

**ERSTE&STEIERMÄRKISCHE GROUP**  
**Croatia**  
**Investor Presentation**  
**HY 2025**

August 2025

## **Cautionary Note Regarding Forward-Looking Statements**

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# Summary

## Republic of Croatia

- Fully integrated EU member – European Union (since 2013), Euro area (since 2023), Schengen zone (since 2023)
- Croatia joined 'A' rating club as all three agencies delivered rating upgrade – S&P and Fitch to 'A-' (positive and stable outlook), Moody's at 'A3' (stable outlook)
- 2Q GDP confirmed economy remained in solid shape as growth accelerated to 3.4% YoY in 2Q25 – 2H25 is anticipated to bring marginally more modest growth rates, with domestic demand remaining key driver, while global uncertainty remains the downside risk

## Erste Group

- Founded in 1819 as the first Austrian savings bank, Erste Group went public in 1997 with a strategy to expand its retail business into CEE
- Erste Group has grown to one of the largest financial services providers in the Eastern part of EU in terms of clients and total assets
- Number of customers close to 16mn in Austria, Czech Republic, Slovakia, Romania, Hungary, Croatia and Serbia
- Erste Group strives to be the leading retail and corporate bank in the eastern part of the European Union, including Austria

## Croatian Banking Market

- Banking sector profitability moderated to extent in 1Q25 as both ROA at 1.8% and ROE at 15.4% declined slightly compared to 1Q24
- Banking sector remains well capitalized with capital adequacy remaining at ample 24.2% at 1Q25
- Credit trends remained strong as retail credit growth kept double-digit growth rates supported by both housing and consumer segments. Corporate credit also saw vivid trend as loan growth moved in double-digit growth zone, in contrast public sector deleveraging continued
- CNB introduced tighter macro prudential regulation from 2H25 aimed at keeping the strong retail credit momentum in check

## ERSTE&STEIERMÄRKISCHE BANK d.d. („Erste Bank Croatia”; „EBC”)

- EBC is the third largest bank in Croatia in terms of total assets, total loans, total deposits as well as distribution network
- Current rating from Fitch stands at A- with stable outlook – highest rated financial institution in Croatia
- Modest net profit growth in 1H25 influenced by tax expense one-off in 2024
- Positive effects coming from stronger income growth as both net interest income and net commission income showed improvement. Cost/income ratio increased, as inflation pressures weighed on the cost side developments

Erste Group | EBC at Glance

Republic of Croatia

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# Erste Group's footprint – leading retail and corporate bank in 7 geographically connected countries

## Erste Group's footprint

| Czech Republic        |       | Slovakia              |       | Hungary               |       |
|-----------------------|-------|-----------------------|-------|-----------------------|-------|
| Customers:            | 4.6m  | Customers:            | 2.1m  | Customers:            | 1.1m  |
| Employees:            | 9,629 | Employees:            | 3,548 | Employees:            | 3,413 |
| Branches:             | 336   | Branches:             | 150   | Branches:             | 98    |
| Retail loan share:    | 27.0% | Retail loan share:    | 24.7% | Retail loan share:    | 11.6% |
| Retail deposit share: | 24.3% | Retail deposit share: | 27.4% | Retail deposit share: | 10.7% |

| Austria               |        | Romania               |       |
|-----------------------|--------|-----------------------|-------|
| Customers:            | 4.3m   | Customers:            | 3.0m  |
| Employees:            | 16,842 | Employees:            | 5,155 |
| Branches:             | 737    | Branches:             | 298   |
| Retail loan share:    | 21.8%  | Retail loan share:    | 17.1% |
| Retail deposit share: | 24.7%  | Retail deposit share: | 12.5% |

| Croatia               |       | Serbia                |       |
|-----------------------|-------|-----------------------|-------|
| Customers:            | 1.3m  | Customers:            | 0.5m  |
| Employees:            | 3,198 | Employees:            | 1,275 |
| Branches:             | 128   | Branches:             | 88    |
| Retail loan share:    | 16.2% | Retail loan share:    | 6.9%  |
| Retail deposit share: | 15.1% | Retail deposit share: | 5.4%  |

| Bosnia and Herzegovina |      | Montenegro            |      |
|------------------------|------|-----------------------|------|
| Customers:             | 0.1m | Customers:            | 0.1m |
| Employees:             | 100  | Employees:            | 100  |
| Branches:              | 10   | Branches:             | 10   |
| Retail loan share:     | 1.0% | Retail loan share:    | 1.0% |
| Retail deposit share:  | 1.0% | Retail deposit share: | 1.0% |

| Macedonia             |      |
|-----------------------|------|
| Customers:            | 0.1m |
| Employees:            | 100  |
| Branches:             | 10   |
| Retail loan share:    | 1.0% |
| Retail deposit share: | 1.0% |

## Preliminary key information as of 1H25

|                      |  |
|----------------------|--|
| Total assets         | EUR 361bn                                  |
| Net profit           | 1,664.7m                                   |
| NPL coverage         | 73.6%                                      |
| NPL ratio            | 2.5%                                       |
| CET 1 ratio*         | 17.4%                                      |
| Total capital ratio* | 22.6%                                      |
| Loan/deposit ratio   | 90.1%                                      |
| Credit ratings**     | A+ (positive)<br>A1 (stable)<br>A (stable) |

\* Basel 3, fully loaded

\*\* S&P | Moody's | Fitch; as of November, 2024

Core markets

Indirect presence

Market shares for Austria are as of March 2025

## Third bank in Croatia with best customer experience among peers

### About Erste&Steiermarkische Group

- Established as Riječka banka d.d. in 1954; in Erste Group ownership since 2003
- Universal bank with nation-wide presence and balanced approach towards both retail and corporate business
- Strong market position in retail segment with ambition to further expand, especially in the housing segment
- Leading position in SME segment with ambition to become overall leader in corporate segment via increasing presence in large segment
- Strategic orientation towards keeping the innovator image on the market as digital services are concerned
- #1 bank in customer experience \*
- Top tier rated financial entity in 2024 in Croatia with 'A-' rating from Fitch

\* According to Customer Experience Index 2024 FY Croatia

### Key Information

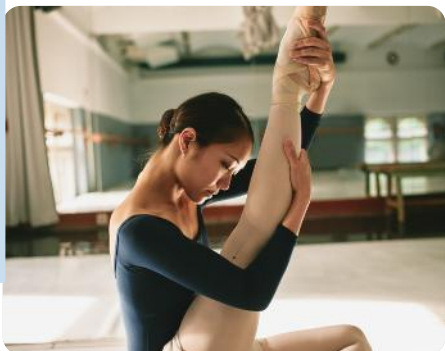
| EBC Group           | HY 2025     |
|---------------------|-------------|
| Total assets        | EUR 16.9bn  |
| Net profit          | EUR 134.8mn |
| NPL coverage        | 91.2%       |
| NPL ratio           | 2.9%        |
| CET 1 ratio         | 20.4%       |
| Total capital ratio | 22.7%       |
| ROE                 | 15.5%       |
| CIR                 | 48.8%       |

Source: Unaudited Consolidated Financial Statements for HY 2025

| HY 2025        | EBC Group | EBC Bank |
|----------------|-----------|----------|
| # of customers | 1.3m      | 1.2m     |
| Branches       | 128       | 109      |
| ATMs           | 727       | 662      |

## Strategy to become a Financial Health Company set on three key pillars

### 1 Excellent client relationship



**INCREASE** share of wallet aligned with our **Financial Health Indicators**

**MAINTAIN** our position as the **BEST-IN-CLASS** customer experience and the best brand improving **FINANCIAL HEALTH**

**BUILD** long-lasting client relationships by providing **TAILORED ADVICE** and customized solutions based on trust and reliability

