following aggregation groups are used to derive the target portfolio: real estate types, customer groups, lending regions, rating classes and sustainability. The target portfolio targets set were complied with overall in 2024. Individual deviations were analysed and taken into account in the portfolio management. Regular internal research studies are employed to analyse and evaluate Berlin Hyp's markets.

In addition to market conditions, the performance of Berlin Hyp depends largely on its employees. The headcount expressed in full-time equivalents (FTEs) has been used as a non-financial performance indicator since the 2018 reporting year. As at 31 December 2024, the headcount was 629.2 FTEs (previous year: 586.3 FTEs), which included 7.8 FTEs (previous year: 9.5 FTEs) of junior staff.⁴

Systematic human resource planning is the foundation for the achievement of Berlin Hyp's strategic goals and targets. The HR department is responsible for such planning and also defines the quantitative and qualitative staffing requirements for the various divisions. Strategic resource planning is a means to ensure the functional capability and future viability of Berlin Hyp. To support quantitative and qualitative human resource planning, selected early retirement and severance agreements have been made on the basis of a works agreement and in accordance with the principle of voluntary action by both sides. Positions requiring successors are filled early if at all possible, in order to ensure the transfer of expertise.

Through the financing of sustainable, climate-friendly properties (green buildings), and their refinancing via Green Bonds, Berlin Hyp has actively supported the dynamic development of the market for sustainable bonds since 2015. In 2015, the Bank made its debut with the world's first Green Bond. Now, the volume of outstanding Green Bonds amounts to € 9.315 billion. In 2021, the Bank also issued a Sustainability-Linked Bond in the amount of € 0.5 billion. In addition, Berlin Hyp has issued Social Bonds with a total volume of € 2.375 billion since spring of 2022. As at the reporting date, the total volume of all outstanding ESG bonds amounted to € 12.19 billion. The capital market ESG funding mix increased from 37 per cent in 2023 to 44 per cent in the reporting year. The activities on the liabilities side in the area of sustainable finance go hand in hand with the continuous development and implementation of the sustainability targets on the assets side. Berlin Hyp also plans to increase the share of loans accounted for by the financing of green buildings to one-third by 2025. This share improved noticeably in 2023, to 35 per cent, which means the aforementioned target for this indicator was achieved (and also exceeded) two years earlier than planned.

⁴ The data foundation for calculating total headcount is the number of "active employees" (excluding the Board of Management, student employees, students in dual study programmes, interns, employees in inactive employment relationships, and other employees on a leave of absence).

The sustainability ratings for 2024 continue to confirm Berlin Hyp's above-average position in the sector. In the second half of 2024, the Bank's MSCI rating of AAA was confirmed. Sustainalytics' ESG risk rating improved by –1.3 to 5.8 in the year-on-year comparison and is therefore still below the classification "negligible risk". The ISS ESG Prime Status rating and overall score of B– maintain their validity. These very good results from the rating agencies document Berlin Hyp's outstanding commitment to sustainability management, honour its investment products (Green, Social and Sustainability-Linked Bonds) and recognise its responsible attitude with regard to people and the environment.

Overall Statement

The year 2024 was heavily impacted by the increasing networking with LBBW. In the context of the challenging market conditions and stricter regulatory requirements described in the Business Development section, the Board of Management is very satisfied with the development of earnings, which exceeds expectations, even without taking into account the one-off effects from the reversal of provision reserves.

The Bank transferred earnings after taxes of € 444.7 million (previous year: net income of € 75.0 million) to LBBW as profit.

III Forecast, Opportunities and Risk Report

Opportunities and Forecast Report

The forecast statements contained in the report are based on estimates and conclusions from the information currently available. The statements are based on a number of assumptions relating to future events that have been integrated into the corporate planning process at Berlin Hyp. There are uncertainties and risks regarding the occurrence of future events, many of which are beyond the Bank's control. As such, actual events may differ from the forecasts made in the forecast report.

The main opportunities and risks in the forecasts for the key controlling indicators are presented below. Opportunities are defined as possible future developments or events that may lead to a positive forecast or positive target deviation for Berlin Hyp. Risks are defined as possible future developments or events that may lead to a negative forecast or negative target deviation for Berlin Hyp. The risk types specific to banks are explained separately in the risk report.

Assumptions Relating to Macroeconomic Development⁵

The momentum of global economic development is expected to slow down marginally while maintaining a solid level in 2025. Monetary policy will reach an almost neutral level and will support economic growth together with slightly declining prices for energy and raw materials. On the other hand, trade restrictions driven by economic policy will put a strain on the economy, and geopolitical conflicts will lead to uncertainty.

Gross domestic product in the eurozone will continue to increase only in small increments.

With regard to economic performance in Germany, 2025 is expected to be a year of stagnation in general. Structural problems,

⁵ Sources for assumptions relating to macroeconomic development: German Institute for Economic Research (DIW), Kiel Institute for the World Economy (IfW).

⁶ Sources for assumptions relating to sector development: CBRE, Deutsche Bundesbank, Eurostat, Savills.

together with uncertainty regarding the course the next German government will take and uncertainties relating to economic policies and geopolitical developments, will put considerable constraints on any potential economic growth. Even though monetary policy has turned favourable again and inflation is close to the target value, consumer spending will only provide a weak stimulus and investment expenditure by companies will be restrained. The contribution from the export sector will also once again be considerably weaker in 2025 in a year-on-year comparison.

Assumptions Relating to Sector Development⁶

The development of inflation will strongly depend on the new underlying international conditions in the coming year. The emerging economic policy of the Trump administration, which promises tariffs on imports from various countries and an expansive fiscal policy, could increase inflationary pressure in the USA. At the same time, the rather moderate economic outlook in Europe is likely to slow inflation.

Given the decline in inflation, the anticipated continued weak economic development in the eurozone, and a stronger US economy, different monetary policy measures can be expected from the central banks in the eurozone and the USA. While the ECB is likely to significantly lower its key interest rates, taking into account continuing weak growth, the FED is expected to at least not react initially to potentially higher inflation by raising interest rates.

The collapse of the spread between government bond yields and the interest rate swap rate (swap spread) resulted in swap spread increases for covered bonds at the end of the reporting year, and this development is likely to continue throughout 2025. Considering the minor spread difference between covered bonds and senior preferred bonds, it is expected that the low-issue trend observed at the end of 2024 might continue at the beginning of the new year, which would result in a support of risk premiums in this asset class.

Despite the relative value points of view, the market anticipates covered bonds to once again be an important refinancing instrument for banks in 2025.

Even under demanding conditions, Berlin Hyp expects to be able to gain access to all segments of the capital market on fair market terms.

Despite several key interest rate reductions by the ECB in 2024, the last of which occurred in mid-December, Berlin Hyp still does not expect interest rates for government bonds to precisely follow the base rate reductions at the longer end, as inflation and fiscal policy issues will likely continue to be factored in. Berlin Hyp therefore believes that another, but still slight, recovery of the real estate investment market (as in 2024) can be expected in 2025 as well. Other indications of a further recovery include the fact that according to international real estate brokerage and consulting firms, negotiations necessitated by discrepancies between the price expectations of buyers and sellers have either been completed or have made significant progress. Therefore, more institutional capital may return to the market.

In this context, Berlin Hyp believes a transaction volume of up to € 40 billion is realistic, whereby up to € 30 billion of this amount would relate to commercial real estate and up to € 10 billion to commercially traded residential real estate. For all investment decisions, we must take into account that the ESG compliance of properties, tenants and borrowers – also conditional upon the EU taxonomy – will become increasingly important, and that for many existing properties for all types of use, high CapEx expenditure will be required in order to comply with ESG requirements. In addition, the economic growth anticipated for 2025 is currently viewed as a particularly uncertain component for the real estate investment market. For example, current economic forecasts

as at December 2024 anticipate that Germany's real gross domestic product will only grow 0.1 to 0.2 per cent in 2025.

In this challenging market environment, real estate investors will continue to focus in 2025 on easily accessible office real estate with a good supply infrastructure and high-quality furnishings and equipment, as well as residential, logistics and hotel properties in economically attractive cities and metropolitan areas. The low level of new construction activity with regard to these types of use plays a key role in the expectation for the 2025 outlook that the excess demand for prime real estate in very favourable locations will continue or even increase, in which case rents and hotel room prices will tend to increase further. As regards retail properties, the Bank continues to believe that food-related retail properties, especially in the discounter segment, will continue to display positive development. The extent to which investors believe that other retail properties will pose a heightened risk will depend heavily on whether consumer sentiment can recover sustainably in 2025.

Business Development

Berlin Hyp, in its capacity as centre of expertise for commercial real estate financing within the LBBW Group, will be able to offer a considerably broader range of services and a higher level of financing performance after its integration. By combining the strengths of both companies into one unit, savings banks will have a new, efficient and at the same time familiar partner in the real estate financing segment. In this context, Berlin Hyp plans to further strengthen its business relationships with the savings banks in the S-Group business and more firmly establish "ImmoDigital" as the central sales platform for S-Group products in the Immo product range.

Due to the regional principle and the individual business focus of each savings bank, the growth rates in market penetration are generally limited. As now 51 per cent of all German

savings banks are our customers, a failure to increase this market penetration will not result in material risks to the Bank's business model or business success. At the same time, the further expansion of these business relationships increases Berlin Hyp's chances of permanently positioning itself as an S-Group partner within the Sparkassen-Finanzgruppe.

The public sector lending business is no longer being actively pursued and will therefore continue to decline in volume.

In consideration of regulatory requirements, earnings potential that arises in the securities portfolio should continue to be used to support net interest income within the framework of a conservative investment strategy.

Berlin Hyp expects net interest and commission income in 2025 to be lower than the impressively high level reached in 2024. The reason for this is that the one-time effects from early repayment charges in 2024 are not expected to occur again, and income from interest rate risk management in the banking book is expected to be lower. Berlin Hyp's net interest income is based on stable interest income in its core business resulting from a stable portfolio and portfolio margins. The significant interest rate movements over the last few years continue to have a positive impact on the equity yield. There are opportunities to further strengthen the Bank's market position by leveraging Berlin Hyp's expertise as a commercial real estate financier within the LBBW Group, which would lead to sales targets as well as net interest income being exceeded. This could be further facilitated by the consistent implementation of the digitalisation strategy. In view of the development of interest rates, a more or less low level of unscheduled loan repayments and, correspondingly, stable portfolios are expected. Potential risks may arise if the sales targets are not met, for example due to a downturn in the real estate markets. Cancelled or postponed investments could lead to a decline in demand for commercial real estate financing. In addition, earnings risks arise if, due to renewed stronger competition, only interest margins lower than planned can be agreed in the core business, or if delays in implementing the digitalisation strategy lead to lower business potential than expected.

Acquisition of new customers is expected to account for a 20 per cent share of new lending in 2025.

Despite the persistently challenging and unreliable planning environment, as well as demanding regulatory requirements, Berlin Hyp expects that new lending volume in 2025 is likely to significantly exceed the new lending volume recorded in 2024 in an environment that was marked by ongoing market uncertainties. Depending on what happens in the Russia-Ukraine war and, in particular, how interest rates continue to develop, real estate markets run the risk of falling short of the plan, although they may again also offer opportunities for a slightly higher level of new lending compared to planning.

The Bank expects that net commission income will likely be significantly lower than the figure recorded in 2024. This is particularly due to the fact that service fees and charges will be lower and a higher share will be spread out over the terms of the lending transactions.

Berlin Hyp expects an overall decrease in operating expenditure in 2025 as compared to the previous year. Staff expenditure will continue to be influenced by the positive effects associated with the allocations to pension obligations resulting from rising average interest rates. Along with the continuing high level of cost awareness and the extensive optimisation activities for making adjustments to human resources, strategically essential projects will also impact operating expenditure. Berlin Hyp's incorporation into LBBW will continue to generate additional costs as well.

Contributions to the European bank levy are calculated by the banking supervisory authority. Berlin Hyp expects that contributions in 2025 will be very low. However, the expansion of the measures for safeguarding the institutions in the Sparkassen-Finanzgruppe will require significant contribution payments starting in 2025.

The cost-income ratio is expected to increase slightly in 2025. With the results of the successful implementation of projects and other initiated measures, the cost-income ratio is expected to stabilise at its current low level over the medium term.

If the plans for the above-mentioned projects and levies are exceeded, it can have a positive impact on operating expenditure and the cost-income ratio. On the other hand, there is a risk that failure to reach planned objectives, project cost increases or negative interest rate developments or a bank levy set above the previous level will lead to higher operating expenditures and in turn to an increasing cost-income ratio.

Within the framework of a conservative planning approach, and without taking provision reserves into account, Berlin Hyp expects risk provisioning to remain at a significant level in 2025. The global political situation, which remains tense in some cases, is having a noticeable and major impact on economic activity in many markets. In this context, sanctions, disruptions of the raw material supply and disruptions of supply chains may cause negative impacts on the economy and restrictions in the business activities of many companies. Berlin Hyp does not have claims against debtors in Russia, Belarus, Ukraine, Israel or Palestine; therefore the inability of debtors from these countries to pay does not have direct consequences for the risk provisioning expenditures in Berlin Hyp's loan portfolio. However, Berlin Hyp may experience indirect effects on the valuation of the claims from commercial real estate financing. There may also be an indirect impact on Berlin Hyp's securities portfolio. Increased volatility on capital markets may require additional valuation adjustments. Berlin Hyp does not hold any securities in its portfolio issued by issuers from Russia, Belarus, Ukraine, Israel or Palestine; therefore the securities portfolio does not cause direct risks.

For example, somewhat unpredictable and unexpected developments in external macroeconomic, geopolitical and sector-related conditions and developments on the international financial markets can represent opportunities and risks for the risk result of the capital market business. Furthermore, despite careful planning, a trend reversal in the external framework conditions – for example, in the event of a significant decline in real estate prices – could lead to a deterioration in the creditworthiness of borrowers and also to a reduction in the value of the collateral provided, and could result in a need for additional risk provisioning or value adjustments for commercial real estate financing. It is also possible

that the need for risk provisioning will be lower than expected if the economic environment is favourable.

Insofar as the effects of the risk factors mentioned are reflected in sustainable economic and capital market pressures beyond current expectations, this could result in vacancy rates and further losses in commercial property values contrary to previous expectations, putting a significant strain on real estate markets and leading to increased risk provisioning expenditures. Furthermore, there could be a decrease in the volume of new business and the number of holdings in the Bank's commercial real estate financing business.

For planning purposes, Berlin Hyp assumes that taking into account the reversal of provision reserves that occurred in the reporting year due to the impending integration, as well as careful risk provisioning planning and the above-mentioned expectations, the operating result after risk provisioning will clearly deteriorate in 2025 as compared to 2024. Profit before income tax will also be significantly below the previous year's level, and the profit transfer is expected to be considerably lower than the previous year's figure for net income.

While a deterioration of the geopolitical situation or global economic development could result in a lower-than-expected profit transfer, there is a chance of higher earnings if the overall economic situation develops more positively than anticipated. There may also be consequences for regulatory capital and the regulatory indicators. Therefore, it cannot be ruled out that the further development of external conditions, and in particular the interest rate environment, may also have a considerable impact on risk management parameters.

At the same time, however, there is also a chance that the negative effects of the tense global political situation will prove to be less persistent or milder than what the Bank has currently assessed and taken into account in the forecast. Property markets could therefore take a more positive turn than the Bank currently expects. Factors such as a persistently high demand for real estate due to a lack of investment alternatives could also influence recovery. The resulting higher demand for loans would create opportunities for the Bank to develop new and existing business in its core business area.

Return on equity in 2025 is likely to be considerably lower than in 2024. If the profit transfer does not meet expectations, return on equity will also then be correspondingly lower. Otherwise, there is a chance of a positive deviation from the plan.

The Bank expects the common equity tier 1 ratio (CET1 ratio) at the end of 2025 to be significantly higher than the figure recorded for 2024. The short-term improvement of the equity ratio can be attributed to the simplification possibilities afforded to basic IRB institutions for their first-time application of CRR III/CRD VI. These will be neutralised as early as 2026 due to the introduction of the output floor, whereby this will have a negative impact on equity ratios.

Additional stricter regulatory requirements are expected in the coming years, such as the setting of further increasing macroprudential capital buffers. Both the increasing capital requirements and the effects from the CRR III / CRD VI output floor will also have a strong impact on Berlin Hyp and reduce the Bank's free RWA potential and thus new lending opportunities accordingly.

The active management of total risk-weighted assets (RWA) will also make a significant contribution to achieving the targeted capital ratios and fulfilling the additional capital requirements as described. Events such as an increase in RWA above expectations as a result of reduced collateral values and rating changes due to the changed economic framework conditions would put the achievement of targets at risk.

In addition, future regulatory interventions may be accompanied by restrictions and therefore by earnings risks, and the implementation of new regulatory requirements by additional operating expenditure. There are also risks from the Bank's membership in the Institutional Protection Scheme of the Sparkassen-Finanzgruppe. As part of compensation and support measures, the institutions in the protection scheme could be required to make special payments, which would put pressure on the Bank's earnings. The same applies to potential obligations to make additional contributions to the restructuring fund for banking institutions. It is currently not possible to predict whether such payments will arise and in what amount.

Overall Statement

Fierce competition in commercial real estate financing, the still volatile capital and financial market environment and the uncertainties regarding the impacts of geopolitical conflicts present major challenges for Berlin Hyp. Against this backdrop, the 2024 financial year was very favourable and thus in general better than expected.

Berlin Hyp expects profit before income tax and profit transfer to remain very positive in 2025 as well.

The Board of Management believes the Bank is well positioned, despite the challenging environment.

Risk Report

Risk Management System

Berlin Hyp's risk management system comprises various tools to deal with risks the Bank enters into and to assess the economic and regulatory (normative) risk-bearing capacity within the framework of the strategy defined by the Bank's Board of Management.

The objective of risk management is to maintain the risk-bearing capacity and compliance with specified minimum ratios through the limitation of economic risks and by establishing upper limits for tied capital.

Berlin Hyp is subsidiary of Landesbank Baden-Württemberg (LBBW).

Risk Management System at the LBBW Group

A number of interlinked principles and rules make up the Group-wide risk management system.

As the superordinate regulation, the business strategy outlines strategic underlying conditions. It defines that the controlled incurrence of risks within the scope of the risk strategy is an elementary aspect of the banking business. Standardised Group risk policies aim to ensure that assumed risks remain acceptable. All companies and organisational units have to ensure that risks are both transparent and measurable under the uniform Group-wide methodology.

The LBBW risk strategies contain details on these requirements. The Board of Managing Directors of LBBW is responsible for these, and the members of the Board discuss them with the members of the LBBW Supervisory Board. Compliance with the risk strategies is continuously monitored by LBBW's Risk Control division.

The interface agreement on risk control that was concluded between LBBW and Berlin Hyp defines the framework for operational risk controlling as well as the responsibilities and escalation processes for risk management at the Group. Limit systems and escalation processes are described for each major risk type.

Berlin Hyp Risk Management System

Risk Policy Principles

The aim of risk management is the intentional acceptance of strategic risks in order to gain access to earning opportunities and, in doing so, generate appropriate and sustainable income. Risks are accepted in view of profitability. One parameter used in this regard is return on equity on the basis of regulatory and balance sheet capital. In terms of pricing, the Bank ensures that the revenues are in a reasonable proportion to the risks entered into.

Berlin Hyp's risk strategy is developed in line with the risk strategies at LBBW. The risk strategy is discussed by the Loans Committee and then presented to the Berlin Hyp Supervisory Board for review. The risk strategy is operationalised via medium-term and operational planning. Planning is conducted with consideration of all foreseeable risk and equity effects at the overall Bank level, and compliance with the risk strategy is continuously monitored.

The Risk Control division at Berlin Hyp supports the Board of Management in all risk policy issues, in the development and implementation of the risk strategy and in the design of the system for measuring and limiting risks. The division is essentially responsible for the ongoing monitoring of the risk situation, risk-bearing capacity and compliance with risk limits, as well as regular reporting of the risk situation to the Board of Management and governing bodies.

Documentation of core elements of risk management at Berlin Hyp is centralised in the risk manual. This document contains a complete definition of the risk management process, including methods and processes for identification, measurement, evaluation, management and monitoring of the risks of the Bank. The risk management system encompasses both the evaluation of risks in accordance with regulatory requirements and risk assessments from an economic perspective.

As part of a risk inventory, the Risk Control division identifies the Bank's main risks on an annual basis, creates an overall risk profile and

reviews the methods used in the risk management system. Furthermore, the Internal Audit division regularly reviews the risk management system.

Berlin Hyp Governing Bodies

The Board of Management together with the Supervisory Board defines the strategy, which is then used as a basis for decisions by all divisions of the company. Overall responsibility of management for all essential elements of risk management is explicitly defined for the Board of Management in the rules of procedure.

In accordance with the business policy focus and in consideration of the economic risk-bearing capacity and regulatory provisions, the Board of Management defines risk limits and risk allocations in the various business areas as well as risk types by establishing limits and structural requirements. It is informed regularly about Berlin Hyp's net assets, financial position, profitability and risk situation.

The Supervisory Board is informed regularly by the Board of Management about the overall risk profile. It receives the quarterly risk reports and the financial statements according to the German Commercial Code (HGB), as well as information on Berlin Hyp's earnings contribution in accordance with IFRS. The Loan Committee, which also acts as the Risk Committee, consists of members of the Supervisory Board. It consults with the Board of Management regarding the principles of business policy relating to risks and risk management.

Internal Audit is an essential element of the business and process monitoring system. This encompasses a regular review and evaluation of the risk management processes for all types of risk. The Internal Audit division reports independently and directly to the Board of Management.

In addition, Berlin Hyp has set up various committees that regularly deal with risk management and the Bank's risk situation:

- Supervisory Board, including its committees
- Board of Management
- Financial Steering Committee
- New Lending Committee
- Market Assessment Committee

Details regarding the tasks, spheres of competence and members are defined in the respective rules of procedure.

As a part of risk inventory, the Risk Control division reviews the methods and models to identify, measure, aggregate and limit risks at least once a year and presents the results to the Board of Management.

Responsibility for operational risk management, that is the acceptance of risks within the scope of the risk limits, is assigned to the defined managers. Overall Bank risk management is the responsibility of the entire Board of Management, while market price risk and liquidity risk management in compliance with the binding requirements of the Board of Management adopted on the basis of the proposals by the Financial Steering Committee is handled by the Treasury division. Risk management in the lending business is implemented by the respective decision maker according to the assigned spheres of competence, taking into consideration the implications for the loan portfolio.

Reporting

Berlin Hyp's risk situation is presented on a quarterly basis in a risk report for the Board of Management and the Supervisory Board. In addition to the material information on the individual risk types classified as material, the stress test results and information on risk concentrations, the risk report also includes information on adequacy of capitalisation, regulatory and economic capital, the current capital and liquidity indicators and refinancing items. In addition to the quarterly risk report, the Risk Control division provides monthly reports on individual risk types and the Bank's risk-bearing capacity. Market and liquidity risks (procurement risk) are reported daily. In addition to the regular standardised risk reports, reports are also prepared on a case-by-case

basis (ad hoc), if deemed necessary due to the current risk situation, for example if predefined risk limits or loss limits are exceeded.

Besides the risk situation reports, regular reports are also prepared on the development of the business volume and the cover funds and reports on the Bank's net assets, financial and earnings situation.

The following table shows an overview of Berlin Hyp's key reports and their frequency of reporting:

Reporting frequency	Subject
Daily	→ Market price and liquidity risks
Monthly	→ Liquidity risks → Development of balance sheet items → Development of the earnings situation → Risks of counterparty default at the portfolio level
Quarterly	→ Quarterly Commercial Code reports → Risk report (summary risk report on all risk types) → Risk reporting of the cover funds → Development of existing mortgages (including new lending and extension volumes, margins)

Foundations of Risk Management

Risk Inventory

As part of a risk inventory, Berlin Hyp regularly (at least once per year) reviews the risks that can significantly affect the net assets position, the earnings situation or the liquidity position. In this process, an overall risk profile for the Bank is created and the materiality of the identified risks is evaluated by the Board of Management. All identified material risks are included in the regular reporting of the Bank's risk situation. As part of a new-product process, new products are analysed before they are introduced and, in particular, are reviewed with regard to their risks for the Bank. By involving all relevant divisions, the new-product process is designed to ensure that risks from new or changing products can be properly mapped and monitored.

The Bank is continuously developing its risk management organisation in accordance with regulatory standards and recommendations. In 2024, specifications were developed that describe the processes for the integration of climate and environmental risks into

Berlin Hyp's risk management approach and the integrated process for everything from the identification of material climate and environmental risk drivers to the ESG risk inventory and its integration into risk management activities and the ICAAP. The ESG risk inventory is conducted within the framework of the general risk inventory and addresses in detail the identification and determination of ESG risk drivers' financial impacts on various risk types.

