

Transaction Update: Wuestenrot Bausparkasse AG (Mortgage Covered Bond Program)

Hypothekenpfandbriefe

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Ratings Detail

Reference Rating Level	a+	+	Jurisdiction-Supported Rating Level	aa+	+	Maximum Achievable Covered Bond Rating	AAA	=	Covered Bond Rating	
Resolution Regime Uplift	+2		Assigned Jurisdictional Support Uplift	+3		Collateral Support Uplift	+3		AAA/Stable	
Systemic Importance	Very Strong		Jurisdictional Support Assessment	Very Strong		Overcollateralization Adjustment	-1		Rating Constraints	aaa
Resolution Counterparty Rating	N/A		Legal Framework	Very Strong		Liquidity Adjustment	0		Counterparty Risk	aaa
Issuer Credit Rating	A-		Systemic Importance	Very Strong		Potential Collateral Based Uplift	+4		Country Risk	aaa
			Sovereign Credit Capacity	Very Strong						

N/A--Not applicable.

Major Rating Factors

Strengths

- Granular, seasoned, and geographically diversified cover pool, comprising exposures to German predominately residential mortgages and multifamily housing.
- Well-matched asset and liability maturity profiles.
- Very strong jurisdictional support and 180 days' liquidity coverage required by law.

Weakness

- Commingling and bank account risk before the issuer's insolvency that is not addressed structurally or by the German legal framework but is mitigated by the available collateralization.

Outlook

S&P Global Ratings' stable outlook on Germany-based Wuestenrot Bausparkasse AG's (WBSK) mortgage covered bonds ("Hypothekendarlehenbriefe") reflects our view that a two notch lowering of our long-term issuer credit rating (ICR) would not in itself trigger a downgrade of the covered bonds, all else remaining equal. This is because the program benefits from two unused notches of uplift.

We may lower our ratings on the covered bonds if we were to lower the long-term ICR on the issuer by more than two notches or if the overcollateralization commensurate with the rating exceeds the available overcollateralization.

Rationale

We are publishing this transaction update as part of our periodic review of WBSK's mortgage covered bond program.

Our covered bond ratings process follows the methodology and assumptions outlined in our "Covered Bonds Criteria," published on Dec. 9, 2014, and "Covered Bond Ratings Framework: Methodology And Assumptions," published on June 30, 2015.

In our analysis, we assume the issuer's insolvency and look to the resolution regime, the jurisdictional support, and the cover pool assets to repay the covered bonds.

From our analysis of the covered bonds' legal and regulatory framework in Germany, we believe that the assets in WBSK's cover pool are isolated from the risk of the issuer's bankruptcy or insolvency. This asset isolation allows us to assign a higher rating to the covered bonds than our long-term ICR on WBSK.

Based on our operational risk analysis, which covered a review of WBSK's lending process, collection procedures, and default management procedures, as well as cover pool management and administration, we believe that the ratings on the covered bonds are not constrained by operational risk.

WBSK is domiciled in Germany (unsolicited; AAA/Stable/A-1+), which is subject to the EU's Bank Recovery and Resolution Directive (BRRD). We consider that mortgage covered bonds have a very strong systemic importance to Germany. Therefore, under our covered bonds criteria, we assign two notches of uplift above the long-term ICR on WBSK, leading to a reference rating level (RRL) of 'a+'. This uplift recognizes the increased likelihood that the issuer could still service its covered bonds without reverting to a sale of cover pool assets, even after writing down or stopping payments to senior unsecured obligations.

We considered the likelihood for the provision of jurisdictional support. Based on a very strong jurisdictional support assessment for mortgage programs in Germany, we assigned three notches of uplift from the RRL. Therefore, we assess the jurisdiction-supported rating level (JRL) as 'aa+'.

Following the assessment of the RRL and JRL, we analyze the cover pool's credit quality and the availability of liquidity support and committed overcollateralization to determine the maximum collateral uplift above the JRL. Our credit analysis is based on data as of Oct. 1, 2022, and our cash flow analysis as of December 2022. The portfolio

comprises German residential (71.6%) and non-residential mortgages (18.5%), and substitute assets (9.9%). Based on our cash flow analysis, the available credit enhancement (14.7%) exceeds the required credit enhancement for a 'AAA' rating (13.8).

The covered bonds are eligible for three notches of collateral-based uplift and given that the available credit enhancement covers the target credit enhancement, the covered bonds benefit from at least 180 days of liquidity, but there is no overcollateralization commitment commensurate with the rating.

The ratings on the program and related issuances are not constrained by legal, operational, sovereign, or counterparty risks.

