



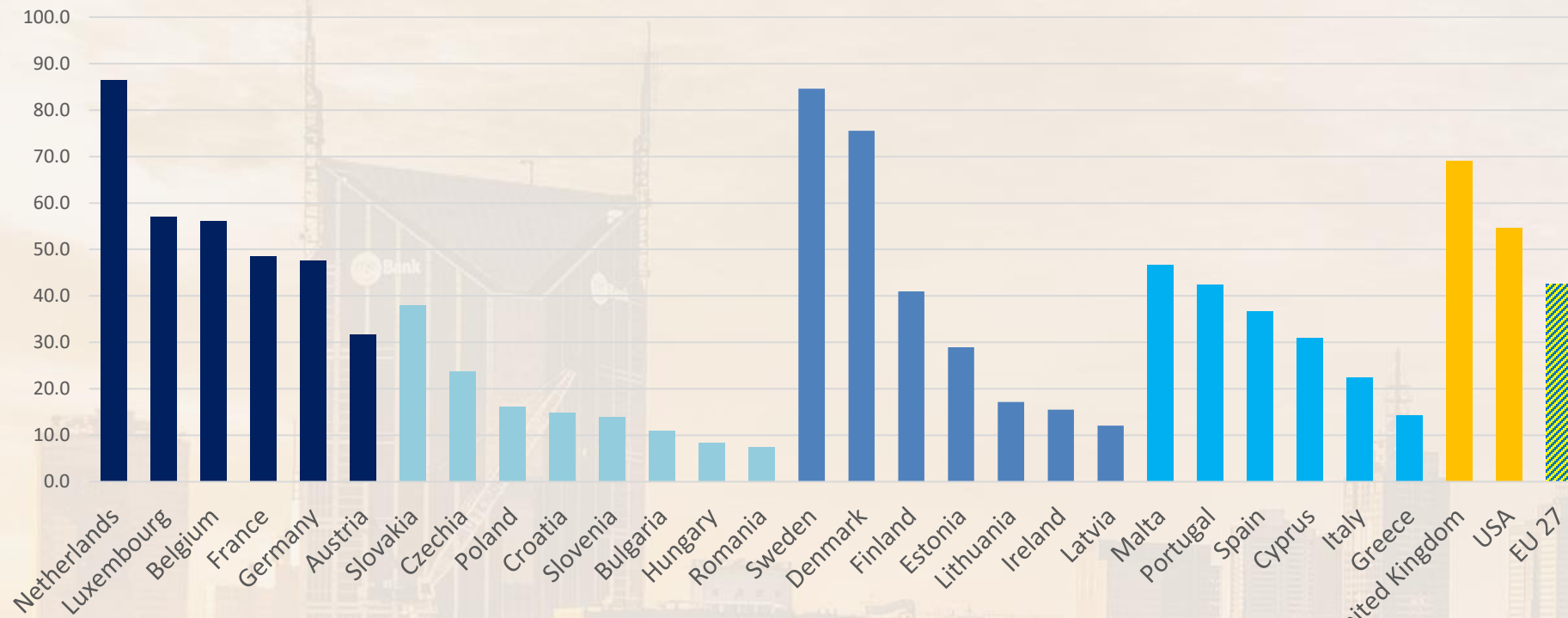
THE ENERGY EFFICIENT MORTGAGE LABEL

**Housing markets and the EEM
Label leading the market
towards a greener future**

April 2024

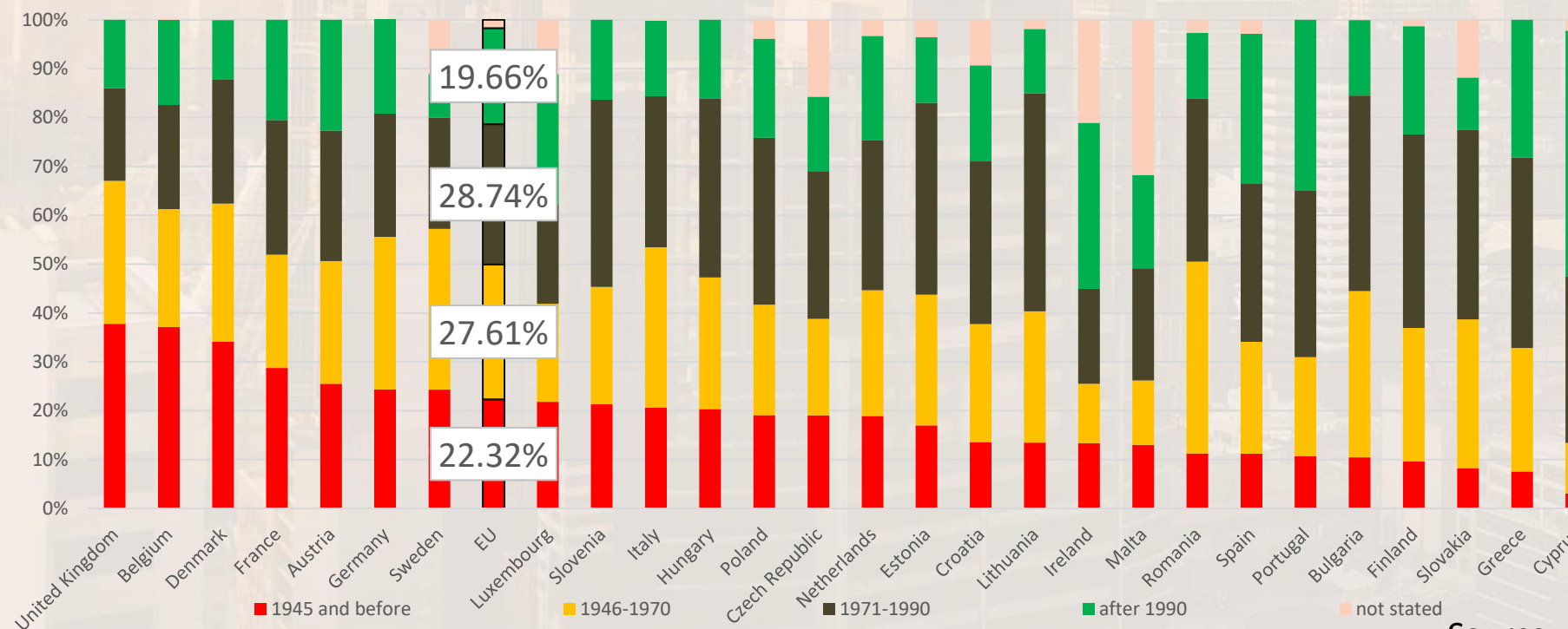
Setting the scene: the situation in Europe