Risk Taxonomy

Financial Risks are risks that are intentionally taken ex-ante and whose value can be assessed, thus making it possible to generate income. Risk assessments and risk quantification form part of the basis for risk management activities. Financial risks include:

- Counterparty default risk
- Market price risk
- Liquidity risk
- Real estate risk
- Shareholder risk

It is generally very difficult to quantify non-financial risks reliably, as the associated loss mechanisms can vary greatly. Non-financial risks include:

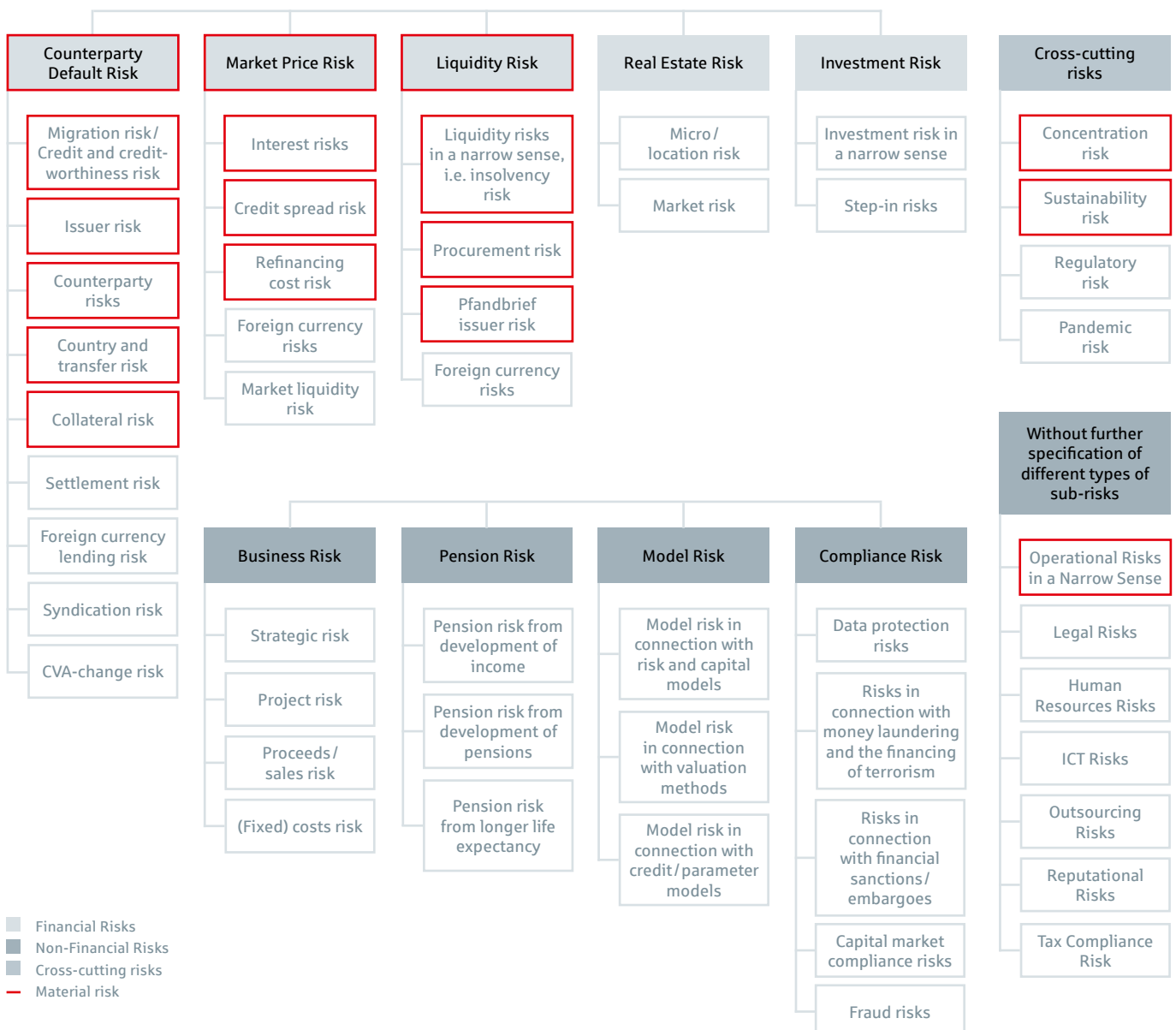
- Operational risks in a narrow sense
- Legal risks
- Human Resources risks
- Information risks
- Outsourcing risks
- Reputational risks
- Business risks

- Pension risks
- Model risks
- Compliance risks
- Tax compliance risks

Aspects that are connected across the various risk types are taken into account as aggregate risks, or cross-cutting risks (e.g. sustainability risks), and do not constitute a specific risk type.

In line with the Bank's risk inventory, the following risk taxonomy applies at Berlin Hyp:

Financial Risks of Berlin Hyp AG



The following overview shows the organisational implementation of risk management at Berlin Hyp for the major risk types:

Risk types	Risk management (units/committee)	Risk monitoring (units)
Counterparty default risks	→ Real Estate Financing → Portfolio Management → Treasury → Lending → Risk Management	→ Risk Control
Market price risks	→ Financial Steering Committee → Treasury	→ Risk Control
Liquidity risks (including price risk)	→ Financial Steering Committee → Treasury	→ Risk Control
Operational risks	→ Process owners → Divisions	→ Risk Control

Risk-Bearing Capacity

The Berlin Hyp's risk-bearing capacity concept is based on the "ECB Guide to the internal capital adequacy assessment process (ICAAP)". Within the framework of the risk-bearing capacity concept, both the economic perspective and the normative perspective are considered.

Berlin Hyp has implemented a risk-bearing capacity concept that the Bank uses to ensure that both material risks (excluding liquidity risks but including the refinancing risk) and immaterial risks (real estate and model risks) are covered by the risk-covering assets of the Bank, thereby ensuring the Bank's risk-bearing capacity at all times. In doing so, the Bank uses appropriate methods to quantify the individual risks. As the risk calculations are based on certain confidence intervals, there is a residual probability that the risks actually incurred are potentially higher. Limits have been introduced for the counterparty default, market price, operational⁷ and real estate risk types, and compliance with these limits is monitored by the Risk Control division. The assumptions underlying the quantification of the risks and the corresponding limits are reviewed regularly, at least once a year, and approved by the Board of Management.

In assessing the risk-bearing capacity, the risks are quantified in the economic perspective using approaches based on value at risk. A confidence level of 99.9 per cent for a one-year evaluation period is applied. In order to ensure risk-bearing capacity, the total risk position determined in this way must not exceed the risk-covering assets. For the overall risk within the risk-bearing capacity assessment, there is a pre-warning level at 80 per cent of the available risk-covering assets. The evaluation is completed by evaluating the overall risk position by assessing the results of various stress tests that take the risks into account from an economic as well as a regulatory perspective.

The risk-covering assets are calculated from the sum of the capital allocable under regulatory requirements and certain economic adjustment items.

The changes in risk positions arising from the planned business performance as well as the progression of the risk-covering assets are analysed as part of the annual planning process. The results are incorporated, for instance, in the planning of capital measures.

⁷ These assumptions relate to all risk types quantified in the AMA model: operational risks in a narrow sense, legal risks, human resources risks, information risks, compliance risks, outsourcing risks and tax compliance risks.

In addition to the analyses described above, unusual economic developments and additional events specific to individual institutions are examined by means of stress tests for all material risks. One of the objectives here is to combine the risk types analysed in the risk-bearing capacity into a stressed overall scenario and identify the effects on regulatory and economic capital.

The impact of macroeconomic changes on the risk of the Bank and the risk-covering assets and/or on the regulatory capital ratios was estimated by consolidating the specific stress tests in the individual risk types into several stress tests for the Bank as a whole. This was achieved by defining scenarios in accordance with the requirements of the MaRisk, which also take into account the relationships between the individual risk types of the assumed developments.

Reverse stress tests are used to calculate the degree to which the overall banking scenarios with the greatest impact would have to develop before the total risk-covering assets are exceeded or the minimum capital stock is not reached.

The Bank's risk-bearing capacity was verified in 2024 as at all reporting dates, both from an economic and a normative perspective. Details of the risk-bearing capacity as at 31 December 2024 are disclosed in the section "Overall Statement on Risk Situation".

Risk Management Pursuant to Section 27 PfandBG (Mortgage Pfandbriefe)

According to Section 27 of the PfandBG, Berlin Hyp, as a Pfandbrief bank, must use a risk management system suitable for the Pfandbrief business. The risk management of the cover funds is largely integrated into the risk management system of Berlin Hyp. In addition, there exist limits in line with regulatory requirements. Compliance with these limits is continuously monitored within the risk management of the cover funds and presented to the Board of Management on a quarterly basis in a separate report.

For exceptional events that carry the risk of far-reaching consequences, a crisis team was set up at Berlin Hyp to deal with such crises.

Financial Risk Types

Berlin Hyp's risk taxonomy distinguishes between financial and non-financial risks, and it also distinguishes between material and immaterial risks. The sections below describe first the risk management approach for the material financial risks of counterparty default risk, market price risk and liquidity risk, and then the approach used for the immaterial non-financial risks of real estate risk and investment risk.

Counterparty Default Risks

The risk of counterparty default is the risk of a loss, or loss of profit, due to a deterioration of a business partner's creditworthiness, as well as a loss in value of the security provided to the Bank. This is currently the most dominant type of risk for Berlin Hyp. Counterparty default risks are managed and monitored at the individual business partner and overall portfolio levels. Investment risk (shareholder risk) is considered to be an immaterial risk.

Individual Commitment Level

Adequate risk management of counterparty default risks should be guaranteed through a loan approval directive and defined processes and interfaces, from acquisition to new lending through to loan repayment (close integration of acquisition and subsequent market sphere). The credit processes are laid out in writing in the Bank's regulations. Credit processes are examined regularly by the Internal Audit division, which means that they are also subject to constant quality analysis. Agreements with the parent company govern cooperation between LBBW and Berlin Hyp with regard to shared customers in the lending business.

The risk exposure on the individual borrower level is verified on the basis of a regular analysis of creditworthiness. Rating procedures that take debtor and business-specific characteristics into account are at the core of the risk assessment. Pricing as well as loan decisions are based on the rating of the borrower, taking into consideration the security provided. Real estate financing is largely determined using the SparkassenImmobilien-Geschäfts-Rating (SIR) and the method for international commercial real estate financing (ICRE). Furthermore, the rating procedures for banks (BNK) and corporates (CRP) are used in particular for the capital market business.

The rating procedures employed here have been derived from the framework of the banking supervisory authority approval system. The Risk Control division is responsible for quality assurance and validation and back-testing for rating procedures. The continued development and maintenance of these is provided by Sparkassen Rating und Risikosysteme GmbH (S- Rating) and RSU Rating Service Unit GmbH & Co. KG, and is supported by the pool institutes in working groups and project teams. Berlin Hyp is represented in the relevant working groups and bodies.

Based on the rating class system, the counterparty default risk is divided into performing loans (rating classes 1 to 15) and non-performing loans (rating classes 16 to 18).

The share of non-performing loans in the total portfolio stood at 1.9 per cent as at 31.12.2024.

Loan commitments are in principle subject to annual resubmission and collateral is subject to a regular review.

Particular focus is placed on the process of real estate and portfolio valuation. Certified appraisers from an independent division of the Bank or certified and independent appraisers working on behalf of the Bank undertake valuations on a regular basis.

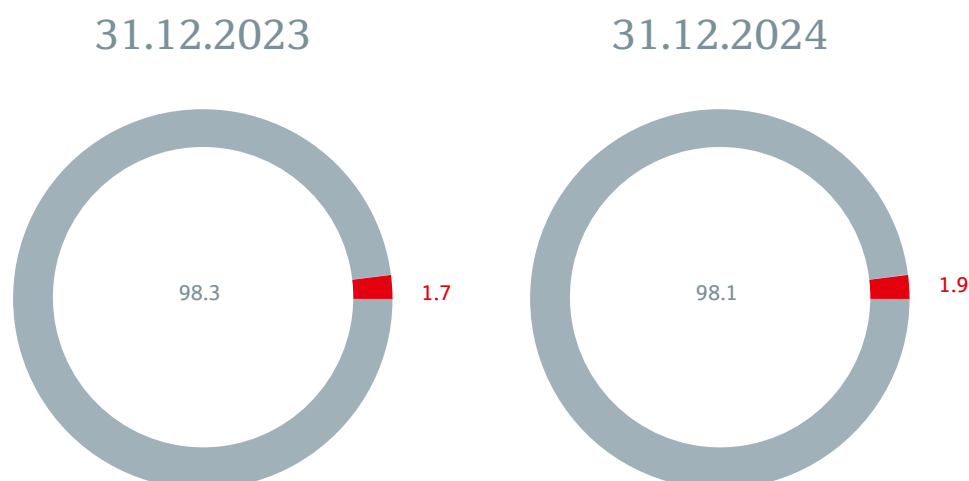
Berlin Hyp uses early warning systems with a variety of instruments in order to identify loan commitments with an increased risk in good time. Alongside the definition of quantitative early warning indicators as part of an early warning system, qualitative indicators also exist for the purposes of regular loan monitoring. The automated early warning procedure draws special attention to the criteria for rating deterioration, arrears of interest and principal and the deterioration of the debt service cover ratio in different degrees. Other parameters relate to the loan-to-value as well as the expiry of rental contracts and/or fixed interest rates.

Early warning meetings take place each quarter. During these meetings, which are attended by staff from the Sales, Credit and Risk Control divisions, the risk content of the identified commitments is discussed separately and further measures are decided upon if necessary.

Risky real estate commitments are transferred to Risk Management. Competence for valuation adjustments is concentrated here. Upwards of a specific size, such valuation adjustments must be approved by the entire Board of Management. Valuation adjustments are made for an amount by which the outstanding loan, less any collateral, cannot be paid back with a high degree of probability. Collateral values are reviewed in this context and, if necessary,

NPL ratio based on FinRep in %

— Performing Loans
— Non Performing Loans



adjusted depending on the necessary measures. In exceptional cases, special and justified circumstances may result in deviating valuations.

The share of financing that was transferred to the processing steps “increased support” and “early warning meetings” increased during the reporting period. Berlin Hyp introduced the “Observation” pre-warning level on 1 January 2024.

Within the framework of the valuation of claims, lump-sum value adjustments are established for latent risks on the basis of the principle of prudence in accordance with Section 252 (1) (4) of the German Commercial Code (HGB). The total of the transactions that are material for the calculation of the lump-sum value adjustments comprises all claims for which no valuation allowances were established. In addition to these claims that are not in severe danger of default, lump-sum value adjustments are established for off-balance sheet items (provisions made for lending for irrevocable loan commitments and sureties). Since 1 July 2022, the lump-sum value adjustment has been determined according to the regulations contained in IDW RS BFA 7 (lump-sum value adjustment for banking institutions) on the basis of the IFRS 9 methodology. This methodology calls for impairments to be recorded on the basis of expected credit losses. For every individual transaction, the lump-sum value adjustment corresponds to the credit loss expected for the subsequent 12 months. In the case of a significant increase in the default risk of an asset since its initial entry in the balance sheet, all expected losses throughout the financial instrument’s residual term are recognised. With regard to the financial assets mentioned, the expected loss is calculated in relation to the probability of default (PD), the estimation of the loss given default (LGD) and the anticipated exposure at default (EaD). The expected losses, which are calculated as the product of the three parameters mentioned, are discounted to the reporting date using the effective interest rate of the specific transaction or an approximation of the same.

Within the framework of an agency agreement, LBBW is responsible for the calculation of the lump-sum value adjustments and of the provisions made for lending for latent credit risks.

The securities and public sector loan portfolio represents a significant aspect of the capital market business. In addition, there are counterparty risks from the derivatives business. The existing capital market exposure is reported on a regular basis to the Board of Management and the Supervisory Board, broken down according to country and rating class.

Derivatives transactions are not only concluded with capital market counterparties but also real estate customers in the course of property financing. Counterparty risks from the interbank business are in principle covered by collateral. The Bank is aiming to achieve a high share of centrally processed derivatives (central clearing). In the real estate customer business, the established mortgage liens for the underlying transaction generally also apply to the derivative through broad statements of collateral purpose.

During each half of the reporting year, the Bank conducted a comprehensive analysis of the entire portfolio of project and property financing. The analysis here focused on risk assessment for individual cases while particularly taking into account market changes, maturity dates and guarantee structures. Despite significantly higher refinancing costs for follow-up financing and a decline in transaction volumes, project developments largely proceeded in line with the stipulations of the associated loan agreements, and cost increases remained manageable thanks to the existence of adequate provisions for construction costs. The results of the analysis showed that no fundamental measures need to be implemented for the project financing portfolio. In the case of certain instances of project and property financing that displayed project-specific anomalies (for example construction delays, letting problems, declines in value), the decision was made to monitor the corresponding projects more closely.

An additional meeting with the entire Board of Management every 14 days was launched in May 2023 in order to continuously report on the development of conspicuous individual exposures in the Bank’s loan portfolio in a timely manner.

Berlin Hyp took into account the latent effects on the economy and in particular on the real estate industry resulting from global risks (in particular the Russia-Ukraine war) by imple-

menting post-model adjustments for valued loans in the form of a lump-sum value adjustment, and for irrevocable loan commitments in the form of provisions.

Portfolio Level

In addition to risk monitoring at the individual borrower level, Berlin Hyp examines credit risks at the portfolio level.

The loan portfolio model simulates potential borrower, issuer, counterparty and country defaults as well as value changes due to rating migrations in a one-year evaluation period on the basis of:

- Exposure data (availments, externally approved limits)
- Collateral values
- Borrower default probabilities
- Rating migration probabilities
- Country default probabilities
- The dependency of borrower default probabilities on risk factors (industry-country cluster)
- The correlation between risk factors
- Loss ratio estimations (LGD parameters)
- An estimation of the use, in the event of a borrower default (CCF), of externally approved limits that have not been drawn yet.

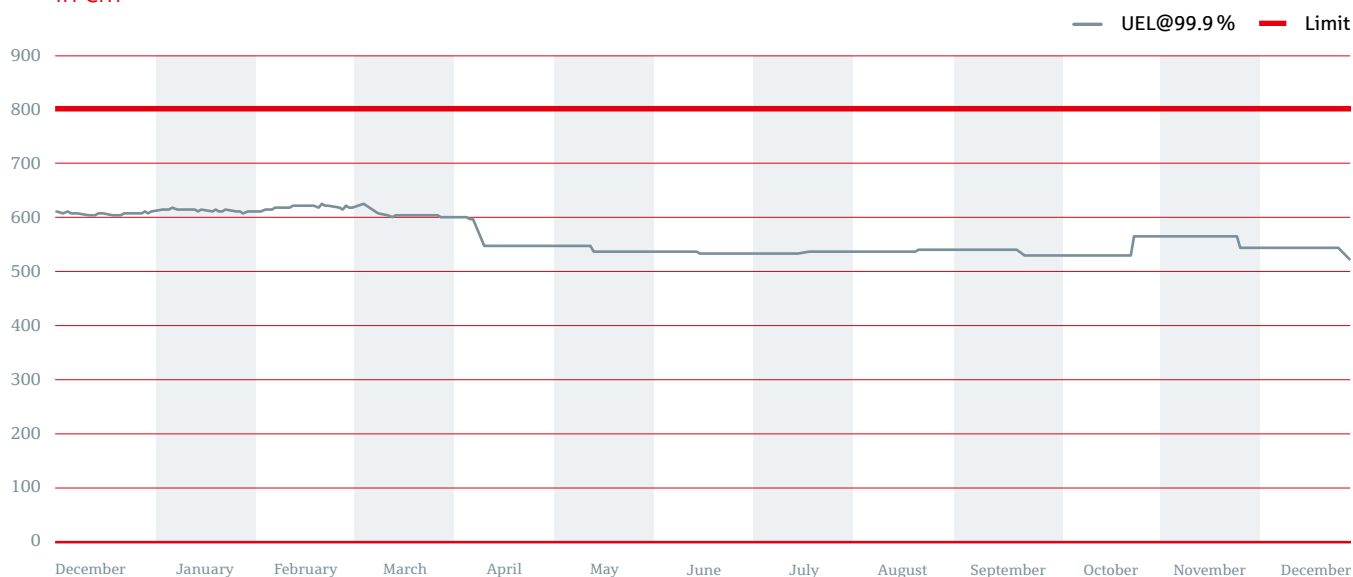
Based on the assumption of no fundamental changes to the risk structure of the portfolio (constant level of risk, going concern approach), the credit default distribution that is determined makes it possible to make statements regarding the probability of credit defaults in the following year. Risk indicators (expected loss, credit value at risk and unexpected loss) can be determined from the credit default distribution.

Management of default risks is based on unexpected loss at portfolio level.

Berlin Hyp has limited the counterparty default risk. The risk indicators are determined on a monthly basis under an agency agreement with Landesbank Baden-Württemberg (LBBW) in accordance with uniform Group-wide standards. In the course of harmonisation, LGD determination on the Group level was also standardised in November 2024. The risk indicators are monitored by Berlin Hyp's Risk Control division, which carries out variance analyses and limit monitoring. The utilisation of limits at the portfolio level is monitored and reported weekly. Berlin Hyp has defined processes and options in the event that the pre-warning level (90 per cent of the credit risk limit) is exceeded and limits are exceeded.

The limit is reviewed at least once a year, adjusted if necessary and approved by the Board of Management as necessary.

Development of UEL in 2024 in €m



As at 31 December 2024, the utilisation was €527 million and the limit was €800 million.

Responsibility for the validation of the credit value at risk model is outsourced (under consideration of Berlin Hyp's interests) to Landesbank Baden-Württemberg (business agent).

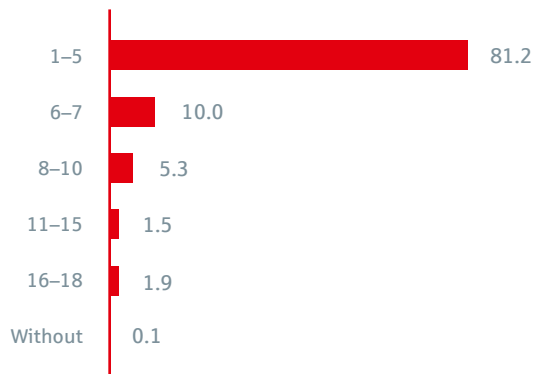
Stress tests are performed within the scope of the credit portfolio model to simulate the change in a loan portfolio under the assumption of extreme scenarios in order to review the financial stability of the Bank against macroeconomic crises.

The business volume of Berlin Hyp relevant for the determination of the counterparty default risk amounted to €37.6 billion as at 31 December 2024. This business volume is broken down into mortgage lending transactions of €31.4 billion, money market and derivatives transactions of around €0.2 billion and securities and public sector loans of around €6.0 billion.

The mortgage loan portfolio is broken down by ratings, customer groups, regions and property types as follows:

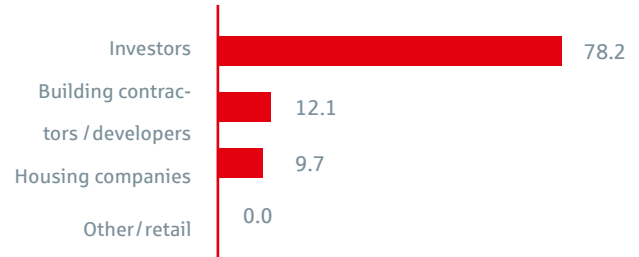
Rating classes

in %



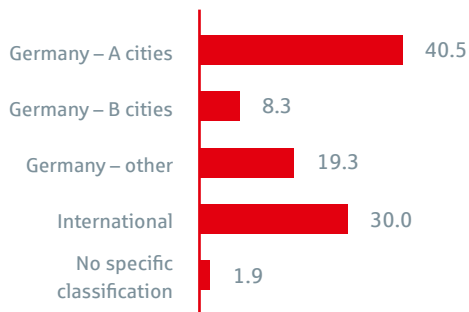
Customer groups

in %



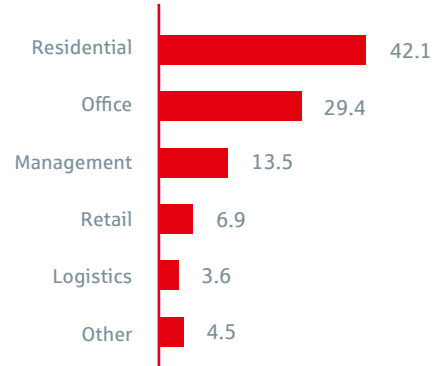
Regions

in %



Property Types

in %



Country and Transfer Risks

Country and transfer risks are limited primarily through volume-based country limits, which are reviewed annually at least. Limits are determined in consideration of economic data and in close coordination with the Group and are then approved and adopted by the Board of Management. Country risks within the scope of new business activities are only entered into in countries with good or very good creditworthiness. As in the preceding year, it was therefore not necessary to recognise a bad country debt value provision for transfer risks. Individual exposures collateralised through property are classified depending on the location of the property. In all other cases, classification is based on the registered office of the business partner.

Market Price Risks

Berlin Hyp is a non-trading book institution. As a Pfandbrief bank, Berlin Hyp largely assumes market price risks in the form of interest and spread change risks. Except for peak amounts, the Bank does not have any open currency positions in the real estate financing business in accordance with its risk strategy. The mortgage lending business and refinancing in foreign currencies are generally covered by corresponding hedging transactions. The Bank does not incur share price risks.

The controlled incurrence of market price risks is based on a range of risk and earnings indicators. The interest rate change risk is hedged with interest rate derivatives.

Berlin Hyp introduced a new risk model in November 2024. This model builds consistently on LBBW requirements and does so on its own platform, thereby also disengaging from the services from the provider up until now.

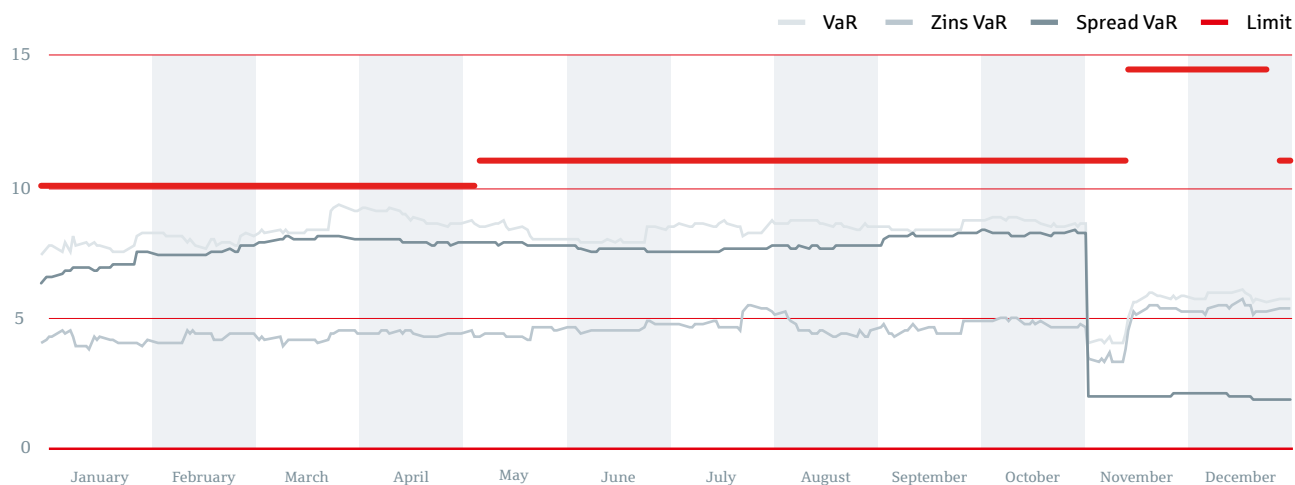
The Bank uses a combination of risk sensitivities, the value-at-risk approach and other stress tests to measure the risk of interest rate changes. Since 1 November 2024, a value at risk with a holding period of one trading day and a 99.0% confidence level has been calculated for market price risks on the basis of the Monte Carlo method, taking into account linear and non-linear risks including volatility risks. Since 1 November 2024, and in coordination with LBBW, the determination of the market price risk within the context of risk-bearing capacity (ICAAP) has been conducted by way of appropriate scaling of the confidence level

and holding period on the basis of a stressed value at risk that includes the stress period associated with the global financial crisis of 2008/2009. The value at risk also takes credit spread risks and interest change risks from the Bank's pension reserves into account in addition to general interest rate change risks.

The Bank determines an early warning indicator in accordance with the requirements of the EBA guideline on the management of the interest rate risk for transactions in the banking book and the corresponding BaFin circular. To this end, the cash value changes of the six IRRBB (Interest Rate Risk from the Banking Book) scenarios stipulated under regulatory law are set in proportion to common equity tier 1 capital. The stress scenarios for market price risk also include various earnings and risk stress tests and a net interest income simulation.