Program Description

Table 1

Program Overview*	
Jurisdiction	Germany
Covered bond type	Legislation-enabled
Outstanding covered bonds (bil. €)	2.82
Redemption profile	Hard bullet, extendable by up to 12 months subject to certain conditions
Underlying assets	Residential mortgages, commercial mortgages, and substitute assets
Assigned jurisdictional support uplift	3
Unused notches for jurisdictional support	0
Available credit enhancement (%)	14.68
Target credit enhancement (%)	13.81
Credit enhancement required for current rating (%)	13.81
Assigned collateral support uplift	1
Unused notches for collateral support	2
Total unused notches	2

*Based on data as of Dec. 31, 2022.

WBSK is a German "Bausparkasse" residential mortgage loan provider, and covered bond issuer. It is a subsidiary of Germany-based Wuestenrot & Wuerttembergische AG.

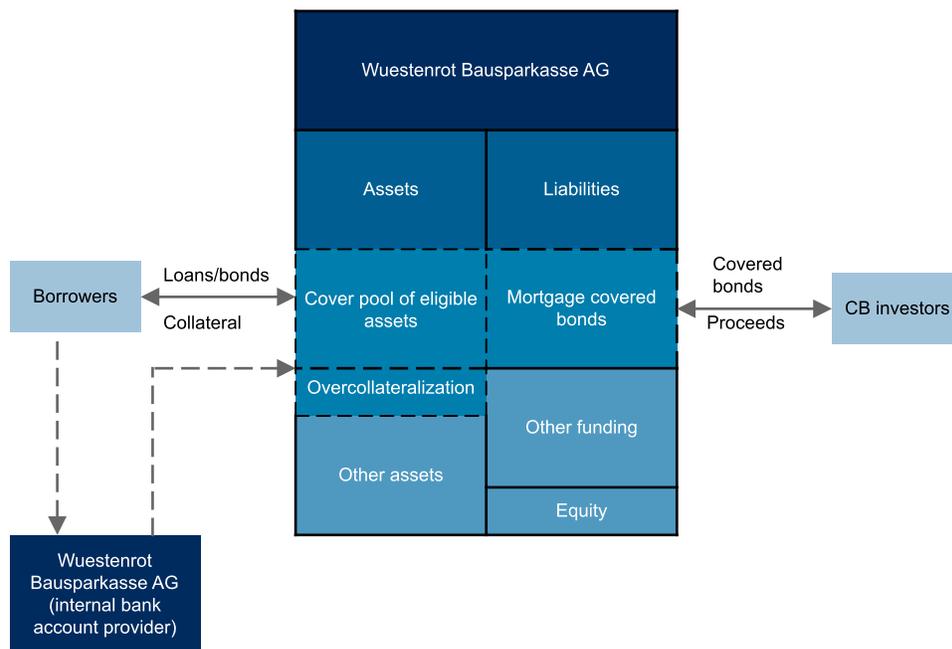
The covered bonds are regulated by the German covered bond framework and are issued under WBSK's debt issuance program, or stand-alone documentation. The cover pool assets are segregated from the issuer's remaining assets through entry in a cover pool register. Investors in covered bonds have recourse to WBSK and to a portfolio of mortgage and substitute assets assigned to the cover pool as collateral.

The covered bonds and cover pool assets are euro-denominated and predominantly pay a fixed interest rate. The cover pool has no derivatives. WBSK is the issuer and bank account provider (see chart below).

Table 2

Program Participants			
Role	Name	Rating	Rating dependency
Issuer	Wuestenrot Bausparkasse AG	A-/Stable/A-1	Yes
Account bank	Wuestenrot Bausparkasse AG	A-/Stable/A-1	No

Program Structure



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Rating Analysis

Legal and regulatory risks

In our analysis of legal risk, we considered the guidelines in "Asset Isolation And Special-Purpose Entity Methodology," published on March 29, 2017, as well as our covered bonds rating framework criteria.

The German Covered Bond Act (Pfandbrief Act; PfandBG) and the relevant secondary legislation provide the legal framework for the issuance of German covered bonds (Pfandbriefe). On April 15, 2021, the German Bundestag passed the Covered Bonds Directive Implementation Act ("CBDUmsetzungsgesetz" [CBDUmsG]), and on July 8, 2021, it transposed the EU's Covered Bonds Directive into the covered bond law (PfandBG). The amended PfandBG applies to both new and existing covered bonds.

Upon issuer insolvency, covered bondholders and related registered derivative counterparties have a preferential claim to a cover pool of assets recorded in a cover register, which for mortgage covered bonds, may comprise exposure to properties and rights equivalent to real property located, among others, in a member state of the European Union, the European Economic Area, Switzerland, the U.K., the U.S., Canada, Japan, Australia, or Singapore. Mortgages can be included in the cover pool only up to the first 60% of the property's mortgage lending value, as estimated in

accordance with the PfandBG. Cover pools also include substitute assets that meet certain eligibility criteria, to manage overcollateralization and liquidity requirements.