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

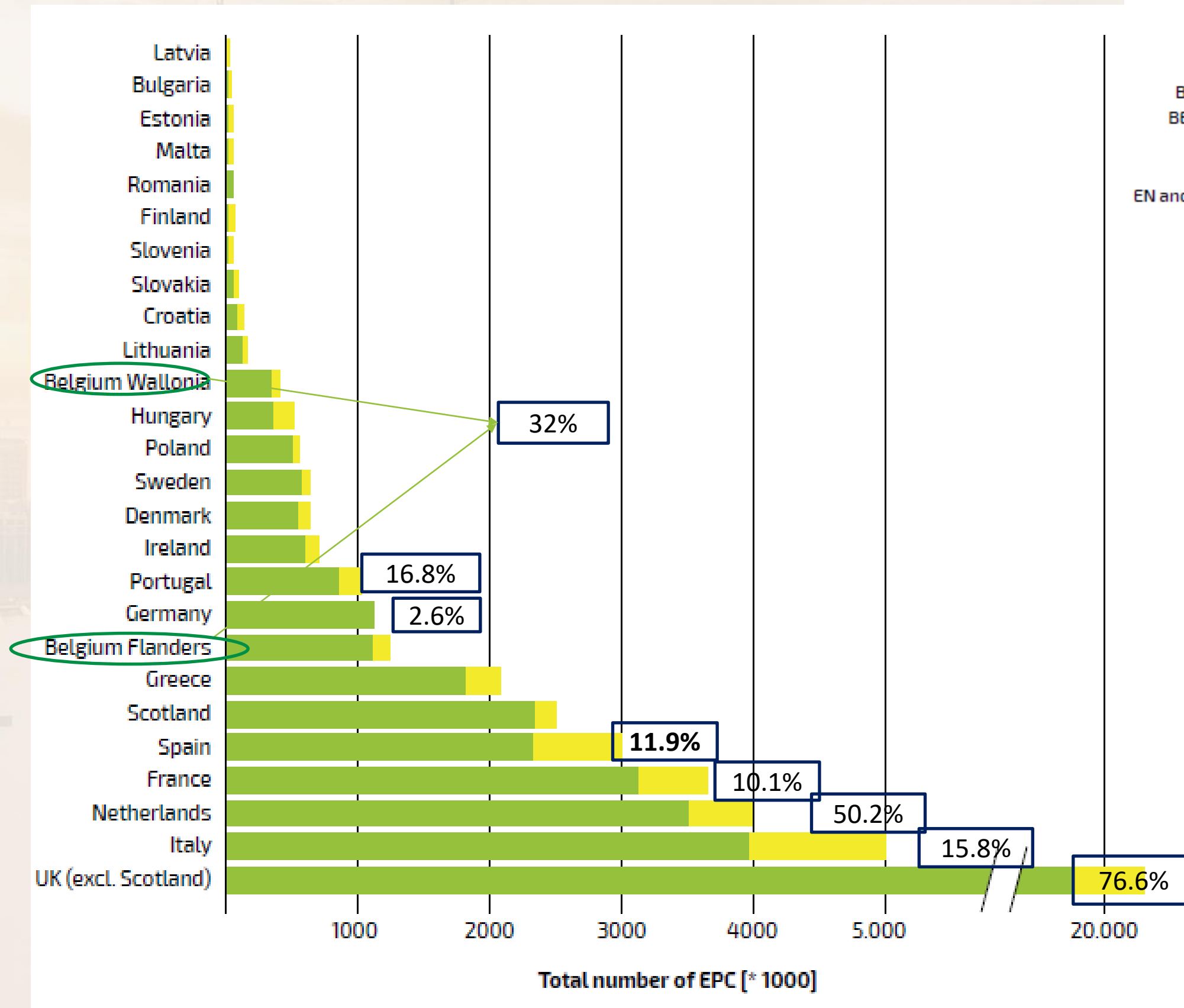


There is a key opportunity of international ESG investor to channel funds to emerging countries and to support them in improving their current and future building stock.

