

pbb

# Green Bond Impact Report

2025



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# Foreword

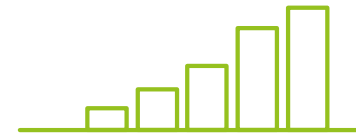
As a company in the real estate industry, we at Deutsche Pfandbriefbank AG (pbb) see it as our duty to take responsibility and to take measures for a more sustainable and climate-friendly future. We want to actively contribute to help achieve the Sustainable Development Goals and the Paris Deal. That is why we are strongly committed to promoting a sustainable and future-oriented real estate industry.

The implementation of environmental and social criteria into our lending practices in real estate plays an important role and is a strategic foundation for pbb. Taking ecological criteria for our lending products into account is expected to have a positive impact on our environment and support the long-term value of real estate investments and the quality of our loan book. Therefore, it is essential for us to continue to consistently and strategically align our business model with ESG principles.

### pbb above-average rated by MSCI, Sustainalytics and ISS

In particular, Green Bonds<sup>1</sup> therefore play an important role. As of 15 January 2026, the volume of eligible assets amounted to € 5.27 billion, which is a decrease of € 250 million compared to 30 November 2024. This reflects the general slowdown of the commercial real estate markets where pbb is present. There is still comfortable headroom for further issuances of Green Bonds. Our commitment is recognized and rewarded by the sustainability rating from MSCI. Since 2023, MSCI has consistently rated pbb's ESG performance at the highest level, AAA, placing pbb in the top 10% of banks rated by MSCI. pbb also improved its Sustainalytics sustainability rating to "low risk" (compared to the industry average of "medium risk") in 2025. This shows that we not only set ourselves ambitious goals, but also consistently pursue them with concrete measures and appropriate resources. This helps us to meet international standards and create long-term value for our stakeholders.

### Green Bond Pool

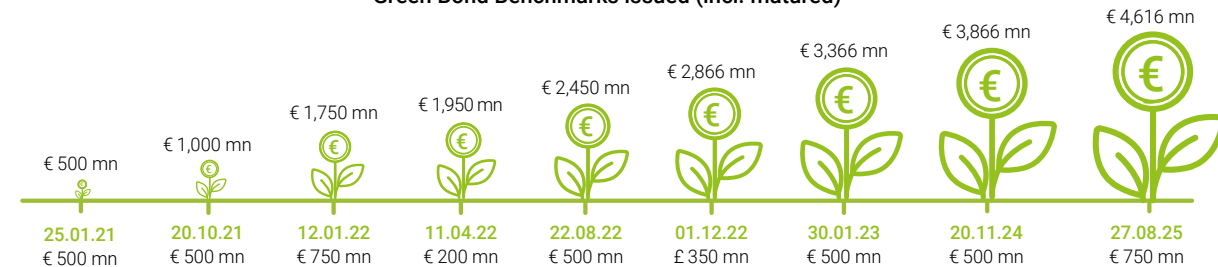


Financing volume: € 5.27 bn



128 Buildings and 1 portfolio

### Green Bond Benchmarks issued (incl. matured)



### CO<sub>2</sub> Reduction



33,381 Total pbb financed CO<sub>2</sub> savings (t CO<sub>2</sub> / year)



12.1 Tonnes per € 1 mn Green Bond issued

All data as of 15 January 2026

<sup>1</sup> According to pbb's Green Bond Framework, see <https://www.pfandbriefbank.com/en/investors/debt-investors/green-bonds/>

