



The NN Bank experience on the alignment of mortgages through the ENGAGE solutions

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State of the Dutch mortgage market

- Just over 8 million homes
- 57% privately owned
- 60% have a valid EPC
- 21% have an EPC of A or better (i.e. EU Taxonomy aligned)
- Publicly available database EP-online
- Downloadable EPC-data for banks
- 2026-2030: € 3 billion per year needed (€ 15 bn total)
- 2031-2050: € 78.5 billion needed in total



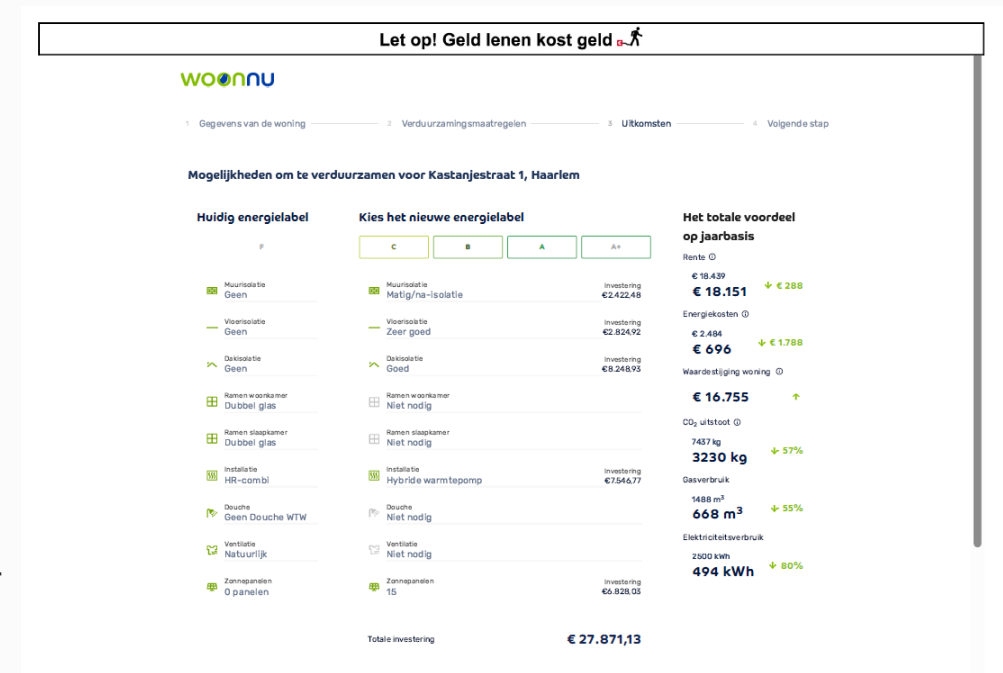


Examples of measures in place

- The law provides that consumers may borrow more (higher LTV and DTI) to make their homes more sustainable.
- Loans are available for sustainability measures at low interest rates, or sometimes even at zero interest (Warmtefonds).
- Government subsidies and local subsidies are available .
- Banks generally offer a discount on the entire mortgage loan for homes with an energy label A.
- Many online tools are available to provide an indication of the costs of making a home more sustainable.
- Banks point out the benefits of sustainability to customers, such as lower heating costs and more comfortable living.
- Many banks offer support to help customers find the right sustainability partners and guide them through the customer journey

Woonnu add-ons to customer journey

- Introduction of interest rate discount for better energy label
- AI-tooling providing insight in:
 - possible home-improvements
 - costs per conversion measure
 - expected savings on energy costs
 - new label after conversion
 - interest discount on mortgage loan
 - property value increase
 - expected decrease of the fossil energy usage
- On-site visit by sustainability advisor + report and offer
- Help with applying for subsidies
- New EPC





ENGAGE DATA FIELDS

ECONOMIC ACTIVITY INFORMATION	General Activity Designation						
BUILDING INFORMATION	Construction year*	Construction permit application date*					
ENERGY PERFORMANCE CERTIFICATE (EPC)	EPC class	Estimated or officially produced EPC	Issuance date of most recent available EPC registration	EPC validity length	EPC methodology	EPC status	EU-Equivalent EPC Method / EPBD-Regime
PRIMARY ENERGY DEMAND (PED)**	PED of the building	Estimated or officially produced PED	PED based on building or building unit	Nearly zero-energy building (NZEB) threshold	Climate area code	Geographic region – climate area	
TOP 15% CRITERIA	Building unit in top-15% indicator	Top15 explanatory variable	Top15 object reference value	Top15 object threshold value			
ENGAGE GOVERNANCE FILE – TOP 15% CRITERIA	Top15 document name	Top15 document issuance date	Top15 document URL	Top15 document geographic scope	Top15 numerator	Top15 denominator	Top15 methodology description
ENGAGE GOVERNANCE FILE – OTHER	Description on how Minimum Safeguards (MSS) are	URL towards MSS issuer statement	Environmental objective	Link alignment with the OECD Guidelines for Multinational	Link towards UN Guiding Principles on Business and	Link towards eight fundamental conventions (...)	