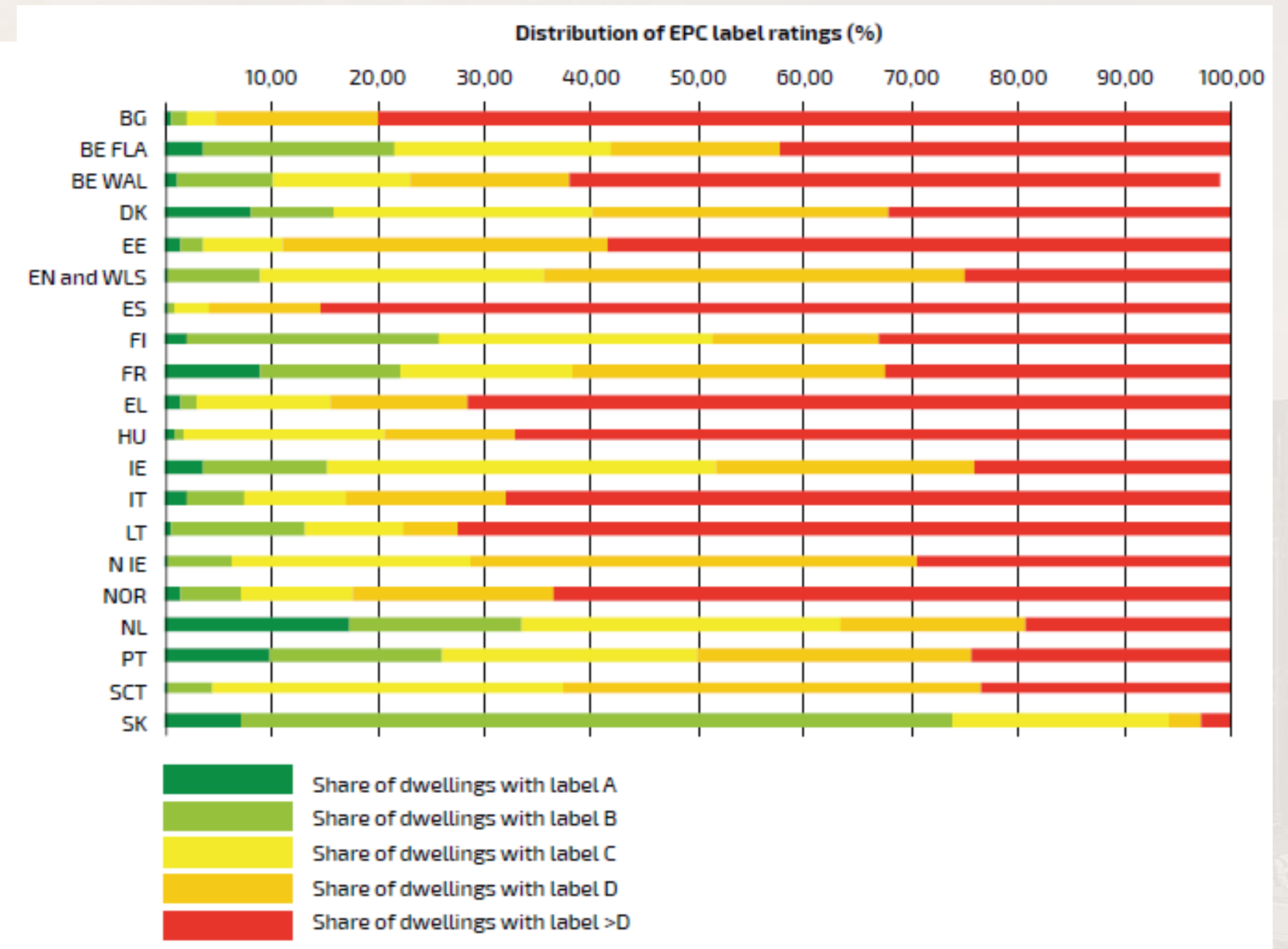


Energy Performance Certificate (EPC) in Europe

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