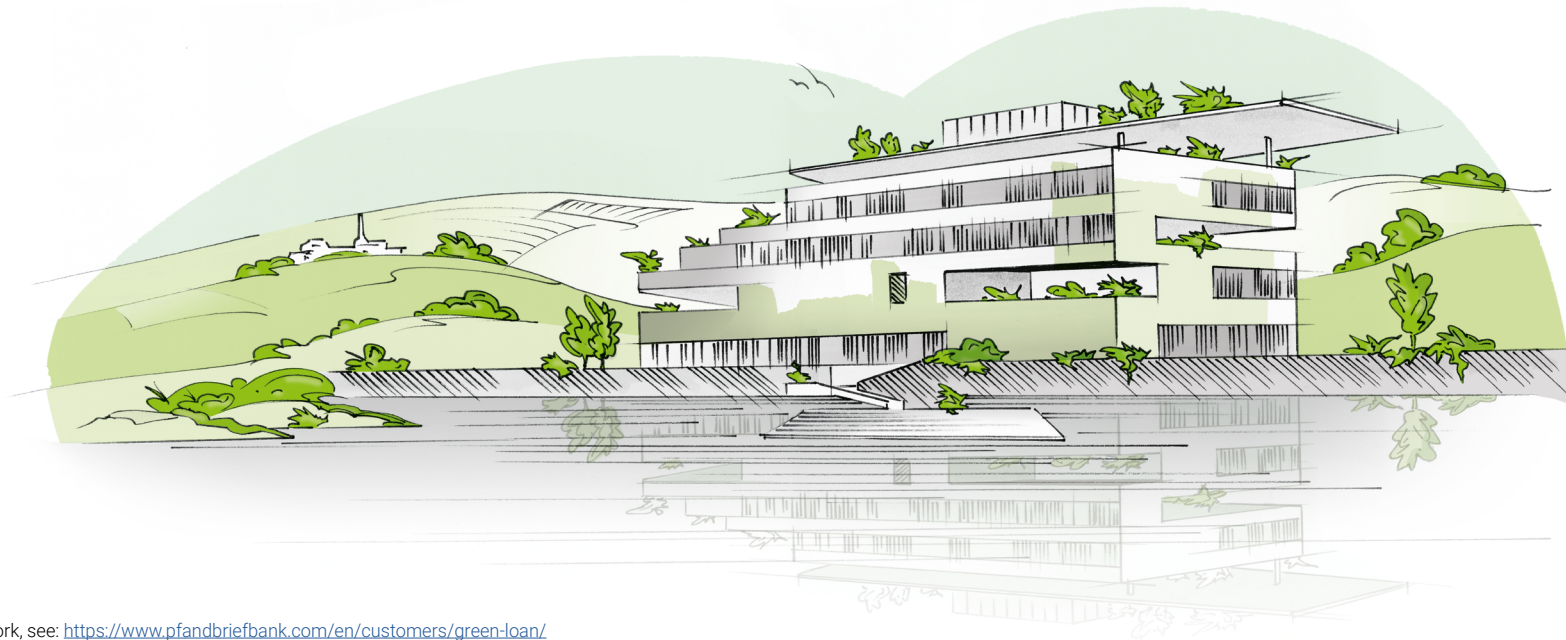
### **Green finance instruments are essential for pbb**

In 2021, pbb had developed its own ESG strategy and initially defined ESG targets, which it has integrated into its lending practice and operations. Such strategy was, and still is, built on high data transparency for our business operations and lending activities. To support this strategy, an ESG ecosystem was developed covering ESG data, ESG risk assessment and Green Loan products<sup>2</sup>.

As a financing partner to the real estate industry, ESG assessment tools and concepts are essential to understand the status of real estate and, with that, the basis to responsibly increase the industry's

resilience to climate-related challenges. In practice, green finance instruments are an essential management tool for pbb to drive forward the ecological transformation and to serve the growing demand for sustainable investments.

An important part of our ESG strategy is helping to achieve the overall climate target and Paris Deal alignment. For this, pbb started defining quantitative KPIs (Key Performance Indicators) and KRIs (Key Risk Indicators) for our new business, loan portfolio and operations in 2022. Work has continued since then, and in 2025, we published our transition plan for reducing CO<sub>2</sub> emission



<sup>2</sup> According to pbb's Green Loan Framework, see: <https://www.pfandbriefbank.com/en/customers/green-loan/>

intensities in our loan portfolio by 2050 with measurable intermediate targets based on a scientifically developed decarbonization path for pbb and its loan portfolio. In 2026, we aim to achieve our target of financing over 30 % green loan-eligible assets and in parallel focussing on the primary KPI of reducing the CO<sub>2</sub> emission intensity of the loan portfolio in line with the defined decarbonization path.

In the context of improving our ecological footprint, we are continuing to detail our circular economy strategy. Currently, our main focus is on monitoring technological innovations and market trends in order to identify relevant changes at an early stage as well as building knowledge and analyzing the portfolio to increase data transparency. This may involve screening and evaluating individual properties in the real estate loan portfolio in terms of their CO<sub>2</sub> emissions based on a lifetime assessment and the circularity index.