* Data can be provided, but data quality issues may exist

** For buildings with an EPC before 1-1-2021 PED data is not available

PROGRAMS

HOME | PROGRAMS

Data upload entity

ENGAGE

DATA UPLOAD ENTITY

ENGAGE

ENGAGE PILOT PORTFOLIO

Asset typeRMBS

CountryThe Netherlands

StatusCurrent

Closing date8-2018

ENGAGE Data Templates

Add file

ENGAGE SOLUTION

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- Loan data (ESMA RREL based)
- ENGAGE collateral loan-tape (RRE: collateral loan specific file – building block 1)
- ENGAGE governance -tape (files such DNSH, minimum safeguards, top 15% etc. – building block 1)

ENGAGE REPORT

Portfolio Name
Portfolio Date (DD-MM-YY)

Example Portfolio 2024
 01-08-2024

Total # of Loans
 Total # of Building Units
 Total Balance
 TSC passed %

1300
 1100
 €444,600,000.00
 50.94%

TSC assessment*

Section Economic Activity

Subsection

7.7(1)	Acquisition and ownership of buildings	Buildings built before 31 December 2020: building has at least an Energy Performance Certificate (EPC) class A.	460	411	€133,400,000.00	414	370	€120,060,000.00	411	363	€119,190,000.00
7.7(1a)		Buildings built before 31 December 2020 - Alternative: building is within Top 15%	392	301	€113,680,000.00	353	271	€102,370,000.00	349	301	€101,210,000.00
7.7(2)		Buildings built after 31 December 2020	23	22	€6,670,000.00	21	20	€6,090,000.00	21	22	€6,090,000.00
Total			875	734	€253,750,000.00	788	661	€228,520,000.00	781	686	€226,490,000.00

Extract from an ENGAGE Portal EU Taxonomy alignment report



ENGAGE REPORT

Portfolio Name *Example Portfolio 2024*
Portfolio Date (DD-MM-YY) *01-08-2024*

Total # of Loans 1300
 Total # of Building Units 1100
 Total Balance €444,600,000.00
 TSC passed % **50.94%**

TSC pass Total Portfolio

SCC (check passed)			DNSH (check) passed			TSC Passed (SCC + DNSH)		
% of all loans	% of total Building u	% of total Balance	% of total loans	% of total Building u	% of total Balance	% of total loans	% of total Building u	% of total Balance
35.38%	37.36%	30%	31.85%	33.64%	27%	31.62%	33.00%	27%
30.15%	27.36%	26%	27.15%	24.64%	23%	26.85%	27.36%	23%
1.77%	2.00%	2%	1.62%	1.82%	1%	1.62%	2.00%	1%
67.31%	66.73%	57.07%	60.62%	60.09%	51.40%	60.08%	62.36%	50.94%