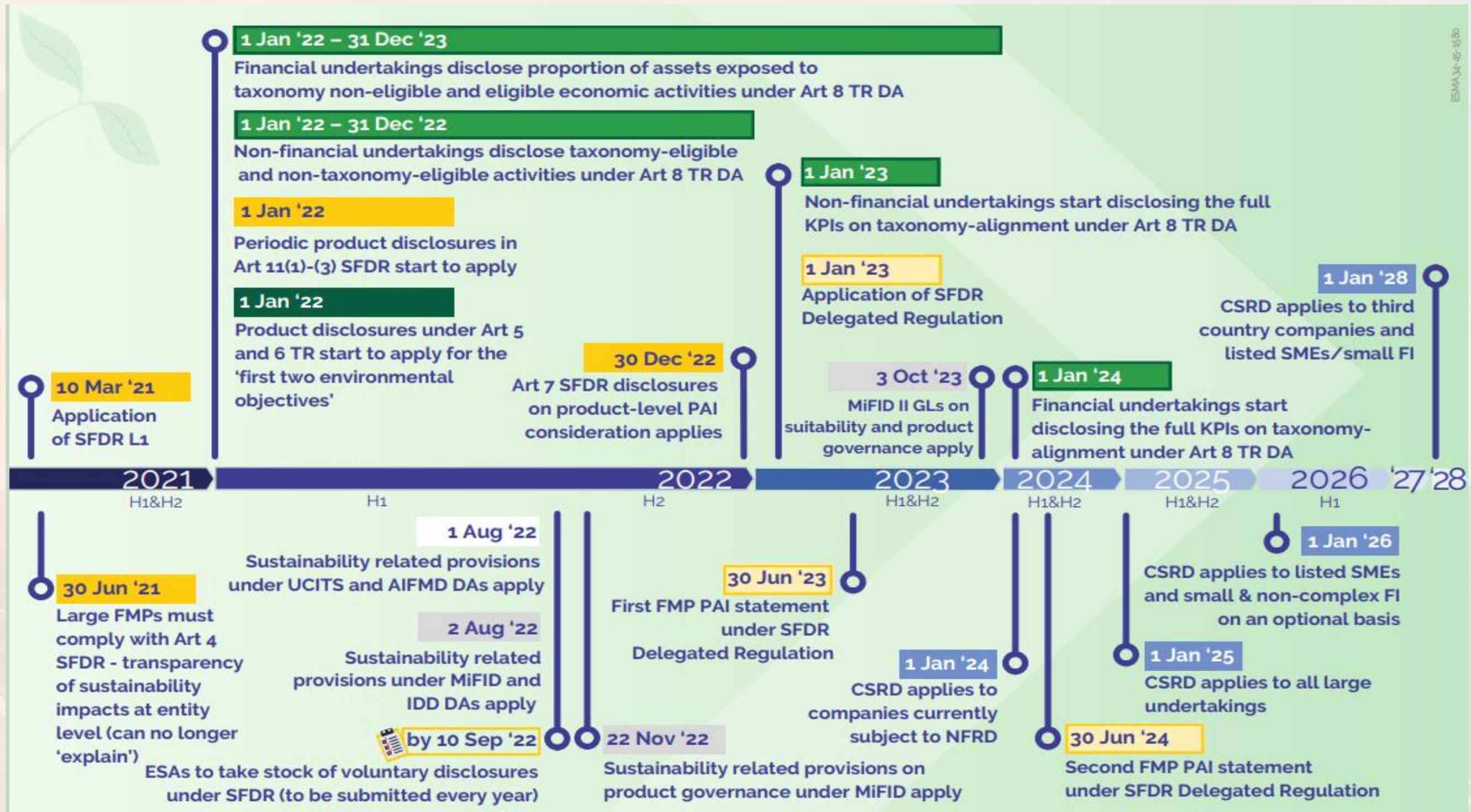
Share of registered EPC ratings across EU, Norway and UK