**POSITION GEORGE** as a **UNIQUE** platform for optimized client & employee experiences and operating efficiency

### 2 Sustainable operational profitability



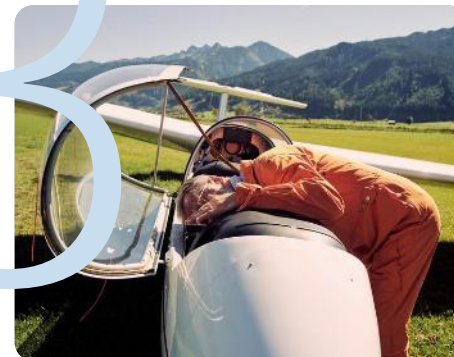
**INCREASE** market position and be the leader in the **Green transition**

**OUTPERFORM MARKET** development growth in both retail and corporate

**CONTINUE** to deliver **FEE GROWTH** fueled by Bancassurance and Asset Mgmt.

**SUPPORT** transition to environmentally **SUSTAINABLE** economies

### 3 Operational excellence



**INVEST** in our data & digital capabilities **front to back (F2B)**

**DIGITIZE** and **AUTOMATE** core processes to build future-proof customer journeys while continue with modernization of IT

**TRANSFORM** into **DATA DRIVEN** bank by improving data commercialization through data analytics and AI to generate valuable insights from clients

**ENSURE** optimal cost to income structure

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## Key Figures

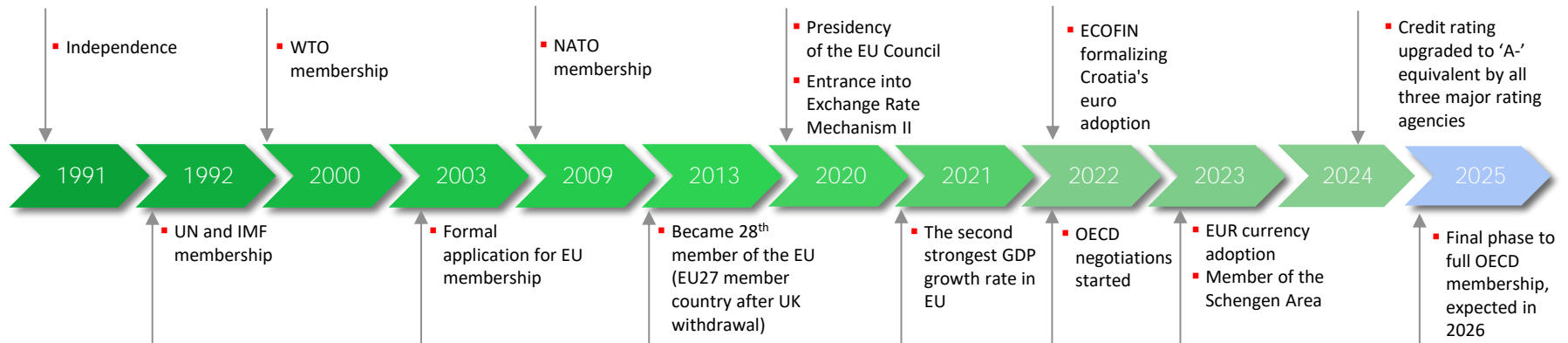
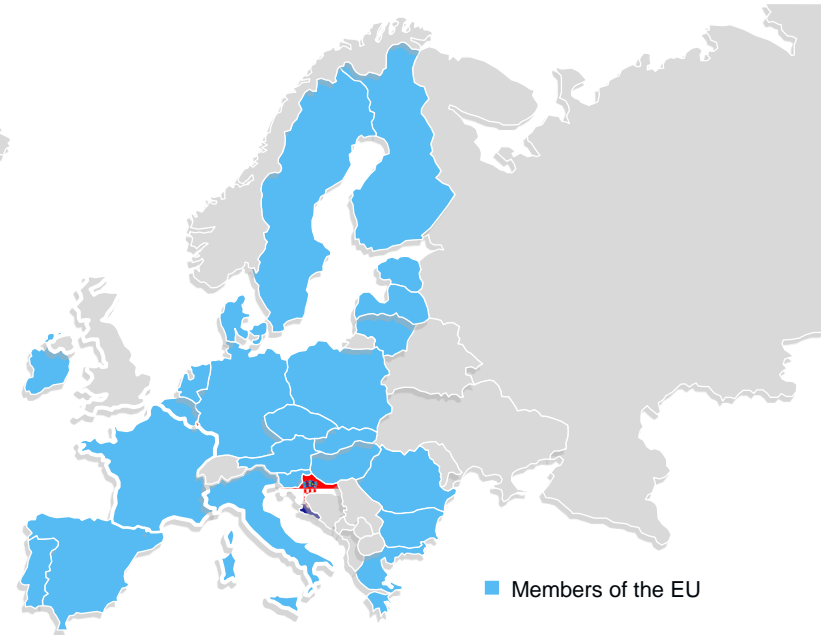
**Area:** 56,594 km<sup>2</sup> (land); 31,067 km<sup>2</sup> (sea)

**Population:** Approx. 3.9million

**GDP per capita:** Approx. €22,200 in 2024

**Credit ratings:** Moody's: A3 (stable) / S&P: A- (positive) / Fitch: A- (stable)

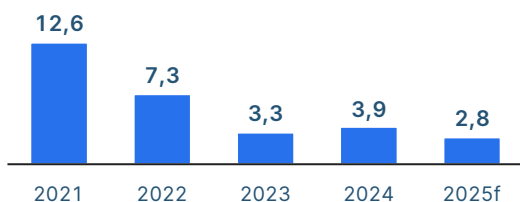
**Capital:** Zagreb



## Macroeconomic Development

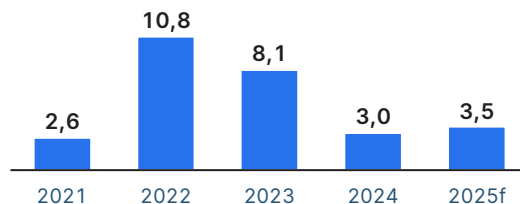
### Real GDP growth

in %



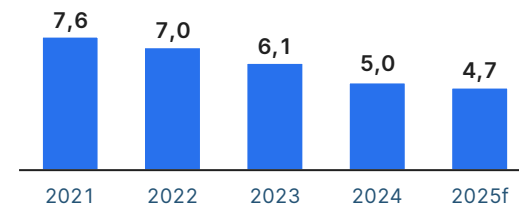
### Consumer price inflation

avg. in %



### Unemployment rate

avg. in %

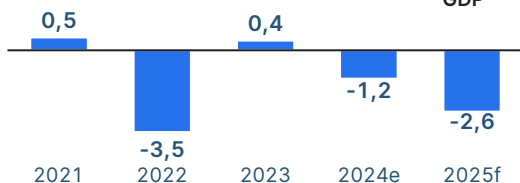


2Q GDP confirmed economy remained in solid shape as growth accelerated to 3.4% YoY in 2Q25, with domestic demand once again being in the driver's seat, while net exports remained a drag – going forward, 2H25 is anticipated to bring marginally more modest growth rates, with domestic demand support staying in place, albeit shifting into lower gear vs 2024, while exports outlook remains relatively bleak amid ongoing weakness in key export markets. FY25 GDP is expected at 2.8% with risks being linked to global uncertainty, albeit looking more balanced at the moment

YTD 2025 inflation currently averages at 3.6% YoY, shaped by food and service prices – we expect to see the FY25 CPI average around 3.5% mark, with demand-side pressures remaining present, while food prices are likely to stay a headwind on the supply side

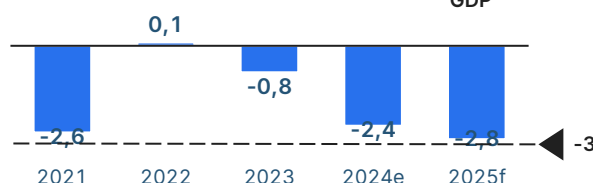
### Current account balance

% of GDP



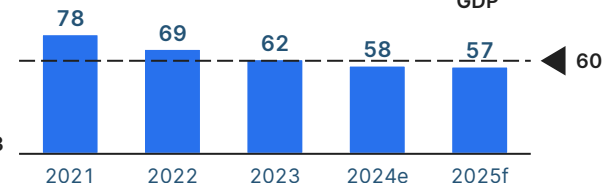
### General government balance

% of GDP



### Public debt

% of GDP



2024 fiscal performance came largely in line with the expectations, with budget gap being reported at 2.4% of GDP, while public debt, after almost 15 years, reverted below 60% of GDP – budget draft for 2025 suggests similar fiscal policy course, with MoF targeting budget deficit at 2.3% of GDP – despite less room for maneuver, we see the budget remaining within the EDP limits and public debt continuing to trend slowly down, further away from the 60% mark