The value at risk and the IRRBB interest scenarios are limited. Thresholds have been established ahead of the limits. The early warning indicator and change in net interest income while applying the six IRRBB interest rate scenarios stipulated under regulatory law come with regulatory warnings. Recourse in relation to the market price risk was below the value-at-risk limit throughout the 2024 financial year. The transition in the market risk model from spread sector curves to CDS curves, which display less volatility, resulted in a decline of the VaR at the beginning of November. This transition is linked to the technical go-live of the new risk model on the Bank's own platform. On the reporting date, the one-day market price risk was € 5.75 million at a limit of € 11.0 million and a confidence level of 99.0 per cent.

Development of VaR 2024 in €m



Market price risks are reported daily to the Board of Management. This includes, among other things, information about basis point sensitivity for the overall risk-bearing position, the early warning indicator, the value at risk utilisation and cash value profit and loss analyses. A predefined escalation process is triggered when warning thresholds or limits are reached or exceeded.

The daily reports to the management also include comments on the results of back-testing. Currently, the VaR model (total VaR) has two backtesting outliers. The evaluation period for the backtesting outliers comprises the last 12 months. Therefore, the model is within the green range of the Basel traffic light concept.

Reports on the results of the stress tests are prepared as part of the monthly and quarterly reports. Aside from specific interest rate changes, these scenarios also include the results of actual, historical interest rate developments. Alongside interest curve modifications, stress simulations are also used to examine the effects of credit spread changes on the cash value and net interest income on the basis of the EBA guideline on the management of credit spread risks in the banking book (CSRBB). Besides the presentation of the cash value impact on these scenarios, the impact of the six IRRBB scenarios on net interest income is also reported on.

As a consequence of the implementation of the EBA guideline on CSCBB, the refinancing cost risk (until 31 October 2024: "price risk") will be assigned to the market price risk. It encompasses the risk that in case of existing incongruities with dates on which the capital falls due, the Bank can only carry out follow-up financing in the next 12 months on the basis of increased favourable refinancing spreads. The risk is considered within the framework of the risk-bearing capacity concept and is limited. As at 31 December 2024, the refinancing cost risk was €47 million for a limit of €80 million.

Liquidity Risks

Berlin Hyp defines a liquidity risk in the narrower sense as the risk that current and future payment obligations may not be met in full or on time. The liquidity risk in the sense of an insolvency risk is a material risk for Berlin Hyp.

The Bank uses various instruments, key performance indicators and analyses to monitor and manage liquidity risk.

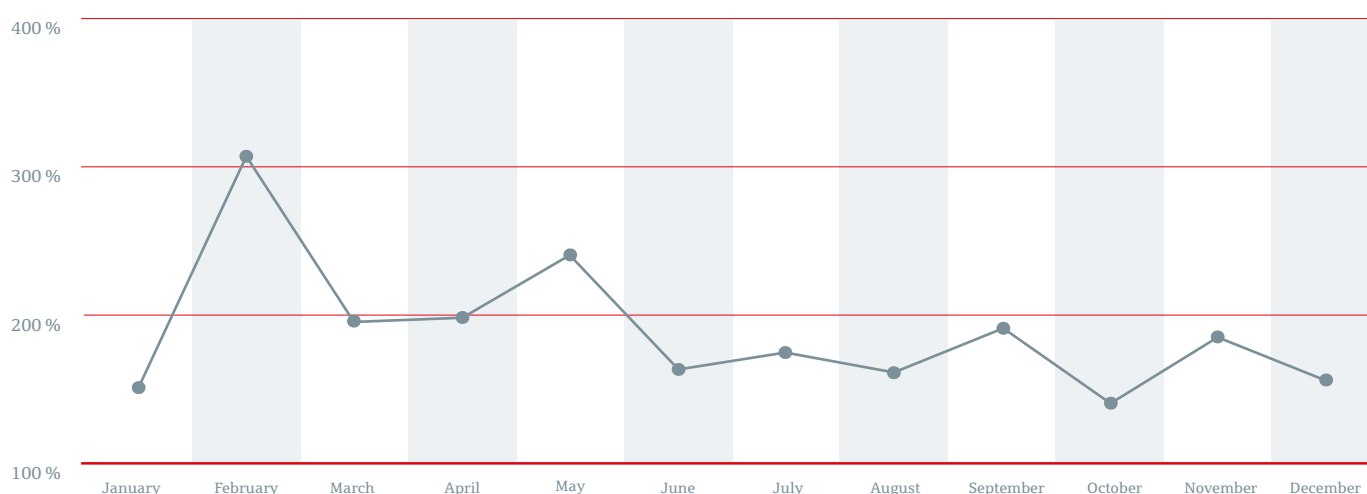
The **procurement risk** is the risk that Berlin Hyp may no longer be able to fulfil short term outstanding payment obligations within the next 30 days if access to the unsecured money market is eliminated. The aim here is to ensure that the Bank will be able to fulfil all payment obligations within the next 30 days. The procurement risk is determined and reported on a daily basis.

As the Bank is classified as a capital market-oriented institution within the meaning of the MaRisk, daily checks are carried out to ensure that liquidity is guaranteed for seven or 30 days in accordance with defined MaRisk conditions (BTR 3.2).

The regulatory minimum ratio for the **Liquidity Coverage Ratio (LCR)** is 100 per cent. Internally, the LCR is controlled with a target ratio of at least 120 per cent. On the reporting date 31 December 2024, the LCR ratio was 156 per cent and therefore well above the minimum.

The following chart shows the development of the LCR, in each case at the end of the month:

Development of LCR in 2024 in %



The liquidity risk for the next 365 days will be determined for the Group by LBBW and the institutions and monitored by the respective institution. The procedure here is based on the **survival period in the baseline** scenario which is determined and reported on a daily basis. It is based on a liquidity progress analysis under the assumption of stress. Intact access to the secured and unsecured capital market is also assumed.

The **survival period in stress scenarios** is also determined. This describes the period of time that the Bank could survive in a stressful environment with restricted access to the unsecured capital market on the liquidity side.

In addition to monitoring liquidity risk limits, the Board of Management is updated on a monthly basis on the concentration of secured and unsecured money market refinancing with individual counterparties.

Liquidity is managed in compliance with economic limits/warning thresholds. Compliance with regulatory requirements is a mandatory secondary condition. Falling below a warning threshold or a limit triggers a predefined escalation process.

The liquidity buffer for ensuring liquidity consists of diversified assets from the various categories, almost exclusively ECB-eligible, according to the CRR regulations. The Bank generally does not create any new exposures in insufficiently liquid markets.

The Treasury of Berlin Hyp provides monthly forecasts of liquidity development for a period of at least 12 months. The underlying assumptions are regularly reviewed and adjusted as necessary.

A regulatory minimum quota of 100 per cent will apply for the net stable funding ratio (NSFR). On the reporting date 31 December 2024, the NSFR ratio calculated on the basis of CRR II was 114

per cent. Based on the liquidity and issuance planning, a quarterly forecast of the future LCR and NSFR development is prepared.

Berlin Hyp's refinancing ability was also guaranteed in 2024.

Investment Risks

In the reporting period, Berlin Hyp held shares in a total of four different companies, including two companies from the real estate digitalisation sector, based in Berlin.

This included a 49 per cent share in OnSite ImmoAgent GmbH with its crowd-based property viewing service. In addition, the Bank holds shares in a venture capital fund, PropTech1 Fund I GmbH & Co. KG, whose investment focus is on start-ups for the digitalisation of the European real estate industry. The indirect shareholding was 6.97 per cent as at 31 December 2024.

Berlin Hyp holds 100 per cent of the shares in Berlin Hyp Immobilien GmbH which, in addition to its own brokerage activities, also handled the marketing of real estate, but no longer has any active business operations. Furthermore, Berlin Hyp holds 100 per cent of the shares in Berlin Hyp Beteiligungsgesellschaft mbH, which in turn holds the aforementioned shares in the venture capital fund PropTech1 Fund I GmbH & Co. KG.

Real Estate Risks

The real estate risk is the risk of negative market changes in relation to real estate owned by Berlin Hyp. Because Berlin Hyp's business model does not include the active acquisition or sale of real estate, the portfolio during the reporting period only contained two properties, both of which are used by Berlin Hyp.

Non-Financial Risk Types

In accordance with the risk taxonomy, a distinction is made between material and immaterial risk types with regard to non-financial risks as well.

Berlin Hyp considers the risk type "Operational risks in a narrow sense" to be a material risk. Non-financial risk management is centrally coordinated and operational risks are monitored in the Risk Control division in consultation with the decentralised OpRisk managers at the various divisions and departments.

Operational Risks

Operational risk (OpRisk) is defined in the CRR as the risk of loss resulting from inadequate / failure of internal processes, people or systems, or from external events. This definition also includes legal risks. The operational risk in a narrow sense comprises risks that cannot be assigned to a specific sub-type of operational risks.

Up until the changeover to the new standard approach (BCBS 355) Berlin Hyp will use an advanced approach approved by the Supervisory Board to quantify operational risks. The internal model is validated on a regular basis.

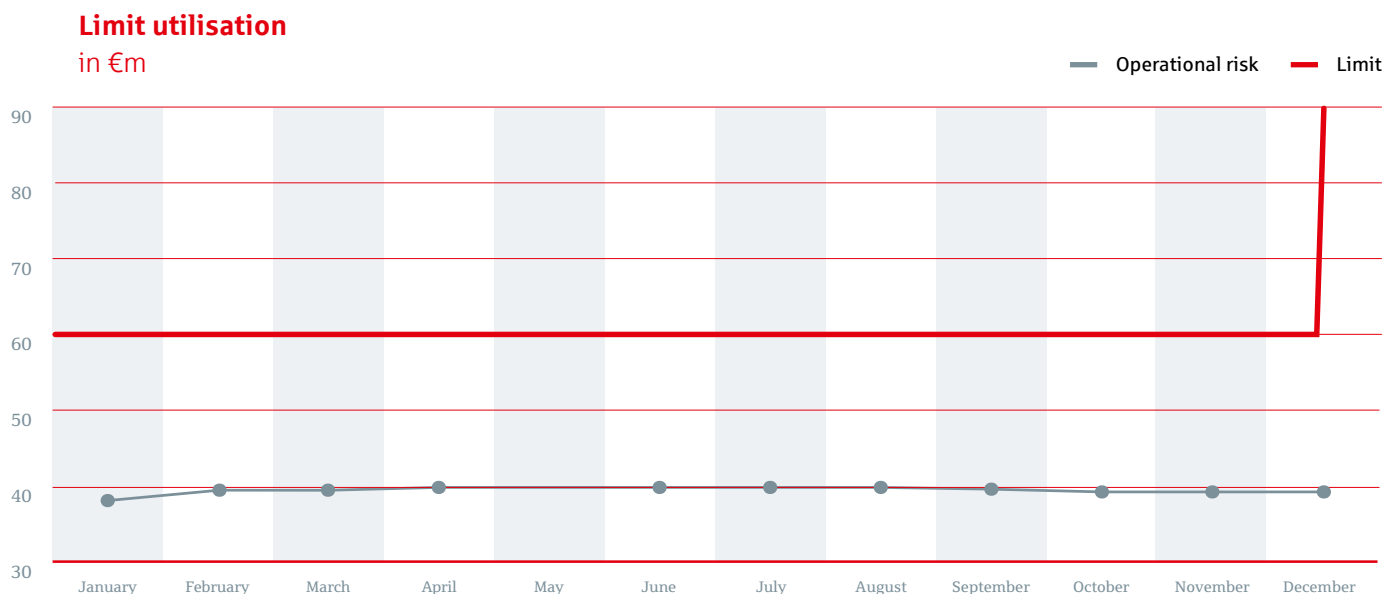
Berlin Hyp has a systematic process for identifying, evaluating, monitoring and managing operational risks. The Board of Management is informed about the operational risks of the Bank in the quarterly risk report. Should extraordinary events occur, in particular if material losses are involved, the Board of Management is informed by ad-hoc reporting. Various instruments are used to efficiently manage operational risk. These include, but are not limited to:

- Scenario analyses for determining loss potential (quantitative OpRisk inventory)
- A collection of loss cases (internal/external) as a basis for statistical evaluations for risk assessment (actuarial approach: loss distribution approach) and for defining scenarios relating to specific business areas for scenario analyses
- Early warning system (recording and monitoring of risk indicators)
- Controlling of measures (recording and monitoring of measures)
- Risk transfer through insurance cover

The Bank participates in a data consortium for the collection of OpRisk claims. This expansion of the internal database with external claims is a mandatory part of the Advanced Measurement Approach (AMA) applied at the Bank.

Within the framework of the overall risk assessment derived from Berlin Hyp's risk-bearing capacity, Berlin Hyp has set up limits for operational risks, which are reviewed at least once a year and approved by the Board of Management.

As at 31 December 2024, the operational risk was €39.43 million for a limit of €90 million. The monthly values for operational risk in 2024 determined using the AMA model are shown in the following diagram:



Legal Risks

Legal risks are part of operational risks. They include, among other things, the potential obligation to pay fines, monetary penalties or other types of penalties arising from regulatory measures or agreements under private law. These risks may also arise from the violation of current and changing legal regulations, in particular from contractual, statutory or judicial legal provisions.

Along with the specialist departments, the Compliance function and the Risk Control division, the Legal Department (Governance division) is also responsible for identifying and preventing legal risks. The monitoring of legal risks that have occurred is generally one of the tasks of the Legal Department. Major projects are centrally coordinated from a legal perspective. For risk prevention, the Legal Department provides templates and explanations for contracts and other legally meaningful declarations to a reasonable extent. The involvement of the Legal Department is mandatory for

cases involving deviating or new regulations. If external law firms are involved, management is usually handled by the Legal Department. The HR department is responsible for labour court proceedings.

If unforeseen developments have occurred to the detriment of the Bank or errors have been made, the Legal Department will help to identify, rectify and prevent the errors in the future. It also assumes the task of reviewing and evaluating the events according to legally relevant facts and managing any litigation. This applies above all to the defence of claims asserted against the Bank.

The member of the Board of Management responsible for the Legal Department receives a report on a semi-annual basis on material legal risks that have been qualified as ongoing or imminent legal proceedings of the Bank. Ad-hoc reporting is provided for events of particular importance.

Human Resources Risks

Bottleneck Risk

The bottleneck risk means the risk that a company does not have sufficient human resources, both quantitatively and qualitatively, in order to efficiently conduct its business processes in compliance with the rules.

The quantitative and qualitative staffing of the banking divisions is managed by strategic resource planning. It aims to ensure the functional capability and future viability of Berlin Hyp and is adapted on an ongoing basis. Here, megatrends, developments in new and established business areas, regulatory requirements and demographic staff development are taken into account in order to keep planning up to date and realistic.

Berlin Hyp draws on various recruitment sources to cover its staffing requirements, with internal recruitment always taking precedence over external recruitment. Aside from the internal job market, Berlin Hyp also publishes job offers in publicly accessible media. Specialised platforms are used to fill vacant positions as quickly as possible for the desired profile. Berlin Hyp obtains assistance from recruitment experts for the staffing of challenging positions within a tight labour market environment. Taking into account the Bank's existing staff levels, the overall bottleneck risk is considered to be increasing but still moderate on the whole.

Motivation Risk

Motivation risk refers to the risk that employee motivation might decline, which in turn could potentially result in a loss of productivity, higher staff turnover and quality problems.

Employee motivation is promoted through sustainable workplaces and content, a vibrant corporate culture and the active participation of the employees in the development of Berlin Hyp. This also promotes loyalty to the company. Ongoing feedback serves as an indicator. It is part of the corporate culture, anchored in the competence model of the Bank and implemented in various processes and through different media. In particular, the Bank has taken a participatory approach to designing the change process, which encourages employees to get involved; as a result, they identify more closely with the new developments. Examples here include com-

munities, networks and working groups across divisions and hierarchies, to name but a few. The motivation risk is considered to be low.

Qualification Risk

The qualification risk is the risk that existing qualifications and skills of employees might be insufficient to meet current or future requirements. Such a situation could adversely affect the efficiency of banking processes and lead to regulatory or business risks.

Due to the age structure, a number of employees will leave Berlin Hyp in the medium to long term because of their age. It is important to ensure that the departing employees transfer their knowledge to the remaining colleagues.

Hybrid work, digitalisation and ESG requirements are leading to new working conditions, processes and requirements and changing the skills needed by employees. Employee development will therefore be supported, in parallel with the transfer of knowledge. The Bank sees learning and development in the professional context as an ongoing process. Technical, methodological and personal requirements are defined in the Bank's competence model and job descriptions. Various learning modules are offered within the framework of the "Berlin Hyp Learning World" in order to ensure employees' development needs are addressed. Qualification measures are planned in discussions between managers and employees in each case and are subsequently assessed. Managers are to actively support employees in this regard. The Bank, in turn, supports managers with the development of their leadership skills by offering training courses and programmes designed specifically for managers, such as the peer group learning module for managers and the coaching programme.

The Bank has allocated an average of 4.5 training days per employee and per year as the target. Employees had an average of 4.8 days of training and continuing education in 2024 (2023: 4.8 days; 2022: 4.7 days). In addition to a variety of tailor-made in-house measures and select external training opportunities, the current figures result from development measures implemented as part of change processes as well as targeted training to improve the digital skills of the workforce. In light of all this, Berlin Hyp considers the qualification risk to be low.

Information Risks

Information security management (ISM) and information and IT risk management (IRM) have been set up as independent activities within a 2nd line function for the continuous monitoring of security requirements, whereby the risk situation is taken into account and effective risk management is ensured here. The identified information or IT risks (quotients of loss amount and probability of occurrence) are evaluated and reduced using appropriate measures.

In order to ensure that regulatory requirements are met, and that the level of information security is continuously increased, the following areas are examined with the help of certain tools:

- The taking of inventory of IT assets and their effect chains (CMDB)
- The performance of need-for-protection and business impact analyses and the inheritance of needs for protection along the effect chains
- The monitoring of compliance with information security requirements as communicated in instructions
- Tracking of and follow-up on identified shortcomings (deviations / GAPS)
- The periodic review of documentation on permissions and authorisations
- The monitoring and updating of emergency plans
- The analysis and assessment of security requirements when procuring services via third parties – with regard to the selection of providers, contractual arrangements and the continuous monitoring of services
- Documentation of vulnerabilities and alarms from Security Information and Event Management (SIEM)
- Preparation of key performance indicators and reports for the management
- The identification, assessment and reduction or acceptance of IT risks

Binding measures to raise awareness among employees of the importance of information and IT security issues are implemented on a continuous basis. Moreover, general and event-driven awareness-raising measures (such as ad hoc security instructions) are published on the intranet for all employees and phishing tests are performed regularly.

Employees in operational information security in the IT organisation have established extensive measures to protect and monitor the IT environment:

- Risk-oriented protection measures for ensuring the confidentiality, availability, authenticity and integrity of the data that are processed, transported and stored via the IT systems have been established and are regularly reviewed while taking relevant security requirements into account.
- Existing IT processes that ensure secure IT operations and the procurement, operation and decommissioning of IT assets are also monitored to make sure they meet all security requirements.
- The implemented vulnerability management system for the automatic detection of known threats is continuously adapted to address the latest new threat situations and it has also been extended to all relevant network segments.
- A Security Information and Event Management (SIEM) organisation, with the support of a permanent Security Operation Centre (SOC) to ensure the monitoring of detected incidents and the evaluation of the incidents by Security Compliance Operating experts, has been established.

Up-to-date (security) regulations have been agreed on with the IT service providers in order to protect sensitive data in the Bank's own data centres and those operated by the service providers. Furthermore, an essential part of these regulations are backup environments to which we can quickly switch over in case of emergency. The functionality of the measures is reviewed at least once a year together with the emergency-relevant IT service providers and the specialist departments that utilise the measures.

To limit information and IT risks, data security regulations and regularly updated and reviewed emergency procedures were defined as an integral part of the Bank's written regulations based on the identified critical business processes and the assigned IT systems. This is meant to ensure the continuation of time-sensitive business processes with the help of emergency plans even in emergency and crisis situations.

Cloud technologies are part of the basis for the digitalisation goals of a modern bank. They also support compliance with ESG requirements and sustainability goals in the IT environment.

In the long term, all of this will support a simplification of processes and procedures, taking into account regulatory requirements and the targeted security levels within the LBBW Group (e.g. to increase cyber resilience).

As a first step, a holistic cloud strategy is being developed and a cloud governance system is being set up. The design of cloud-relevant processes and the definition of use cases to introduce the required cloud functionalities plays an important role here.

Currently, the Bank seeks to use on-premises and/or private cloud solutions for security-critical solutions.

The Russia-Ukraine war has also led to a new exceptional situation in terms of IT, and the latest developments in the war are continuously assessed as part of the regular coordination between the ISM, IT, IRM, Building Security and Business Continuity Management (BCM)/IT Emergency Management organisations. Specifically, an exchange regarding currently known threats, averted attacks or insights from vulnerability management activities takes place every two weeks between ISM and the first line of defence. The information and insights result in additional actions that comprehensively frame the ad-hoc measures. No security incidents resulting directly from the Russia-Ukraine war have been identified and the heightened risk due to the war, as well as the associated IT risks, have been documented in the IR system. Preventive efforts here are focusing on defence against cyber attacks and maintaining the stability of the energy supply, and to this end new precautionary measures and a new emergency plan have been implemented.

Compliance Risks

In accordance with Section 25a and Section 25h of the German Banking Act (KWG) and the relevant circulars of the banking supervisory authority, Berlin Hyp has created appropriate business and customer-related security systems for the prevention of money laundering, terrorist financing and other criminal acts at the expense of the institution. A risk analysis is carried out once a year, informing the Board of Management about the risk potential of the Bank. According to the risk analysis carried out in 2024, the Anti-Money Laundering Officer concluded that the risk of exposure to money laundering, terrorist financing and other criminal activities should be considered "medium" to "low", taking into account implemented risk mitigation measures, and that the risk of exposure to other criminal activities should be considered predominantly "low", taking into account implemented risk mitigation measures.

Other Immaterial and Non-Financial Risks

Model Risks

Model risks describe the risk of potential damage as a result of decisions based on the results of models that display weaknesses and uncertainties. Berlin Hyp re-evaluates model risks on a regular basis as part of model validations and the risk inventory. The risks from credit risk and market price risk models are considered to be sub-items of the counterparty default and market price risks.

Business Risk (incl. Strategic Risk)

General business risks comprise price, quantity and cost risks caused by negative deviations from expected values due to changes in business volume, margins, commission income and/or costs. The strategic risk contains the risk of negative business development due to fundamental decisions regarding business policy. The strategic risk as a sub-type of the business risk is limited by observing market and competition conditions and the corresponding reactions of the responsible divisions. The business risk is managed by the entire Board of Management. Certain decisions also require the approval of Berlin Hyp's Supervisory Board.

Reputational Risks

Reputational risk management aims at both preventing reputational damage and containing damage when events occur that are relevant for the reputation and image of Berlin Hyp directly, and also for the reputation and image of the Group (impact on Berlin Hyp). Communicational errors are limited and prevented by continuously monitoring reporting and continuously maintaining contact with media representatives and gauging their reactions.

Since the end of 2021, the Bank has been conducting a scenario-based risk analysis geared towards loss potentials and probability of occurrence. The analysis evaluates scenarios in terms of their reputational risks on an annual basis. In the last analysis as at the end of 2024, 61 scenarios were evaluated, of which 5 were rated as medium risk according to measures, and all other scenarios were classified as low risk.

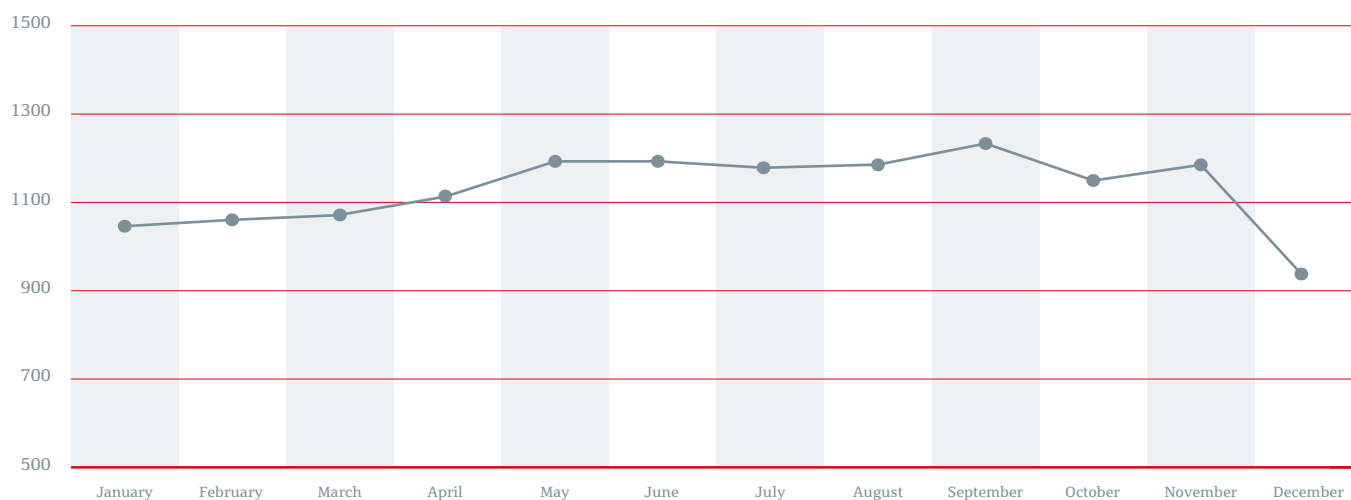
Overall Statement on the Risk Situation

The risks incurred by Berlin Hyp were covered throughout the financial year by the available risk coverage. In 2024, the risk limits were complied with for all material risks.

The risk coverage as at 31 December 2024 amounted to € 1,732 million; the total risk position was € 793 million. Therefore, the utilisation of the total risk versus the risk coverage was 45 per cent. The resulting flexibility of the risk-bearing capacity amounted to € 939 million.

The following chart shows the development of financial flexibility within the framework of the risk-bearing capacity concept at Berlin Hyp:

Financial flexibility development in 2024 in €m



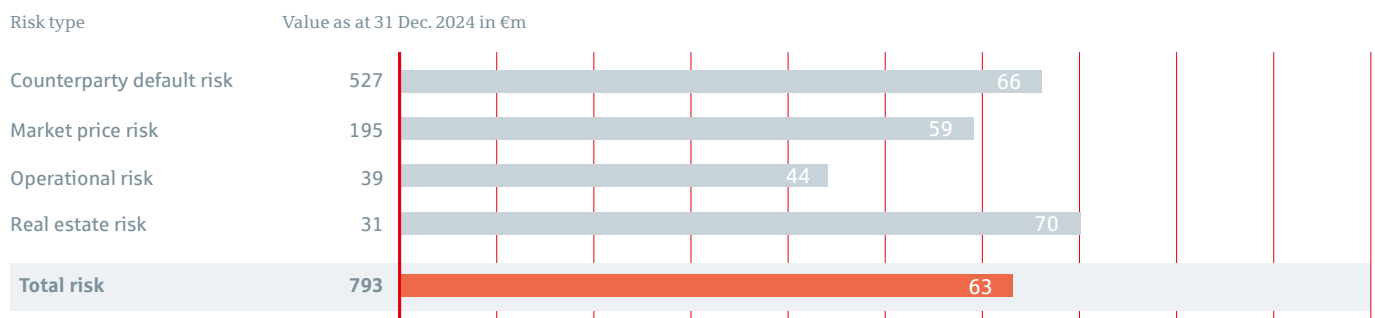
The limit for total risks as at 31 December 2024 was € 1,265 million. Thus, the limit utilisation as at 31 December 2024 amounted to approximately 63 per cent.