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



Sustainable Finance milestones 2021 until 2028



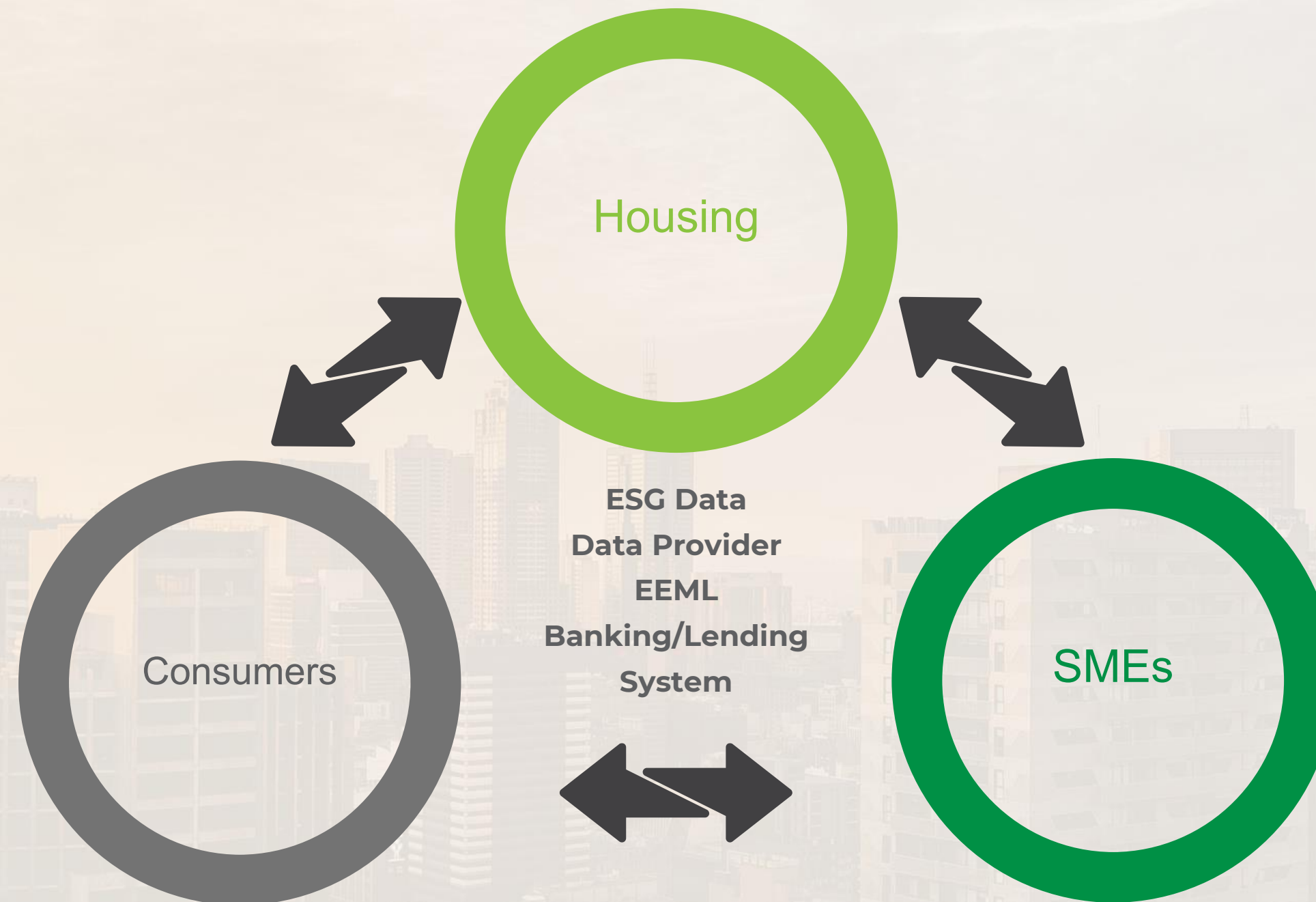
ESMA/34-46-550

Legend

- Taxonomy Regulation (TR) L1
- Taxonomy Regulation Article 8 Delegated Act (DA)
- Sustainable Finance Disclosures Regulation (SFDR) L1
- SFDR Delegated Regulation - Joint ESAs draft Regulatory Technical Standards (RTS)
- MiFID and IDD DAs
- UCITS and AIFMD DAs
- Corporate Sustainability Reporting Directive (CSRD) – final text
- ESAs Report on voluntary disclosures under SFDR - first report published on 28 July 22

Source: ESMA





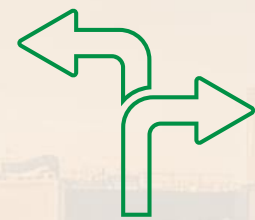
The **Energy Efficient Mortgages (EEM) Initiative** is a pan-European private bank financing mechanism that aims to stimulate and finance investment in energy efficient buildings, energy saving renovations in order to secure a greener and more sustainable future for all.

With **over seventy lending institutions**, representing 55% of mortgages outstanding in the European Union supported by **fifty-two** Supporting Organisations and by the Advisory Council, the EEMI develops the market through the establishment of **national market hubs** across Europe, our national hubs are active in Belgium, Germany, Hungary, Italy, the Netherlands, the Nordics, Spain and the UK (Scotland).

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



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



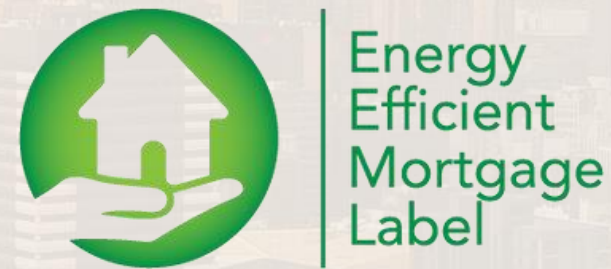
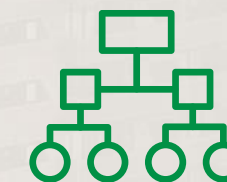
A **measurement tool** to understand the greenness of mortgage and consumer loan portfolios



