



THE ENERGY EFFICIENT MORTGAGE LABEL

EEMI Ecosystem

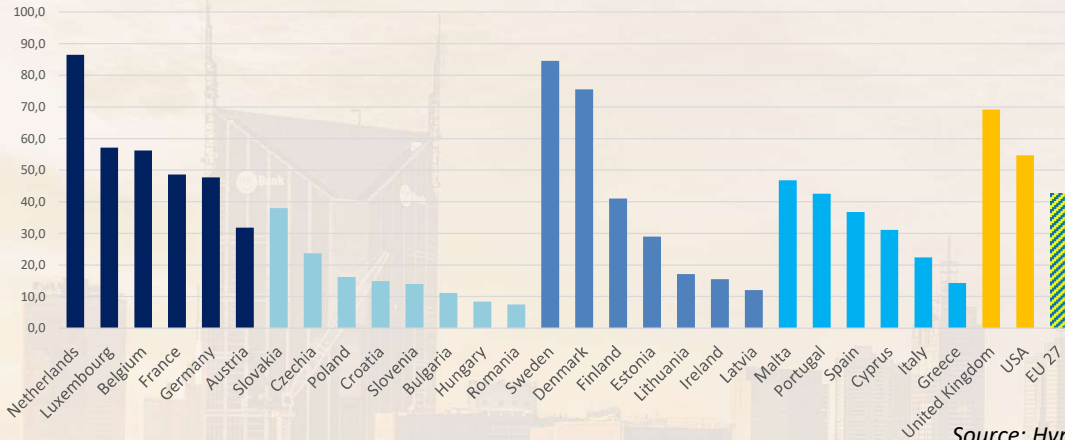
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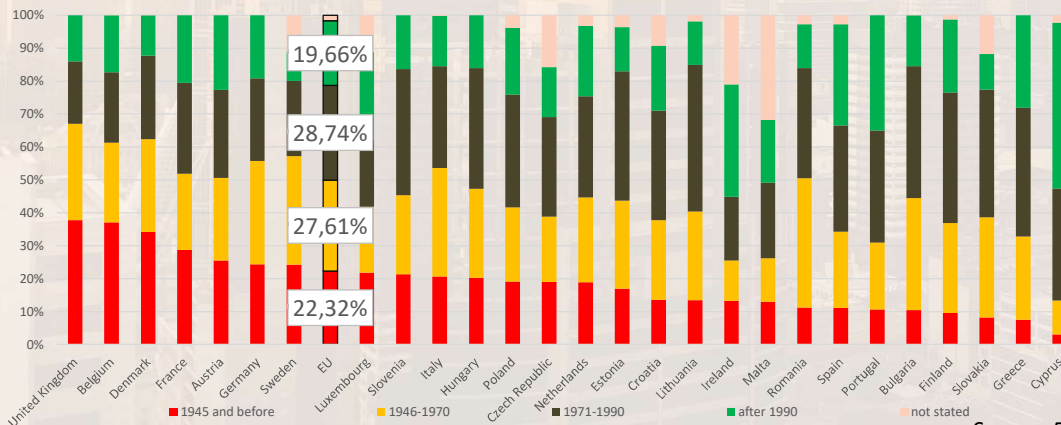
Setting the scene: the situation in Europe