The Bank has initiated measures to identify potential deteriorations in the creditworthiness of individual exposures as early as possible. The analyses of the loan portfolio were supplemented by stress tests. Furthermore, the effects of adverse developments are examined on a regular basis.

Berlin Hyp took into account the latent effects on the economy and in particular on the real estate industry resulting from the global risks by establishing management adjustments as part of lump-sum value adjustments for valued loans and irrevocable loan commitments.

Berlin Hyp's refinancing ability was also guaranteed in the reporting period and was neither affected by the changes in the real estate market nor the current global crises. Increased market or liquidity risks were not identified, not even as a consequence of the development of interest rates. The Bank's risk-bearing capacity was maintained during 2024 and all risk limits were complied with.

Limit utilisation per risk type as at 31 Dec. 2024 in %



The risk-bearing capacity concept assumes a holding period of one year at a confidence level of 99.9 per cent

IV Accounting-Related Internal Control System and Risk Management System

The annual accounts of Berlin Hyp are prepared in accordance with the provisions of the German Commercial Code (HGB) and supplementary provisions of the German Stock Corporation Act (AktG) and the Pfandbrief Act (Pfandbriefgesetz) as well as the Regulation on the Accounts of Banking Institutions, Financial Services Institutions and Securities Institutions (RechKredV). According to IFRS, Berlin Hyp is not obliged to present consolidated financial statements since its two subsidiaries, Berlin Hyp Immobilien GmbH and Berlin Hyp Beteiligungsgesellschaft mbH, do not, either individually or jointly, have significant influence on the presentation of Berlin Hyp's earnings, financial and assets position.

The Finance division is responsible for accounting. The organisational unit carries responsibility for the general ledger and accounting and for technical matters and portfolio management in the subsidiary ledgers. Pursuant to the principle of the separation of functions, the assessment of financial instruments by the Risk Control division and the evaluation of credit risks by the Risk Management division is pursued on a case-by-case basis within the financial reporting process. Job descriptions are available for relevant positions. Furthermore, human, technical and organisational resources are also available in order to ensure the sustainable and disruption-free handling of tasks. The divisions are assigned to the Board's credit function sphere.

In their management reports, corporations as defined in Section 264d of the German Commercial Code (HGB) must describe the significant characteristics of the internal control and risk management system with regard to accounting processes. Berlin Hyp regards as "significant" any legal violations as well as errors having a qualitative and quantitative influence on the validity of accounting processes that are relevant to decisions pertaining to the recipients of the information.

The accounting-related internal control system encompasses principles, measures and procedures for the regularity and reliability of accounting processes, compliance with relevant legal provisions and ensuring the effectiveness of the monitoring of accounting processes.

The accounting-related internal risk management system encompasses measures for the identification, assessment and limitation of risks opposing the objective of ensuring the regulatory conformity of the annual accounts.

The objective of the internal control system is to record business transactions and events in accordance with the legal regulations, the Articles of Association and other internal directives, in a complete, swift and correct manner, to process and document them as well as to accurately assess, show and evaluate assets and liabilities, thus allowing for a correct identification of results. The controls also serve to provide this final information in a swift, reliable and complete manner.

The Board of Management is responsible for the structure and maintenance of the internal control system. The established accounting-related internal control system consists of process-integrated, error prevention regulations and facilities, as well as in the form of integrated and organisational controls. In addition, regular, case-related monitoring measures independent of processes have been implemented.

At Berlin Hyp, accounting processes are standardised and are subject to constant supervision. The processing, entry and documentation of relevant accounting data occurs using IT systems that keep accounting books and other records in electronic form. Berlin Hyp applies the core SAP application as an integrated comprehensive banking solution. This system reduces interfaces between various data processing applications, weak links in the data flow as well as manual interventions and processes. Regulations and measures regarding IT security, which are also of particular importance

when it comes to accounting, have already been discussed. A thorough separation of functions along with organisational instructions and the distribution of technical roles and access rights should ensure in advance that interventions in accounting processes can only be undertaken in accordance with official responsibilities and competence. Unless specialised, two-person integrity systems have been established, organisational control activities are provided on a standardised basis. Electronically generated raw data as well as the various interim and final results are analysed, tested for plausibility and randomly examined by the divisions using a variety of system-supported comparisons, agreements, target comparisons and time-series developments on an individual transaction basis. Both technical requirements and workflow descriptions are in place for the individual processing steps within the framework of the relevant development process.

Internal and external reporting is also subjected to a multistage quality-assurance process before financial information is released.

Accounting processes are an integral component of the Audit division's risk-oriented audit planning system. Audit focuses are changed on a regular basis. Audits take place as system audits and are underpinned by case-by-case audits using random samples where required.

In the 2024 financial year, audits relevant for financial reporting were conducted regarding finances and taxes, money market activities, account management, the annual planning process, corporate controlling, payment transactions and the reconciliation of claims and liabilities (loans). The Internal Audit division continued to monitor the process of reconciling loan accounts within the scope of the dispatch of annual statements and the reconciliation of pending transactions in its role as a neutral body.

The audits carried out by the Internal Audit division with regard to the accounting-related internal control system did not reveal any material findings in the reporting year.

Regarding special measures concerning the management and monitoring of accounting units that are to be depicted within the accounting framework, please refer to the information provided in the risk report as well as to the Notes.

Numerous external audits were carried out at Berlin Hyp in 2024. These audits concerned either Berlin Hyp directly as a separate financial institution or in its capacity as part of the regulatory group.

The Bank followed up the findings in a coordinated procedure led by the Internal Audit division.

V Corporate Governance Statement Pursuant to Section 289f German Commercial Code (HGB)

Establishment of Targets for the Proportion of Women on the Supervisory Board, Board of Management and in Management Positions

Berlin Hyp is subject to representative participation according to the German One-Third Participation Act and, in accordance with the legal requirements, has established targets for the proportion of women on the Supervisory Board and Board of Management through its Supervisory Board.

Supervisory Board

Berlin Hyp's Supervisory Board is currently made up of six shareholder representatives and three employee representatives. Berlin Hyp has currently met its target of having at least two women on the Supervisory Board, as there are currently three women on the Supervisory Board.

Board of Management

The Board of Management currently has three members. By resolution of the Supervisory Board on 28 June 2022, a quota of women on the Board of Management of 33.33 per cent (previous year: 33.33 per cent) was approved until the next review on 30 June 2027.

First and Second Management Levels Below the Board of Management

The Berlin Hyp Board of Management approved the targets for female executives for the first and second management levels below the Board of Management.

The target of 33 per cent should be reached at both management levels by 31 July 2025. As at 31 December 2024, 31.6 per cent (2023: 27.8 per cent) of executives at the first level below the Board of Management were female and 28.9 per cent (2023: 27.3 per cent) at the second level below the Board of Management. Overall, the percentage of women in management positions at all levels of management at Berlin Hyp is 30.4 per cent (2023: 28.1 per cent). The percentages have been stable since 2020, with a slightly positive trend.

As of today and with the existing organisational structure, fulfilling the target of 33 per cent at the first and second management level below the Board of Management by 31 July 2025 is considered to be at risk, the reason being among others the low absolute number of managers in connection with a low fluctuation in management positions.

VI Non-Financial Statement and EU Taxonomy Regulation

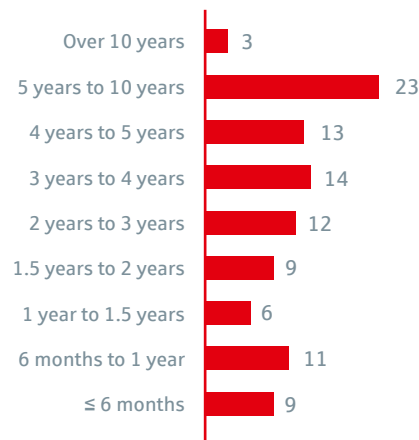
Disclosures in accordance with Section 289b and c of the German Commercial Code (HGB) are made using the option contained Section 289b (3) as a separate non-financial report. With the exception of the place of publication, the report was prepared in line with the European Sustainability Reporting Standards (ESRS) and include the disclosures required by the EU Taxonomy Regulation (Regulation (EU) 2020/852) and the delegated acts that supplement it. Berlin Hyp's Non-Financial Report for the 2024 financial year is published on the Bank's website at the same time as the Annual Report and can be downloaded at <https://www.berlinhyp.de/de/nachhaltigkeit/berichte>.

VII Further Information for Investors

Mortgage Loan Portfolio

The breakdown of the mortgage loan portfolio by maturity structure and loan-to-value ratio as at 31 December 2024 was as follows:

Maturity Structure of Loans in %



Key Regulatory Indicators in €m

	31.12.24	31.12.23 ¹	31.12.23 ²
Common equity tier 1 (CET1)	1,604.0	1,654.4	1,657.3
Additional tier 1 capital (AT1)	0.0	0.0	0.0
Tier 1 capital (T1)	1,604.0	1,654.4	1,657.3
Tier 2 capital (T2)	107.6	181.1	183.8
Own funds/Total capital	1,711.6	1,835.5	1,841.1
Risk weighted assets (RWA)	11,325.6	10,752.7	10,753.2
CET1 ratio in %	14.2	15.4	15.4
T1 ratio in %	14.2	15.4	15.4
Total capital ratio in %	15.1	17.1	17.1
Leverage ratio in %	4.4	4.5	4.5
iMREL (Leverage Ratio Exposure)*	6.3	6.5	6.5
iMREL (Total Risk Exposure Amount)*	20.0	22.2	22.2
LCR	155.7	149.8	149.8
NSFR	113.8	111.3	111.3

¹ According to the disclosure

² According to the audit certificate

Insolvency Hierarchy and Protection of Senior Unsecured Investors

in €m

Buffer before senior unsecured losses 2,406.0 6.6 % (to balance sheet total) 21.2 % (der TREA)	Equity	CET 1 1,604.0 14.2 %	Subscribed capital 753.4		iMREL-ratio¹ 20.0 % (TREA) 6.3 % (LRE)
			Reserves 182.5		
			Fund for general banking risks (Section 340g HGB) 800.0 0.0 comprised in CET1 not comprised in CET1		
	T2 instruments allocable under regulatory capital 107.6		Subordinated liabilities 670.1		
	iMREL Instruments allocable 550.0				
	Senior unsecured (non-preferred and preferred) 9,641.4				

¹ iMREL effective in relation to the total risk exposure amount (TREA) 20.03 % and / or to the leverage ratio exposure (LRE) 6.26 %.
iMREL-Anforderung ab 28.03.2024: 15,71 % TREA + CBR or 5,91 % LRE.

Contents

Annual Financial Statements

Balance Sheet of Berlin Hyp AG as at 31. Dezember 2023	76
Profit and Loss Account	80
Statement of Changes in Equity and Cash Flow Statement	83
Notes	86
Independent Auditor's Report	124

Balance Sheet of Berlin Hyp AG

as at 31. December 2024

Assets

	€	31.12.2024 €	31.12.2023 T€
1. Cash reserves			
a) Cash in hand	0		0
b) Central bank balances	46,242,902.75		38,536
of which: at Deutsche Bundesbank		46,242,902.75	38,536
€ 46,242,902.75 (previous year: T€ 38,537)			
2. Public-sector debt and bills of exchange admitted for refinancing at central banks		0	0
3. Claims against banking institutions			
a) Mortgage loans	0		0
b) Public-sector loans	0		0
c) Other claims	417,442,821.36		285,447
of which: due on demand € 14,250,522.16 (previous year: T€ 1,585)		417,442,821.36	285,447
with securities as collateral € 0.00 (previous year: T€ 0)			
4. Claims against customers			
a) Mortgage loans	29,260,276,606.83		28,654,354
b) Public-sector loans	476,572,208.45		419,483
c) Other claims	120,012,247.20		145,107
of which: with securities as collateral € 0.00 (previous year: T€ 0)		29,856,861,062.48	29,218,944
5. Debentures and other fixed-interest securities			
a) Money market securities			
aa) Issued by public institutions	0		0
of which: eligible as security at Deutsche Bundesbank € 0.00 (previous year: T€ 0)			
ab) From other issuers	0		0
of which: eligible as security at Deutsche Bundesbank € 0.00 (previous year: T€ 123.103)			
	0		0
b) Bonds and debentures			
ba) Issued by public institutions	1,895,117,018.43		1,996,378
of which: eligible as security at Deutsche Bundesbank € 1.895.117.018,43 (previous year: T€ 1.996.378)			
bb) From other issuers	3,619,109,799.29		3,326,254
of which: eligible as security at Deutsche Bundesbank € 3.597.021.648,61 (previous year: T€ 3.303.183)			
	5,514,226,817.72		5,322,632
c) Own debentures	0		0
Nominal amount € 0.00 (previous year: T€ 0)		5,514,226,817.72	5,322,632
6. Shares and other non-fixed-interest securities		0	0
6a. Trading portfolio		0	0
7. Participations		98,000.00	3,962
of which: in banking institutions € 0.00 (previous year: T€ 0)			
in financial services institutions € 0.00 (previous year: T€ 0)			
in securities institutions € 0.00 (previous year: T€ 0)			
Carryover		35,834,871,604.31	34,869,521

Assets

	€	31.12.2024 €	31.12.2023 T€
Carryover		35,834,871,604.31	34,869,521
8. Shares in affiliated enterprises		3,201,146.61	26
of which: in banking institutions € 0.00 (previous year: T€ 0)			
in financial services institutions € 0.00 (previous year: T€ 0)			
in securities institutions € 0.00 (previous year: T€ 0)			
9. Trust assets		0	0
of which: trust loans € 0.00 (previous year: T€ 0)			
10. Equalisation claims against public-sector institutions, including debentures arising from their exchange		0	0
11. Intangible investment assets			
a) Internally produced industrial property rights and similar rights and values	0		0
b) Purchased concessions, industrial property rights and similar rights and values as well as licences for such rights and values	30,721,934.88		32,345
c) Goodwill	0		0
d) Payments in advance	34,596,100.34		32,234
		65,318,035.22	64,579
12. Tangible fixed assets		164,476,664.78	100,437
13. Unpaid called-up contributions to the subscribed capital		0	0
14. Other assets		195,974,883.51	317,574
15. Deferred income			
a) From issue and loan business	92,541,577.87		102,807
b) Other	1,684,167.64		1,911
		94,225,745.51	104,718
16. Deferred tax assets		0	0
17. Surplus arising from offsetting		0	0
18. Deficits not covered by equity capital		0	0
Total assets		36,358,068,079.94	35,456,855

Balance Sheet of Berlin Hyp AG

as at 31. Dezember 2024

Liabilities

	€	31.12.2024 €	31.12.2023 T€
1. Liabilities to banking institutions			
a) Registered mortgage Pfandbriefe issued	267,345,437.77		214,945
b) Registered public Pfandbriefe issued	15,381,073.85		15,432
c) Other liabilities	1,064,590,006.93		2,481,011
of which: due on demand € 30,029,932.2 (previous year: T€ 14,493)		1,347,316,518.55	2,711,388
Registered mortgage Pfandbriefe delivered to the lender as collateral for loans taken up € 0.00 (previous year: T€ 0) and public registered Pfandbriefe delivered € 0.00 (previous year: T€ 0)			
2. Liabilities to customers			
a) Registered mortgage Pfandbriefe issued	1,299,575,038.49		1,475,600
b) Registered public Pfandbriefe issued	119,711,043.00		131,151
c) Other liabilities	5,869,398,493.31		4,424,656
of which: due on demand € 1,273,877,834.21 (previous year: T€ 262,817)		7,288,684,574.80	6,031,407
Registered mortgage Pfandbriefe delivered to the lender as collateral for loans taken up € 0.00 (previous year: T€ 0) and public registered Pfandbriefe delivered € 0.00 (previous year: T€ 0)			
3. Securitised liabilities			
a) Debentures issued			
aa) Mortgage Pfandbriefe	16,686,211,300.31		16,057,738
ab) Public Pfandbriefe	31,597.84		39
ac) Other debentures	7,460,479,703.14		7,083,969
	24,146,722,601.29		23,141,746
b) Other securitised liabilities	0		0
of which: money market securities € 0.00 (previous year: T€ 0)		24,146,722,601.29	23,141,746
3a. Trading portfolio		0	0
4. Trust liabilities		0	0
of which: trust loans € 0.00 (previous year: T€ 0)			
5. Other liabilities		738,506,877.79	509,728
6. Deferred income			
a) From issue and loan business	109,387,929.45		132,231
b) Other	0		0
		109,387,929.45	132,231
6a. Deferred tax liabilities		0	0
7. Reserves			
a) Provisions for pensions	245,693,631.00		240,868
b) Tax provisions	754,151.04		11,732
c) Other provisions	74,943,612.38		80,415
		321,391,394.42	333,015
8. Subordinated liabilities		670,060,029.60	786,297
Carryover		34,622,069,925.90	33,645,812.00

Liabilities

	€	31.12.2024 €	31.12.2023 T€
Carryover		34,622,069,925.90	33,645,812.00
9. Profit-sharing rights capital		0	0
of which: due within two years € 0.00 (previous year: T€ 0)			
10. Fund for general banking risks		800,000,000.00	800,000
11. Equity			
a) Called-up capital			
aa) Subscribed capital	753,389,240.32		753,389
ab) Less unpaid contributions not called up	0		0
	753,389,240.32		753,389
b) Capital reserve	158,316,268.74		158,316
c) Retained earnings			
ca) Statutory reserve	22,022,655.29		22,023
cb) Reserve for own shares in companies with a controlling or majority holding	0		0
cc) Articles of Association reserve	0		0
cd) Other retained earnings	2,174,992.78		2,175
	24,197,648.07		24,198
d) Balance sheet profit	94,996.91		75,140
		935,998,154.04	1,011,043
Total liabilities		36,358,068,079.94	35,456,855
1. Contingent liabilities			
a) Liabilities from guarantees and warranty contracts		248,532,709.17	283,363
2. Other obligations			
a) Irrevocable loan commitments		1,197,900,290.30	2,042,159

Profit and Loss Account

of Berlin Hyp AG for the period from 1 January to 31 December 2024

Expenditure

	€	2024 €	2023 T€
1. Interest expenditure	701,186,646.67		611,907
less positive interest	0	701,186,646.67	1
2. Commission expenditure		16,745,143.67	15,344
3. Net expenditure of the trading portfolio		0	0
4. General operating expenditure			
a) Staff expenditure			
aa) Wages and salaries	78,824,406.79		70,012
ab) Social security contributions and expenses for retirement pensions and other employee benefits of which: for retirement pensions € 7,618,561.62 (previous year: T€ 13,850)	18,467,050.05		23,725
	97,291,456.84		93,737
b) Other administrative expenses	95,082,554.42		99,759
of which: Expenditure for bank levy € 0.00 (previous year: T€ 16,350)		192,374,011.26	193,496
5. Amortisation / depreciation and valuation adjustments on intangible investment assets and tangible assets		22,734,742.51	13,512
6. Other operating expenditure		6,859,136.27	6,780
7. Depreciation and valuation adjustments on claims and specific securities as well as additions to provisions made for lending		0	135,261
8. Depreciation and valuation adjustments on investments, shares in affilia- ted companies and securities treated as fixed assets		1,018,934.41	1,341
9. Expenditure for loss assumptions		0	0
10. Contribution to the fund for general banking risks		0	50,000
11. Extraordinary expenditure		0	0
12. Taxes on income and earnings		82,320,178.38	48,941
13. Other taxes not shown under Item 6		86,348.28	86
14. Profits transferred based on a profit pool, a profit transfer agreement or a partial profit transfer agreement		444,657,584.38	0
15. Net income for the year		0	75,033
Total expenditure		1,467,982,725.83	1,151,700

Expenditure

	€	2024 €	2023 T€
1. Net income for the year		0	75,033
2. Profit/loss carryforward from the previous year		94,996.91	107
3. Withdrawals from the capital reserve		-	-
4. Withdrawals from retained earnings			
a) from the statutory reserve	-		
b) from the reserve for shares in companies with a controlling interest or majority holding	-		
c) from the Articles of Association reserves	-		
d) from other retained earnings	-		
		-	-
5. Transfers to retained earnings			
a) to the statutory reserve	-		
b) to the reserve for shares in companies with a controlling interest or majority holding	-		
c) to the Articles of Association reserves	-		
d) to other retained earnings	-		
		-	-
6. Balance sheet profit		94,996.91	75,140

Income			2024	2023
		€	€	T€
1. Interest income from				
a) Lending and money market business	1,071,774,001.74		963,870	
less negative interest from lending and money market transactions	– 1,071,774,001.74		0	963,870
b) Fixed interest securities and book-entry securities	188,738,360.96		146,395	
		1,260,512,362.70	1,110,265	
2. Current income from				
a) Shares and other non-fixed interest securities	0		0	
b) Interests	0		0	
c) Shares in affiliated companies	0		0	
		0	0	
3. Income from profit pooling, profit transfer or partial profit transfer agreements		0	0	
4. Commission income		33,040,492.91	33,517	
5. Net earnings of the trading portfolio		0	0	
6. Income from attributions to claims and specific securities and the dissolution of provisions made for lending		162,918,188.30	0	
7. Income from attributions to interests, shares in affiliated enterprises and securities treated as fixed assets		0	0	
8. Other operating income		11,511,681.92	7,918	
9. Income from the dissolution of the fund for general banking risks		0	0	
10. Net loss for the year		0	0	
Total income		1,467,982,725.83	1,151,700	

Statement of Changes in Equity and Cash Flow Statement

T€	Subscribed capital	Capital reserve	Profit reserves	Balance sheet profit	Total equity capital
As at 01.01.2024	753,389	158,316	24,198	75,140	1,011,043
Capital increases	0	0	0	0	0
Dividend payments	0	0	0	-75,045	-75,045
Net income/net loss for the year	0	0	0	0	0
Other changes – pursuant to Section 152 (3) No. 1 German Stock Corporation Act (AktG)	0	0	0	0	0
As at 31.12.2024	753,389	158,316	24,198	95	935,998

Cash Flow Statement in T€ (+ = Cash inflow, – = Cash outflow)

	2024	2023
Net income for the year	0	75,033
Depreciations, valuation adjustments / attributions to claims and fixed asset items	–120,965	161,325
Increase / decrease in provisions	–11,624	3,299
Other non-cash expenditure/income	0	0
Profit/loss from the sale of fixed asset items	0	0
Profit and Loss Transfer Agreement	444,658	0
Other adjustments (on balance)	14,918	1,053
Increase/ decreases in		
Claims against banking institutions	–112,660	49,699
Claims against customers	–480,288	–1,368,185
Securities (unless they are financial assets)	–189,280	264,893
Other assets from current business operations	149,033	86,288
Liabilities to banking institutions	–1,370,299	–2,209,534
Liabilities to customers	1,229,364	1,290,797
Securitised liabilities	973,662	983,472
Other liabilities from current business operations	–238,880	122,733
Interest expenditure/interest income	–559,325	–498,359
Expenditure/income from extraordinary items	0	0
Income tax expenditure/earnings	82,320	48,941
Interest payments and dividend payments received	1,222,558	957,377
Interest paid	–639,309	–391,834
Extraordinary in-payments	0	0
Extraordinary disbursements	0	0
Income tax payments	–110,771	–61,099
Cash flow from operating activities	283,112	–484,099
In-payments from disposals of		
financial assets	74	0
tangible fixed assets	0	0
intangible assets	0	0
Disbursements for investments in		
financial assets	–403	–539
tangible fixed assets	–67,969	–40,797
intangible assets	–19,562	–21,844
Change of funds from other investment activity (balance)	0	0
In-payments from extraordinary items	0	0
Disbursements from extraordinary items	0	0
Cash flow from investment activities	–87,860	–63,180
In-payments from equity contributions by shareholders of the parent company	0	0
In-payments from equity contributions by other shareholders	0	0
Disbursement from reductions in equity to shareholders of the parent company	0	0
Disbursement from reductions in equity to other shareholders	0	0
In-payments from extraordinary items	0	0
Disbursements from extraordinary items	0	0
Dividends paid to shareholders of the parent company	–75,045	–40,906
Dividends paid to other shareholders	0	0
Change of funds from other capital (balance)	–112,500	600,000
Change of funds from transfer of profit	0	0
Cash flow from financing activities	–187,545	559,094
Cash and cash equivalents at the end of the previous period	38,537	26,722
Cash flow from operating activities	283,112	–484,099
Cash flow from investment activities	–87,860	–63,180
Cash flow from financing activities	–187,545	559,094
Exchange rate, consolidation group and valuation-related	0	0
Cash and cash equivalents at the end of the period	46,243	38,537

The cash flow statement provides information on the status and development of the Bank's funds, separated according to the divisions of operating business activities, investment activities and finance activities. It is prepared in accordance with German Accounting Standard No. 21.

Cash flows for operating business activities are allocated by separating them from operating results. The cash flow from investment activities largely results from deposits and withdrawals in connection with the disposal or acquisition of financial and/or tangible fixed assets. In assessing the change of funds from financing activity, changes in subordinated liabilities are taken in consideration alongside relations to equity suppliers.

The cash and cash equivalent shown includes the cash reserve, which is composed of cash holdings and credit balances with central banks.

Notes

Berlin Hyp AG is a public company under German law and is headquartered in Berlin. It is registered in the Commercial Register of the District Court of Charlottenburg under HRB 56530 and is licensed to provide banking business and financial services.

General Information on the Structure of the Annual Accounts and on the Balance Sheet and Evaluation Methods

The annual accounts of Berlin Hyp are prepared in accordance with the provisions of the German Commercial Code (HGB) and supplementary provisions of the German Stock Corporation Act (AktG), with consideration of the Pfandbrief Act (Pfandbriefgesetz) and the Regulation on the Accounts of Banking Institutions, Financial Services Institutions and Securities Institutions (RechKredV).

The balance sheet and profit and loss account are structured in accordance with the RechKredV. The account form (Form 2) is used for the profit and loss account. All were supplemented by the items prescribed for Pfandbrief banks.

Berlin Hyp holds shares in two subsidiaries and one strategic investment that have no material influence on the representation of the financial, assets and earnings situation of Berlin Hyp either individually or as a whole. In accordance with Section 290 (5) of the German Commercial Code (HGB) in conjunction with Section 296 (2) of German Commercial Code (HGB), Berlin Hyp does not prepare consolidated financial statements.