Extract from an ENGAGE Portal EU Taxonomy alignment report



ENGAGE loan-by-loan

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y
1	RREC2	RREC3	RREC4	RREC5	RREC6	RREC7	RREC8	RREC9	RREC10	RREC11	RREC12	RREC13	RREC13_CURRENCY	RREC14	RREC15	RREC16	RREC17	RREC17_CURRENCY	RREC18	RREC19	RREC20	RREC21	RREC21_CURRENCY	RREC23	
2	10273163201	533330	533330	RBLD	NL211	FOWN	2	RHOS	EPCA	ND5	77.82	400000	EUR	FIEI	2021-07-08	ND5	400000	EUR	FIEI	2021-07-08	ND5	ND5	EUR	NGUA	
3	10273163202	533330	533330	RBLD	NL211	FOWN	2	RHOS	EPCA	ND5	77.82	400000	EUR	FIEI	2021-07-08	ND5	400000	EUR	FIEI	2021-07-08	ND5	ND5	EUR	NGUA	
4	10273163213	533330	533330	RBLD	NL211	FOWN	2	RHOS	EPCA	ND5	77.82	400000	EUR	FIEI	2021-07-08	86.35	400000	EUR	FIEI	2021-07-08	ND5	ND5	EUR	NGUA	
5	10273164701	533339	533339	RBLD	NL413	FOWN	1	RHOS	ND5	ND5	85.35	215000	EUR	FIEI	2015-12-14	ND5	ND4-2021-12-31	EUR	ND4-2021-12-31	ND4-2021-12-31	ND5	ND5	EUR	NHGX	
6	10273164702	533339	533339	RBLD	NL413	FOWN	1	RHOS	ND5	ND5	85.35	215000	EUR	FIEI	2015-12-14	ND5	ND4-2021-12-31	EUR	ND4-2021-12-31	ND4-2021-12-31	ND5	ND5	EUR	NHGX	
7	10273166402	533346	533346	RBLD	NL342	FOWN	1	RHOS	ND5	ND5	45.47	260000	EUR	FIEI	2016-03-03	ND5	ND4-2021-12-31	EUR	ND4-2021-12-31	ND4-2021-12-31	ND5	ND5	EUR	NGUA	
8	10273166403	533346	533346	RBLD	NL342	FOWN	1	RHOS	ND5	ND5	45.47	260000	EUR	FIEI	2016-03-03	ND5	ND4-2021-12-31	EUR	ND4-2021-12-31	ND4-2021-12-31	ND5	ND5	EUR	NGUA	
9	10273166405	533346	533346	RBLD	NL342	FOWN	1	RHOS	ND5	ND5	45.47	260000	EUR	FIEI	2016-03-03	ND5	ND4-2021-12-31	EUR	ND4-2021-12-31	ND4-2021-12-31	ND5	ND5	EUR	NGUA	
10	10273168701	533364	533364	RBLD	NL230	FOWN	1	RHOS	EPCB	ND5	80.35	535000	EUR	FIEI	2016-02-18	ND5	ND4-2021-12-31	EUR	ND4-2021-12-31	ND4-2021-12-31	ND5	ND5	EUR	NGUA	
11	10273168701	533365	533365	RBLD	NL230	FOWN	1	RHOS	ND5	ND5	80.35	535000	EUR	FIEI	2016-02-18	ND5	ND4-2021-12-31	EUR	ND4-2021-12-31	ND4-2021-12-31	ND5	ND5	EUR	NGUA	
12	10273168702	533364	533364	RBLD	NL230	FOWN	1	RHOS	EPCB	ND5	80.35	535000	EUR	FIEI	2016-02-18	ND5	ND4-2021-12-31	EUR	ND4-2021-12-31	ND4-2021-12-31	ND5	ND5	EUR	NGUA	
13	10273168702	533365	533365	RBLD	NL230	FOWN	1	RHOS	ND5	ND5	80.35	535000	EUR	FIEI	2016-02-18	ND5	ND4-2021-12-31	EUR	ND4-2021-12-31	ND4-2021-12-31	ND5	ND5	EUR	NGUA	
14	10273168703	533364	533364	RBLD	NL230	FOWN	1	RHOS	EPCB	ND5	80.35	535000	EUR	FIEI	2016-02-18	ND5	ND4-2021-12-31	EUR	ND4-2021-12-31	ND4-2021-12-31	ND5	ND5	EUR	NGUA	
15	10273168703	533365	533365	RBLD	NL230	FOWN	1	RHOS	ND5	ND5	80.35	535000	EUR	FIEI	2016-02-18	ND5	ND4-2021-12-31	EUR	ND4-2021-12-31	ND4-2021-12-31	ND5	ND5	EUR	NGUA	
16	1.05036E+11	5025716	5025716	RBLD	NL411	FOWN	1	RHOS	EPCA	ND5	71.97	173500	EUR	MAEA	2015-08-14	89.34	173500	EUR	MAEA	2015-07-06	ND5	ND5	EUR	NGUA	