Mortgage to GDP in the EU, in percent



Source: Hypostat

Housing age structure in the EU



Source: Eurostat



447 million people

220 million dwellings

Buildings account for 40% of EU energy use and 36% of CO2 emissions

More than 200 million dwellings were built before 2001

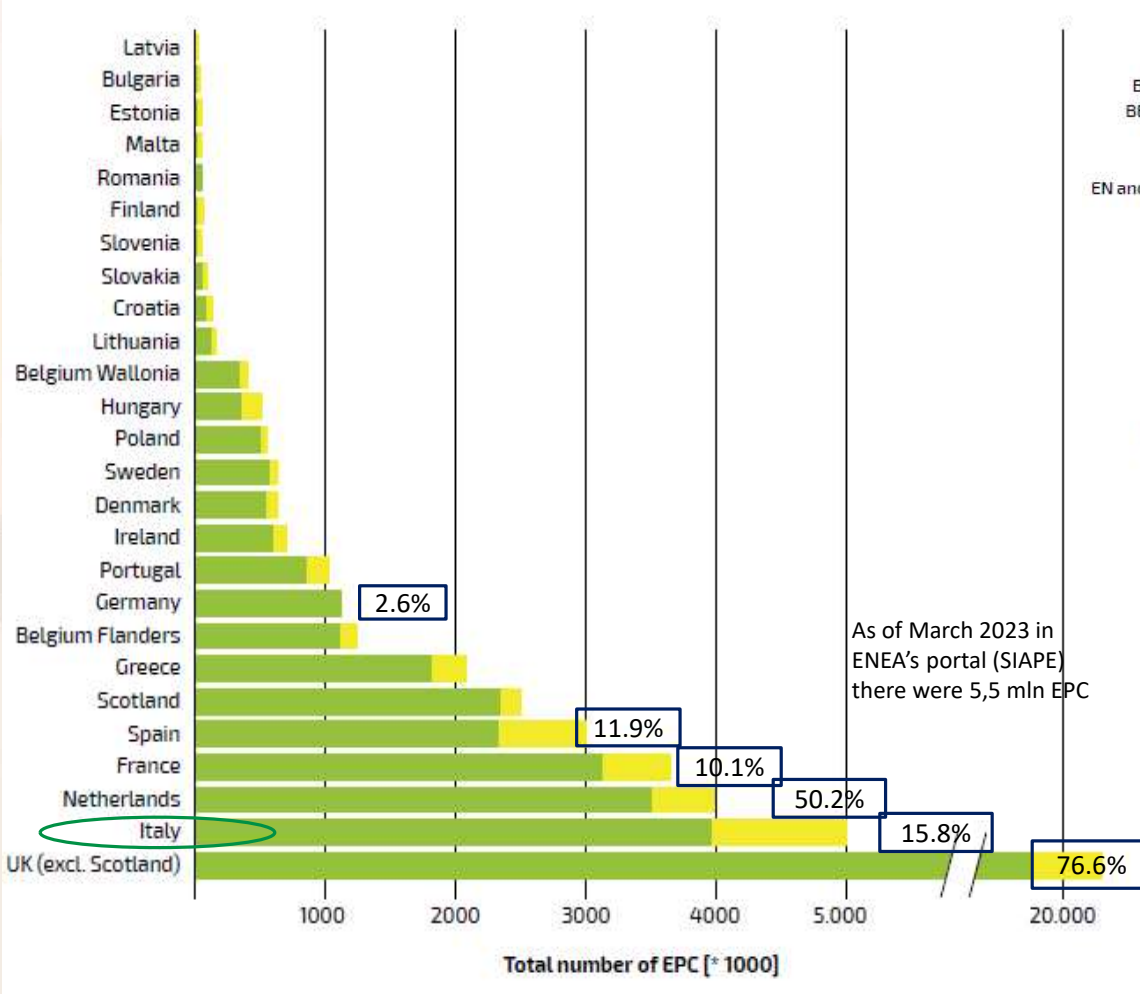


There is a key opportunity of Banks to channel funds to house renovations to support customers in improving their buildings.