### **pbb products contribute to the ecological transformation**

The ecological transformation of real estate is undoubtedly understood as a major means to protect the environment. At the same time, it is expected to offer long-term opportunities for the entire industry along the entire value chain. We have strategically aligned our financing solutions to support sustainable real estate projects. Because one thing is certain for us: With our product offerings, we want to contribute to ecological transformation. By integrating sustainability into our core business practices, we aim to drive positive change and support the transition to a more sustainable and green future for the real estate sector and beyond. Climate-friendly solutions are expected to become increasingly important in the future, which means that pbb's commitment will also gain in significance.

That is why we publish the Green Bond Impact Reporting annually. In doing so, we at pbb want to clearly and transparently present our contribution to reducing CO<sub>2</sub> emissions and saving energy. We show comprehensibly what progress we have made in our portfolio and in our actions overall.

This Green Bond Impact Reporting is a great incentive for us to continue working hard to improve our carbon footprint and that of the real estate industry on the way to a climate neutral society.

Yours sincerely



Dr Pamela Hoerr

# Sustainable Finance – From Green Loans to Green Bonds

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## **Green finance instruments are essential for pbb**

The real estate industry must transition to a sustainable economy, adapting to evolving legislation, taxation, and market demands. We assist clients in their transition of converting existing properties into green buildings by providing sustainable finance solutions to secure clients' valuable real estate portfolios. Our services offer a holistic perspective on ESG aspects of properties by considering CRREM (Carbon Risk Real Estate Monitor) pathway compliance, certifications, taxonomy compliance, climate impact and a physical risk assessment.

We align our business activities with ecological and social criteria, as well as good corporate governance standards, but our core focus is on sustainable finance. This materializes in granting green loans and issuing Green Bonds. Given that there is no established market standard for Green Loans yet, pbb developed a Green Loan Framework in 2021, which is based on a proprietary scoring model with the EU Taxonomy as reference. This scoring model assesses real estate using specific criteria derived from the taxonomy and properties qualify for green lending if their scores meet a defined threshold. In the upcoming years, our ambition is to transition to a market-standard scoring model to support harmonization within the market and facilitate the provision of data by clients.

In line with our commitment to sustainability, we support the United Nations Sustainable Development Goals (SDGs), particularly SDG 11 (Sustainable Cities and Communities) and SDG 13 (Climate Action). By aligning our loan portfolio and business operations with the 1.5-degree target of the Paris Climate Agreement and positioning ourselves as a transformation financier in the real estate industry, we aim to contribute to a more sustainable future.

## **Scoring model or EU Taxonomy for Green Loans**

We are committed to regularly review and enhance our Green Loan Framework and the underlying scoring concept. Our intent is alignment with widely used criteria of environmental sustainability as well as incorporation of an increasing number of elements from the EU Taxonomy. These measures, such as the conversion of the valuation approach for properties to CO<sub>2</sub> equivalents in 2026, will help us achieve full alignment with the EU Taxonomy over time, so that our green lending practices can meet both the ambitious standards of environmental sustainability as well as regulatory compliance. The imminent review entails a critical assessment and further development of our approach to determine whether a loan is a Green Loan in the upcoming months.

## **pbb applies ICMA Green Bond Principles to issue Green Bonds**

The issuance of Green Bonds also requires a framework. The ICMA Green Bond Principles have become the market standard. pbb's Green Bond Framework follows the ICMA Green Bond Principles. A Green Bond Committee selects the properties and unanimously decides which loans to add to the reference portfolio. Nevertheless, we are monitoring the development of the EU Green Bond Standard and its adoption by market participants and issuers.

## **Integral funding instrument**

Green Bonds have evolved to become an integral part of pbb's funding. pbb's framework allows for the issuance of green financial instruments. pbb has continued to issue Green Bonds purely in senior preferred format. Therefore, all currently outstanding senior preferred benchmarks are Green Bonds and are listed below. No conventional senior preferred benchmark has been

issued since 2021. pbb manages the proceeds of its Green Bonds on a portfolio basis. An impact report for pbb's Green Bonds is published annually. The second party opinion of the framework and the review of the impact report is provided by Shades of Green, formerly part of CICERO, now a part of S&P Global and one of the leading players in this field. Quarterly reports are released shortly after each Green Bond Committee meeting. These reports contain detailed information on the outstanding Green Bonds and the loans financing the qualifying properties, including their various characteristics such as geographic distribution, distribution by property type and other relevant factors.