Rating agencies remained on hold in the first round of rating assessments, and we expect the same scenario in the 2H25

Source: Statistical Office, EBC Research

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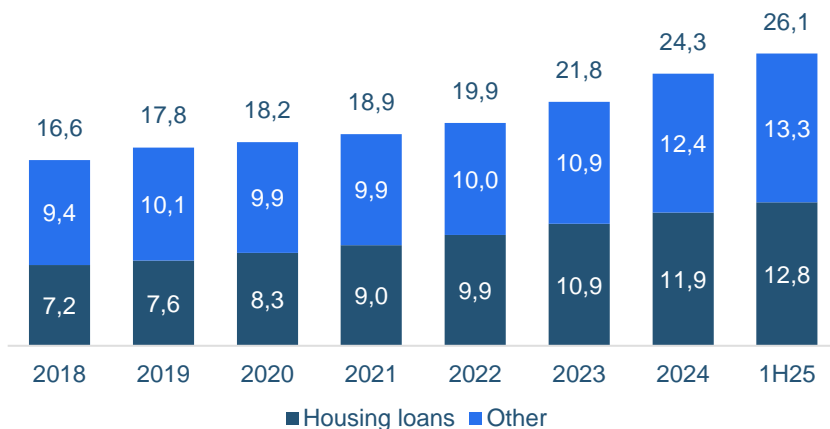
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## Outstanding Retail Loans and Debt of Households

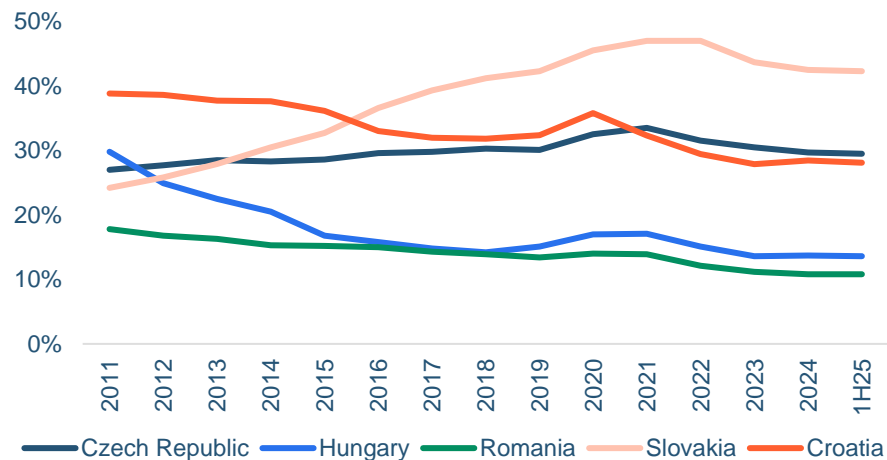
Development of retail loans (EUR bn)



Source: CNB

- 2024 confirmed ongoing strong retail credit momentum with growth shifted gear higher and moved into double-digit region. Housing credit kept high single-digit growth (9.1%) , while consumer credit was a strong tailwind as strong demand fueled strong consumer credit performance (14.4%)
- Trends remained robust also in 1H25 as demand further picked up ahead of the stricter macroprudential regulation coming in place in 2H25. Consequently, housing credit growth ramped up, while consumer credit remained in similar, strong, gear

Retail loans to GDP

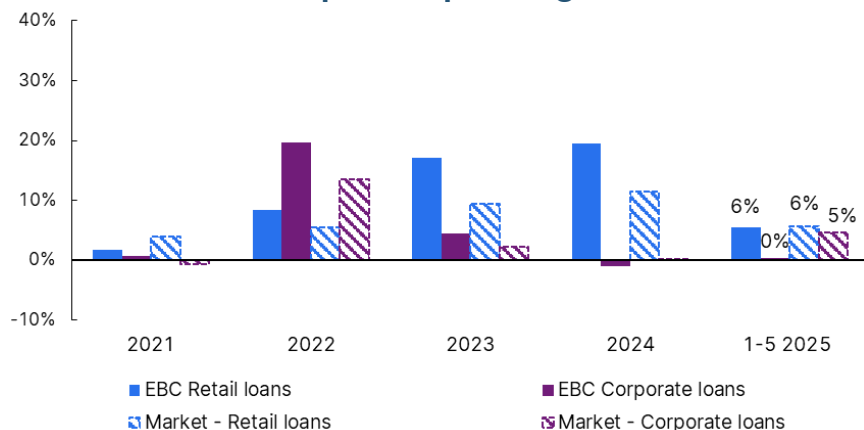


Source: Erste Group Research

- Croatia's households traditionally are showing relatively high penetration rates in the CEE region, though with changing trend as some of the peers caught up
- Longer-term deleveraging trend (note 2020, owing to pandemic GDP shock, showed transitory uptick) has been put to halt in 2024 as nominal GDP growth moderated (amid slowing inflation) and, as mentioned, household growth further accelerated – similar performance is observed thus far in 1H25

## Loans and Deposits development

### Retail and corporate/public gross loans



Source: CNB, Internal data

- Loan side kept ongoing vivid momentum also in 1H25 as retail segment saw some additional acceleration (+6% YTD) in both housing and consumer loans. Corporate segment also showed solid growth fueled by non-financial corporate (NFC) segment (+7% YTD), while credit exposure to public sector kept moderating trend
- EBC retail exposure followed market trends closely both in consumer and housing credit segments. On the corporate side NFC segment is showing stable market share YTD, while public segment underperformed the market owing to some early repayments

Parent bank level

### Retail and corporate/public deposits

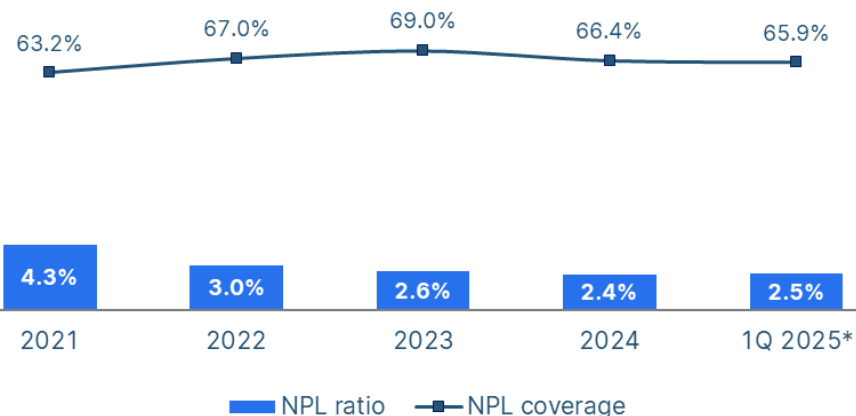


Source: CNB, Internal data

- 2024 showed rebound in retail segment supported by favorable economic conditions and more attractive rates, while MoF continued to pursue the retail targeted issuance strategy kickstarted in 2023. Corporate segment has been largely flattish, as most of the growth originated from growing public sector deposit business
- Trends remained positive also in 1H25 with both retail and corporate segments showing stronger pace compared to 1H24. Public sector deposits showed flattish pattern YTD
- As EBC goes, corporate deposits showing higher growth in 2025, owing mostly to public segment, while retail showing growth close to market level