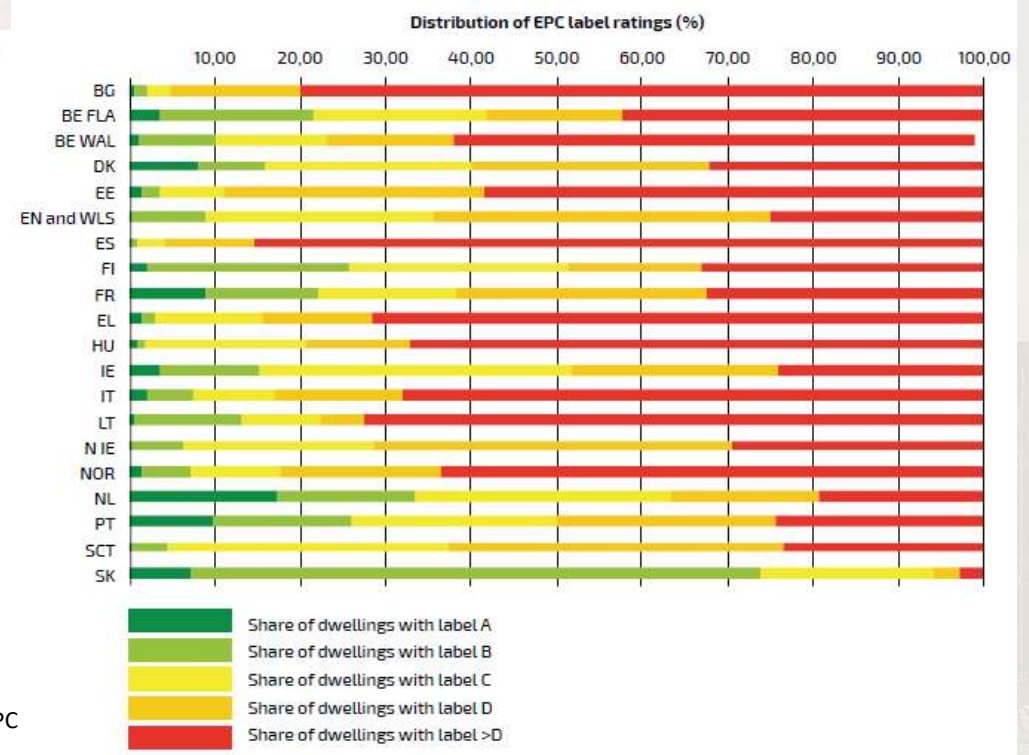


Energy Performance Certificate (EPC) in Europe

Number of EPC registered per country. Yellow bar indicates the latest additions 2016-2019)



Share of registered EPC ratings across EU, Norway and UK



Source: Xtendo report on EPC (March 2020), Hypostat



Excerpt of the EEM Definition as stated in the Convention:

“

EEMs are intended to finance the purchase/construction and/or renovation of both residential (single family & multi-family) and commercial buildings where there is evidence of: (1) energy performance which meets or exceeds relevant market best practice standards in line with current EU legislative requirements and/or (2) an improvement in energy performance of at least 30%.

This evidence should be provided by way of a recent EPC rating or score, complemented by an estimation of the value of the property according to the standards required under existing EU legislation. It should specifically detail the existing energy efficiency measures in line with the EEM Valuation & Energy Efficiency Checklist.

Lending institutions are committed to providing regular information enabling investors to analyse the Energy Efficient Mortgage products, following the Harmonised Disclosure Template.

”

Footnote: In the context of the EEM Label the term “mortgage” refers to residential and commercial property loans which fall within the scope of the Capital Requirements Regulation (Regulation 2013/575/EU) and/or Mortgage Credit Directive (Directive 2014/17/EU) or under equivalent legislation outside of the EEA.

Can feed into **net-zero transition plans** for banks



A **green pathway** setting tool for mortgage and consumer loan portfolios



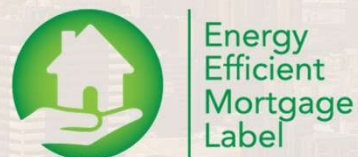
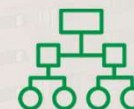
A **measurement tool** to understand the greenness of mortgage and consumer loan portfolios



A **communication tool** for lending institutions towards consumers, investors, rating agencies & regulatory authorities



A **classification tool** based on clear definitions underpinned by transparency templates