### Green Bond Framework to be continuously developed further

As the Green Bond market is dynamic, pbb's Green Bond Framework will be regularly updated. Furthermore, pbb carefully monitors to what extent the bond market gravitates towards the EU taxonomy and would be prepared to adjust the Green Bond Framework in line with market developments. The Green Bond Framework was last updated in May 2023 and will be updated again in 2026. All the aforementioned reports, Second Party Opinions (SPOs), and the Green Bond Framework are available on pbb's website. The website also offers additional information on how to contact pbb, as well as details regarding pbb's outstanding Green Bonds.

### Green Bonds outstanding<sup>3</sup> with a total volume of € 2.75 bn

ISIN	Issue Date	Maturity	Outstanding Volume	Issued under Green Bond Framework
DE000A3H2ZX9	25.01.21	02.02.26	€ 500,000,000	2020
DE000A30WV1	22.08.22	28.08.26	€ 500,000,000	2020
DE000A30WF84	30.01.23	05.02.27	€ 500,000,000	2020
DE000A382616	20.11.24	27.01.28	€ 500,000,000	2023
DE000A382665	27.08.25	01.09.28	€ 750,000,000	2023

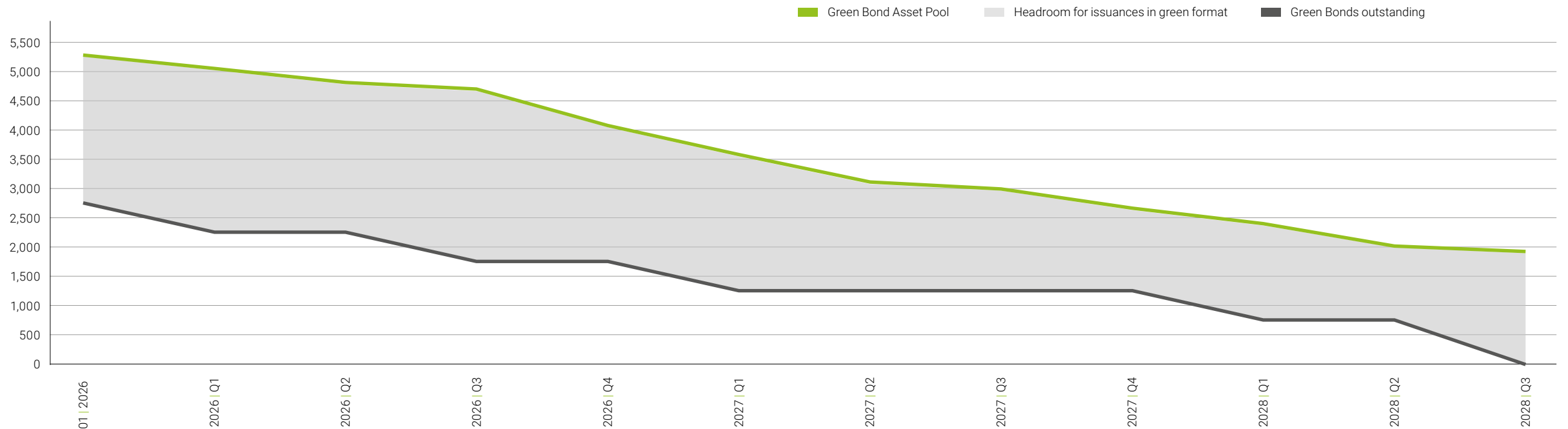
<sup>3</sup> All bonds were issued under the respective debt issuance programme that was in effect at the time of issuance. Further details are available [here](#)

# Green Bond Asset Pool as of 01/ 2026

For properties to be included in the Green Bond Asset Pool, their final energy consumption must not exceed pre-defined thresholds per property type. On top of these hard criteria, heating technology (no coal- or oil-powered systems), soil sealing and tenants are taken into consideration. As of January 2026, the pool consisted of 129 properties, including one residential portfolio which is counted as one property, with € 5.27 billion in loans.