## NPL Rates and Profitability of the Banking Sector

### NPL ratio and NPL coverage

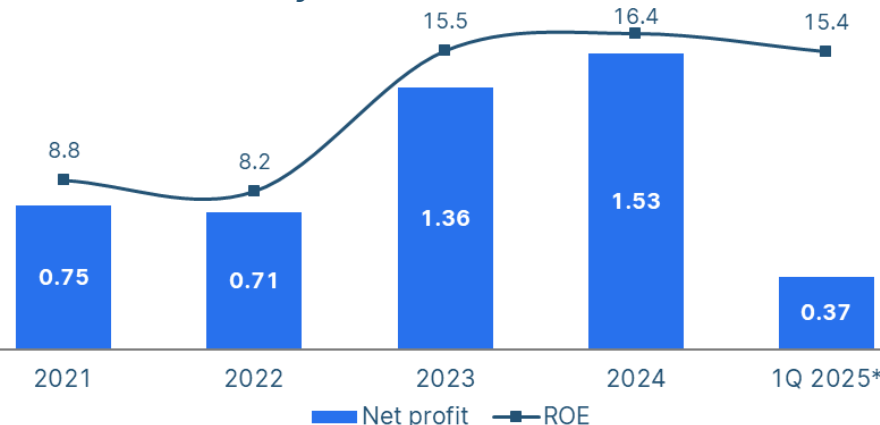


Source: CNB

- NPL ratio deteriorated from 2.4% (2024) to 2.5% (1Q25) reflecting stable NPLs and decrease in total loans
- Household loan portfolio decreased slightly to 3.6% from 3.7% at YE24
- Non-financial corporations went down to 4.3% from 4.5% at YE24

\* latest actual figures for 1Q/25  
Parent bank level

### Profitability of the sector (EUR bn / %)



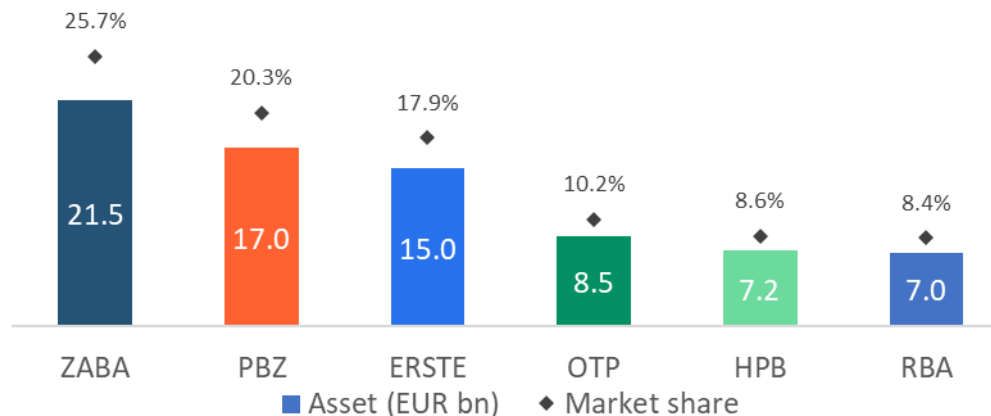
Source: CNB

- Following post-pandemic normalization in 2021/2022, profitability of the banking sector further improved in 2023 with both profits and ROE almost doubling. ROE increased to 15.5% reflecting growing net interest income (supported by growing loan portfolio and rate environment) and ongoing benevolent risk cost developments
- 2024 brought increased profitability with ROE growing to reach 16.4%. Capitalization levels remained high, with Total Capital ratio at 22.6% in 2024

\* Profitability in 2022 was influenced by one-off windfall profit tax

## Main Players on Croatian Banking Market

Total assets (EUR bn) and asset market shares 1Q 2025  
(Parent bank level)



Source: CNB

- As the 3<sup>rd</sup> bank in terms of assets, and loans to customers, EBC has established a strong market position
- During 2024 the bank has increased its loan volume and market share with positive trend prolonging into 2025

- On the deposit side, EBC hold equally strong position firmly holding 3<sup>rd</sup> position on the market

ZABA – Zagrebačka banka – member of UniCredit Group  
 PBZ – Privredna banka Zagreb – member of Intesa Sanpaolo Group  
 HPB – Hrvatska postanska banka  
 OTP – OTP Banka  
 RBA – Raiffeisen Bank

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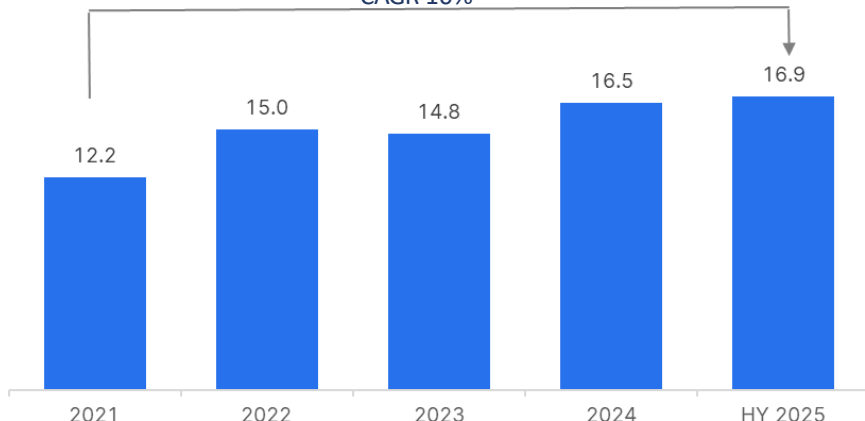
Additional Information



## Historical Performance of EBC Group

Total assets (EUR bn)

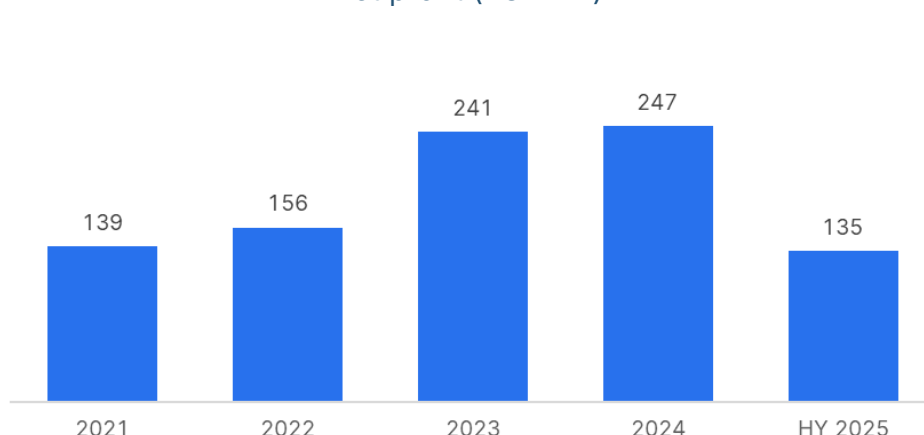
CAGR 10%



Source: Audited Consolidated Financial Statements, Unaudited Consolidated Financial Statements for HY 2025

- The EBC Group total assets have been continuously growing in the last 5 years with only slight decrease in 2023
- Compound growth is mostly driven by increasing loan portfolio in retail and corporate segments
- In 2022 the loan demand was mostly driven by households (especially housing loans), SME and large corporate segment (including government) and additionally supported by significant increase of liquid assets
- Surplus liquidity grew as result of strong deposit growth in 2022 (due to EURO adoption and client base growth), while in 2023 excess liquidity showed decrease owing to loan growth outpacing deposit performance
- Trend reversed in 2024 where deposit growth was higher compared to loans, with increased surplus of liquidity
- Debt securities increased as EBC successfully issued EUR 400m green senior preferred bond in January 2024
- Equity increased as EBC successfully issued EUR 150m AT1 capital instrument in 1Q 2025

Net profit (EUR mn)



Source: Audited Consolidated Financial Statements, Unaudited Consolidated Financial Statements for HY 2025

- In 2021 strong recovery from pandemic impact in 2020 with lower risk cost supported by good tourist season and positive one-off impact on other operating result
- In 2022 result is better than 2021, under the influence of lower risk cost. Income increased and costs also followed the same trend. One-off windfall tax weighed on the profitability in 2022
- In 2023 growth is driven by higher income (NII due to volumes and market rates and NCI due to increased fees, while FX related income declined after EURO introduction). Costs were also reflecting inflation pressures
- In 2024 showing stable annual growth on income side, partly offset by still challenging cost environment
- HY25 showing stable YoY growth on income side, partly offset by increasing costs. Tax-better due to one-off impact in 1Q24 related to windfall tax from 2022