Covered bondholders can also participate in the general insolvency proceedings with respect to the issuer's remaining assets.

The PfandBG requires that the cover pool assets' nominal value exceeds the total value of the liabilities arising in connection with the covered bonds. Additionally, issuers must maintain overcollateralization of at least 2% on a net present value basis for the outstanding covered bonds and ensure that 180 days of liquidity needs are covered by liquid assets at all times.

BaFin, the German supervisory authority for financial institutions, supervises covered bond issuers to ensure compliance with the PfandBG and related regulations. Furthermore, a cover pool monitor (Treuhaender) appointed by BaFin supervises the cover pool. BaFin also regularly conducts a cover pool audit.

On issuer insolvency, a special cover pool administrator (Sachwalter) appointed by the court, on proposal of the BaFin manages the cover pool to fulfill the payment obligations related to the covered bonds in accordance with their contractual terms and take all necessary actions required to this end.

The main changes to the PfandBG include, amongst others:

- The introduction of an option for the cover pool administrator to extend maturities of principal payments of an insolvent issuer's covered bonds by up to 12 months;
- The introduction of an option for the cover pool administrator to extend maturities of interest and principal within the first month after appointment to the end of the period of one month without further requirements;
- An additional nominal statutory overcollateralization requirement of 2% for mortgage and public sector covered bonds and 5% for ship and aircraft covered bonds;
- Derivative eligibility amendments;
- Amendments to provisions for the liquidity buffer and the cover pool monitor's reporting duty; and
- The expansion of transparency provisions.

The extension of principal maturities is subject to certain conditions, including avoiding the ringfenced cover pool's imminent insolvency, confirming it is not overindebted, and assuming the cover pool's subsequent solvency. Furthermore, the extension cannot invert the covered bonds' payment sequencing.

Our rating analysis considers the coverage of refinancing cost, which is the additional credit enhancement expected to be required to refinance the cover pool in a stressed environment (see "Related Criteria"). Our analysis of German covered bonds therefore considers the covered bonds' extended maturity date when estimating a program's refinancing cost. In a stressed environment, we assume that an administrator will initiate an extension of all outstanding covered bonds (see "Approach To Analyzing German Covered Bonds Clarified Following Changes To The German Covered Bond Law," published on Oct. 6, 2021).

In our view, the relevant legal aspects of our covered bond criteria are addressed in the German covered bond legal framework. The protection of the assets and the cover pool's continued management enable us to assign ratings to the covered bonds that exceed the long-term rating on the issuer.

Operational and administrative risks

We review operational risk according to our covered bonds rating framework criteria. We consider the procedures used by the issuer in the origination and monitoring of the cover pool assets. We have conducted a review of origination, underwriting, collection, risk monitoring, and default management procedures for WBSK's cover pool assets. We also reviewed the cover pool's management and administration. In our view, WBSK has prudent underwriting and loan management policies. Therefore, we have not applied any adjustments to our credit or cash flow assumptions because of our assessment of operational risk.

WBSK maintains, voluntarily, overcollateralization levels that exceed the legal minimum requirement, to support the current ratings on the covered bonds. Covered bonds are a key funding tool for WBSK, and we believe that the issuer will continue to manage overcollateralization at the current rating level.

Furthermore, in our view, potential backup servicers would be available if the issuer were to be unable to manage the program, considering that Germany is an established covered bond market and the underlying mortgages do not comprise product features that would materially limit the range of available servicers.

Resolution regime analysis

As part of our covered bonds criteria, our analysis considers the resolution regime in place in Germany to determine the RRL. The RRL on WBSK, which is the starting point for any further ratings uplift in our analysis, is 'a+'. We consider the following factors:

- WBSK is domiciled in Germany, which is subject to the EU's BRRD.
- Absent an assigned resolution counterparty rating for WBSK, we add two notches of uplift to the ICR because we assess the German covered bonds' systemic importance as very strong.

Jurisdictional support analysis

We conduct a jurisdictional support analysis to assess the likelihood that a covered bond program facing stress would receive support from a government-sponsored initiative. This is reflected in our JRL, which is our assessment of the creditworthiness of a covered bond program considering jurisdictional support, but before giving benefit to a covered bond program's ability to access other refinancing sources.

Our assessment of the expected jurisdictional support for German mortgage covered bond programs is very strong (see "Covered Bonds Criteria," published on Dec. 9, 2014). This means that WBSK's covered bonds can receive up to three notches of jurisdictional support uplift from the RRL. The covered bonds make use of these notches to achieve a 'aa+' JRL.