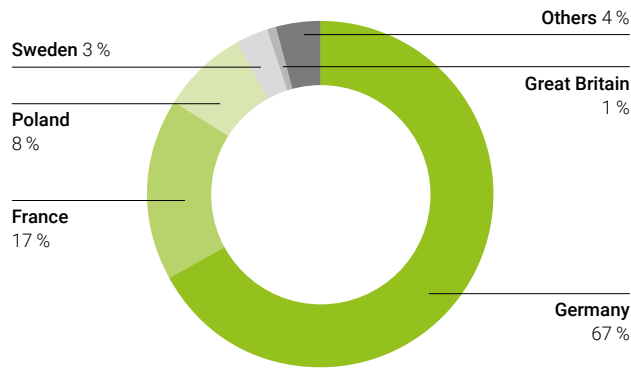
Going forward, new loans might have to be added to the Green Bond Asset Pool. In line with its broader ESG strategy, pbb is confident that it will originate sufficient eligible loans in the future. According to the framework, investments in other issuers' Green Bonds can also serve to offset a short-term shortfall. The current development reflects a comfortable headroom of Green Bond eligible assets, providing pbb the opportunity for further green issuances.

**Development of Green Bond assets and Green Bonds outstanding (€ mn) based on the maturity profiles as of 01/2026**



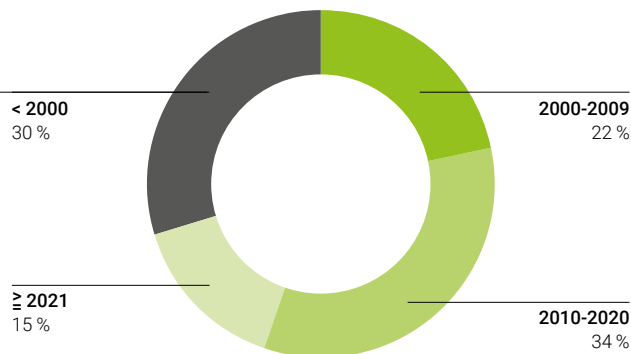
# Reference Portfolio: Approx. € 5.27 bn as of 01/2026

## Breakdown by regions



About **84 %** of all properties are located in **Germany or France** with Germany accounting by far for the highest portion with 67 %.

## Breakdown by year of construction

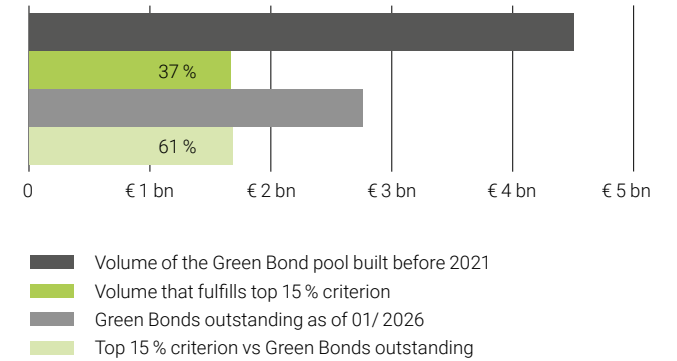


For about half of the asset pool the construction process was completed in **2010 or later**.

Discrepancies from 100 % may arise due to rounding.

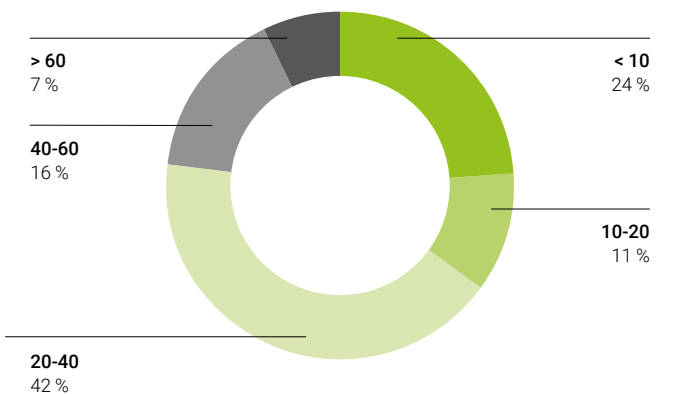
Referring to the data from “deepki,” a leading ESG data intelligence firm, we evaluate the Green Bond pool based on the most recent **top 15 % criterion** for final energy consumption. 37 % of the entire pool<sup>4</sup> meet the top 15 % criterion. This share has declined compared to last year’s impact report mainly due to more stringent top 15 % criterion data and updated energy consumption data.

## Top 15 % criterion



The overwhelming majority (77 %) of the Green Bond Asset Pool is linked to emissions of less than 40 kg CO<sub>2</sub>/m<sup>2</sup> p.a. with **35 % of the pool** even linked to emissions of no more than 20 kg CO<sub>2</sub>/m<sup>2</sup> p.a.