Reporting and Valuation Principles

The valuation of assets and liabilities occurs according to the provisions of Sections 252 et seq. of the German Commercial Code (HGB), taking into account the special regulations for banking institutions pursuant to Sections 340e et seq. of the German Commercial Code (HGB).

Unless otherwise stated below, the same reporting and valuation principles were applied in the annual accounts as at 31 December 2024 as were applied in the annual accounts as at 31 December 2023.

Claims and Liabilities

Claims are shown at their nominal amount, taking into account risk provisioning, and liabilities are shown at their settlement amount, each taking into account accrued interest. The difference between amounts paid out and nominal amounts where claims in the lending business are concerned is reported as prepaid expenses and prepaid income, respectively, to the extent that it is classified as interest, and is for the most part recognised at consistent interest rates over the entire loan term as interest income or interest paid, respectively.

Cash reserves are shown at their nominal amount.

Discounted debentures are displayed with their issue amount including accrued interest on the basis of issue yields.

Recognisable risks in the lending business were taken into proper consideration through the formation of specific valuation allowances and reserves in the lending business. Lump-sum value adjustments are in place for latent risks in the lending business – in addition to the fund for general banking risks in accordance with Section 340g of the German Commercial Code (HGB) reported in the balance sheet.

When identifying income and expenses related to risk provisioning in the lending business and the valuation and disposal result in the securities business, the right to choose compensation is exercised (Section 340f (3) of the German Commercial Code (HGB) in conjunction with Section 340c (2) of the German Commercial Code (HGB)). Interest is not recognised for irrecoverable claims.

Valuation changes brought about by creditworthiness considerations are shown as valuation allowances on likely claim defaults. The methodology to calculate valuation allowances in accordance with accounting principles pursuant to the German Commercial Code (HGB) was modified based on the accounting regulations applicable within the Group for individual risk provisioning for the lending business in accordance with the International Financial Reporting

Standards (IFRS 9 risk provisioning stage 3). The amounts of the valuation allowances are calculated on the basis of the determined amount that is actually in danger of default in each case, taking into account expected scenario-weighted cash flows.

To this end, while weighing the probability of occurrence, at least two but no more than three scenarios are set in proportion to one another with the relevant scenario-related, estimated future cash flows in each case and are then consolidated in the sense of a total account. The possible scenarios in the categories of restructuring and/or winding-up differ in terms of (i) debt service capacity in place, (ii) debt service capacity in place after restructuring, and (iii) winding-up/break-up of the business. Here, the main scenario must be in line with the Bank's restructuring or winding-up strategy and be taken into account in the evaluation at a probability of occurrence of at least 60 per cent; other scenarios must be taken into account at a probability ranging from 10 to 40 per cent.

In order to determine the expected scenario-specific cash flows, all future cash flows, including but not limited to cash flows from the liquidation / sale of collateral, and from principal repayments, must be estimated in terms of their amount and the time of their receipt. Cash flows, in particular from the liquidation or direct sale of real estate held as collateral (realisation values), are determined on the basis of their market value or expected liquidation proceeds, minus scenario-specific or case-specific write-downs and realisation costs. Only cash flows with redemption effect regarding the capital claim are taken into account. The cash flows are not discounted in the determination of the need for valuation allowances in accordance with accounting principles pursuant to the German Commercial Code (HGB), which is why cash flows from interest payments are also not taken into account.

The difference between the total of the scenario-weighted cash flows and the opposing capital claims is backed by a valuation allowance in each case. Interest claims on value-adjusted

exposures are set as due and recognised in a corresponding manner. If no payment is received, the value of the interest claim is also adjusted; in the case of irrecoverable interest, a non-accrual is usually entered.

Material methodological changes in the calculation of valuation allowances, such as taking into account at least two scenarios (previously: valuation with the maximum risk), the determination of market value-based realisation values for collateral, minus scenario-specific and case-specific write-downs (previously, for real estate: recognition of the loan value or liquidation value after a lump-sum deduction of 30%), and taking into account expected future principal repayments as cash flows (previously: taking into account only after receipt of due principal repayments), essentially result in a reduction of risk provisioning in the case of claims whose value had already been adjusted in previous years. This had an impact on nine financing relationships, with a net reduction of risk provisioning in the amount of € 50.9 million, whereby this effect resulted both – and mainly – from the methodological change, and, furthermore, from the positive development of certain financing relationships.

The lump-sum value adjustment has been determined according to the regulations contained in IDW RS BFA 7 (accounting standard; lump-sum value adjustment for banking institutions) on the basis of the IFRS 9 methodology. This methodology calls for impairments to be recorded on the basis of expected credit losses. For every individual transaction, the lump-sum value adjustment corresponds at the time of the entry to the credit loss expected for the subsequent 12 months.

The assessment as to whether a significant increase in the default risk is to be recorded for a financial instrument is made on the basis of three criteria:

→ Quantitative transfer criterion: first, the initial rating and segment-specific defined and expected migrations are used to calculate the default probability as at the reporting

date. If the current risk assessment is significantly worse than the expected value for that date, a transfer will be performed.

- “Trivial limit” criterion: on the basis of the initial rating, a change to the default probability of no more than ten basis points is considered to be minor (trivial). In such cases, the expected losses for the following 12 months are determined.
- “Warning signal” qualitative transfer criterion: if certain warning signals are identified, the expected losses throughout the financial instrument’s residual term are determined. This includes internal warnings, 30-day arrears, active increased support and so-called forbearance measures. The transfer criterion “Observation status” was added.

The expected loss is calculated in relation to the probability of default (PD), the estimation of the loss given default (LGD) and the anticipated exposure at default (EaD) over the applicable period of time in each case. The calculation is outsourced to the parent company – LBBW. The basis for the calculation are the regulatory parameters made available by Berlin Hyp, which are suitably transformed by LBBW. Various scenarios are weighted by their probability within the framework of the risk provision model used. The expected losses, which are calculated as the product of the three parameters mentioned, are discounted to the reporting date using the effective interest rate of the specific transaction or an approximation of the same.

When calculating the expected credit loss (ECL), LBBW uses a single-scenario approach in the standard process, whereby it employs statistical models that are fundamentally parametrised on the basis of through-the-cycle averages and therefore only reflect to a limited extent the effects of the current macroeconomic situation on the ECL parameters PD, LGD and EAD. This approach is acceptable in normal economic situations in which ECL parameters that are calculated on the basis of through-the-cycle averages and those that are adjusted in line with the latest economic developments do not statistically deviate from one another in a significant manner. However, in the current situation, in which numerous cyclical shocks, structural impediments and a far-reaching transformation are adversely affecting the creditworthiness of many companies, this methodology, which is essentially based on through-the-cycle averages, is not adequate. An adjustment of the ECL parameters PD and LGD in line with economic

developments as part of a multi-scenario model is absolutely necessary here. In the case of commercial real estate financing, the adjustments to PD in line with economic developments were made with the help of statistical macro models for the first time at the end of 2024. These models take into account both the regulatory-based PD and the rate of change of a real estate price index as a macro factor.

LGD has, historically speaking, proved to be less influenced by cyclical developments. However, the consequences of far-reaching transformation processes have resulted in a systematic increase of LGD that is not reflected this way in the loss data history and is thus not adequately quantified in the productive model parametrisation. For this reason, a sector-specific but scenario-independent premium is attached to the LGDs, and these premiums are to be classified as in-model adjustments.

The rules contained in IFRS 9 stipulate that the analysis of a significant increase in the default risk (SICR) must in principle be conducted on the basis of a lifetime PD adjusted in line with economic developments. Accordingly, at the end of 2023, a modified quantitative transfer criterion was introduced, which in turn is rigorously based on the macro-adjusted lifetime point in time PD and thus meets all the requirements of IFRS 9 and the ECB without exception. This modified transfer criterion was applied unchanged to the 2024 financial statements.

Companies now face special risks due to the large number of global and local crises – for example the looming escalation of trade wars, and the increase in military conflicts. To this can be added political uncertainty in both the USA and Europe as new governments are formed, since the results of these processes could significantly shift the political framework in both regions. Also to be considered are disruptive technologies relating to artificial intelligence, as well as climate change, which are already having rapid massive short-term effects. The individual impacts of these events cannot be foreseen. Furthermore, the probability of occurrence of the individual events cannot be quantified. However, as the total thereof is not negligible, they must be taken into account in the IFRS 9 risk provisioning. Nevertheless, detailed quantification of the associated expected credit loss is not possible due to the aforementioned reasons. Risks are allocated to individual partial portfolios on the basis of experts. The requirements for a

reclassification to a different level in accordance with IFRS 9 are not met, however. Still, there are parallels with the SICR criterion in IFRS 9 here in terms of content: the commercial real estate financing portfolio is exposed to significantly heightened default risks due to these risks that remain abstract for the moment. All transactions in this portfolio that remain at level 1 following the execution of the level reclassification in line with economic developments are provisioned with the lifetime ECL.

Since 30 November 2024, LGDs have been determined by LBBW on the basis of a Group-wide, standardised RSU LGD model. LBBW's LGD model makes use of a more comprehensive data base, which means the LGDs from the target solution are more precise and robust. This changeover to the target solution from the interim solution that applied until 30 November 2024 results in a decrease in the LGDs and thus a reduction of risk provisioning in the amount of approximately € 4 million.

The adjustment, in line with economic developments, of the expected credit losses, the level reclassification and the provisioning of level 1 transactions with the lifetime ECL results in an adjustment to risk provisioning in the amount of € 127.6 million. Within the framework of the lump-sum value adjustments, the model adjustment for valuated loans was reduced by € 2.3 million to € 124.7 million. As a result of the decrease in irrevocable loan commitments, the reserves for these were also reduced by € 1.9 million, to € 2.9 million.

For liabilities, the differences between the issue and the settlement amount are recognised as prepaid expenses or prepaid income, respectively, and recorded as interest income or interest paid, respectively, over the entire term.

Repurchase Agreements

The financial instruments that the Bank, in its capacity as a pension provider, transfers within the framework of genuine repurchase agreements are entered in the balance sheet and evaluated according to their classification. The corresponding liability is carried in the amount of the agreed redemption price, taking into account accrued interest. The difference between the redemption price and the amount received is considered in the interest result on a pro rata basis.

Securities

With the exception of the accounting units pursuant to Section 254 of the German Commercial Code (HGB), the amounts included in the "Debentures and other fixed-interest securities" item are evaluated according to the strict lower-of-cost-or-market principle (Section 253 of the German Commercial Code (HGB)). They are consequently recognised at fair value to the extent it does not exceed the amortised cost. Fair value in active markets corresponds to the stock market or market price on the reporting date. Regarding the determination of the fair value in cases in which prices from active markets are not available, we refer to our statements in the "Calculating Fair Values" section.

Investments and Shares in Affiliated Companies

Investments and shares in affiliated enterprises are included at cost. Where a loss of value is expected to be permanent, they are written down to the lower fair value. If the reasons for the decrease in value no longer exist, write-ups are undertaken to an amount which may not exceed the amortised cost.

Tangible Fixed Assets and Intangible Assets

Tangible fixed assets and intangible assets with limited useful lives are reported at amortised cost, less impairment losses to the lower fair value. Planned amortisation and depreciation are spread over the useful economic life of the assets.

The buildings as well as operating and business equipment are depreciated using the following depreciation periods:

Buildings	60 years
IT equipment	3 – 5 years
Other operating and business equipment	5 – 13 years

The periods of amortisation for the software and licences listed under "Intangible investment assets" range between three and five years. Payments in advance are recognised at their nominal amounts. The expected remaining useful lives of software were adjusted in connection with the planned integration of Berlin Hyp into LBBW. To this end, the systems that could be used after the integration continued to be subject to scheduled depreciation. In the case of other software not used continuously, the remaining useful life was shortened. Based

on various expected follow-up activities after integration, these systems will basically be depreciated for a shortened time up until 30 June 2026. Those individual software programmes that are not to be used any longer or cannot be completed were subject to unscheduled depreciation.

Interest on debt capital relating to the financing for the construction of the headquarters at Budapester Strasse 1, Berlin, is not included in the production costs.

There has been no compound item formation for low-value assets. For reasons of simplification, up to an amount of € 800 net, these assets are immediately depreciated with an effect on expenses.

Reserves

For contingent liabilities, reserves are formed for the settlement amounts required according to prudent commercial judgement, taking into account expected price and cost increases. The Bank determines the amount of these liabilities using estimates, which take into account the respective circumstances and relevant determining factors appropriately. Reserves for strategic resources planning are based on the results of the related works agreement and operative procedural planning.

The materiality of the discounting of reserves with residual terms of more than one year is reviewed regularly. Material items with a remaining term of over one year are discounted in accordance with Section 253 (2) of the German Commercial Code (HGB).

Pension reserves are assessed based on actuarial principles employing a discount rate of 1.90 per cent (previous year: 1.83 per cent) of the cash value of the obligations already accrued. The difference between the recognition of reserves in accordance with the actuarial interest rates of the past ten financial years and the recognition of reserves in accordance with the corresponding average market interest rates for the past seven financial years (discount rate of 1.97 per cent (previous year: 1.76 per cent)) amounts to € 3.2 million (previous year: € 3.3 million).

The pension obligations are based on the projected unit credit method. The 2018 G Heubeck Guideline Tables is used as the biometric basis for calculation. A calculated salary and career

trend of 3.00 per cent per annum is used for 2025, 2.00 per cent for 2026, and 2.15 per cent for 2027 and following years. Depending on the pension scheme involved, the projected pension trend for 2025 is between 1.00 and 3.00 per cent p.a., for 2026 between 1.00 and 2.00 per cent and starting from 2027, between 1.00 and 2.15 per cent p.a. Active members of the Board of Management have a calculated salary and career trend of 0.0 per cent, as was the case in the previous year. Fluctuation is taken into account at a rate of 4.00 per cent.

Another pension plan of the Bank involves a pension commitment as a complement to reinsurance, the amount of which is exclusively determined by the fair value of a life reinsurance plan (plan assets according to Section 246 (2) (2) of the German Commercial Code [HGB]); this pension commitment is therefore treated as a pension commitment linked to securities in the balance sheet. The corresponding obligation should therefore be recognised in the amount of the fair value of the plan assets (insofar as it exceeds a guaranteed minimum amount) and should be netted with the plan assets. An actuarial interest rate of 1.90 per cent (previous year: 1.82 per cent) is calculated for this pension plan. The actuarial interest rate refers to the interest rate determined by the Deutsche Bundesbank as at 31 December 2024, which results as a ten-year average interest rate from an assumed residual term of 15 years (Section 253 (2)(2) of the German Commercial Code (HGB)). It is calculated with a salary and pension trend of 2.00 per cent per annum. The difference to be taken into account in accordance with Section 253 (6)(1) HGB amounts to T€ 0 (previous year: T€ 0). The amounts subject to the payout block codified in Section 268 (8) HGB do not arise here.

In accordance with Section 253 (1)(4) of the German Commercial Code (HGB), the plan assets are assessed at fair value and amounted to € 3.3 million (previous year: € 2.6 million) as at 31 December 2024 at an amortised cost of € 3.3 million (previous year: € 2.6 million). This was determined based on the calculation basis of the contribution calculation within the meaning of Section 169 (3) of the German Insurance Contract Act (VVG).

Since the settlement amount of the obligation stemming from this commitment corresponds to the fair value of the plan assets, the obligation and the plan assets balance out to zero.

The interest paid from this commitment corresponds to the earnings from the associated reinsurance. The amount to be settled according to Section 246 (2)(2) of the German Commercial Code (HGB) amounted to T€ 82 (previous year: T€ 100) as at 31 December 2024.

The reserve for early retirement obligations is set at cash value calculated using a maturity-linked discounting factor of future earnings. The 2018 G Heubeck Guideline Tables are used as a biometric accounting basis.

The expenses from the compounding of reserves from the non-lending business are included in the "Other operating result" item.

Derivatives

The reporting of derivative financial instruments occurs in off-balance-sheet accounts. There are no trading positions. Derivative contracts are concluded with both banking institutions and the Bank's borrowers (customer derivatives) as counterparties. Accrued interest from interest and currency swaps is treated as deferred interest according to period and reported as claims or liabilities in the respective items.

Among other instruments, the Bank uses swaptions, forward rate agreements and occasional capital market futures to manage its interest-bearing operations at macro level. Paid option premiums are presented under the balance sheet item "Other assets" and received option premiums under "Other liabilities" and are accrued on a time basis immediately following the termination of the option period in case of expiry or utilisation in respect of the term of the underlying transactions over prepaid expenses and deferred income. Paid and received non-recurring payments (upfront payments) and premiums for caps / floors / collars are entered in the balance sheet as deferred income and deferred on a pro-rata basis over their respective terms. The compensation payments due from forward rate agreements following the termination of the waiting period are recognised immediately in profit. The daily fluctuations in the market value of the capital market futures are offset by the payments of variation margins, which appear in the balance sheet as either "Other assets" or "Other liabilities". The Bank does not hold any credit derivatives.

The market values of the derivatives are calculated using evaluation models based on a tenor-specific swap yield curve, taking into account counterparty risks. Here, the value of a plain vanilla swap is calculated using the discounted cash flow method, while callable swaps and zero-coupon swaps are valued with the Hull-White model and caps / floors are appraised in accordance with the Bachelier / Black model.

Embedded derivatives that are part of structured financial instruments are recognised separately in accordance with the IDW RS HFA 22 accounting standards if the embedded derivative has substantially increased or it shows additional (other) risks or opportunities compared to the underlying instrument.

Accounting Units

As accounting units for hedging interest change risks pursuant to Section 254 of the German Commercial Code (HGB), underlying debentures and other fixed-income securities are designated at the level of the individual transactions with a total nominal holding value of € 4.5 billion (previous year: € 3.7 billion) as at 31 December 2024. Accounting units are only formed at the micro level, meaning that changes in values from the hedged risk of the underlying transaction are offset by individual hedging instruments, whereby the hedging relationships in question are perfect hedging relationships. No ineffectiveness relevant to the accounting can arise on account of the correlation of all factors affecting value between the hedged portion of the underlying transaction and the portion of the hedging instrument to be hedged. As a result, the critical term match method is used to assess the effectiveness of the accounting units. Risks hedged by the accounting units amounted to -€ 17.3 million as at the reporting date (previous year: -€ 104.2 million). The Bank applies the net hedge presentation method. The changes in value attributed to the hedged risk are expected to be offset by the end of the designation or maturity of the transactions due to the correlation of factors affecting value between the hedged portion of the underlying transaction and the portion of the hedging instrument to be hedged. Changes in the value of underlying transactions and hedging instruments attributable to unsecured risks are not offset and are recognised in accordance with the general provisions contained in Section 252 (HGB). Please also see the Statement of Changes in Derivatives.

Interest income and expenses from secured swap transactions are settled with the interest income and expenses of the respective secured item; thus the interest result from the entire hedging relationship is displayed in the corresponding item of the profit and loss account, provided that the respective underlying and hedging transactions are part of accounting units.

Loss-Free Evaluation of the Banking Book

Berlin Hyp conducts an audit of the loss-free evaluation of interest rate-related transactions on the banking book (interest book) on the basis of IDW RS BFA 3 n. V. As Berlin Hyp did not allocate any transactions to the trading book, the banking book includes all interest-bearing transactions, including derivative financial instruments. From a periodic (P&L-based) and static (cash value) point of view, two equivalent methods are currently available for determining the provision for contingent losses. The Bank applies the bar value method. The interest rate-related cash values are compared with the carrying amounts, taking into account the risk, inventory management and fictitious refinancing costs. Operating expenditure comprises all staff and material expenses directly attributable to interest management expenditure, as well as allocated indirect operating expenditure and the allocation of overhead costs. There was no need to create a provision for contingent losses in accordance with Section 340a of the German Commercial Code (HGB) in conjunction with Section 249 (1)(1) alt. 2 HGB.

Calculating Fair Values

In individual cases where prices for securities and claims were not available as at the balance sheet date on the basis of active markets via external market suppliers, the market values for such financial instruments were determined on the basis of evaluation models. These are standard discounted cash flow procedures that consider issuer and asset class-specific interest curves and credit spreads.

Income Taxes

On the basis of profit before income tax in accordance with commercial law, a reconciliation with taxable income occurs by taking into account balance sheet and off-balance sheet deviations. Tax loss carryforwards are settled subject to the regulations on minimum taxation. In the reconciliation of profits from

commercial operations to commercial income for the purpose of the commercial tax, additions and reductions are estimated as closely as possible. The actual taxes thus determined are netted with the prepayments made and then recognised.

Currency Translation

The valuation of assets, debts and off-balance-sheet transactions in foreign currencies is undertaken on the basis of Section 256a of the German Commercial Code (HGB) in conjunction with Section 340h of the German Commercial Code (HGB). The translation is carried out at the ECB reference prices provided by Landesbank Baden-Württemberg, Stuttgart, on a daily basis. Currency swaps used to hedge interest-bearing balance sheet items denominated in foreign currencies are translated at the split forward rate, with the swap rate being discounted over the term of the swap and recognised as interest income on a pro rate basis. Currency effects from currency translation are reported net within the framework of special coverage either in the item "Other operating income" or "Other operating expenditures". The peculiarities from foreign currency valuation in accordance with commercial law (IDW RS BFA 4) are taken into account.

Positive interest

Positive interest on financial liabilities are deducted in the profit and loss account from the relevant interest paid.

Contingent Liabilities and Other Obligations

Contingent liabilities from guarantees and warranty contracts as well as other obligations are recorded in the balance sheet at their nominal amount minus provisions made for lending.

Tax Liabilities

The temporary differences between the valuations of assets, liabilities and prepaid expenses or deferred income in the commercial and the tax balance sheet lead to latent tax burden and tax relief effects that were calculated on the basis of a corporate tax rate (including the "solidarity surcharge") of 15.83 per cent and a trade tax rate of 14.35 per cent. Notable temporary differences in amounts relate to the following balance sheet items in particular:

- Claims against customers
- Debentures and other fixed-interest securities
- Intangible investment assets
- Tangible fixed assets
- Prepaid expenses and deferred income
- Reserves

With regard to the net asset (lending) position that results from the overall examination of the deferred tax burden and tax relief effects, Berlin Hyp, in accordance with the right to choose under Section 274 (1)(2) of the German Commercial Code (HGB), forgoes the recognition of deferred tax assets.

Explanations of the Profit and Loss Account and the Balance Sheet

Condensed Profit and Loss Account

Interest expenditure in T€	2024	2023
Interest expenditure for		
Deposits and registered Pfandbriefe	343,061	334,082
<i>less positive interest</i>	0	-1
Securitised liabilities	324,968	247,035
Subordinated liabilities	28,368	12,001
Derivative transactions	4,790	18,790
Total expenditure	701,187	611,907

In particular, the higher level of the portfolio of liabilities resulted in an increase in interest expenditure for securitised liabilities to € 325.0 million (previous year: € 247.0 million).

The increase in interest expenditure in connection with subordinated liabilities is attributable to a registered bond payable to LBBW that was contracted in November 2023 (iMREL).

Commission expenditure in T€	2024	2023
Commission expenditure		
Sureties	9,687	8,710
Credit brokerage	5,660	5,576
Securities business	1,251	1,091
Other	147	39
Total expenditure	16,745	15,344

Other administrative expenses in T€	2024	2023
Services by third parties	43,981	36,269
IT expenditure	34,665	30,712
Building and premises costs	5,398	5,132
Staff-related material costs	4,793	5,458
Advertising and marketing	2,524	2,681
Business operation costs	1,937	1,939
Operating and business equipment	977	953
Group payment	808	264
Bank levy	0	16,350
Total expenses	95,083	99,758

Auditor's Fees

Deloitte GmbH Wirtschaftsprüfungsgesellschaft audited the annual accounts of Berlin Hyp for the 2024 financial year and also performed the audit review of the interim financial statements for the period 01.01.2024 to 30.06.2024. The audit of the IFRS reporting packages needed for the consolidated annual accounts of Landesbank Baden-Württemberg was integrated into the audit in each case. Furthermore, other certification services were performed in connection with an audit in accordance with ISAE 3000 in connection with the non-financial statement, agreed-upon investigative procedures in accordance with ISRS 4400 in connection with the bank levy, a submission of credit claims (KEV / MACCs), an audit of the reporting of figures within the framework of risk monitoring activities in accordance with IDW PS 490, the issue of a comfort letter in accordance with IDW PS 910 and the IPS financial report.

With regard to disclosures pursuant to Section 285 No. 17 of the German Commercial Code (HGB), we refer to the consolidated annual accounts of LBBW and Berlin Hyp's incorporation into the same.

Other Operating Expenditure

Other operating expenditure mainly consists of expenditure from additions to provisions for strategic resource planning in the first half of the year amounting to € 2.1 million (previous year: € 1.5 million). Expenditure amounting to € 4.7 million (previous year: € 4.2 million) resulted from the compounding of reserves.

Both the increase in the average mortgage loan portfolios of € 0.4 billion at stable core business margins and, in particular, income from interest rate risk management in the banking book, had a positive impact on interest income. This also includes higher amounts from equity investments and contributions from maturity transformation.

Interest Income in T€	2024	2023
Interest income from		
Mortgage loans	990,960	866,352
Public-sector loans	18,516	17,576
Other receivables	62,298	79,841
Money market transactions	0	102
Fixed-income securities and book-entry securities	188,738	146,395
Derivative transactions	0	0
Total Income	1,260,513	1,110,266

Commission Income in T€	2024	2023
Commission Income		
Lending	30,790	31,610
Sureties	2,225	1,879
Other	25	28
Total Income	33,040	33,517

Income From Attributions to Claims and Specific Securities and the Dissolution of Provisions Made for Lending

The balance shown results from the settlement of expenditure and income items shown in the profit and loss account items "Depreciation and

valuation adjustments on claims and specific securities as well as additions to provisions made for lending" and "Income from attributions to claims and specific securities and the dissolution of reserves for lending".

The balance of risk provisioning allocation and expenditure is comprised as follows:

in T€	2024	2023
Risk provisioning for the lending business	-165,309	152,134
Valuation and disposal result in the securities business	2,391	-16,873
Total	-162,918	135,261

Earnings with negative signs

Risk provisioning for the lending business developed as follows:

in T€	Counterparty risk exposure								
	Direct write-down	EWB	PWB and other adjustments RP	Valuations	RST	Total	Total	Profit and loss relevant	
	01.01. – 31.12.24	01.01. – 31.12.24	01.01. – 31.12.24	01.01. – 31.12.24	01.01. – 31.12.24	01.01. – 31.12.24	01.01. – 31.12.23	01.01. – 31.12.24	01.01. – 31.12.23
As at 1 January		149,621	285,994	32	7,408	443,057	303,185		
Net allocations and write-backs		-18,314	-137,109	-32	-1,831	-157,287	153,209	-157,287	153,209
Utilisation		0			0	0	-13,337		
Direct write-downs and capital losses	0							0	0
Receipts on written-off receivables and capital gains	-8,022							8,022	-1,075
Foreign currency effects		0	0	0	0	0	0		
As at 31 December	-8,022	131,307	148,885	0	5,577	285,770	443,057	-165,309	152,134

Earnings with negative signs

In order to reflect the latent counterparty default risks in connection with the economic and structural risks in a manner which adequately reflects those risks, model adjustments in the form of lump-sum value adjustments in the amount of € 124.7 million (previous year: € 127.0 million) were made for valuated loans; in the case of irrevocable loan commitments, such adjustments were made in the form of reserves in the amount of € 2.9 million (previous year: € 4.8 million).