## Balance Sheet Performance of EBC Group

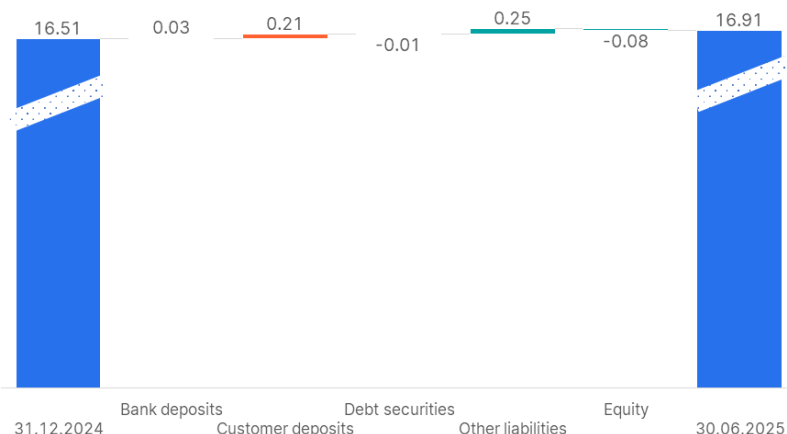
Total assets development in HY 2025 (EUR bn)



Source: Unaudited Consolidated Financial Statements for HY 2025

- Total assets increased in HY 25 compared to YE 24
- Healthy customer loan growth of almost 4% YTD has been largely driven by solid growth of housing & consumer loans, while corporate volume slight drop has been affected by repayments in the public sector in 2025, while growth in NFC segment remained solid
- Excess liquidity shrank to extent

Total liabilities development in HY 2025 (EUR bn)

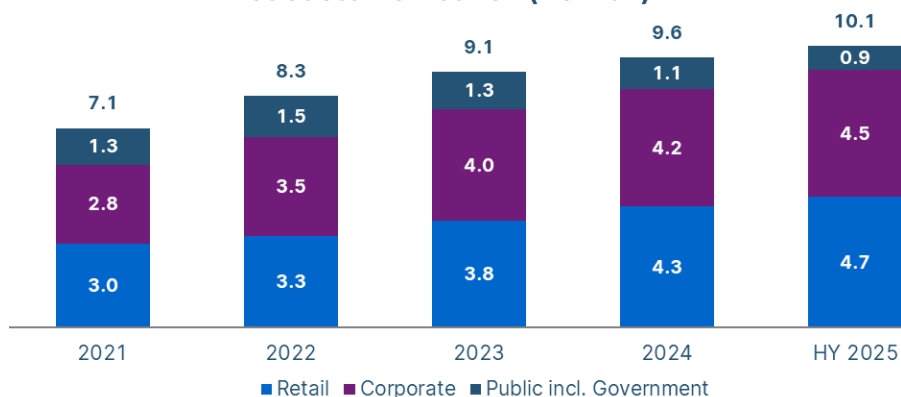


Source: Unaudited Consolidated Financial Statements for HY 2025

- Deposits from customers grew for 2%, boosted by Retail (4%), while Corporate remained stable, where NFC saw decline, while public sector posted growth
- In 2024 EBC successfully issued EUR 400m green senior preferred bond
- In 1Q25 EBC successfully issued EUR 150m AT1 capital instrument
- In 2Q25 EBC announced EUR 250m dividend payout from retained earnings

## Balance Sheet Performance of EBC Group

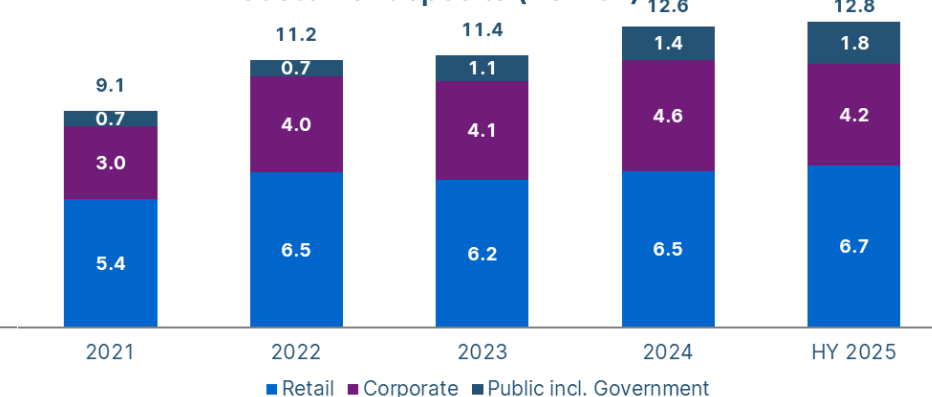
Net customer loans\* (EUR bn)



Source: Audited Consolidated Financial Statements, Unaudited Consolidated Financial Statements for HY 2025

- Customer loans expanded by 4% in 1H25
- Retail segment kept positive trend and delivered 8% growth, as demand in both consumer and especially housing segments in 2025 remains strong
- Growth of corporate loans continued in 2025. Large segment contributed more to the growth; moderating trend was present in the SME segment while the public sector was marked with certain repayments

Customer deposits (EUR bn)



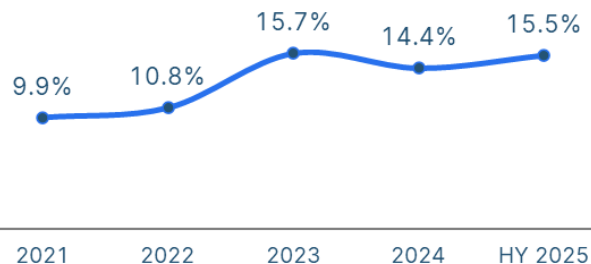
Source: Audited Consolidated Financial Statements, Unaudited Consolidated Financial Statements for HY 2025

- Customer deposits expanded by 2% in 1H25
- Corporate deposits showing decrease in 1H25 owing to seasonality in NFC segment and some decline in financial institutions deposits
- Retail showing regular growth in 1H25, with change of structure in favor of sight deposits as interest rates on term deposits decrease

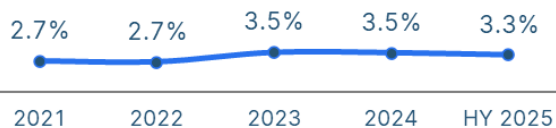
\*Net Customer Loans - Loans and advances to customers at amortized cost, Trade and other receivables, Finance lease receivables to customers  
Business Line allocation is based on IFRS sectorization

## Key Financial Ratios of EBC Group

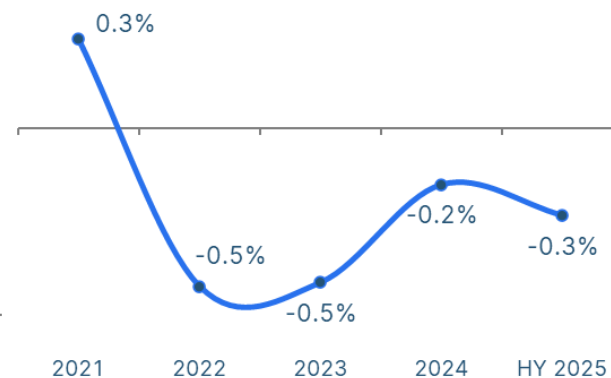
Return On Equity (ROE)



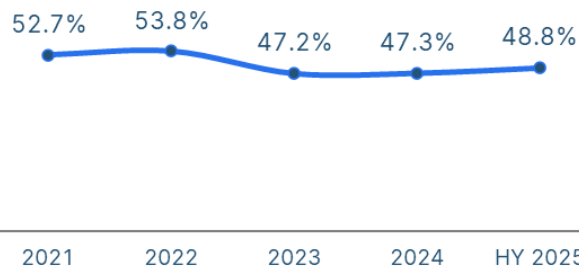
Net interest margin (NIM)