## Breakdown by total CO<sub>2</sub> emission in kg/m<sup>2</sup> p.a.



<sup>4</sup> Refers to the share of the pool that was built before 2021

# Impact Calculation – Methodology and Results

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## Impact calculation – methodology and results

The issuance of Green Bonds and their proceeds play an important role in pbb’s transition plan. In the interest of transparency and traceability, the methodology and results of the impact calculation are described below. Data concerning the loans financing the underlying properties was last updated as of 15 January 2026.

## Analysis of financed properties

Every property in the Green Bond Asset Pool is required to have an energy performance certificate and the data on CO<sub>2</sub> emissions comes from these energy performance certificates. In case energy performance certificates do not contain information on CO<sub>2</sub> emissions, such emissions are calculated based on primary or final energy data.

CO<sub>2</sub> emissions for electricity and heating are recorded separately. Absent respective data in the energy performance certificates, consumption is split in a ratio that is typical for the property type in question<sup>5</sup>. The sum of these emissions yields the CO<sub>2</sub> emissions from unsustainable resources of the building. In 2022, together with KPMG, pbb developed a CO<sub>2</sub> calculation tool, which is used for all properties in the regular underwriting process to avoid the financing of “stranded assets”. The tool uses average carbon intensity figures for the respective country in case of long-distance heating and benchmarks the property to the net zero target of the EU by 2050.

<sup>5</sup> Primary energy factors in accordance with the DIN V 18599-1 norm.

CO<sub>2</sub> emission factors in accordance with the following norms (publicly available sources):

Electricity: European Environment Agency; Fossil fuel-based heating: German Environment Agency (GEG 9 - building energy law)

## Benchmark definition

Data pertaining to the average energy consumption of commercial and residential buildings in individual European countries, which is required to compare the properties with the standard in the market, is taken from the Partnership for Carbon Accounting Financials (PCAF). PCAF provides an approach to evaluate and disclose greenhouse gas emissions for financial institutions.

PCAF data provide country- and property-specific reference values for all properties in pbb’s Green Bond Asset Pool. For comparability purposes, these energy consumption values are converted into CO<sub>2</sub> values using country-specific factors reflecting a mix of electricity and heating. PCAF releases updated data on a regular basis, enabling us to incorporate, whenever available, recent information and considerably tighten the benchmark values.

## Impact calculation

Finally, the Green Bond Asset Pool’s CO<sub>2</sub> impact is calculated by comparing the property’s emission values to the derived PCAF values. In this comparison, however, only pbb’s financing share is considered. The CO<sub>2</sub> reduction of all properties is then added up to yield the total Green Bond Asset Pool’s annual impact. As of January 2026, the calculated reduction amounted to at 33,381 tonnes of CO<sub>2</sub> per year, corresponding to 12.1 tonnes of CO<sub>2</sub> per € 1 million issued bonds or 6.3 tonnes of CO<sub>2</sub> per € 1 million financed, based on a total financed volume of € 5.27 billion.

# List of Properties

Properties that were added to the Green Bond pool under the **Green Bond Framework 2023**

Property Type	Loan Amount in €	EPC Level / Certificate	Final Energy Consumption in kWh/m <sup>2</sup> p.a.	Heating System
Residential	769,456	A	48	
Residential	62,629,462	A	68	
Residential	26,007,063	B	73	
Residential	2,269,796	B	71	
Residential	22,198,926	B	61	
Residential	6,733,483	B	69	
Residential	2,083,707	B	71	
Residential	1,028,945	C	85	
Residential	17,818,586	C	97	
Residential	18,395,239	C	96	
Residential	8,073,146	C	97	
Residential	2,603,590	C	94	
Residential	2,594,940	C	91	


Property Type	Loan Amount in €	EPC Level / Certificate	Final Energy Consumption in kWh/m <sup>2</sup> p.a.	Heating System
Residential	38,270,271	C	66	
Residential	9,145,255	C	67	
Residential	3,014,338	C	81	
Residential	1,663,410	C	94	
Residential	11,187,073	D	99	
Residential	33,006,563	n/a	23	
Residential	81,496,121	n/a	53	Others
Office	34,809,375	A BREEAM Excellent	93	
Office	16,163,627	B	46	
Office	122,018,500	B	58	
Office	34,745,000	B	107	
Office	37,388,419	C	73	
Office	49,900,000	C BREEAM Very Good	57	

As of January 2026, the Green Bond Asset Pool comprised 129 properties, thereof 128 individual properties as well as one residential portfolio counted as one property. The loan portfolio accounts for **€ 5.27 billion** in financings. Consequently, to support climate change mitigation efforts, the entire € 2.75 billion in outstanding Green Bond proceeds has been fully allocated.