Other Information

Net income includes a balance of aperiodic income and expenses of € 2.8 million (previous year: € 2.9 million), which primarily includes expenses from back taxes amounting to € 16.7 million (previous year: € 0 million), receipts on claims written off in the previous year of € 6.4 million (previous year: € 1.1 million), tax refunds amounting to € 5.1 million and income from the reversal of provisions amounting to € 8.1 million (€ 1.8 million).

Other Operating Income

Other operating income mainly consists of income from the reversal of other provisions totalling € 8.0 million (previous year: € 1.5 million) and compensation payments in connection with novations of derivatives amounting to € 2.1 million.

Balance Sheet

Negotiable Securities and Interests in T€	Listed	Listed	Non-Listed	Non-Listed
	31.12.24	31.12.23	31.12.24	31.12.23
Debentures and other fixed-interest securities	5,514,227	5,322,632	0	0

As of the balance sheet date, the Bank does not hold any securities that are evaluated as fixed assets, as was the case in the previous year. The securities portfolio as at 31 December 2024 is fully assigned to the liquidity reserve.

Security for the Bank's Own Liabilities

Within the European System of Central Banks (ESCB), securities with a nominal value of €462.5 million (previous year: €524.4 million) and loans in the amount of €754.2 million (previous year: €1,008.8 million) are pledged as security to the Deutsche Bundesbank. At the balance sheet date, the Bank repaid debentures with a total book value of €528.8 million (previous year: €2,057.2 million).

Schedules of Shares Held under Sections 285 Nos. 11 and 11a, 313 (2) of the German Commercial Code (HGB)

Company	Share of capital Total %	Voting rights %	Equity	Result	Financial statements deviating from 31 December 2023
Affiliated enterprises					
Berlin Hyp Immobilien GmbH, Berlin	100	100	T€ 76	T€ -27	31.12.2023
Berlin Hyp Beteiligungsgesellschaft mbH*	100	100	–	–	–
Participations					
OnSite ImmoAgent GmbH, Berlin	49,00	49,00	T€ 332	T€ -322	31.12.2023

* Acquisition of a shelf company effective 17 January 2024 and change of name to Berlin Hyp Beteiligungsgesellschaft mbH. According to the contract dated 14 May 2024, Berlin Hyp AG transferred its shares of 6.97% in PropTech1 Fund I GmbH Co. KG, Berlin to Berlin Hyp Beteiligungsgesellschaft mbH.

Intangible Investment Assets

This item only shows the software and licences used by the Bank as well as payments in advance in connection therewith.

Development of Fixed Assets

Statement of Changes in Assets in T€

	Acquisition / manufacturing costs 01.01.2024	Additions	Disposals	Transfers	Acquisition / manufacturing costs 31.12.2024	Cum. depreciations 01.01.2024	Attributions	Depreciations	Disposals	Transfers	Cum. depreciations 31.12.2024	Book value 31.12.2024	Book value 31.12.2023
Intangible Investment Assets													
b) Concessions and licenses acquired commercially	94,854	3,193	0	8,626	106,673	62,509	0	13,442	0	0	75,951	30,722	32,345
d) Down-payments made	32,234	19,529	9	-11,786	39,968	0	0	5,372	0	0	5,372	34,596	32,234
Total intangible investment assets	127,088	22,722	9	-3,160	146,641	62,509	0	18,814	0	0	81,323	65,318	64,579
Tangible fixed assets													
a) Sites and buildings for own use	89,688	27,617	0	0	117,305	5,867	0	335	0	0	6,202	111,103	83,821
b) Operating and business equipment and installations under construction	28,239	37,192	517	3,160	68,074	11,623	0	3,586	509	0	14,700	53,374	16,616
Total tangible fixed assets	117,927	64,809	517	3,160	185,379	17,490	0	3,921	509	0	20,902	164,477	100,437
Total intangible assets and tangible fixed assets	245,015	87,531	526	0	332,020	79,999	0	22,735	509	0	102,225	229,795	165,016
	Book value					Changes*					Book value		
	01.01.24										31.12.24 31.12.23		
Participations	3,962					-3,864					98 3,962		
Shares in affiliated enterprises	26					3,175					3,201 26		

* Summary pursuant to Section 34 (3) RechKredV

Depreciation on tangible fixed assets and amortisation of intangible assets increased from €9.2 million to €22.7 million. The increase is linked to the planned integration of Berlin Hyp into LBBW and the resulting reduced expected remaining useful life of capitalised software. In this context, software, and advance payments for software that had already been made, were subject to unscheduled depreciations.

Other Assets

These figures largely contain claims from collateral in relation to derivatives amounting to €67.3 million (€195.3 million), unrealised gains from forward exchange deals with extra cover amounting to €93.5 million (€104.6 million) and tax receivables of €29.8 million (€12.5 million). This item also includes cash collateral of €4.7 million (€4.7 million) in connection with the bank levy.

Deferred Income in T€	31.12.2024	31.12.2023
Deferred income from issuing and lending operations includes:		
Discount from issuing and lending operations	47,098	54,509
Premium from issuing and lending operations	946	2,107
Other	44,498	46,191
Total	92,542	102,807

Deferred income recognised under “Other” includes accrued up-front payments from swaps and premium payments from caps, floors and collars in the amount of €35.7 million (previous year: €36.3 million).

Other Liabilities

The item includes, among other things, liabilities from the profit to be transferred to LBBW amounting to €444.7 million, collaterals received in relation to derivatives amounting to €287.4 million (previous year: €498.8 million), unrealised losses of €4.2 million from forward exchange deals with extra cover (previous year: €4.0 million) and trade payables amounting to €0.5 million (previous year: €5.2 million).

Prepaid Expenses

Prepaid expenses recognised under “Other” includes in particular accrued up-front payments from swaps and premium payments from caps, floors and collars in the amount of €38.3 million (previous year: €41.5 million).

Prepaid expenses in T€	31.12.2024	31.12.2023
Prepaid expenses for issuing and lending operations includes:		
Premium from issuing and lending operations	25,448	33,388
Discount from lending operations	12,602	15,434
Other	71,338	83,409
Total	109,388	132,231

Other Reserves

in T€	31.12.2024	31.12.2023
Provisions for human resources	41,738	38,122
Provisions for strategic resource planning	11,426	20,095
Provisions for lending business	5,577	7,408
Provisions for property acquisition taxes	7,500	7,500
Provisions for advisory services and appraisals	5,320	3,249
Other	3,383	4,041
Total	74,944	80,415

Subordinated Liabilities

Interest is paid on subordinate liabilities at the nominal rate of between 2.55 per cent and 4.29 per cent and is only to be reimbursed in the case of the Bank's insolvency or liquidation after satisfaction of all non-subordinate creditors. Early repayment is excluded. The repayments are to occur in the years 2028 to 2034. Based on a stock of € 665.0 million (previous year: € 777.5 million), € 107.6 million (previous year: € 118.4 million) fulfil the requirements of the CRR for recognition as applicable equity capital.

In the 2024 financial year, interest paid amounted to € 28.4 million (previous year: € 12.0 million).

The 10 per cent of the loans and debentures surpassing the total stock was assumed under the following conditions:

Nominal amount T€	Interest rate p. a. %	Repayment on
550,000	4.285	09.11.2028

Equity

The subscribed capital of € 753.4 million is composed of 294,292,672 non-par bearer shares with a rounded value of € 2.56 each.

The Board of Management, with the Supervisory Board's consent, is authorised to increase the company's subscribed capital by issuing new non-par shares in return for contributions in cash once or several times, but only up to € 205.8 million (authorised capital 2020), by 31 May 2025.

Berlin Hyp and LBBW are parties to a control agreement, and a profit and loss transfer agreement has also been in place between the two companies since 27 January 2025.

Classification by Remaining Maturity in T€	31.12.2024	31.12.2023
Assets		
Claims against banking institutions		
a) Due on demand	14,251	1,585
b) Less than three months	403,192	283,862
c) Between three months and one year	0	0
d) Between one year and five years	0	0
e) More than five years	0	0
Total	417,443	285,447
Claims against customers		
a) Less than three months	1,160,786	629,295
b) Between three months and one year	4,902,797	4,248,862
c) Between one year and five years	14,303,681	13,258,450
d) More than five years	9,489,597	11,082,337
Total	29,856,861	29,218,944
of which: Claims with an indefinite term	0	0
Bonds and debentures		
- due in the following year	1,188,821	1,126,830
Liabilities		
Liabilities to banking institutions		
a) Due on demand	30,030	14,493
b) Less than three months	761,070	2,190,254
c) Between three months and one year	126,00	25,401
d) Between one year and five years	312,706	296,400
e) More than five years	117,511	184,840
Total	1,347,317	2,711,388
of which non-preferred senior liabilities*	78,326	78,324
Liabilities to customers		
a) Due on demand	1,273,878	262,817
b) Less than three months	2,159,803	1,538,615
c) Between three months and one year	799,480	1,122,555
d) Between one year and five years	478,500	460,355
e) More than five years	2,577,024	2,647,066
Total	7,288,685	6,031,408
of which non-preferred senior liabilities*	1,099,786	1,196,028
Securitised liabilities		
a) Less than three months	2,235,215	1,182,291
b) Between three months and one year	2,310,664	1,499,146
c) Between one year and five years	12,500,350	12,577,337
d) More than five years	7,100,494	7,882,972
Total	24,146,723	23,141,746
of which non-preferred senior liabilities*	1,971,859	2,068,092
due in the following year	4,545,879	2,681,437

* debt securities within the meaning of Section 46 f (6)(1) of the German Banking Act (KWG) as amended on 10 July 2018.

Claims from and Liabilities to Affiliated Enterprises and Related Companies
in T€

	31.12.2024		31.12.2023	
	Affiliated enterprises	Companies with which a shareholding relationship exists	Affiliated enterprises	Companies with which a shareholding relationship exists
Claims against banking institutions	1,212	–	107	–
Claims against customers	82,286	–	93,970	–
Debentures and other fixed interest securities	27,359	–	27,407	–
Other assets	8,878	–	47,308	–
Liabilities to banking institutions	555,382	–	1,847,325	–
Liabilities to customers	3,206	–	4,790	–
Securitised liabilities	863,366	–	204,347	–
Other liabilities	444,658	–	–	–
Subordinated liabilities	553,422	–	553,413	–

Foreign Currency Volumes
in T€

	31.12.2024	31.12.2023
Assets	102,074	86,224
Liabilities	1,545,598	1,377,325
Irrevocable loan commitments	0	0

Price risks are predominantly neutralised through fixed-term deposits, currency futures and currency swaps.

Information Pursuant to Section 285 of the German Commercial Code (HGB) Regarding Obligations Arising from Transactions and Financial Obligations Not Included in the Balance Sheet

Taking into account the deducted reserves, irrevocable loan commitments as part of real estate and capital market business amount to €1,197.9 million (previous year: €2,042.2 million) as at the balance sheet date. Contingent liabilities consist of the assumption of guarantees for largely mortgage-backed loans of €248.5 million (previous year: €283.4 million). Identifiable risks have already been taken into account through reserves. In light of the credit ratings and the collateralisation, no acute default risks in the irrevocable loan commitments and contingent liabilities can be identified.

In connection with Berlin Hyp's investments, payment obligations result for Berlin Hyp Beteiligungsgesellschaft mbH in the amount of T€472.5.

Berlin Hyp has concluded rental and leasing agreements for buildings used for banking operations as well as for the vehicle fleet and certain operating and business equipment. No significant risks with an impact on the assessment of the Bank's financial position arise from these agreements. All contracts concluded by the Bank in this form are within the normal scope of business, even when taking into account the higher rental costs for interim offices in connection with the construction of the main building, both individually and in total.

In connection with the European bank levy, Berlin Hyp entered into irrevocable payment obligations in the amount of €4.7 million in the 2023 financial year (cumulative figure since 2023: €4.7 million). These are included in the "Other financial obligations" item. Receivables in connection with paid cash collateral were capitalised in the same amount. With regard to the European General Court (EGC) ruling in connection with the bank levy, reference is made to our statements in the Management Report (Risk Report / Legal Risks).

Berlin Hyp is an affiliated member of the security reserve of the Landesbanken and therefore also a member of the guarantee system of the Sparkassen-Finanzgruppe, which is recognised under the German Deposit Protection Act (EinSG). Berlin Hyp's annual contributions are calculated according to the amount of its

covered deposits. In the event of compensation or support being reported by a member institution, one-off or additional payments can be levied; however, the amount of the payments is also calculated according to the amount of Berlin Hyp's covered deposits and is therefore not currently foreseeable.

Statement of Changes in Derivatives

Derivates as at 31.12.2024 €m	Nominal amount/ Remaining term			Total Nominal	Total of negative market values	Total of positive market values	Total of negative book values (liabilities)	Balance sheet items (liabilities)	Total of positive book values (assets)	Balance sheet items (assets)
	Up to 1 year	From 1 to 5 years	More than 5 years							
Interest-related transactions:										
Interest rate swaps of which in valuation units	10,552 389	33,261 2,555	21,648 1,594	65,461 4,538	-1,528 -62	1,553 80	-29 0	P6	8 0	A15
FRA sales	0	0	0	0	0	0	0		0	
Swaptions	0	0	0	0	0	0	0	P5	0	A14
Securities future	0	0	0	0	0	0	0		0	
Caps	2,052	3,926	216	6,194	-51	20	-37	P6	35	A15
Floors	250	236	0	486	0	0	-1	P6	0	A15
Collar caps	0	45	0	45	-1	0	-1		0	
Collar floors	0	45	0	45	0	0	0		0	
Other transactions	0	0	500	500	0	0	0		0	
	12,854	37,513	22,364	72,731	-1,580	1,573	-68		43	
Currency-related transactions										
Forward exchange dealings	136	0	0	136	0	3	-4	P5	3	A14
Interest and currency swaps	106	1,068	255	1,429	-6	107	-	P5	92	A14
	242	1,068	255	1,565	-6	110	-4		95	
Total	13,096	38,581	22,619	74,296	-1,586	1,683	-72		138	

Statement of Changes in Derivatives

Derivates as at 31.12.2023 €m	Nominal amount/ Remaining term			Total Nominal	Total of negative market values	Total of positive market values	Total of negative book values (liabilities)	Balance sheet items (liabilities)	Total of positive book values (assets)	Balance sheet items (assets)
	Up to 1 year	From 1 to 5 years	More than 5 years							
Interest-related transactions:										
Interest rate swaps of which in valuation units	7,427 421	33,467 2,469	22,450 788	63,344 3,678	-1,971 -36	2,128 132	-38 0	P6	9 0	A15
FRA sales	0	0	0	0	0	0	0		0	
Swaptions	0	0	0	0	0	0	0	P5	0	A14
Securities future	0	0	0	0	0	0	0		0	
Caps	1,103	3,798	933	5,834	-130	39	-39	P6	36	A15
Floors	14	486	0	500	0	0	-1	P6	0	A15
Collar caps	0	46	0	46	-1	0	-1		0	
Collar floors	0	46	0	46	0	0	0		0	
Other transactions	0	0	500	500	0	0	0		0	
	8,544	37,843	23,883	70,270	-2,102	2,167	-79		45	
Currency-related transactions										
Forward exchange dealings	236	0	0	236	-5	2	-5	P5	2	A14
Interest and currency swaps	82	788	351	1,221	-6	76	0	P5	104	A14
	318	788	351	1,457	-11	78	-5		106	
Total	8,862	38,631	24,234	71,727	-2,113	2,245	-84		151	

Completed business transactions largely serve to hedge interest and exchange rate risks of underlying transactions. The market values of the derivative financial instruments are shown on the basis of the interest rate applicable on 31 December 2024 without taking into account interest accruals. The market values of the derivatives are counteracted by the valuation

advantages of the balance sheet operations not assessed at market price. All derivatives – with the exception of customer derivatives – are hedged by collaterals. In the case of customer derivatives, the land charges assigned as collateral for the underlying loans also serve as collateral for derivatives transactions.

Number of Staff

Annual average	Male	Female	2024 Total	2023 Total
Full-time employees	330	218	548	502
Part-time employees	31	83	114	122
School-leaver trainees / BA students	3	1	4	4
Total	364	302	666	628

Group Affiliation

Berlin Hyp is included in the consolidated annual accounts of Landesbank Baden-Württemberg as a subsidiary of the latter with its four headquarters in Stuttgart, Karlsruhe, Mainz and Mannheim (smallest and largest consolidation group as defined in Section 285 Nos. 14 and 14a of the German Commercial Code (HGB)). The consolidated annual accounts of Landesbank Baden-Württemberg will be published in the business register.

Information on a Reported Holding (Section 160 (1) No. 8 German Stock Corporation Act (AktG))

In a letter dated 4 July 2022, Landesbank Baden-Württemberg, Stuttgart, announced that it directly holds all shares in Berlin Hyp AG – following the transfer of the shares in Berlin Hyp AG from Landesbank Berlin Holding AG to Landesbank Baden-Württemberg as at 1 July 2022. Therefore, its share in the voting rights relating to the subscribed capital amounted to 100.00 per cent.

Organs of Berlin Hyp

Board of Management

Sascha Klaus, Chair of the Board of Management

- B-One, Finance, Governance, Information Technology, Communications and Marketing, HR, Internal Audit, Corporate Strategy

Maria Teresa Dreio-Tempsch, Chief Market Officer

- Treasury, Foreign Sales Real Estate Financing, Domestic Sales Real Estate Financing, Portfolio Management

Alexander Stuwe, Chief Financial Officer

- Data Management, Lending (Real Estate and Capital Market), Risk Control, Valuation, Risk Management (division), Future Management Process (division), Corporate Officers

Supervisory Board

Thorsten Schönenberger (Chair)

- Member of the Board of Management of Landesbank Baden-Württemberg, Real Estate and Project Financing

Andrea Schlenzig (Deputy Chair)

- Bank employee
- Employee representative

Anastasios Agathagelidis

- Member of the Board of Management of Landesbank Baden-Württemberg, Risk Management and Compliance

Dirk Kipp (since 01.07.2024)

- Member of the Board of Management of Landesbank Baden-Württemberg, Capital Market
- Business and Asset Management / International Business

Thomas Mang

- President of the Sparkassenverband Niedersachsen (Savings Banks Association of Lower Saxony)

Thomas Meister

- Bank employee
- Employee representative
- Chair of the Works Council of Berlin Hyp AG

Stefanie Münz

- Member of the Board of Management of Landesbank Baden-Württemberg, Finances and Operations

Jana Pabst

- Bank employee
- Employee representative
- Member of the Works Council of Berlin Hyp AG

Dr. Christian Ricken (up to 30.06.2024)

- Former Member of the Board of Management of Landesbank Baden-Württemberg, Capital Market
- Business and Asset Management / International Business

Thomas Weiß

- Division Head Financial Controlling of Landesbank Baden-Württemberg

Loans to Members of the Bodies

As in the previous year, there were no loans receivable from members of the bodies.

Remuneration of the Members of the Bodies

Remuneration of the Board of Management

Disclosures on total remuneration in T€	2024	2023
Board of Management	4,018	2,964
of which expended or deferred in the financial year for pension liabilities	1,677	785
Former members of the Board of Management and their surviving dependants	2,942	3,039
Cash value of pension liabilities for former members of the Board of Management and their surviving dependants	47,124	47,226
of which is reserved	47,124	47,226

Remuneration of the Supervisory Board

The remuneration payable to the members of the Supervisory Board for the 2024 financial year, including committee activity, amounts to T€ 83 (T€ 83).

Mandates of the Board of Management Members

Maria Teresa Dreö-Tempsch

→ Member of the Supervisory Board of Hamborner Reit AG

No employees had mandates in statutory supervisory boards of large corporations (with the exception of employees' representatives in Berlin Hyp's Supervisory Board) in the 2024 financial year.

Statement of Cover Assets in €m	31.12.24	31.12.23
A. Mortgage Pfandbriefe		
Ordinary cover		
1. Claims against banking institutions		
Mortgage loans	0	0
2. Claims against customers		
Mortgage loans	18,430.6	17,477.8
3. Tangible fixed assets (land charges on Bank-owned real estate)	0	0
Total	18,430.6	17,477.8
Additional cover		
1. Other claims against banking institutions	150.0	50.0
2. Debentures and other fixed-interest securities	434.0	990.0
Total	584.0	1,040.0
Total cover	19,014.6	18,517.8
Total mortgage Pfandbriefe requiring cover	18,108.3	17,620.6
Excess cover	906.3	897.3
B. Public Pfandbriefe		
Ordinary cover		
1. Claims against banking institutions		
a) Mortgage loans	0	0
b) Public-sector loans	0	0
2. Claims against customers		
a) Mortgage loans	6.7	7.4
b) Public-sector loans	150.3	150.4
3. Debentures and other fixed-interest securities	0	0
Total	157.0	157.8
Additional cover		
1. Other claims against banking institutions	0	0
2. Debentures and other fixed-interest securities	10.0	15.5
Total	10.0	15.5
Total cover	167.0	173.3
Total public Pfandbriefe requiring cover	131.0	141.0
Excess cover	36.0	32.3

Publication in accordance with Section 28 German Pfandbrief Act (PfandBG)

Section 28 (1)(1) Nos. 1 and 3 of the German Pfandbrief Act (PfandBG) Q4 2024

Amounts in €m

	Nominal value		Present value		Risk-adjusted present value*	
	Q4 2024	Q4 2023	Q4 2024	Q4 2023	Q4 2024	Q4 2023
Total amount of outstanding						
Mortgage Pfandbriefe	18,108.3	17,620.6	17,971.9	17,102.6	18,848.9	18,301.2
of which derivatives	–	–	–	–	–	–
Cover pool	19,014.6	18,517.8	19,314.5	18,473.4	19,891.4	19,268.5
of which derivatives	–	–	–	–	–	–
Excess cover	906.3	897.3	1,342.6	1,370.8	1,042.5	967.3
Excess cover as % of outstanding Pfandbriefe	5.0	5.1	7.5	8.0	5.5	5.3
Statutory excess cover ¹	716.6	691.8	359.4	342.1		
Contractual excess cover ²	–	–	–	–		
Voluntary excess cover ³	189.7	205.5	983.1	1,028.8		
Excess cover under consideration of the vdp credit quality differentiation model	906.3	897.3	1,342.6	1,370.8		
Excess cover as % of outstanding Pfandbriefe	5.0	5.1	7.5	8.0		

	Nominal value		Present value		Risk-adjusted present value*	
	Q4 2024	Q4 2023	Q4 2024	Q4 2023	Q4 2024	Q4 2023
Total amount of outstanding						
Public Pfandbriefe	131.0	141.0	139.9	151.4	137.6	147.1
of which derivatives	–	–	–	–	–	–
Cover pool	167.0	173.3	193.0	197.3	176.1	174.7
of which derivatives	–	–	–	–	–	–
Excess cover	36.0	32.3	53.1	45.9	38.5	27.6
Excess cover as % of outstanding Pfandbriefe	27.4	22.9	38.0	30.3	27.9	18.8
Statutory excess cover ¹	5.4	5.9	2.8	3.0		
Contractual excess cover ²	–	–	–	–		
Voluntary excess cover ³	30.5	26.4	50.3	42.8		
Excess cover under consideration of the vdp credit quality differentiation model	36.0	32.3	53.1	45.9		
Excess cover as % of outstanding Pfandbriefe	27.4	22.9	38.0	30.3		

* For the calculation of the stress scenarios, the static amount reported is taken for currencies and the dynamic amount reported is taken for interest pursuant to Section 5 of the Net Present Value Regulation (PfandBarwertV).

¹ In accordance with

Nominal value: Sum of the nominal value of excess cover in accordance with Section 4 (2) PfandBG and the nominal value of the present value securing excess cover in accordance with Section 4 (1) PfandBG

Present value: Present value securing excess cover in accordance with Section 4 (1) PfandBG

² Contractually assured excess cover

³ Residual, depending on statutory and contractual excess cover; present value includes the cash value of nominal securing excess cover in accordance with Section 4 (2) PfandBG

Note: Excess cover under consideration of the vdp credit quality differentiation model is optional

**Publication in accordance with Section 28 (1)(1) Nos. 4 and 5
of the German Pfandbrief Act (PfandBG)**

**Maturity Structure of Outstanding Pfandbriefe
and the Cover Pool Used for Them
Q4 2024**

	Q4 2024		Q4 2023		Q4 2024 FäV (12 months)*	Q4 2023 FäV (12 months)*
	Outstanding Pfandbriefe €m	Cover pool €m	Outstanding Pfandbriefe €m	Cover pool €m	Outstanding Pfandbriefe €m	Outstanding Pfandbriefe €m
Mortgage Pfandbriefe						
Residual term:						
Up to 0.5 years	573.5	1,220.4	1,082.5	1,046.8	–	–
Between 0.5 years and 1 year	1,932.0	1,879.0	416.0	1,303.2	–	–
Between 1 year and 1.5 years	1,632.5	877.6	573.0	794.3	573.5	1,082.5
Between 1.5 years and 2 years	982.5	1,665.0	1,932.0	1,765.4	1,932.0	416.0
Between 2 years and 3 years	2,562.0	2,840.1	1,993.5	2,280.4	2,615.0	2,505.0
Between 3 years and 4 years	2,357.0	3,037.9	1,962.0	2,664.9	2,562.0	1,993.5
Between 4 years and 5 years	1,025.0	2,700.9	2,357.0	2,527.3	2,357.0	1,962.0
Between 5 years and 10 years	6,123.5	4,406.3	6,418.5	5,722.5	7,143.5	7,520.5
Longer than 10 years	920.3	387.3	886.1	412.9	925.3	2,141.1

	Q4 2024		Q4 2023		Q4 2024 FäV (12 months)*	Q4 2023 FäV (12 months)*
	Outstanding Pfandbriefe €m	Cover pool €m	Outstanding Pfandbriefe €m	Cover pool €m	Outstanding Pfandbriefe €m	Outstanding Pfandbriefe €m
Public Pfandbriefe						
Residual term:						
Up to 0.5 years	0.0	13.3	10.0	10.5	–	–
Between 0.5 years and 1 year	35.0	0.2	–	0.4	–	–
Between 1 year and 1.5 years	–	0.2	–	8.8	0.0	10.0
Between 1.5 years and 2 years	–	2.1	35.0	0.2	35.0	–
Between 2 years and 3 years	96.0	0.5	–	2.3	–	35.0
Between 3 years and 4 years	–	0.1	96.0	0.5	96.0	–
Between 4 years and 5 years	–	0.4	–	0.1	–	96.0
Between 5 years and 10 years	–	0.1	–	0.5	–	–
Longer than 10 years	–	150.0	–	150.0	–	–

* Effects of a maturity extension on the maturity structure of Pfandbriefe/extension scenario: 12 months. This is an extremely unlikely scenario that could only materialise after a cover pool administrator has been appointed.