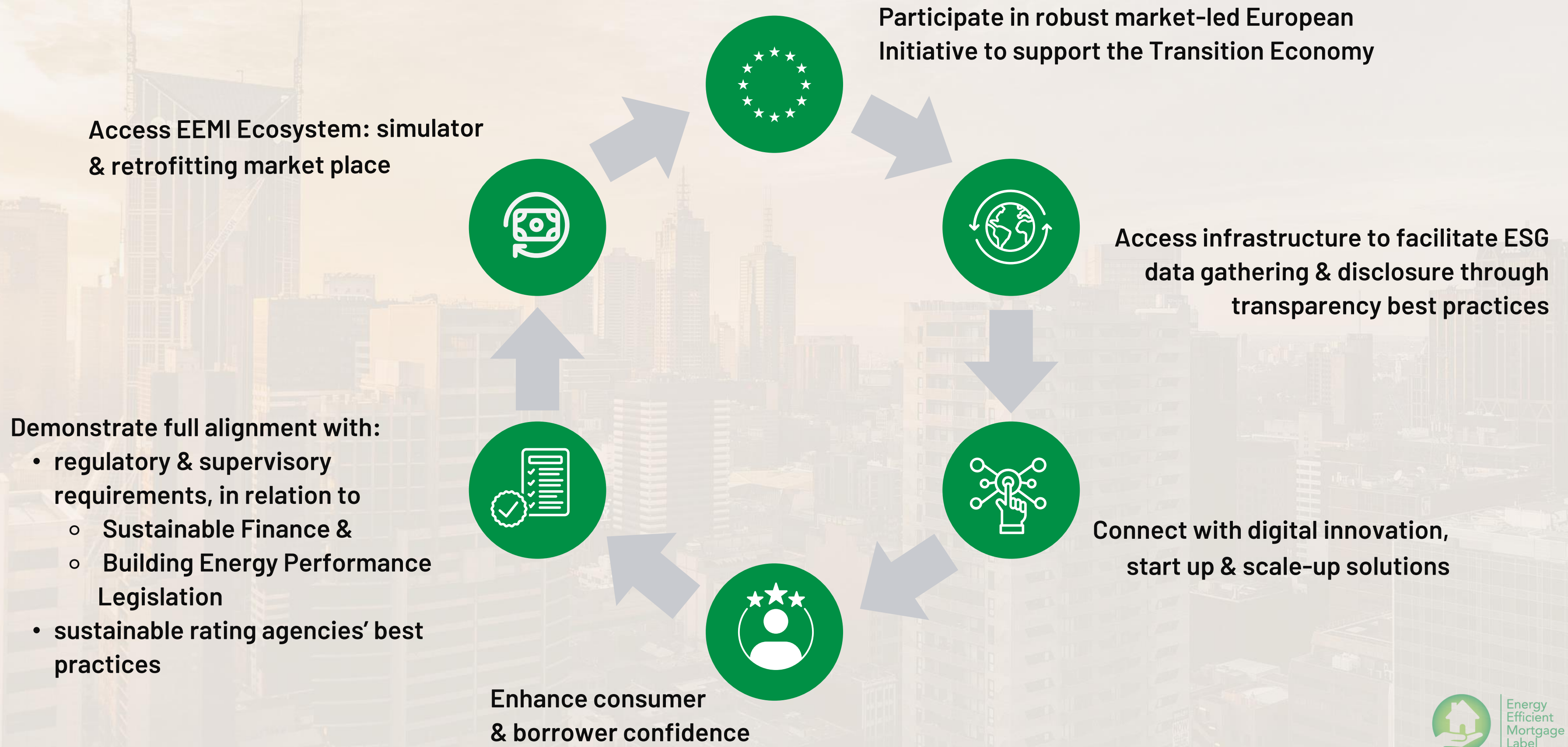
A **communication tool** for lending institutions towards consumers, investors, rating agencies & regulatory authorities



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



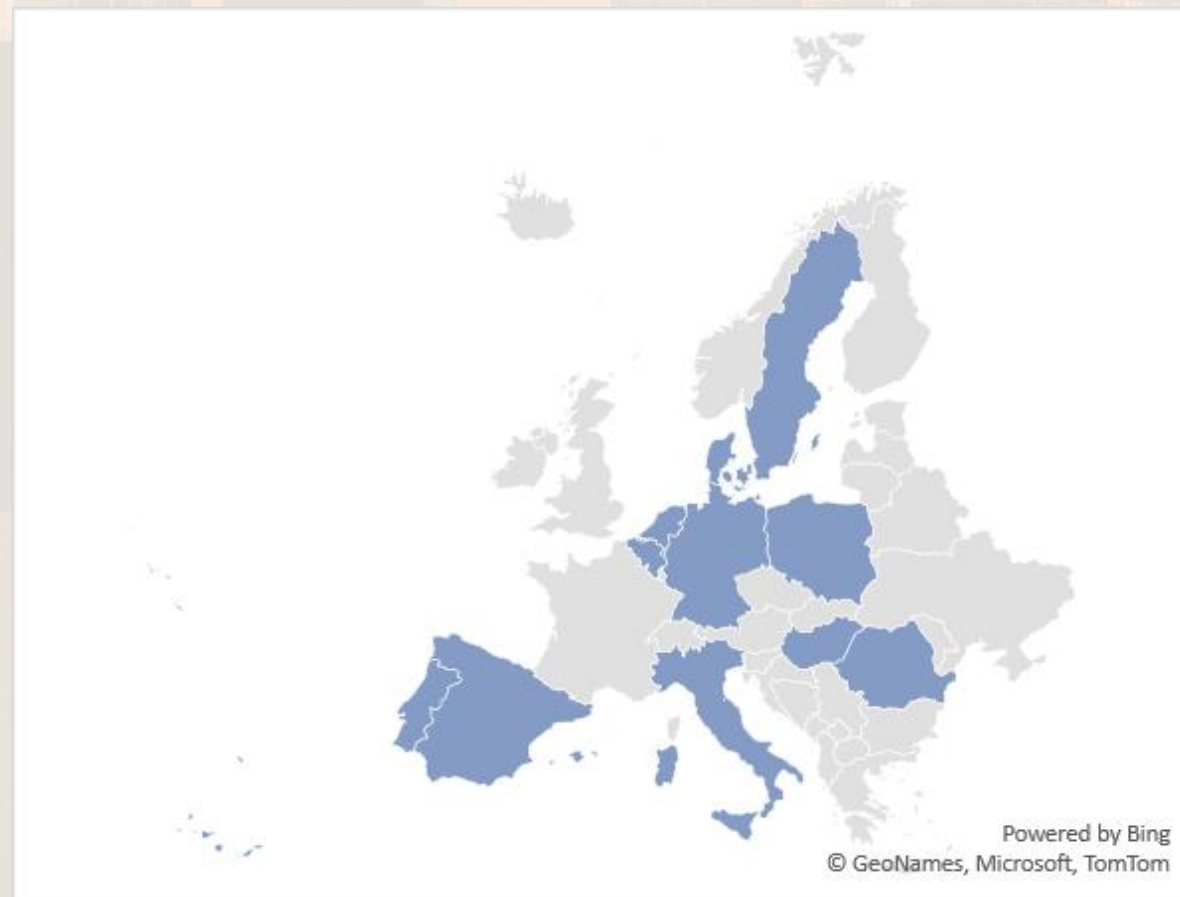
Why join the EEM label paradigm?