17	1.0504E+11	5031272	5031272	RBLD	NL411	FOWN	1	RHOS	ND5	ND5	59.94	550000	EUR	FIEI	2014-10-22	ND5	550000	EUR	FIEI	2014-10-22	ND5	ND5	EUR	NGUA	
18	1.0504E+11	5031272	5031272	RBLD	NL411	FOWN	1	RHOS	ND5	ND5	59.94	550000	EUR	FIEI	2014-10-22	ND5	550000	EUR	FIEI	2014-10-22	ND5	ND5	EUR	NGUA	
19	1.0504E+11	5031272	5031272	RBLD	NL411	FOWN	1	RHOS	ND5	ND5	59.94	550000	EUR	FIEI	2014-10-22	ND5	550000	EUR	FIEI	2014-10-22	ND5	ND5	EUR	NGUA	
20	1.0504E+11	5031272	5031272	RBLD	NL411	FOWN	1	RHOS	ND5	ND5	59.94	550000	EUR	FIEI	2014-10-22	ND5	550000	EUR	FIEI	2014-10-22	ND5	ND5	EUR	NGUA	
21	1.0504E+11	5031272	5031272	RBLD	NL411	FOWN	1	RHOS	ND5	ND5	59.94	550000	EUR	FIEI	2014-10-22	ND5	550000	EUR	FIEI	2014-10-22	ND5	ND5	EUR	NGUA	
22	1.05041E+11	5032614	5032614	RBLD	NL413	FOWN	1	RHOS	EPCA	ND5	76.74	539000	EUR	FIEI	2018-01-01	103.75	539000	EUR	TXAT	2018-01-01	ND5	ND5	EUR	NGUA	
23	1.05041E+11	5032614	5032614	RBLD	NL413	FOWN	1	RHOS	EPCA	ND5	76.74	539000	EUR	FIEI	2018-01-01	103.75	539000	EUR	TXAT	2018-01-01	ND5	ND5	EUR	NGUA	
24	1.05041E+11	5032614	5032614	RBLD	NL413	FOWN	1	RHOS	EPCA	ND5	76.74	539000	EUR	FIEI	2018-01-01	87.9	539000	EUR	TXAT	2018-01-01	ND5	ND5	EUR	NGUA	
25	1.05041E+11	5033281	5033281	RBLD	NL230	FOWN	1	RHOS	EPCA	ND5	41.68	850000	EUR	FIEI	2023-08-31	49.02	850000	EUR	FIEI	2023-08-31	ND5	ND5	EUR	NGUA	
26	1.05041E+12	5033281	5033281	RBLD	NL230	FOWN	1	RHOS	EPCA	ND5	41.68	850000	EUR	FIEI	2023-08-31	ND5	850000	EUR	FIEI	2023-08-31	ND5	ND5	EUR	NGUA	
27	1.05041E+12	5033281	5033281	RBLD	NL230	FOWN	1	RHOS	EPCA	ND5	41.68	850000	EUR	FIEI	2023-08-31	ND5	850000	EUR	FIEI	2023-08-31	ND5	ND5	EUR	NGUA	
28	1.05041E+12	5033281	5033281	RBLD	NL230	FOWN	1	RHOS	EPCA	ND5	41.68	850000	EUR	FIEI	2023-08-31	ND5	850000	EUR	FIEI	2023-08-31	ND5	ND5	EUR	NGUA	
29	1.05041E+12	5033281	5033281	RBLD	NL230	FOWN	1	RHOS	EPCA	ND5	41.68	850000	EUR	FIEI	2023-08-31	ND5	850000	EUR	FIEI	2023-08-31	ND5	ND5	EUR	NGUA	
30	1.05041E+12	5033281	5033281	RBLD	NL230	FOWN	1	RHOS	EPCA	ND5	41.68	850000	EUR	FIEI	2023-08-31	46.88	850000	EUR	FIEI	2023-08-31	ND5	ND5	EUR	NGUA	
31	1.05042E+11	5033908	5033908	RBLD	NL324	FOWN	1	RHOS	EPCA	ND5	56.84	950000	EUR	FIEI	2023-04-13	104	625000	EUR	MAEA	2015-06-25	ND5	ND5	EUR	NGUA	
32	1.05042E+11	5033908	5033908	RBLD	NL324	FOWN	1	RHOS	EPCA	ND5	56.84	950000	EUR	FIEI	2023-04-13	104	625000	EUR	MAEA	2015-06-25	ND5	ND5	EUR	NGUA	
33	1.05042E+11	5033908	5033908	RBLD	NL324	FOWN	1	RHOS	EPCA	ND5	56.84	950000	EUR	FIEI	2023-04-13	104	625000	EUR	MAEA	2015-06-25	ND5	ND5	EUR	NGUA	
34	1.05042E+11	5033908	5033908	RBLD	NL324	FOWN	1	RHOS	EPCA	ND5	56.84	950000	EUR	FIEI	2023-04-13	104	625000	EUR	MAEA	2015-06-25	ND5	ND5	EUR	NGUA	
35	1.05042E+11	5033908	5033908	RBLD	NL324	FOWN	1	RHOS	EPCA	ND5	56.84	950000	EUR	FIEI	2023-04-13	104	625000	EUR	MAEA	2015-06-25	ND5	ND5	EUR	NGUA	



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