Information on extending the maturity of Pfandbriefe

	Q4 2024	Q4 2023
Requirements for extending the maturity of Pfandbriefe	<p>The extension of maturity is required in order to avoid the insolvency of the Pfandbrief bank with limited business activities (prevention of insolvency); the Pfandbrief bank with limited business activities is not over-indebted (no existing over-indebtedness) and there is reason to believe that the Pfandbrief bank with limited business activities will, at least after the longest possible extension period and with consideration of further extension possibilities, be able to pay the liabilities that will then be due (positive fulfillment forecast). See also Section 30 (2b) PfandBG.</p>	<p>The extension of maturity is required in order to avoid the insolvency of the Pfandbrief bank with limited business activities (prevention of insolvency); the Pfandbrief bank with limited business activities is not over-indebted (no existing over-indebtedness) and there is reason to believe that the Pfandbrief bank with limited business activities will, at least after the longest possible extension period and with consideration of further extension possibilities, be able to pay the liabilities that will then be due (positive fulfillment forecast). See also Section 30 (2b) PfandBG.</p>
Powers of the cover pool administrator when Pfandbriefe maturity is extended	<p>The cover pool administrator can extend the due date of principle repayments if the relevant conditions pursuant to Section 30 (2b) PfandBG for this have been met. The duration of the extension, which may not exceed 12 months, is set by the cover pool administrator in line with the given requirements.</p> <p>The cover pool administrator can extend the due date of principle repayments and interest payments that are due within one month after the appointment of the cover pool administrator up until the end of this one-month period. If the cover pool administrator decides to implement such an extension, the existence of the conditions pursuant to Section 30 (2b) PfandBG are irrefutably assumed. The maximum extension period of 12 months is to be taken into account when such an extension is considered.</p> <p>The cover pool administrator may use their authorisation only uniformly for all Pfandbriefe in an issue, whereby the due dates can be extended either fully or in part. The cover pool administrator is to extend the maturity in such a manner as to ensure that the original sequence of the servicing of the Pfandbriefe, which could be altered ("overtaking") by the extension, is not changed ("ban on overtaking"). This can lead to a situation in which the maturity of issues that are due at a later time must also be extended in order to ensure that the ban on overtaking is complied with. See also Section 30 (2a, 2b) PfandBG.</p>	<p>The cover pool administrator can extend the due date of principle repayments if the relevant conditions pursuant to Section 30 (2b) PfandBG for this have been met. The duration of the extension, which may not exceed 12 months, is set by the cover pool administrator in line with the given requirements.</p> <p>The cover pool administrator can extend the due date of principle repayments and interest payments that are due within one month after the appointment of the cover pool administrator up until the end of this one-month period. If the cover pool administrator decides to implement such an extension, the existence of the conditions pursuant to Section 30 (2b) PfandBG are irrefutably assumed. The maximum extension period of 12 months is to be taken into account when such an extension is considered.</p> <p>The cover pool administrator may use their authorisation only uniformly for all Pfandbriefe in an issue, whereby the due dates can be extended either fully or in part. The cover pool administrator is to extend the maturity in such a manner as to ensure that the original sequence of the servicing of the Pfandbriefe, which could be altered ("overtaking") by the extension, is not changed ("ban on overtaking"). This can lead to a situation in which the maturity of issues that are due at a later time must also be extended in order to ensure that the ban on overtaking is complied with. See also Section 30 (2a, 2b) PfandBG.</p>

Publication pursuant to Section 28 (2) No. 1 a PfandBG, Section 28 (3) No. 1 PfandBG and Section 28 (4) No. 1 a PfandBG

Claims Used as Cover for Mortgage Pfandbriefe Classified According to Size Q4 2024

Cover in €m	Q4 2024	Q4 2023
Up to and including € 300,000	14.9	18.0
More than € 300,000 Up to and including € 1 million	69.4	70.3
From € 1 million up to and including € 10 million	2,152.5	2,204.7
More than € 10 million	16,193.7	15,184.8
Total	18,430.6	17,477.8

Claims Used as Cover for Public Pfandbriefe Classified According to Size Q4 2024

Cover in €m	Q4 2024	Q4 2023
Including to and including € 10 million	17.0	23.3
From € 10 million including to and including € 100 million	150.0	150.0
More than € 100 million	–	–
Total	167.0	173.3

Section 28 (2) No. 1 b and c and No. 2 PfandBG

Claims Used as Cover for Mortgage Pfandbriefe Classified According to Areas in which the Mortgaged Property is Allocated and Type of Use, as Well as Total Amount of Payments in Arrears for at Least 90 days and Total of Such Claims Where the Respective Arrears Amount to at Least 5 % of the Claim Q4 2024

Total – all countries in €m	Q4 2024		Q4 2023	
	Commercial	Residential	Commercial	Residential
Owner-occupied apartments		23.4		47.7
Single and two-family houses		118.0		152.3
Residential buildings for several families		5,880.6		5,740.2
Office buildings	6,531.3		5,818.0	
Retail buildings	3,651.5		3,428.3	
Industrial buildings	134.4		128.7	
Other commercially used buildings	2,029.8		2,021.6	
Unfinished, as yet unprofitable new buildings	0.0	–	79.4	–
Building sites	0.4	–	0.4	–
Total amount of payments in arrears for at least 90 days		0.0		0.0
Total of such claims where the respective arrears amount to at least 5 % of the claim	–		–	
Total	12,347.4	6,083.2	11,476.5	6,001.4
	18,430.6		17,477.8	

Germany in €m

	Q4 2024		Q4 2023	
	Commercial	Residential	Commercial	Residential
Owner-occupied apartments		23.2		30.9
Single and two-family houses		7.0		7.9
Residential buildings for several families		4,952.7		4,909.2
Office buildings	3,232.3		2,904.1	
Retail buildings	2,176.3		2,117.4	
Industrial buildings	130.4		124.7	
Other commercially used buildings	1,466.6		1,438.5	
Unfinished, as yet unprofitable new buildings	–	–	79.4	–
Building sites	0.4	61.1	0.4	61.1
Total amount of payments in arrears for at least 90 days	0.0		0.0	
Total of such claims where the respective arrears amount to at least 5 % of the claim	–		–	
Total	7,006.0	5,043.9	6,664.7	5,009.1
	12,049.9		11,673.7	

Belgium in €m

	Q4 2024		Q4 2023	
	Commercial	Residential	Commercial	Residential
Owner-occupied apartments		–		–
Single and two-family houses		–		–
Residential buildings for several families		–		–
Office buildings	32.9		62.3	
Retail buildings	–		–	
Industrial buildings	–		–	
Other commercially used buildings	–		–	
Unfinished, as yet unprofitable new buildings	–	–	–	–
Building sites	–	–	–	–
Total amount of payments in arrears for at least 90 days	–		–	
Total of such claims where the respective arrears amount to at least 5 % of the claim	–		–	
Total	32.9	–	62.3	–
	32.9		62.3	

France in €m

	Q4 2024		Q4 2023	
	Commercial	Residential	Commercial	Residential
Owner-occupied apartments		–		–
Single and two-family houses		–		–
Residential buildings for several families		14.6		14.6
Office buildings	1,105.3		1,039.2	
Retail buildings	235.7		249.4	
Industrial buildings	–		–	
Other commercially used buildings	128.6		125.3	
Unfinished, as yet unprofitable new buildings	–	–	–	–
Building sites	–	0.0	–	–
Total amount of payments in arrears for at least 90 days	–		–	
Total of such claims where the respective arrears amount to at least 5 % of the claim	–		–	
Total	1,469.6	14.6	1,413.9	14.6
	1,484.3		1,428.6	

The Netherlands in €m

	Q4 2024		Q4 2023	
	Commercial	Residential	Commercial	Residential
Owner-occupied apartments		0.2		16.9
Single and two-family houses		111.1		144.4
Residential buildings for several families		913.3		816.4
Office buildings	1,258.9		973.9	
Retail buildings	849.4		737.1	
Industrial buildings	4.0		4.0	
Other commercially used buildings	285.2		308.2	
Unfinished, as yet unprofitable new buildings	–	–	–	–
Building sites	–	–	–	–
Total amount of payments in arrears for at least 90 days	–		–	
Total of such claims where the respective arrears amount to at least 5 % of the claim	–		–	
Total	2,397.5	1,024.6	2,023.1	977.7
	3,422.2		3,000.8	

Poland in €m

	Q4 2024		Q4 2023	
	Commercial	Residential	Commercial	Residential
Owner-occupied apartments		–		–
Single and two-family houses		–		–
Residential buildings for several families		–		–
Office buildings	752.7		662.7	
Retail buildings	318.3		252.7	
Industrial buildings	–		–	
Other commercially used buildings	149.4		149.6	
Unfinished, as yet unprofitable new buildings	–	–	–	–
Building sites	–	–	–	–
Total amount of payments in arrears for at least 90 days	–		–	
Total of such claims where the respective arrears amount to at least 5 % of the claim	–		–	
Total	1,220.4	–	1,065.0	–
	1,220.4		1,065.0	

Czech Republic in €m

	Q4 2024		Q4 2023	
	Commercial	Residential	Commercial	Residential
Owner-occupied apartments		–		–
Single and two-family houses		–		–
Residential buildings for several families		–		–
Office buildings	149.2		175.7	
Retail buildings	71.7		71.7	
Industrial buildings	–		–	
Other commercially used buildings	–		–	
Unfinished, as yet unprofitable new buildings	–	–	–	–
Building sites	–	–	–	–
Total amount of payments in arrears for at least 90 days	–		–	
Total of such claims where the respective arrears amount to at least 5 % of the claim	–		–	
Total	220.9	–	247.4	–
	220.9		247.4	

Section 28 (3) No. 2 PfandBG
**Claims Used as Cover for Public Pfandbriefe
Q4 2024**
Total – all countries in €m

	Q4 2024		Q4 2023	
	of which owed by	of which guaranteed by	of which owed by	of which guaranteed by
Federal governments	50.0	–	50.0	–
Regional authorities	100.0	17.0	100.0	7.8
Local authorities	–	–	–	–
Other	–	–	15.5	–
Total (Direct receivables and guarantees)	167.0		173.3	
Amount of the total accounted for by guarantees for reasons of export promotion	–		–	

Germany in €m

	Q4 2024		Q4 2023	
	of which owed by	of which guaranteed by	of which owed by	of which guaranteed by
Federal governments	–	–	–	–
Regional authorities	100.0	17.0	100.0	7.8
Local authorities	–	–	–	–
Other	–	–	15.5	–
Total (Direct receivables and guarantees)	117.0		123.3	
Amount of the total accounted for by guarantees for reasons of export promotion	–		–	

Austria in €m

	Q4 2024		Q4 2023	
	of which owed by	of which guaranteed by	of which owed by	of which guaranteed by
Federal governments	50.0	–	50.0	–
Regional authorities	–	–	–	–
Local authorities	–	–	–	–
Other	–	–	–	–
Total (Direct receivables and guarantees)	50.0		50.0	
Amount of the total accounted for by guarantees for reasons of export promotion	–		–	

Section 28 (3) No. 3 PfandBG

Total Amount of Payments in Arrears for at Least 90 Days – Public Pfandbriefe and Total of Such Claims Where the Respective Arrears Amount to at Least 5 % of the Claim Q4 2024

Total – all countries in €m	Q4 2024		Q4 2023	
	Total amount of payments in arrears for at least 90 days	Total of such claims where the respective arrears amount to at least 5 % of the claim	Total amount of payments in arrears for at least 90 days	Total of such claims where the respective arrears amount to at least 5 % of the claim
Federal governments	–	–	–	–
Regional authorities	–	–	–	–
Local authorities	–	–	–	–
Other	–	–	–	–
Total	–	–	–	–

Germany in €m	Q4 2024		Q4 2023	
	Total amount of payments in arrears for at least 90 days	Total of such claims where the respective arrears amount to at least 5 % of the claim	Total amount of payments in arrears for at least 90 days	Total of such claims where the respective arrears amount to at least 5 % of the claim
Federal governments	–	–	–	–
Regional authorities	–	–	–	–
Local authorities	–	–	–	–
Other	–	–	–	–
Total	–	–	–	–

Section 28 (1)(1) Nos. 8, 9 and 10 PfandBG

Additional Cover – Detailed Depiction for Mortgage Pfandbriefe Q4 2024

Additional cover for mortgage Pfandbriefe
pursuant to Section 19 (1)(1) No. 2 a and b,
Section 19 (1)(1) No. 3 a to c, Section 19 (1)
(1) No. 4

Total – all countries in €m	Q4 2024			Q4 2023		
	Claims pursuant to Section 19 (1)(1) No. 2 a and b	Claims pursuant to Section 19 (1) (1) No. 3 a to c	Claims pursuant to Section 19 (1) (1) No. 4	Claims pursuant to Section 19 (1)(1) No. 2 a and b	Claims pursuant to Section 19 (1) (1) No. 3 a to c	Claims pursuant to Section 19 (1) (1) No. 4
Covered debentures as defined under Article 129 Regulation (EU) No. 575/2013	89.0	60.0		337.5	247.5	
Total	239.0	60.0		387.5	247.5	
			285.0			405.0
Total	584.0			1,040.0		

Germany in €m	Q4 2024			Q4 2023		
	Claims pursuant to Section 19 (1)(1) No. 2 a and b	Claims pursuant to Section 19 (1) (1) No. 3 a to c	Claims pursuant to Section 19 (1) (1) No. 4	Claims pursuant to Section 19 (1)(1) No. 2 a and b	Claims pursuant to Section 19 (1) (1) No. 3 a to c	Claims pursuant to Section 19 (1) (1) No. 4
Covered debentures as defined under Article 129 Regulation (EU) No. 575/2013	89.0	60.0		337.5	95.0	
Total	239.0	60.0		387.5	95.0	
			285.0			335.0
Total	584.0			817.5		

France in €m	Q4 2024			Q4 2023		
	Claims pursuant to Section 19 (1)(1) No. 2 a and b	Claims pursuant to Section 19 (1) (1) No. 3 a to c	Claims pursuant to Section 19 (1) (1) No. 4	Claims pursuant to Section 19 (1)(1) No. 2 a and b	Claims pursuant to Section 19 (1) (1) No. 3 a to c	Claims pursuant to Section 19 (1) (1) No. 4
Covered debentures as defined under Article 129 Regulation (EU) No. 575/2013	–			–	128.5	
Total	–			–	128.5	
			–			70.0
Total	–			198.5		

Sweden in €m	Q4 2024			Q4 2023		
	Claims pursuant to Section 19 (1)(1) No. 2 a and b	Claims pursuant to Section 19 (1) (1) No. 3 a to c	Claims pursuant to Section 19 (1) (1) No. 4	Claims pursuant to Section 19 (1)(1) No. 2 a and b	Claims pursuant to Section 19 (1) (1) No. 3 a to c	Claims pursuant to Section 19 (1) (1) No. 4
Covered debentures as defined under Article 129 Regulation (EU) No. 575/2013	–	–		–	24.0	
Total	–	–		–	24.0	
			–			–
Total	–			24.0		

Section 28 (1)(1) Nos. 8 and 9 PfandBG

Additional Cover – Detailed Depiction for Public Pfandbriefe Q4 2024

Additional cover for public Pfandbriefe
pursuant to Section 20 (2)(1) No. 2, Section 20
(2)(1) No. 3 a to c, Section 20 (2)(1) No. 4

Total – all countries in €m	Q4 2024			Q4 2023		
	Claims pursuant to Section 19 (1)(1) No. 2 a and b	Claims pursuant to Section 19 (1) (1) No. 3 a to c	Claims pursuant to Section 19 (1) (1) No. 4	Claims pursuant to Section 19 (1)(1) No. 2 a and b	Claims pursuant to Section 19 (1) (1) No. 3 a to c	Claims pursuant to Section 19 (1) (1) No. 4
Covered debentures as defined under Article 129 Regulation (EU) No. 575/2013	–	–	–	–	–	–
Total	–	–	–	–	–	–
Total	–			–		

Germany in €m	Q4 2024			Q4 2023		
	Claims pursuant to Section 19 (1)(1) No. 2 a and b	Claims pursuant to Section 19 (1) (1) No. 3 a to c	Claims pursuant to Section 19 (1) (1) No. 4	Claims pursuant to Section 19 (1)(1) No. 2 a and b	Claims pursuant to Section 19 (1) (1) No. 3 a to c	Claims pursuant to Section 19 (1) (1) No. 4
Covered debentures as defined under Article 129 Regulation (EU) No. 575/2013	–	–	–	–	–	–
Total	–	–	–	–	–	–
Total	–			–		

**Section 28 (1)(1) Nos. 6, 7, 11, 12, 13, 14,
15 of the German Pfandbrief Act (PfandBG)
and Section 28 (2)(1) Nos. 3 and 4 PfandBG**

**Figures on Outstanding Pfandbriefe
and Cover Used
Q4 2024**

Mortgage Pfandbriefe		Q4 2024	Q4 2023
Outstanding Pfandbriefe	€m	18,108.3	17,620.6
of which share of fixed-interest Pfandbriefe Section 28 (1) No. 13 (weighted average)	%	97.1	99.9
Cover pool	€m	19,014.6	18,517.8
of which total claims in accordance with Section 12 (1) that exceed the limits pursuant to Section 13 (1)(2) 2nd clause Section 28 (1)(1) No. 11	€m	–	–
of which total values in accordance with Section 19 (1) that exceed the limits pursuant to Section 19 (1)(7) Section 28 (1)(1) No. 11	€m	–	–
Claims that exceed the limit pursuant to Section 19 (1)(2) Section 28 (1)(1) No. 12	€m	–	–
Claims that exceed the limit pursuant to Section 19 (1)(3) Section 28 (1)(1) No. 12	€m	–	–
Claims that exceed the limit pursuant to Section 19 (1)(4) Section 28 (1)(1) No. 12	€m	–	–
of which share of fixed-interest cover pool Section 28 (1) No. 13	%	75.6	74.8
Net present value pursuant to Section 6 Pfandbrief Net Present Value Regulation (PfandBarwertV) per foreign currency in €m Section 28 (1) No. 14 (balance from assets/liabilities)	CAD	–	–
	CHF	–244.3	–246.2
	CZK	–	–
	DKK	–	–
	GBP	–	–
	HKD	–	–
	JPY	–	–
	NOK	–	–
	SEK	–	–
	AUD	–	–
Volume-weighted average of the age of the claims (lapsed term since lending – seasoning) Section 28 (2) No. 4	years	4.8	4.4
Average weighted loan-to-value ratio Section 28 (2) No. 3	%	57.5	57.3
Average weighted loan-to-value ratio on a market value basis – voluntary disclosure – (average)	%	–	–

Mortgage Pfandbriefe		Q4 2024	Q4 2023
Liquidity figures in accordance with Section 28 (1)(1) No. 6 PfandBG			
Largest negative amount that will result within the next 180 days within the meaning of Section 4 (1a)(3) PfandBG for Pfandbriefe (liquidity requirement)	€m	473.9	598.2
Day on which the largest negative amount will result	Day (1 – 180)	64	10
Total amount of cover that meets the requirements under Section 4 (1a)(3) PfandBG (liquidity cover))	€m	564.0	980.8
Figures in accordance with Section 28 (1)(1) No. 7 PfandBG			
Share of cover pools accounted for by derivatives transactions pursuant to Section 19 (1)(1) No. 1 (creditworthiness level 3)	%	–	–
Share of cover pools accounted for by derivatives transactions pursuant to Section 19 (1)(1) No. 2 c (creditworthiness level 2)	%	–	–
Share of cover pools accounted for by derivatives transactions pursuant to Section 19 (1)(1) No. 3 d (creditworthiness level 1)	%	–	–
Share of liabilities to be covered that are accounted for by derivatives transactions pursuant to Section 19 (1)(1) No. 1 (creditworthiness level 3)	%	–	–
Share of liabilities to be covered that are accounted for by derivatives transactions pursuant to Section 19 (1)(1) No. 2 c (creditworthiness level 2)	%	–	–
Share of liabilities to be covered that are accounted for by derivatives transactions pursuant to Section 19 (1)(1) No. 3 d (creditworthiness level 1)	%	–	–
Figures in accordance with Section 28 (1)(1) No. 15 PfandBG			
Share of cover pool accounted for by cover assets for which, or for its debtor, a default within the meaning of Art. 178 (1) CRR is considered to have occurred.	%	0.1	0.0

Public Pfandbriefe		Q4 2024	Q4 2023
Outstanding Pfandbriefe	€m	131.0	141.0
of which share of fixed-interest Pfandbriefe Section 28 (1) No. 13 (weighted average)	%	100.0	100.0
Cover pool	€m	167.0	173.3
of which total claims in accordance with Section 20 (1 and 2) that exceed the limits pursuant to Section 20 (3) Section 28 (1)(1) No. 11	€m	–	–
Claims that exceed the limit pursuant to Section 20 (2)(2) Section 28 (1)(1) No. 12		–	–
Claims that exceed the limit pursuant to Section 20 (2)(3) Section 28 (1)(1) No. 12		–	
of which share of fixed-interest cover pool Section 28 (1) No. 13	%	100.0	100.0
Net present value pursuant to Section 6 Pfandbrief Net Present Value Regulation (PfandBarwertV) per foreign currency in €m Section 28 (1) No. 14 (balance from assets/liabilities)	CAD	–	–
	CHF	–	–
	CZK	–	–
	DKK	–	–
	GBP	–	–
	HKD	–	–
	JPY	–	–
	NOK	–	–
	SEK	–	–
	USD	–	–
	AUD	–	–
Liquidity figures in accordance with Section 28 (1)(1) No. 6 PfandBG			
Largest negative amount that will result within the next 180 days within the meaning of Section 4 (1a)(3) PfandBG for Pfandbriefe (liquidity requirement)	€m	2.3	12.8
Day on which the largest negative amount will result	Day (1 – 180)	67	69
Total amount of cover that meets the requirements under Section 4 (1a)(3) PfandBG (liquidity cover))	€m	9.9	15.5
Figures in accordance with Section 28 (1)(1) No. 7 PfandBG			
Share of cover pools accounted for by derivatives transactions pursuant to Section 20 (2)(1) No. 1 (creditworthiness level 3)	%	–	–
Share of cover pools accounted for by derivatives transactions pursuant to Section 20 (2)(1) No. 2 (creditworthiness level 2)	%	–	–
Share of cover pools accounted for by derivatives transactions pursuant to Section 20 (2)(1) No. 3 c (creditworthiness level 1)	%	–	–
Share of liabilities to be covered that are accounted for by derivatives transactions pursuant to Section 20 (2)(1) No. 1 (creditworthiness level 3)	%	–	–
Share of liabilities to be covered that are accounted for by derivatives transactions pursuant to Section 20 (2)(1) No. 2 (creditworthiness level 2)	%	–	–
Share of liabilities to be covered that are accounted for by derivatives transactions pursuant to Section 20 (2)(1) No. 3 c (creditworthiness level 1)	%	–	–

Public Pfandbriefe		Q4 2024	Q4 2023
Figures in accordance with Section 28 (1)(1) No. 15 PfandBG			
Share of cover pool accounted for by cover assets for which, or for its debtor, a default within the meaning of Art. 178 (1) CRR is considered to have occurred	%	–	–

Section 28 (1)(1) No. 2 PfandBG

International Securities Identification Numbers of the International Organisation for Standardisation (ISIN) by Pfandbrief Type Q4 2024

Mortgage Pfandbriefe	Q4 2024	Q4 2023
ISIN	CH1202242249, DE000BHY0BN1, DE000BHY0BQ4, DE000BHY0BV4, DE000BHY0BZ5, DE000BHY0B14, DE000BHY0C47, DE000BHY0C70, DE000BHY0C88, DE000BHY0GC3, DE000BHY0GD1, DE000BHY0GE9, DE000BHY0GK6, DE000BHY0GL4, DE000BHY0GM2, DE000BHY0GQ3, DE000BHY0GT7, DE000BHY0GX9, DE000BHY0GY7, DE000BHY0GZ4, DE000BHY0HC1, DE000BHY0HMO, DE000BHY0HN8, DE000BHY0HP3, DE000BHY0HW9, DE000BHY0HZ2, DE000BHY0H34, DE000BHY0JB9, DE000BHY0JC7, DE000BHY0JD5, DE000BHY0JJ2, DE000BHY0JS3, DE000BHY0JU9, DE000BHY0JW5, DE000BHY0JX3, DE000BHY0JY1, DE000BHY0J81, DE000BHY0MQ1, DE000BHY0MX7, DE000BHY0SB0, DE000BHY0SC8, DE000BHY0SD6, DE000BHY0SP0, DE000BHY1BC2, DE0002180064, DE0002190097, DE0002190253, DE0002190295, DE0002190303, DE0002190329, DE0002190337, DE0002190345, DE0002190402, DE0002190436, DE0002190444, DE0002190543, DE0002190782, DE0002190832, DE0002190972, DE0002191020, DE0002200003, DE0002200359, DE0002200375, DE0002200409, DE0002200417, DE0002200425, DE0002200441, DE0002200458, DE0002200466, DE0002200516, DE0002200532, DE0002200557, DE0002200565, DE0002200573, DE0002200599, DE0002200615, DE0002200623, DE0002200649, DE0002200664, DE0002200672, DE0002200680, DE0002200698, DE0002200706, DE0002200714, DE0002200763, DE0002210028	CH1202242249, DE000BHY0AU8, DE000BHY0BE0, DE000BHY0BN1, DE000BHY0BQ4, DE000BHY0BV4, DE000BHY0BZ5, DE000BHY0B14, DE000BHY0C47, DE000BHY0C70, DE000BHY0C88, DE000BHY0GC3, DE000BHY0GD1, DE000BHY0GE9, DE000BHY0GK6, DE000BHY0GL4, DE000BHY0GM2, DE000BHY0GQ3, DE000BHY0GT7, DE000BHY0GX9, DE000BHY0HC1, DE000BHY0HMO, DE000BHY0HN8, DE000BHY0HP3, DE000BHY0HW9, DE000BHY0HZ2, DE000BHY0H34, DE000BHY0JB9, DE000BHY0JC7, DE000BHY0JD5, DE000BHY0JJ2, DE000BHY0JS3, DE000BHY0JU9, DE000BHY0JW5, DE000BHY0JX3, DE000BHY0JY1, DE000BHY0J08, DE000BHY0MQ1, DE000BHY0MT5, DE000BHY0MX7, DE000BHY0SB0, DE000BHY0SC8, DE000BHY0SP0, DE0002180064, DE0002190097, DE0002190220, DE0002190253, DE0002190295, DE0002190303, DE0002190329, DE0002190337, DE0002190345, DE0002190402, DE0002190436, DE0002190444, DE0002190485, DE0002190543, DE0002190725, DE0002190741, DE0002190782, DE0002190832, DE0002190972, DE0002191020, DE0002200003, DE0002200250, DE0002200359, DE0002200375, DE0002200409, DE0002200417, DE0002200425, DE0002200441, DE0002200458, DE0002200466, DE0002200516, DE0002200532, DE0002200557, DE0002200565, DE0002200573, DE0002200599, DE0002200615, DE0002200623, DE0002200649, DE0002200664, DE0002200672, DE0002200680, DE0002200698, DE0002200706, DE0002200714, DE0002200763, DE0002210028

Public Pfandbriefe	Q4 2024	Q4 2023
ISIN	DE0002193315, DE0002193372, DE0002193646, DE0002203213	DE0002193315, DE0002193372, DE0002193646, DE0002203213, DE0002206737

Section 28 (2) No. 4 PfandBG

Section 28 (2) No. 4 a to c PfandBG: Information on Foreclosures and Administrative Receivership Proceedings, Overdue Interest and Repayments of Mortgage Loans Q4 2024

Section 28 (2) No. 4 a and b PfandBG in amount	Q4 2024		Q4 2023	
	Commercial	Residential	Commercial	Residential
No. 4a Pending foreclosures	1	–	–	–
Pending administrative receiverships	–	–	–	–
Of which included in the pending foreclosures	–	–	–	–
Foreclosures carried out	–	–	–	–
No. 4 b Cases in which property has been seized to prevent losses	–	–	–	–

Section 28 (2) No. 4 c PfandBG in €m	Q4 2024		Q4 2023	
	Commercial	Residential	Commercial	Residential
No. 4 c Total interest in arrears	0.0	0.0	0.0	–

Berlin, 25 February 2025



Sascha Klaus



Maria Teresa Dreö-Tempsch



Alexander Stuwe

Independent Auditor's Report

To Berlin Hyp AG, Berlin/Germany

Report on the Audit of the Annual Financial Statements and of the Management Report

Audit Opinions

We have audited the annual financial statements of Berlin Hyp AG, Berlin/Germany, which comprise the balance sheet as at 31 December 2024, and the statement of profit and loss, the cash flow statement and the statement of changes in equity for the financial year from 1 January to 31 December 2024, and the notes to the financial statements, including the presentation of the recognition and measurement policies. In addition, we have audited the management report of Berlin Hyp AG, Berlin/Germany, for the financial year from 1 January to 31 December 2024. In accordance with the German legal requirements, we have not audited the content of the corporate governance statement included in section V of the management report and of the separate non-financial report, which is referred to in section VI of the management report.