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



11 COUNTRIES



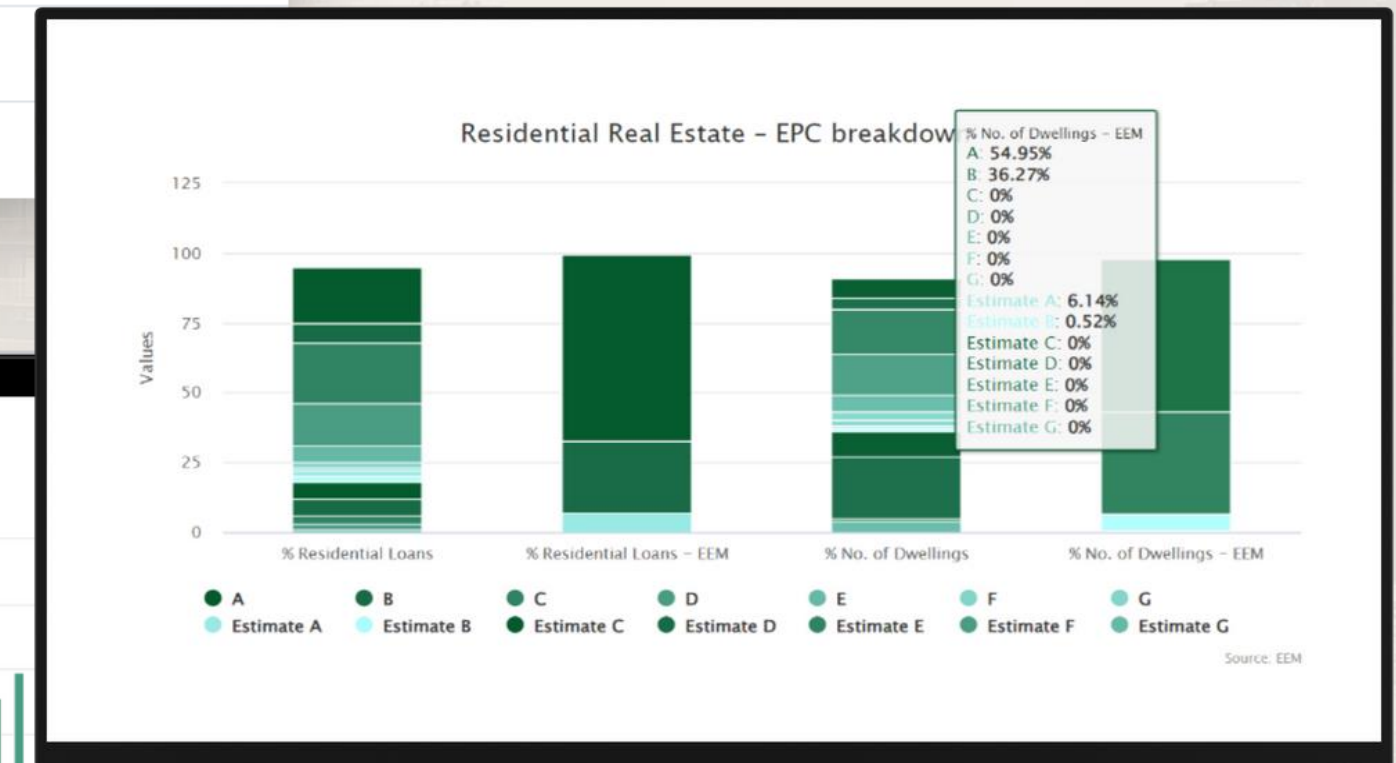
MEMBERS OF THE EEM LABEL ADVISORY COUNCIL



Name	Lending institution name	Country	EUR) ¹	loans	portfolio	RRE ²	CRE ³	information
Mutuo Crédit Agricole	Crédit Agricole Italia S.p.A.	Italy	8.501€	84.511	33,0%	Yes	No	
Sustainable Loans	BNP Paribas Fortis	Belgium	4.446€	40.504	8,0%	Yes	No	
Offerta Green Mutui	Intesa Sanpaolo S.p.A.	Italy	5.345€	34.311	5,0%	Yes	No	
Mutuo Green with Green Factor	Banco BPM S.p.A.	Italy	3.754€	26.881	0,0%	Yes	No	
Green Residential Mortgage	PKO Bank Hipoteczny Spółka Akcyjna	Poland	5.901€*	25.860	32,0%	Yes	No	
Loan for Green Buildings	Jyske Realkredit A/S	Denmark	107.432€*	19.515	29,0%	Yes	Yes	
Hipotecas verdes CRN	Caja Rural de Navarra, S.C.C.	Spain	1.291€	11.001	0,0%	Yes	Yes	

List of 30 Products (+ 1 complementary product) 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



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.