**77 %** of pbb's Green Bond Asset Pool consists of office properties. This share is disproportionately high, as **office properties** represent a significantly lower percentage of pbb's total loan book. Residential properties, retail and logistics account for 10 %, 7 %, and 5 %, respectively, of the Green Bond Asset Pool.

The **largest individual loan** of € 187 million finances an office in Frankfurt am Main. It was constructed in 2019, uses near and long-distance heating and has a primary energy consumption of 124 kWh/m<sup>2</sup> p.a.

The **most energy-efficient building** financed within our Green Bond portfolio is a logistics facility in France, constructed in 2020, with a primary energy consumption of 20 kWh/m<sup>2</sup> p.a. and an outstanding amount of € 24.7 million.

-  Liquid Gas
-  Natural Gas
-  Electricity
-  Self generated heating
-  Near and long distance heating

# List of Properties

Properties that were added to the Green Bond pool under the **Green Bond Framework 2023**


Property Type	Loan Amount in €	EPC Level / Certificate	Final Energy Consumption in kWh/m <sup>2</sup> p.a.	Heating System
Office	17,750,000	C	73	
Office	49,700,000	C HQE Excellent	86	
Office	42,579,000	D BREEAM Good	124	
Office	40,000,000	D	132	
Office	3,507,323	n/a	41	
Office	2,140,061	n/a	119	
Office	22,601,250	n/a	84	
Office	34,390,000	LEED Silver	119	
Office	176,131,250	n/a	128	
Office	65,015,121	KfW-Effizienzhaus 70	83	
Office	27,969,863	BREEAM Very Good	99	
Office	34,782,466	Others	119	
Office	60,000,000	n/a	55	

Property Type	Loan Amount in €	EPC Level / Certificate	Final Energy Consumption in kWh/m <sup>2</sup> p.a.	Heating System
Office	38,090,000	DGNB Gold	90	
Office	19,900,000	n/a	98	
Office	82,662,500	LEED Gold	138	
Office	86,519,345	n/a	120	
Office	8,638,001	n/a	122	
Office	29,350,000	n/a	57	
Office	79,200,000	n/a	106	
Office	18,000,000	LEED Gold	98	
Office	28,000,000	LEED Gold	116	
Office	95,780,000	LEED Gold	79	
Office	14,825,340	BREEAM Excellent	98	
Office	75,400,000	BREEAM Excellent	72	
Office	16,363,874	n/a	84	

The **aggregate final energy consumption** for more than half of the assets lies in the lower and middle clusters of below 50 and between 50 and 100 kWh/m<sup>2</sup> p.a.

**Heating systems** predominantly utilize local and district heating, accounting for approximately 65 % of the total share. Fossil fuels are excluded by definition, except for gas, which makes up 19 % of the energy mix, down from 50 % as reported in our initial impact report for the year 2021.

There are no production facilities included and the properties / borrowers are **not involved** in the production of weapons, hazardous waste, fossil fuels or chemicals and have no negative impact on biodiversity.

-  Liquid Gas
-  Natural Gas
-  Electricity
-  Self generated heating
-  Near and long distance heating

# List of Properties

Properties that were added to the Green Bond pool under the **Green Bond Framework 2023**









Property Type	Loan Amount in €	EPC Level / Certificate	Final Energy Consumption in kWh/m <sup>2</sup> p.a.	Heating System
Office	31,600,000	n/a	138	
Retail	25,239,378	BREEAM Excellent	66	
Retail	9,389,740	n/a	61	
Retail	20,841,396	n/a	106	
Retail	28,500,000	n/a	103	
Logistics	13,770,379	A BREEAM Very Good	15	
Logistics	24,271,826	A	36	
Logistics	13,075,731	A BREEAM Very Good	26	
Logistics	22,310,466	A	33	
Logistics	16,303,802	A BREEAM Very Good	35	
Logistics	24,701,152	A BREEAM Good	14	
Logistics	26,000,000	DGNB Platin	54	
Hospitality	15,730,970	n/a	147	