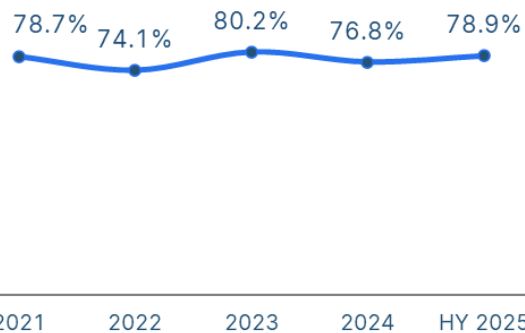
Risk cost ratio



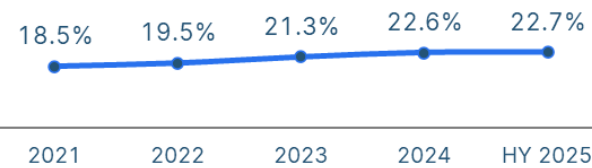
Cost income ratio



Net loan/deposit ratio



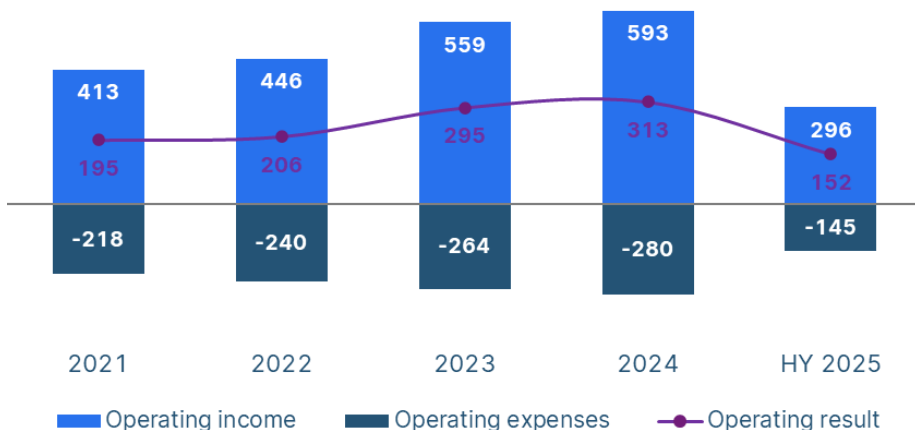
Total capital ratio



Source: Internal calculation based on Audited Consolidated Financial Statements and Unaudited Consolidated Financial Statements for HY 2025  
 NIM, ROE and Risk cost ratio are calculated based on simple average of two period balance sheet positions

## Operating result and Risk cost

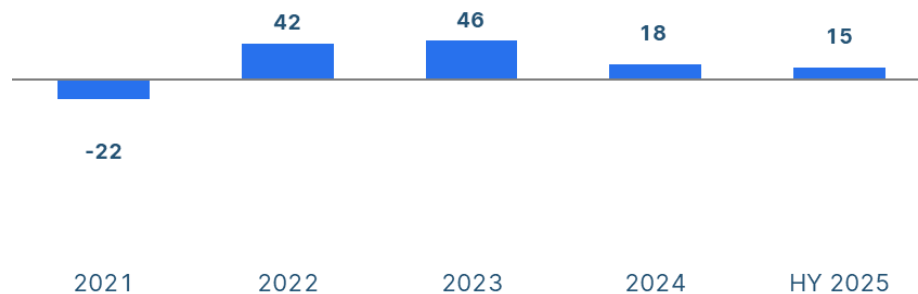
### Operating result development (EUR mn)



Source: Audited Consolidated Financial Statements, Unaudited Consolidated Financial Statements for HY 2025

- Operating result slightly lower YoY in 1H25 – income boosted by strong net fee income growth due to increased customer base and updated corporate pricing, while NII delivered only modest 1% YoY increase. Expenses were moving upwards, driven by increased wage-inflation and general inflation pressures in other cost categories

### Risk cost development (EUR mn)



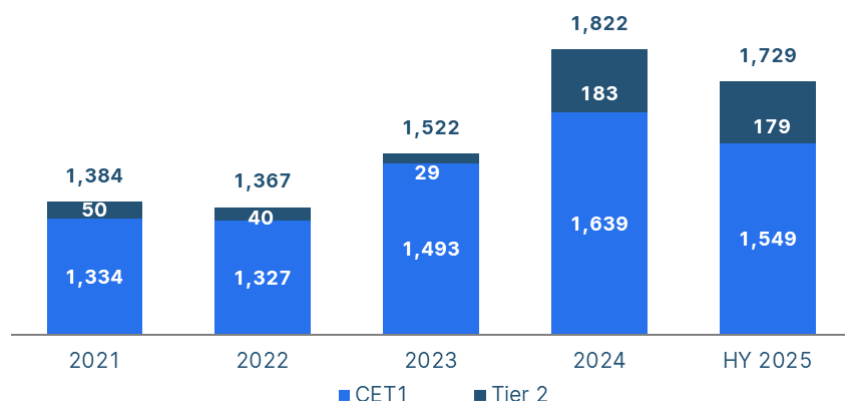
Source: Audited Consolidated Financial Statements, Unaudited Consolidated Financial Statements for HY 2025

- 1H25 risk cost mostly under the influence of releases, primarily collections and rating and stage upgrades in corporate segment

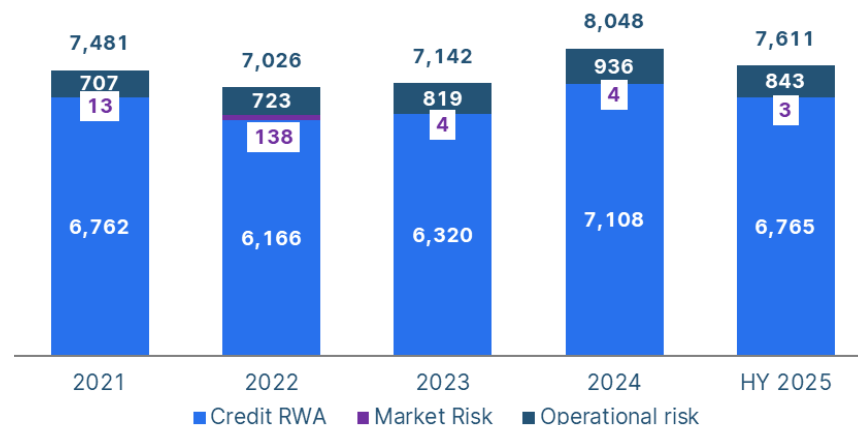
Operating income: Net interest income, Net fee and commission income, Dividend income, Net trading and fair value result, Gains/losses from financial instruments measured at fair value through profit or loss, Net result from equity method investments, Rental income from investment properties & other operating leases  
 Operating expenses: Personnel expenses, Other administrative expenses, Depreciation and amortisation

## Capital Position

Basel 3 Capital (fully loaded, EUR mn)

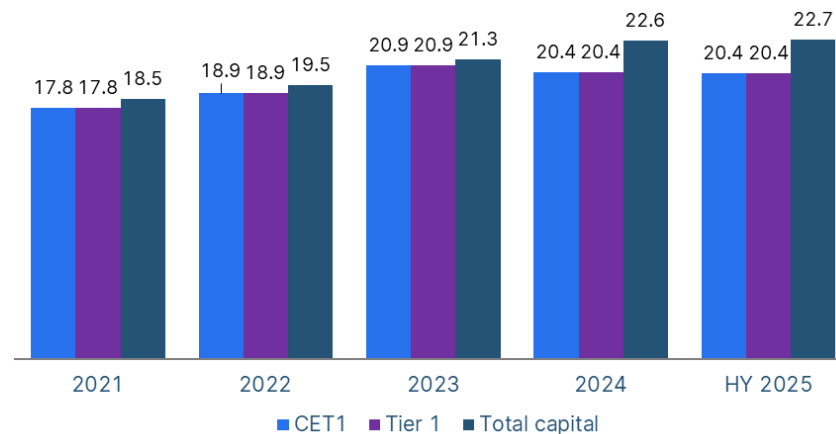


Risk-weighted Assets (fully loaded, EUR mn)