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

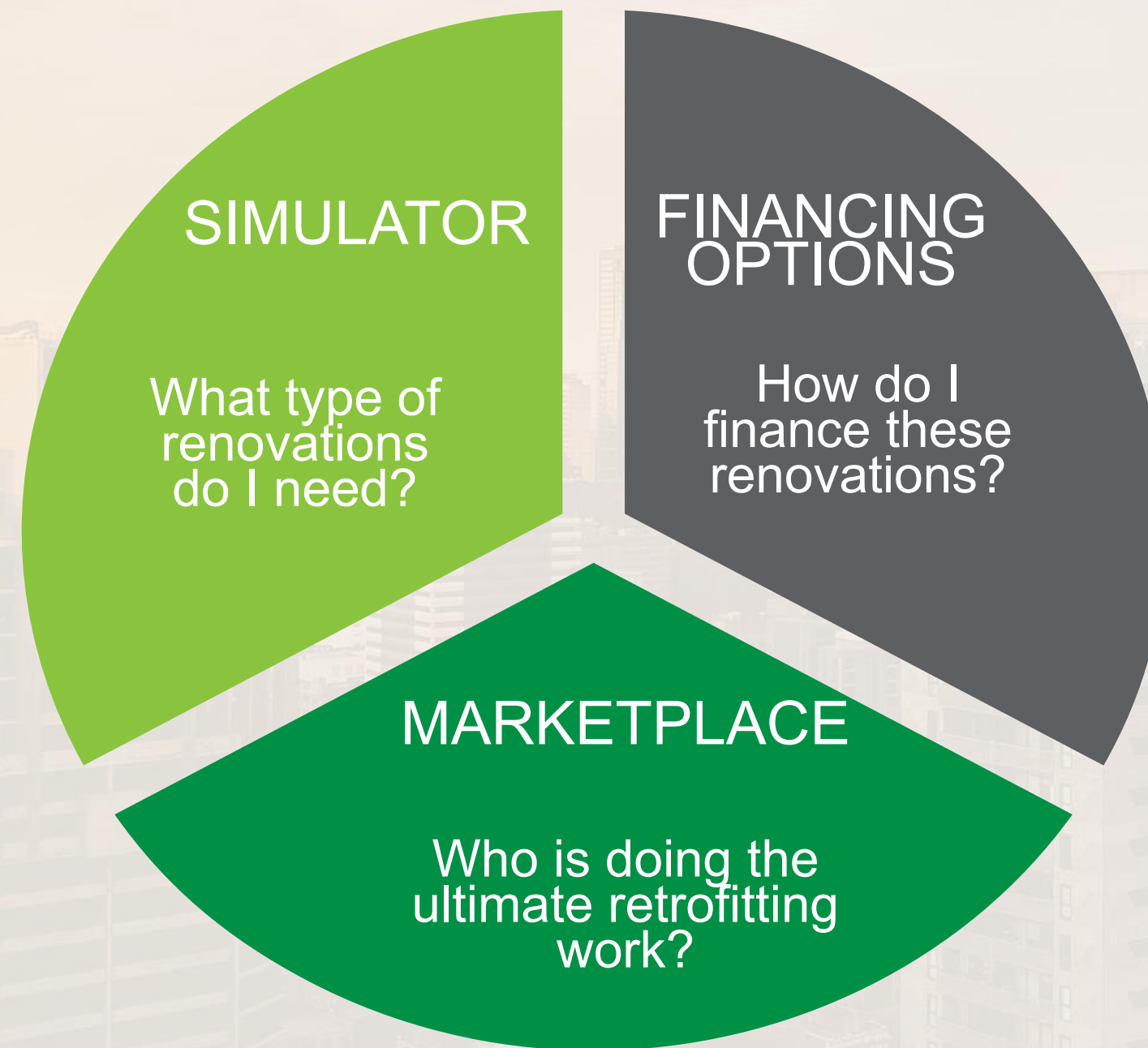


Retrofitting Loan

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.A Residential Loans				
1.B Commercial Loans				
Field Number	1. Mortgage Assets			
	1. Property Type Information	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	o/w Housing Cooperatives / Multi-family assets			
OM.1.1.2	o/w Forest & Agriculture			
OM.1.1.3	o/w [If relevant, please specify]			
OM.1.1.4	o/w [If relevant, please specify]			
OM.1.1.5	o/w [If relevant, please specify]			
OM.1.1.6	o/w [If relevant, please specify]			
OM.1.1.7	o/w [If relevant, please specify]			
OM.1.1.8	o/w [If relevant, please specify]			
OM.1.1.9	o/w [If relevant, please specify]			
OM.1.1.10	o/w [If relevant, please specify]			
OM.1.1.11	o/w [If relevant, please specify]			
	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	Optional information eg, Number of borrowers			
OM.1.2.2	Optional information eg, Number of guarantors			
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

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.





Housing markets and the EEM Label leading the market towards a greener future



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twitter.com/EEM_Label

THANK YOU