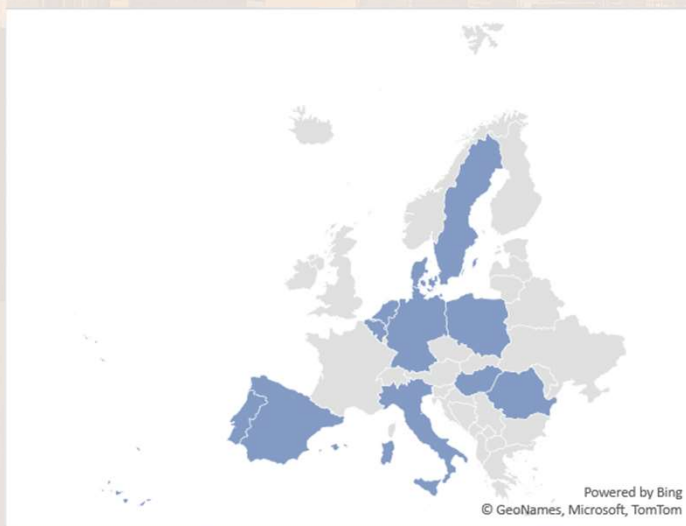


The EEML Family

29 LENDING INSTITUTIONS (BANKS, RESIDENTIAL MORTGAGE SERVICE PROVIDERS, ALTERNATIVE INVESTMENT FUNDS, ETC)



11 COUNTRIES



MEMBERS OF THE EEM LABEL ADVISORY COUNCIL



EEM Label website features

Name	Lending institution name	Country	EUR (M)	loans	portfolio	RRE	CRE	information
Mutuo Green	CiviBank	Italy	16€	102	11,0%	Yes	No	
Mutuo Green	Banca Sella Holding SpA - Banca Sella SpA	Italy	213€	1.731	9,0%	Yes	No	
Mutuo Green Volksbank	Volksbank	Italy	637€	3.314	15,0%	Yes	Yes	
Offerta Green Mutui	Intesa Sanpaolo S.p.A.	Italy	5.811€	37.862	6,0%	Yes	No	
Mutuo Crédit Agricole Greenback	Crédit Agricole Italia S.p.A.	Italy	8.375€	84.117	31,0%	Yes	No	
Mutuo Green with Green Factor	Banco BPM S.p.A.	Italy	3.925€	28.350	0,0%	Yes	No	
Mutuo Green	Südtiroler Sparkasse AG	Italy	9€	46	0,0%	Yes	No	
Mutuo Ipotecario Privati MCD AV EEM Label	Cassa Rurale Alta Valsugana Boo-Soc. Cooperativa	Italy	4€	17	1,0%	Yes	No	

➤ List of 8 Products highlighting numbers of loans, aggregate value amount and share of green products in the institution's loan portfolio

➤ Graphic presentation of key data presented in the HDT of each labelled lending institution, such as EPC distribution or dwelling age structure



CORE ELEMENTS OF THE EEM LABEL: THE HARMONISED TRANSPARENCY TEMPLATES

For each labelled product the lending institutions need to compile at least once every quarter the Harmonised Disclosure Template (HDT) for mortgage products or the Harmonised Reporting Template (HRT) for ESG Retrofitting Loans. Both templates are based on the successful Harmonised Transparency Template (HTT) of the Covered Bond Label.



Mortgage Products

For **mortgage** products information divided for residential and commercial RE. Information on the mortgage asked, among others: location, size, interest rate type, LTV, NPL, EPC, CO2, building age structure, type of building