# List of Properties

Properties that were added to the Green Bond pool under the **Green Bond Framework 2020**

Property Type	Loan Amount in €	EPC Level / Certificate	Final Energy Consumption in kWh/m <sup>2</sup> p.a.	Heating System
Residential	10,798,412	B	64	
Residential	34,966,287	B	71	
Residential	4,692,971	B	71	
Residential	12,148,214	C	94	
Residential	2,538,351	C	79	
Residential	24,810,637	D	99	
Residential	85,310,786	n/a	30 - 99	 
Office	8,850,760	A LEED Gold	61	
Office	89,145,859	B BREEAM Excellent	56	
Office	61,512,357	B BREEAM Excellent	49	
Office	46,310,814	B BREEAM Excellent	137	
Office	34,955,533	C	120	
Office	22,979,058	C	105	

Property Type	Loan Amount in €	EPC Level / Certificate	Final Energy Consumption in kWh/m <sup>2</sup> p.a.	Heating System
Office	150,000,000	D BREEAM Very Good	108	
Office	126,600,000	D HQE Excellen	98	
Office	42,766,664	D BREEAM Very Good	109	
Office	13,000,000	n/a	81	
Office	65,000,000	DGNB Gold	109	
Office	20,756,244	n/a	143	
Office	103,716,250	BREEAM Excellent	85	
Office	9,257,946	n/a	65	
Office	92,500,000	BREEAM Excellent	135	
Office	64,750,000	n/a	95	
Office	87,130,851	Others	120	
Office	94,367,210	LEED Gold	48	
Office	12,750,652	n/a	78	

Property Type	Loan Amount in €	EPC Level / Certificate	Final Energy Consumption in kWh/m <sup>2</sup> p.a.	Heating System
Office	11,212,901	Others	112	
Office	52,500,000	LEED Platinum	42	
Office	102,785,691	DGNB Gold	66	
Office	41,750,000	n/a	64	
Office	143,864,927	LEED Gold	87	
Office	187,235,955	LEED Platinum	107	
Office	17,341,069	BREEAM Very Good	123	
Office	109,214,234	LEED Platinum	123	





-  Liquid Gas
-  Natural Gas
-  Electricity
-  Self generated heating
-  Near and long distance heating



# List of Properties

Properties that were added to the Green Bond pool under the **Green Bond Framework 2020**

Property Type	Loan Amount in €	EPC Level / Certificate	Final Energy Consumption in kWh/m <sup>2</sup> p.a.	Heating System
Office	17,000,000	n/a	139	
Office	8,407,791	n/a	105	
Office	92,000,000	BREEAM Very Good	89	
Office	17,717,391	n/a	115	
Office	6,069,088	n/a	128	
Office	11,245,420	BREEAM Very Good	62	
Office	15,974,803	BREEAM Very Good	125	
Office	57,230,000	n/a	62	
Office	42,525,000	n/a	131	
Office	124,890,283	n/a	115	
Office	9,248,570	BREEAM Very Good	117	
Office	44,900,000	n/a	110	
Office	25,968,864	n/a	139	

Property Type	Loan Amount in €	EPC Level / Certificate	Final Energy Consumption in kWh/m <sup>2</sup> p.a.	Heating System
Office	11,955,919	BREEAM Excellent	83	
Office	5,333,700	n/a	128	
Office	39,114,770	BREEAM Excellent	60	
Office	60,894,290	BREEAM Excellent	64	
Office	5,512,653	n/a	96	
Office	6,213,785	n/a	155	
Office	43,382,480	n/a	115	
Office	12,256,548	n/a	116	
Office	25,026,161	n/a	140	
Office	7,125,900	n/a	121	
Office	58,500,000	BREEAM Excellent	78	
Retail	108,300,000	C	138	
Retail	52,467,543	n/a	109	

Property Type	Loan Amount in €	EPC Level / Certificate	Final Energy Consumption in kWh/m <sup>2</sup> p.a.	Heating System
Retail	91,818,417	n/a	113	
Retail	49,375,000	BREEAM Very Good	98	
Logistics	47,595,000	n/a	61	
Logistics	94,019,900	DGNB Gold	15	

-  Liquid Gas
-  Natural Gas
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