In our opinion, on the basis of the knowledge obtained in the audit,

- the accompanying annual financial statements comply, in all material respects, with the requirements of German commercial law and give a true and fair view of the assets, liabilities and financial position of the Company as at 31 December 2024 and of its financial performance for the financial year from 1 January to 31 December 2024 in compliance with German Legally Required Accounting Principles, and
- the accompanying management report as a whole provides an appropriate view of the Company's position. In all material respects, this management report is consistent with the annual financial statements, complies with German legal requirements and appropriately presents the opportunities and risks of future development. Our audit opinion on the management report does not cover the content of the statements referred to above.

Pursuant to Section 322 (3) sentence 1 German Commercial Code (HGB), we declare that our audit has not led to any reservations relating to the legal compliance of the annual financial statements and of the management report.

Basis for the Audit Opinions

We conducted our audit of the annual financial statements and of the management report in accordance with Section 317 HGB and the EU Audit Regulation (No. 537/2014; referred to subsequently as "EU Audit Regulation") and in compliance with German Generally Accepted Standards for Financial Statement Audits promulgated by the Institut der Wirtschaftsprüfer (IDW). Our responsibilities under those requirements and principles are further described in the "Auditor's Responsibilities for the Audit of the Annual Financial Statements and of the Management Report" section of our auditor's report. We are independent of the Company in accordance with the requirements of European law and German commercial and professional law, and we have fulfilled our other German professional responsibilities in accordance with these requirements. In addition, in accordance with Article 10 (2) point (f) of the EU Audit Regulation, we declare that we have not provided non-audit services prohibited under Article 5 (1) of the EU Audit Regulation. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions on the annual financial statements and on the management report.

Key Audit Matters in the Audit of the Annual Financial Statements

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the annual financial statements for the financial year from 1 January to 31 December 2024. These matters were addressed in the context of our audit of the annual financial statements as a whole and in forming our audit opinion thereon; we do not provide a separate audit opinion on these matters.

In the following we present the determination of specific and general risk provisioning in the lending business, which we have determined to be a key audit matter in the course of our audit. Our presentation of these key audit matters has been structured as follows:

- a) description (including reference to corresponding information in the annual financial statements)
- b) auditor's response

Determination of specific and general risk provisioning in the lending business

- a) As at 31 December 2024, a total of €30.3 bn in loans and advances to customers and other banks are recognised in the annual financial statements of Berlin Hyp AG, which makes up 83.3% of total assets. The existing risk provisioning of €280.1 m has already been deducted from these loans and advances. The risk provision includes both individually determined specific allowances of €131.3 m and model-based fixed-rate allowances of €148.9 m, which also include a model-based model adjustment of €124.7 m. Additional contingent liabilities and other commitments amount to €1.5 bn. Provisions of €5.6 m have been set up for these, which amount to €2.0 m based on provisions determined on a model basis and to €3.0 m related to the model-based model adjustment. The model adjustment thus totals €127.6 m.

The Bank assesses the recoverability of loans and advances in the lending business on a regular basis and whenever there are objective indications that the assets may be impaired. The allowance requirement corresponds to the amount at risk of default taking into account the probability-weighted future cash flows determined for several scenarios, which are calculated according to the internal regulations of the Bank. Where applicable, provisions are made in accordance with the Bank's internal regulation for off-balance sheet transactions where the Bank either expects to be held responsible for payment from guarantees or

warranties, or where there are expected impairments on account of payment obligations (irrevocable loan commitments).

The computation of the general risk provision was outsourced by the Bank to Landesbank Baden-Württemberg, Stuttgart, Karlsruhe, Mannheim and Mainz / Germany. It is carried out by means of mathematical-statistical procedures on the basis of the expected credit loss, using regulatory risk parameters (probability of default, recovery rate from the liquidation of collateral and the recovery rate on the unsecured portion) as a basis.

In order to take account of its expectations regarding economic developments, particularly in conjunction with the development on the property markets, the Bank has increased its general risk provisioning by a model adjustment totalling €127.6 m as at 31 December 2024. The calculation of the model adjustment within general risk provisioning is based on an overall expected increase in the probability of default of existing borrowers through an adjustment of the parameters used for the determination.

Given the fact that the lending business is one of the Bank's core business activities and both individual and model-based measurement of receivables and contingent liabilities and other commitments requires the executive directors to make judgements and estimates and is subject to considerable uncertainties and discretion, this matter was of particular relevance as part of our audit.

The disclosures on the determination of risk provisioning in the lending business and on the parameters used can be found in the notes to the financial statements in the section "Receivables and liabilities".

- b) As part of our risk-oriented audit approach, we have both audited the relevant internal control system in the lending business for appropriateness and effectiveness and performed substantive audit procedures based on our risk assessment. The test of design and implementation and of operating effec-

tiveness comprised the controls with respect to the processes for identifying indications for impairment (risk early recognition process), customer ratings as well as individual loan-related determination of impairment (determination of specific allowances) under considering the provided collaterals.

In addition, we assessed, on the basis of individual cases selected according to risk-oriented criteria, the appropriate identification of indications of impairment as well as the valuation of receivables for which the Bank believed an impairment test was required, including the reasonableness of the assumptions and estimates made when determining the values. For this purpose, we especially assessed the methods, assumptions and data used by the Bank for determining the estimated values for appropriateness, reasonableness and plausibility. In measuring receivables, we assessed the underlying assumptions, especially regarding the appropriateness and reasonableness of the derived scenarios, the probability of occurrence of the scenarios as well as the amount and timing of the cash flows used in the calculation.

In order to examine the calculation of the general risk provisions outsourced to Landesbank Baden-Württemberg, Stuttgart, Karlsruhe, Mannheim and Mainz/ Germany, we have in particular examined the calculation processes carried out at LBBW and traced the data flows between LBBW and Berlin Hyp as well as the plausibility checks carried out at Berlin Hyp. In addition, we verified the calculated general risk provision on the basis of representatively selected samples and assessed the methodology used to derive the model adjustment and the appropriateness of the key assumptions underlying the calculation.

We consulted internal specialists to examine the valuation of collateral.

Furthermore, we have examined the disclosures within the notes for their correctness and completeness.

Other Information

The executive directors and/or the supervisory board are responsible for the other information. The other information comprises

- the report of the supervisory board,
- the corporate governance statement pursuant to Section 289f HGB which is included in section V of the management report, the corporate governance statement pursuant to Section 289f HGB which is included in section V of the management report,
- the separate non-financial report within the meaning of Section 289b (3) HGB, to which reference is made in section VI of the management report,
- the executive directors' confirmations pursuant to Section 264 (2) sentence 3 and Section 289 (1) sentence 5 HGB regarding the annual financial statements and the management report, and
- all other parts of the annual report,
- but not the annual financial statements, not the audited content of the disclosures in the management report and not our auditor's report thereon.

The supervisory board is responsible for the report of the supervisory board. Otherwise the executive directors are responsible for the other information.

In connection with our audit, our responsibility is to read the other information identified above and, in doing so, to consider whether the other information

- is materially inconsistent with the annual financial statements, with the audited content of the disclosures in the management report or our knowledge obtained in the audit, or
- otherwise appears to be materially misstated.

Responsibilities of the Executive Directors and the Supervisory Board for the Annual Financial Statements and the Management Report

The executive directors are responsible for the preparation of the annual financial statements that comply, in all material respects, with the requirements of German commercial law, and that the annual financial statements give a true and fair view of the assets, liabilities, financial position and financial performance of the Company in compliance with German Legally Required Accounting Principles. In addition, the executive directors are responsible for such internal control as they, in accordance with German Legally Required Accounting Principles, have determined necessary to enable the preparation of annual financial statements that are free from material misstatement, whether

due to fraud (i.e. fraudulent financial reporting and misappropriation of assets) or error.

In preparing the annual financial statements, the executive directors are responsible for assessing the Company's ability to continue as a going concern. They also have the responsibility for disclosing, as applicable, matters related to going concern. In addition, they are responsible for financial reporting based on the going concern basis of accounting, provided no actual or legal circumstances conflict therewith.

Furthermore, the executive directors are responsible for the preparation of the management report that as a whole provides an appropriate view of the Company's position and is, in all material respects, consistent with the annual financial statements, complies with German legal requirements, and appropriately presents the opportunities and risks of future development. In addition, the executive directors are responsible for such arrangements and measures (systems) as they have considered necessary to enable the preparation of a management report that is in accordance with the applicable German legal requirements, and to be able to provide sufficient appropriate evidence for the assertions in the management report.

The supervisory board is responsible for overseeing the Company's financial reporting process for the preparation of the annual financial statements and of the management report.

Auditor's Responsibilities for the Audit of the Annual Financial Statements and of the Management Report

Our objectives are to obtain reasonable assurance about whether the annual financial statements as a whole are free from material misstatement, whether due to fraud or error, and whether the management report as a whole provides an appropriate view of the Company's position and, in all material respects, is consistent with the annual financial statements and the knowledge obtained in the audit, complies with the German legal requirements and appropriately presents the opportunities and risks of future development, as well as to issue an auditor's report that includes our audit opinions on the annual financial statements and on the management report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Section 317 HGB and the EU Audit Regulation and in compliance with German Generally Accepted Standards for Financial Statement Audits promulgated by the Institut der Wirtschaftsprüfer (IDW) will always detect a material misstatement. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual financial statements and this management report.

We exercise professional judgement and maintain professional scepticism throughout the audit. We also

- identify and assess the risks of material misstatement of the annual financial statements and of the management report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our audit opinions. The risk of not detecting a material misstatement resulting from fraud is higher than the risk of not detecting a material misstatement resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit of the annual financial statements and of arrangements and measures relevant to the audit of the management report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an audit opinion on the effectiveness of internal control or these arrangements and measures of the Company.
- evaluate the appropriateness of accounting policies used by the executive directors and the reasonableness of estimates made by the executive directors and related disclosures.
- conclude on the appropriateness of the executive directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw

attention in the auditor's report to the related disclosures in the annual financial statements and in the management report or, if such disclosures are inadequate, to modify our respective audit opinions. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to be able to continue as a going concern.

- evaluate the overall presentation, structure and content of the annual financial statements, including the disclosures, and whether the annual financial statements present the underlying transactions and events in a manner that the annual financial statements give a true and fair view of the assets, liabilities, financial position and financial performance of the Company in compliance with German Legally Required Accounting Principles.
- evaluate the consistency of the management report with the annual financial statements, its conformity with German law, and the view of the Company's position it provides.
- perform audit procedures on the prospective information presented by the executive directors in the management report. On the basis of sufficient appropriate audit evidence we evaluate, in particular, the significant assumptions used by the executive directors as a basis for the prospective information, and evaluate the proper derivation of the prospective information from these assumptions. We do not express a separate audit opinion on the prospective information and on the assumptions used as a basis. There is a substantial unavoidable risk that future events will differ materially from the prospective information.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We provide those charged with governance with a statement that we have complied with the relevant independence requirements, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, the actions taken or safeguards applied to eliminate independence threats.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the annual financial statements for the current period and are therefore the key audit matters. We describe these matters in the auditor's report unless law or regulation precludes public disclosure about the matter.

Other legal and regulatory requirements

Report on the Audit of the Electronic Reproductions of the Annual Financial Statements and of the Management Report Prepared for Publication Pursuant to Section 317 (3a) HGB

Audit Opinion

We have performed an audit in accordance with Section 317 (3a) HGB to obtain reasonable assurance whether the electronic reproductions of the annual financial statements and of the management report (hereinafter referred to as "ESEF documents") prepared for publication, contained in the file, which has the SHA-256 value c206674bf8a6672961561b-773fc54151b00162b2b242b1fa0f8047b-c474d52bb, meet, in all material respects, the requirements for the electronic reporting format pursuant to Section 328 (1) HGB ("ESEF format"). In accordance with the German legal requirements, this audit only covers the conversion of the information contained in the annual financial statements and the management report into the ESEF format, and therefore covers neither the information contained in these electronic reproductions nor any other information contained in the file identified above.

In our opinion, the electronic reproductions of the annual financial statements and of the management report prepared for publication contained in the file identified above meet, in all material respects, the requirements for the electronic reporting format pursuant to Section 328 (1) HGB. Beyond this audit opinion and our audit opinions on the accompanying annual financial statements and on the accompanying management report for the financial year from 1 January to 31 December 2023 contained in the "Report on the Audit of the Annual Financial Statements and of the Management Report" above, we do not express any assurance opinion on the information contained within these electronic reproductions or on any other information contained in the file identified above.

Basis for the Audit Opinion

We conducted our audit of the electronic reproductions of the annual financial statements and of the management report contained in the file identified above in accordance with Section 317 (3a) HGB and on the basis of the IDW Auditing Standard: Audit of the Electronic Reproductions of Financial Statements and Management Reports Prepared for Publication Purposes Pursuant to Section 317 (3a) HGB (IDW AuS 410 (06.2022)). Our responsibilities in this context are further described in the “Auditor’s Responsibilities for the Audit of the ESEF Documents” section. Our audit firm has applied the requirements of the IDW Quality Management Standards.

Responsibilities of the Executive Directors and the Supervisory Board for the ESEF Documents

The executive directors of the Company are responsible for the preparation of the ESEF documents based on the electronic files of the annual financial statements and of the management report according to Section 328 (1) sentence 4 no. 1 HGB.

In addition, the executive directors of the Company are responsible for such internal controls that they have considered necessary to enable the preparation of ESEF documents that are free from material intentional or unintentional non-compliance with the requirements for the electronic reporting format pursuant to Section 328 (1) HGB.

The supervisory board is responsible for overseeing the process for preparing the ESEF documents as part of the financial reporting process.

Auditor’s Responsibilities for the Audit of the ESEF Documents

Our objective is to obtain reasonable assurance about whether the ESEF documents are free from material intentional or unintentional non-compliance with the requirements of Section 328 (1) HGB. We exercise professional judgement and maintain professional scepticism throughout the audit. We also

→ identify and assess the risks of material intentional or unintentional non-compliance with the requirements of Section 328 (1) HGB, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to

provide a basis for our audit opinion.

- obtain an understanding of internal control relevant to the audit on the ESEF documents in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an assurance opinion on the effectiveness of these controls.
- evaluate the technical validity of the ESEF documents, i.e. whether the file containing the ESEF documents meets the requirements of the Delegated Regulation (EU) 2019/815, in the version in force at the balance sheet date, on the technical specification for this electronic file.
- evaluate whether the ESEF documents enable an XHTML reproduction with content equivalent to the audited annual financial statements and to the audited management report.

Further Information Pursuant to Article 10 of the EU Audit Regulation

We were elected as auditor by the general meeting on 28 March 2024. We were engaged by the supervisory board on 5 June 2024. We have been the auditor of Berlin Hyp AG, Berlin / Germany, without interruptions, since the abridged reporting period from 1 January to 30 June 2022.

We declare that the audit opinions expressed in this auditor’s report are consistent with the additional report to the audit committee pursuant to Article 11 of the EU Audit Regulation (long-form audit report).

Other matter – Use of the Auditor’s Report

Our auditor’s report must always be read together with the audited annual financial statements and the audited management report as well as with the audited ESEF documents. The annual financial statements and the management report converted into the ESEF format – including the versions to be submitted for inclusion in the Company Register – are merely electronic reproductions of the audited annual financial statements and the audited management report and do not take their place. In particular, the ESEF report and our audit opinion contained therein are to be used solely together with the audited ESEF documents made available in electronic form.

German public auditor responsible for the engagement

The German Public Auditor responsible for the engagement is Björn Grüneberg.

Berlin/ Germany, 26 February 2025

Deloitte GmbH
Wirtschaftsprüfungsgesellschaft

gez. Grüneberg
Wirtschaftsprüfer

gez. Wissel-Schaldach
Wirtschaftsprüferin

Declaration by the members of the body authorised to represent the bank according to Section 264 (2)(3) and Section 289 (1)(5) of the German Commercial Code (HGB)

»To the best of our knowledge, we give the assurance that, in compliance with the legally required accounting principles, the corporate accounts provide an accurate picture of the actual circumstances of the net assets, financial and earnings situation of the Bank, and that the course of business, including the results, and the Bank's position, are shown in the

Management Report in such a way that the picture conveyed corresponds to the actual circumstances, and the material opportunities and risks of the probable development of the company are described.«

Berlin, 25 February 2025



Sascha Klaus



Maria Teresa Dreio-Tempsch



Alexander Stuwe

Contents

Service

List of Important Abbreviations	136
Addresses	137
Contact	138
Imprint	139

List of Important Abbreviations

Abs.	Absatz (paragraph)	HQE	Haute Qualite Environnementale (High Quality Environmental standard)
AG	Aktiengesellschaft (stock corporation)	HRB	Handelsregister Teil B (Commercial Register)
AktG	Aktiengesetz	IA	Inanspruchnahme (called to account)
AMA	Advanced Measurement Approach	iBoxx	Index family for bond market indices
APP	Asset Purchase Programme	IDW	Institut der Wirtschaftsprüfer (Institute of Public Auditors in Germany)
AReG	Abschlussprüferreformgesetz (German Audit Reform Act)	IF	Immobilienfinanzierung (real estate financing)
AT	non-tariff	IFRS	International Financial Reporting Standards
BA	Berufsakademie (University of Cooperative Education)	InstitutsVergV	Verordnung über die aufsichtsrechtlichen Anforderungen an Vergütungssysteme von Instituten (Institutional Remuneration Ordinance)
BCBS	Basel Committee on Banking Supervision	IREBS	International Real Estate Business School
BGB	Bürgerliches Gesetzbuch (German Civil Code)	IRRBB	Interest Rate Risk in the Banking Book
BGH	Bundesgerichtshof (Federal Court of Justice)	IT	Information technology
BilMoG	Bilanzrechtsmodernisierungsgesetz (German Accounting Law Adjustment Act)	IWF	Internationaler Währungsfonds (International Monetary Fund)
BIP	Bruttoinlandsprodukt (gross domestic product)	KA	Kreditausschuss (Loans Committee)
BL	Bereichsleiter (division head)	K-Fälle	Katastrophenfälle (catastrophe case)
BREEAM	Building Research Establishment Environment Assessment	KR	Kredit (loan)
BRRD	Bank Recovery and Resolution Directive	KWG	Kreditwesengesetz (German Banking Act)
BSG	Betriebssportgemeinschaft (Company Sports club)	LCR	Liquidity Coverage Ratio
BSI	Bundesamt für Sicherheit in der Informationstechnik (Federal Office for Information Technology Security)	LGD	lost given defaults
CBPP III	Covered Bond Purchase Program	LEED	Leadership in Energy and Environmental Design
CCF	Credit Conversion Factor	LMA	Loan Market Association
CD	Corporate Design	LR	Leverage Ratio
CRD	Capital Requirements Directive	LTV	Loan-to-Value
CRR	Capital Requirements Regulation	MaRisk	Mindestanforderungen an das Risikomanagement (Minimum Requirements for Risk Management)
CSR	Corporate Social Responsibility	MaSan	Mindestanforderungen an die Ausgestaltung von Sanierungsplänen (Minimum Requirements for the Structure of Restructuring Plans)
D & O	Directors & Officers	MREL	Minimum Requirement for Eligible Liabilities
DCGK	Deutscher Corporate Governance Kodex (German Corporate Government Code)	NPL	Non-Performing Loans
DGNB	Deutsche Gesellschaft für Nachhaltiges Bauen (German Sustainable Building Council)	NSFR	Net Stable Funding Ratio
DIIR	Deutsches Institut für Interne Revision (German Institute of Internal Auditors)	OHG	Offene Handelsgesellschaft (private partnership)
DRS	Deutscher Rechnungslegungs Standard (German Accounting Standard)	OI	Organisation/Informationstechnologie (organisation/information technology)
DSGV	Deutscher Sparkassen- und Giroverband (German Savings Bank Association)	OpRisk	Operationelle Risiken (operational risks)
DV	Datenverarbeitung (data processing)	PA	Prüfungsausschuss (Audit Committee)
EGHGB	Einführungsgesetz zum Handelsgesetzbuch (Introductory Law to the German Commercial Code)	PE	Personal (staff)
EstG	Einkommensteuergesetz (German Income Tax Code)	PfandBG	Pfandbriefgesetz (Pfandbrief Act)
ESZB	Europäisches System der Zentralbanken (European System of Central Banks)	PSA	Personal- und Strategieausschuss (Staff and Strategy Committee)
EU	European Union	PWB	Pauschalwertberichtigung (lump-sum value adjustments)
EURIBOR	Euro Interbank Offered Rate	RechKredV	Verordnung über die Rechnungslegung der Kreditinstitute (Regulation on the Accounts of Banking Institutions)
EWB	Einzelwertberichtigung (specific valuation allowances and reserves)	RST	Rückstellungen (reserves)
EZB	Europäische Zentralbank (European Central Bank)	RWA	Risk-weighted asset
FED	Federal Reserve Bank	SAG	Sanierungs- und Abwicklungsgesetz (Restructuring and Winding-Up Act)
FRA	Forward Rate Agreement	SAP	Systems, applications, products
GbR	Gesellschaft bürgerlichen Rechts (civil law partnership)	SEPA	Single Euro Payments Area
GmbH	Gesellschaft mit beschränkter Haftung (private limited company)	SolvV	Solvabilitätsverordnung (Solvency Regulation)
GuV	Gewinn- und Verlustrechnung (profit and loss account)	SRB	Single Resolution Board
HGB	Handelsgesetzbuch (German Commercial Code)	SRM	Single Resolution Mechanism
		SSM	Single Supervisory Mechanism
		TLTRO	Targeted longer-term refinancing operations
		TR	Treasury
		VaR	Value-at-Risk
		vdp	Verband deutscher Pfandbriefbanken e.V., Berlin
		ZIA	Zentraler Immobilien Ausschuss (German Property Federation)

Addresses

Headquarters

Berlin Hyp AG
Corneliusstrasse 7
10787 Berlin
Germany
T +49 30 2599 90
www.berlinhyp.de

Real Estate Finance

Berlin Branch
Corneliusstrasse 7
10787 Berlin
Germany
T +49 30 2599 5586

Dusseldorf Branch
Königsallee 60d
40212 Dusseldorf
Germany
T +49 211 8392 211

Frankfurt am Main Branch
NEXTOWER
Thurn-und-Taxis-Platz 6
60313 Frankfurt am Main
Germany
T +49 69 1506 211

Hamburg Branch
Neuer Wall 19
20354 Hamburg
Germany
T +49 40 2866589 21

Munich Branch
Isartorplatz 8
80331 München
Germany
T +49 89 291949 10

Stuttgart Branch
Citygate
Friedrichstrasse 6
70174 Stuttgart
Germany
T +49 711 2483 8821

Origination International Investors
Corneliusstrasse 7
10787 Berlin
Germany
T +49 30 2599 5710

Amsterdam Office
WTC Schiphol Airport Tower B;
9. Floor
Schiphol Boulevard 263
NL-1118 BH Schiphol
The Netherlands
T +31 20 798 44 20

Paris Office
40, Rue La Pérouse
F-75116 Paris
France
T +33 1 730425 21

Warschau
Plac Malachowskiego 2
PL-00-066 Warsaw
Poland
T +48 22 376 5121

Portfolio Management

Syndication
Corneliusstrasse 7
10787 Berlin
Germany
T +49 30 2599 5610

S-Group Business
Corneliusstrasse 7
10787 Berlin
Germany
T +49 30 2599 5639

Other Functional Spheres

Finance and Banking Operations
Corneliusstrasse 7
10787 Berlin
Germany
T +49 30 2599 9820

Treasury
Corneliusstrasse 7
10787 Berlin
Germany
T +49 30 2599 9510

Risk Management
Corneliusstrasse 7
10787 Berlin
Germany
T +49 30 2599 9975

Contact

If you have any questions regarding our Annual Financial Report, our company, or if you would like to order any further publications, please contact:

Berlin Hyp AG
Communications and Marketing
Corneliusstrasse 7
10787 Berlin
Germany
T +49 30 2599 9123
F +49 30 2599 998 9123
www.berlinhyp.de

Important company information is available immediately after publication at www.berlinhyp.de

Publications for our business partners in 2025

- Annual Report 2024
(German/English)
- Management Report for the short financial year from 1. January to 31. March 2025
(German/English)

In this Annual Report, reference to the masculine form naturally also includes the feminine form.

Impressum

Publisher

Berlin Hyp AG
Communications and Marketing
Corneliusstrasse 7
10787 Berlin
Germany

Concept, Editorial – Text and Design

Layout and Typesetting

Heimrich & Hannot GmbH
Torstrasse 179
10115 Berlin
Germany