- Capital position has remained strong and well above minimum requirements with CET1 at 20.4% at HY25 and total capital ratio at 22.7%
- Total capital decreased by announced dividend payout from retained earnings in amount EUR 250m, which was partly offset by increase from current year profits and issuance of T2 capital in amount EUR 150m
- Total risk exposure amount decrease is primarily driven by the implementation of the new Basel Regulation (in force as of January 2025). Decrease is partially offset with the imposed methodological add-on for Specialized lending portfolio (5/2025), as well as regular business growth at both Bank and Subsidiaries level

Basel 3 Capital Ratios in % (fully loaded)



Source: Disclosure requirements for the EBC Group

\*Credit RWA includes risk exposure for credit valuation adjustment

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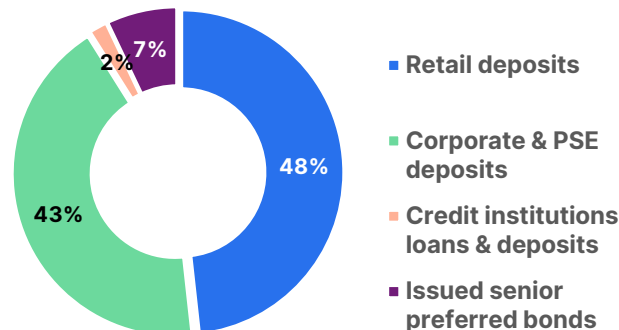
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Additional Information

## Funding structure & issuance plans

- EBC's most significant source of funding are Retail & Corporate deposits, amounting to 91% of funding in total
- Demand deposits make up 75% of Retail deposits and 66% of Corporate deposits
- EBC's funding also includes issued senior preferred bonds and funding from supranational banks, owners and other financial institutions
- Outstanding amount of senior preferred bonds as of June 30th 2025 amounts to EUR 935m
- In February 2025, EBC issued a PerpNC5 AT1 bond in the total amount of EUR 150m, and the investors are Erste Group Bank AG and Steiermärkische Bank und Sparkassen AG

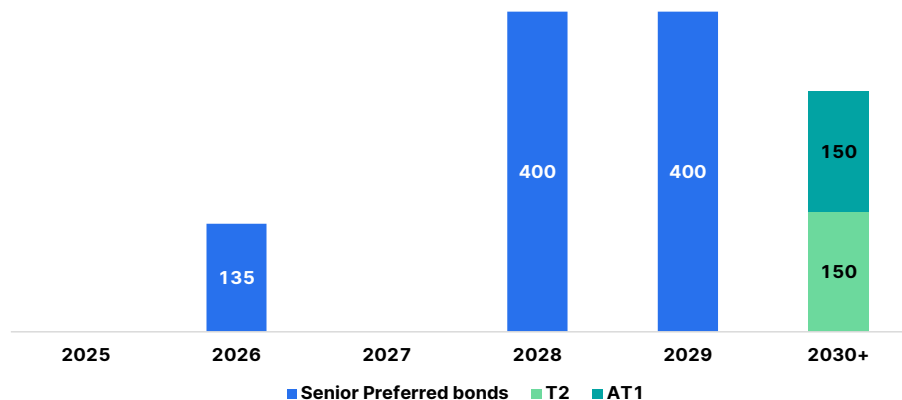
## EBC funding structure - 30 June 2025



Source: Internal data

\*PSE - Public Sector Enterprises

## Maturity profile



Source: Internal data

## MREL issuance plan (by year-end 2025)

- MREL requirements are fulfilled and no additional issuance is planned in 2025



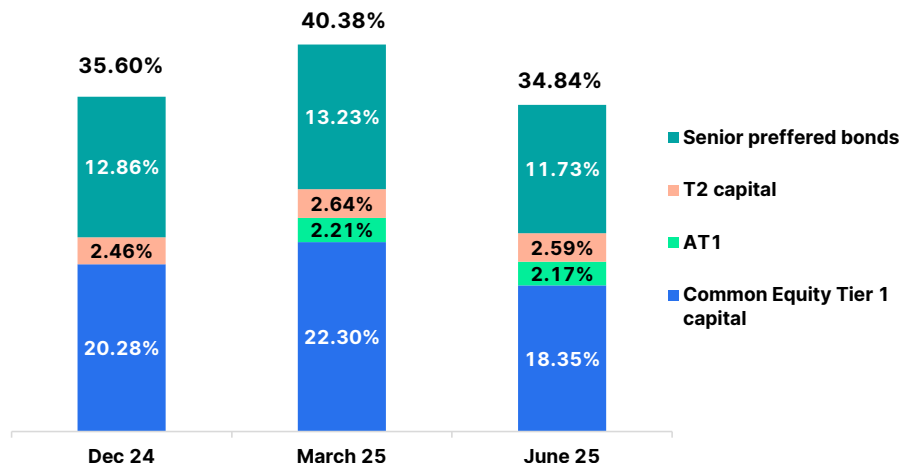
## MREL requirements fulfilled on 30 June 2025

### Croatian Resolution Group

Entities within the Croatian resolution group:

- Erste&Steiermärkische Bank (EBC)
- Erste&Steiermärkische S-Leasing
- Erste Card Club

### MREL capacity based on TREA



### Key take-aways

- Multiple point of entry (MPE) resolution strategy
- In May 2025, EBC received its MREL requirement, calibrated on 31 Dec 2023 balance sheet data, from the Single Resolution Board
- EBC, as the resolution entity of the Croatian resolution group, must comply with the MREL requirement of 23.14% of TREA (excl. CBR) and 5.99% of LRE
- As of 30 June 2025, the CBR of the Croatian Resolution Group was 7.48% of TREA so total MREL requirement was 30.62% of TREA
- Based on the Croatian resolution group's TREA as of 30 June 2025 of EUR 6.92 bn, the MREL ratio was 34.84% of TREA and 14.14% of LRE
- As of 30 June 2025, EBC was compliant with MREL requirements (both TREA and LRE-based)
- No subordination requirement was set for Croatian resolution group

MREL - Minimum Requirements for Own Funds and Eligible Liabilities

TREA - Total Risk Exposure Amount

CBR - Combined Buffer Requirement

LRE - Leverage Ratio Exposure

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## Why is ESG important to us?

- Prosperity can not be secured without sound environment, inclusive society and strong institutions
- Environmental and social responsibility is important to our clients
- It is a source of inspiration to our employees
- It is key in the value-set of our shareholders and institutional investors

*It is a very natural fit to our inclusive driven strategy*



## Green transformation – Main activities in 2024

Excerpt

### Focus in 2024

2 x HGK  
HRPSORGreen products and services  
additional development

Development of transition plan

Modernization of the infrastructure

Green Bond issued

Educational program for clients

Creation of Company Sustainable  
Report according to the CSRD

Green Screening Tool enhanced

Physical risks introduced

CO2 emission reduction /  
installation of PVClient awareness: „Round tables“  
for CORP & RETNational ESG questionnaire rolled  
out

Afforestation



### Main KPIs (selected)

Target  
2025SFR CORP:  
15%SFR RET Mortg:  
15%2024  
(Achievement)SFR CORP:  
13,42%SFR RET Mortg.:  
11,7%

SFR – sustainable financing ratio

HGK – Croatian Chamber of Commerce

HRPSOR – Croatian Business Council for Sustainable Development

## What are our main strategic pillars



# Erste Group's Sustainable Finance Framework - Overview

## EBC follows the Group's Sustainable Finance Framework

### 1 Use of proceeds

#### *Eligible Green portfolios include*

- Residential buildings
- Commercial buildings
- Renewable energy (wind, solar / PV, small scale hydro, geothermal)

#### *Eligible Social portfolios include*

- Subsidized housing program ('gemeinnütziger Wohnbau')
- Affordable housing ('Die Zweite Sparkasse')
- Financial & social inclusion financing
- Financing access to essential services (hospitals, schools)