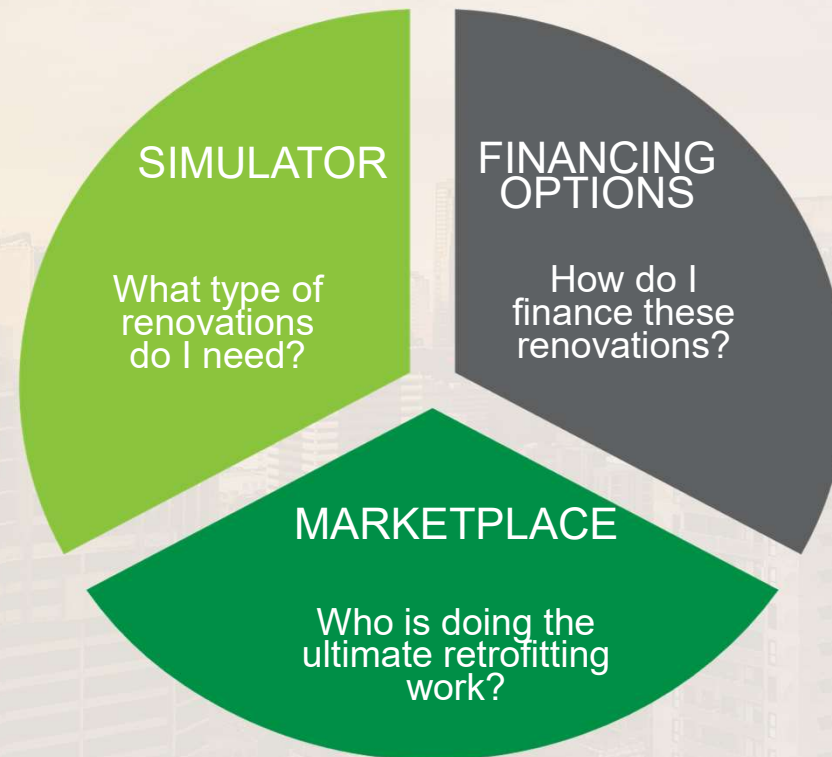
Retrofitting Loan

For retrofitting loan products information divided for non-targeted loans, targeted loans and rent/leasing. Information asked, among others: size, interest rate and amortisation type, intended use

A1. EEM Harmonised Disclosure Template - General Mortgage Assets				EEM HDT 2024
Reporting in Domestic Currency		[Please insert currency]		
CONTENT OF TAB A1				
1. Mortgage Assets				
1. Property Type Information				
Field Number		Nominal (mn)		% Total Mortgages
M.1.1.1	Residential	[For completion]		
M.1.1.2	Commercial	[For completion]		
M.1.1.3	Other	[For completion]		
M.1.1.4	Total	0.0		0.0%
OM.1.1.1	<i>o/w Housing Cooperatives / Multi-family assets</i>			
OM.1.1.2	<i>o/w Forest & Agriculture</i>			
OM.1.1.3	<i>o/w [if relevant, please specify]</i>			
OM.1.1.4	<i>o/w [if relevant, please specify]</i>			
OM.1.1.5	<i>o/w [if relevant, please specify]</i>			
OM.1.1.6	<i>o/w [if relevant, please specify]</i>			
OM.1.1.7	<i>o/w [if relevant, please specify]</i>			
OM.1.1.8	<i>o/w [if relevant, please specify]</i>			
OM.1.1.9	<i>o/w [if relevant, please specify]</i>			
OM.1.1.10	<i>o/w [if relevant, please specify]</i>			
OM.1.1.11	<i>o/w [if relevant, please specify]</i>			
2. General Information		Residential Loans	Commercial Loans	Total Mortgages
M.1.2.1	Number of mortgage loans	[For completion]	[For completion]	
OM.1.2.1	<i>Optional information eg, Number of borrowers</i>			
OM.1.2.2	<i>Optional information eg, Number of guarantors</i>			
OM.1.2.3				
OM.1.2.4				
OM.1.2.5				
OM.1.2.6				
3. Concentration Risks		% Residential Loans	% Commercial Loans	% Total Mortgages
M.1.3.1	10 largest exposures	[For completion]	[For completion]	[For completion]
OM.1.3.1				
OM.1.3.2				
OM.1.3.3				
OM.1.3.4				
OM.1.3.5				
OM.1.3.6				
4. Breakdown by Geography		% Residential Loans	% Commercial Loans	% Total Mortgages

CORE FEATURES OF THE ECOSYSTEM

The ecosystem is the beating heart of the Energy Efficient Mortgage Initiative, which aims to stimulate consumer demand for buildings' energy efficient renovations. The overall objective is to optimise the end-to-end customer journey and experience, implementing market interventions and partnerships that support delivery and thus, by maximising specific benefits for consumers, set the conditions for the whole supply chain to benefit.





EEMI Ecosystem



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THANK YOU