### 2 Project evaluation and selection

- A dedicated Sustainable Finance Committee (the 'SFC') manages any future update of the Sustainable Finance Framework
- The loans selection is based on the Eligibility Criteria defined in respective section of Sustainable Finance Framework.
- EG has relied on the support of an external consultant to set up detailed Eligibility Criteria for Green Buildings
- EG refrains from ethically, social and environmentally harmful transactions. Risk perspective and exclusion rules are outlined in the publicly available 'Responsible Finance Policy'

### 3 Management of proceeds

- Net Proceeds of the Sustainable Finance Instruments will be allocated based on a portfolio approach.
- EG entities will strive, within 24 months after issuance, to reach full-allocation of the Net Proceeds to the Loan Portfolio
- Additional Green and / or Social Loans will be added to the Loan Portfolio to the extent required

### 4 Reporting

- EG will issue annual reports on the allocation of the Use of Proceeds and on the environmental and social impacts of the funded projects
- EG will not double count the financing of any Green or Social Loans
- EG intends to obtain verification of the Allocation Report, on a limited assurance basis, by an auditor or any other qualified party



## Erste Group's SFF is aligned with:



# Erste Group's Sustainable Finance Framework – Use of proceed

EBC follows the Group's Sustainable Finance Framework



| Green Category                | Definition   | Eligibility Criteria   | UN SDG   | EU Environmental Objective                             |
|-------------------------------|--|--|----------|--|
| Green Buildings (Residential) | Loans and/or investments to finance new or existing residential buildings  | <ul style="list-style-type: none"> <li>Buildings that are within the top 15% energy efficient buildings in the respective country</li> <li>Buildings that have undergone refurbishments resulting in an increase in energy of efficiency of at least 30% against a baseline performance of the building before renovation (When using EPC labels, at least two label steps increase in energy performance certificate compared to original built quality)</li> <li>New Buildings that comply with Nearly Zero Energy Buildings requirements defined in relevant country building legislation*</li> </ul> | <br><br> | Environmental Objective (1): Climate Change Mitigation |
| Green Buildings (Commercial)  | Loans and/or investments to finance new or existing commercial buildings   | <ul style="list-style-type: none"> <li>Buildings that are within the top 15% energy efficient buildings in the respective country</li> <li>Buildings that have undergone refurbishments resulting in an increase in energy of efficiency of at least 30% against a baseline performance of the building before the renovation</li> <li>Where applicable, minimum certification of BREEAM 'Very Good', LEED 'Gold' or any other equivalent certification</li> </ul>   | <br><br> | Environmental Objective (1): Climate Change Mitigation |
| Renewable Energy              | Loans and/or investments to finance or refinance generation and transmission of energy from renewable sources and manufacturing of the related equipment | <ul style="list-style-type: none"> <li>Onshore and offshore wind energy</li> <li>Solar (Photovoltaic)</li> <li>Small scale hydro power (&lt;20 MW) and refurbishment (or refinancing) of existing large-scale hydro (&gt;20 MW)</li> <li>Geothermal energy with life cycle assessment emissions <math>\leq 100\text{g CO}_2\text{e/kWh}</math></li> </ul>  | <br>     | Environmental Objective (1): Climate Change Mitigation |

\*Within its Sustainable Finance Reporting, Erste Group intends to report on the % of New Buildings complying with the EU Taxonomy NZEB – 20% criteria, where applicable (for assets located in geographies where NZEB has been defined in terms correspondent Building Regulation)

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## EBC Group Balance sheet

| in EUR mn   | As at 31 Dec<br>2024 | As at 30 Jun<br>2025 | YoY  | in EUR mn  | As at 31 Dec<br>2024 | As at 30 Jun<br>2025 | YoY  |
|---|----------------------|----------------------|------|--|----------------------|----------------------|------|
| Cash and cash balances  | 3,380                | 3,135                | -246 | Financial liabilities held for trading           | 18                   | 16                   | -2   |
| Financial assets held for trading                                 | 19                   | 22                   | 3    | Financial liabilities measured at amortised cost | 14,330               | 14,816               | 486  |
| Non-trading financial assets at fair value through profit or loss | 9                    | 14                   | 6    | Deposits from banks                              | 796                  | 826                  | 30   |
| Financial assets at fair value through other comprehensive income | 1,005                | 1,078                | 73   | Deposits from customers                          | 12,553               | 12,762               | 209  |
| Financial assets at amortised cost                                | 11,085               | 11,575               | 490  | Debt securities issued                           | 954                  | 944                  | -10  |
| Debt securities   | 2,102                | 2,140                | 38   | Other financial liabilities                      | 27                   | 284                  | 257  |
| Loans and advances to banks                                       | 79                   | 184                  | 106  | Lease liabilities                                | 14                   | 14                   | 0    |
| Loans and advances to customers                                   | 8,904                | 9,251                | 347  | Provisions                                       | 87                   | 84                   | -3   |
| Finance lease receivables   | 568                  | 619                  | 52   | Current tax liabilities                          | 4                    | 5                    | 1    |
| Property and equipment  | 170                  | 171                  | 1    | Liabilities associated with assets held for sale | 86                   | 108                  | 21   |
| Investment properties   | 2                    | 2                    | 0    | Other liabilities                                | 141                  | 121                  | -20  |
| Intangible assets   | 17                   | 18                   | 1    | Equity attributable to owners of the parent      | 1,793                | 1,564                | -228 |
| Investments in subsidiaries, joint ventures and associates        | 10                   | 10                   | 1    | Equity attributable to non-controlling interests | 0                    | 150                  | 150  |
| Current tax assets  | 7                    | 0                    | -7   | Equity attributable to non-controlling interests | 34                   | 36                   | 2    |
| Deferred tax assets   | 17                   | 14                   | -3   | Total liabilities and equity                     | 16,507               | 16,914               | 407  |
| Assets held for sale  | 10                   | 14                   | 4    |  |                      |                      |      |
| Trade and other receivables                                       | 179                  | 207                  | 27   |  |                      |                      |      |
| Other assets  | 29                   | 35                   | 6    |  |                      |                      |      |
| Total assets  | 16,507               | 16,914               | 407  |  |                      |                      |      |

Source: Unaudited Consolidated Financial Statements for HY 2025

## EBC Group Profit and Loss Statement

| in EUR mn   | 6 months<br>period ended<br>30 Jun 2024 | 6 months<br>period ended<br>30 Jun 2025 | YoY       |
|---|---|---|-----------|
| Net interest income   | 213                                     | 214                                     | 1         |
| Interest income   | 300                                     | 306                                     | 6         |
| Interest expense  | -87                                     | -92                                     | -5        |
| Net fee and commission income                                     | 64                                      | 68                                      | 4         |
| Fee and commission income   | 86                                      | 95                                      | 10        |
| Fee and commission expenses                                       | -22                                     | -27                                     | -5        |
| Net trading and fair value result                                 | 8                                       | 9                                       | 1         |
| Net result from equity method investments                         | 1                                       | 1                                       | 0         |
| Rental income from investment properties & other operating leases | 4                                       | 3                                       | 0         |
| Personnel expenses  | -66                                     | -71                                     | -5        |
| Other administrative expenses                                     | -56                                     | -58                                     | -2        |
| Depreciation and amortisation                                     | -15                                     | -15                                     | 1         |
| Impairment result from financial instruments                      | 17                                      | 15                                      | -2        |
| Other operating result  | -3                                      | 0                                       | 3         |
| Pre-tax profit from continuing operations                         | 167                                     | 166                                     | -1        |
| Income tax  | -35                                     | -29                                     | 6         |
| Net result for the period   | 132                                     | 137                                     | 6         |
| Net result attributable to non-controlling interests              | -1                                      | -2                                      | -1        |
| Net result attributable to owners of the parent                   | 131                                     | 135                                     | 4         |
| Operating income  | 290                                     | 295                                     | 5         |
| Operating expense   | -137                                    | -144                                    | -7        |
| <b>Operating result</b>   | <b>153</b>                              | <b>151</b>                              | <b>-2</b> |

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|   |  |
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| ISIN, Bloomberg and Reuters codes               | AT0000652011, EBS AV, ERST.VI   |

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