We also consider that the issuer's cover pool continues to comply with legal and regulatory minimum standards in Germany and that there are no limitations from the foreign currency rating on the German sovereign.

Collateral support analysis

We based our credit analysis for the residential pool on loan-by-loan data, and for the commercial pool on stratified data, both as of Oct. 1, 2022.

The mortgage cover pool is regionally diversified, granular, and well-seasoned with low loan-to-value (LTV) ratios compared to other German covered bond programs we rate.

Since our previous review, the cover pool balance increased proportionally less than the balance of outstanding covered bonds, leading to lower credit enhancement of 14.8% from 27.9%. LTV ratios increased, loan seasoning slightly decreased, and the proportion of interest-only loans increased.

We have analyzed the residential mortgage loans based on the specific adjustments defined for Germany under our global residential loans criteria (see "Global Methodology And Assumptions: Assessing Pools Of Residential Loans," published on Jan. 25, 2019). We analyze the cover pool's commercial portion using our commercial real estate criteria (see "Methodology And Assumptions: Analyzing European Commercial Real Estate Collateral In European Covered Bonds," published on March 31, 2015).

We assess the mortgage cover pool's credit quality by estimating the credit risk associated with each loan in the pool. We then calculate the aggregate risk to assess the cover pool's overall credit quality. To quantify the potential losses associated with the entire pool, we weight each loan's foreclosure frequency and loss severity by its percentage of the total pool balance. The product of the weighted-average foreclosure frequency (WAFF) and weighted-average loss severity (WALS) estimates the required loss protection, assuming all other factors remain unchanged.

At a 'AAA' level of stress, for the residential pool, the WAFF is 15.5% (11.6% in 2021) and the WALS is 9.7% (6.3% 2021). For the commercial pool, the WAFF is 27.3% (26.5% in 2021) and the WALS is 43.1% (40.1 in 2021).

The residential WAFF has increased mainly due to higher original LTV ratios, increased reported interest-only loans, and lower weighted-average seasoning.

The residential WALS has increased mainly due to increased current LTV ratios as well as our revised overvaluation assumption of the German residential real estate market.

The commercial WAFF has increased, mainly due to higher whole loan current LTV ratios and the commercial pool's increased regional concentration in Berlin (26% of the commercial pool compared to 23% in 2021). We assess regional exposures relative to the distribution of a country's GDP, or population. In this respect, we considered regional concentration by increasing our base-case foreclosure frequency assumption for the exposures' share in Berlin by 10%. The commercial WALS has increased due to the cover pool's increased current LTV ratios.

The issuer actively manages substitute cover pool assets, which leads to some variation in the portfolio's size and our default risk assessment over time. In line with our criteria "Methodology And Assumptions For Assessing Portfolios Of International Public Sector And Other Debt Obligations Backing Covered Bonds And Structured Finance Securities," published on Dec. 9, 2014, we consider that the substitute portfolio exhibits low granularity. We therefore assume that in a 'AAA' stress scenario all substitute assets rated lower than 'AAA' default. We currently assess the asset default risk as 75.8% and calculate a recovery rate of 25%, which is applied immediately in our cash flow analysis.

The results of our credit analysis, including default and recovery rates, represent inputs to our cash flow analysis. The weighted-average recovery period assumption in our cash flow modeling for the combined mortgage pool is 22.8 months

We stress the cover pool's cash flows, incorporating, among other factors, various default patterns, default timings, various interest rate stresses, prepayment rates, and delinquency assumptions, which we run at different points over the covered bonds' weighted-average life. We simulate a stressed sale of assets whenever a liquidity gap occurs in our analysis. The weighted-average haircut applied for the assets in the cover pool, including mortgages and substitute assets, is 507 basis points.

In addition, in our analysis, we consider the risk that cash collections received from the cover pool assets shortly before the issuer's insolvency, and not reinvested in cover pool assets, could be lost through commingling with the issuer's cash (see "Counterparty risk").

Our cash flow analysis determines the target credit enhancement needed to achieve the maximum potential collateral-based uplift, inclusive of 100% refinancing costs, and the credit enhancement required to cover 'AAA' credit risk assuming no asset-liability maturity mismatch. Accordingly, we calculate a 'AAA' credit risk of 13.8% (7.5% in 2021) and a target credit enhancement of 11.2% (9.2% in 2021), which is floored by the 'AAA' credit result. Both figures have increased since our 2021 review.

The increased WAFF and WALs on the mortgage assets negatively affect the target credit enhancement and 'AAA' credit risk. The higher portion of outstanding floating-rate bonds further affects 'AAA' credit risk. This leads to higher payments in the current rising interest rate environment. We are aware that the issuer will redeem most of the floating-rate bonds in the first quarter of 2023.

The covered bonds' available credit enhancement of 14.7% exceeds the overall required credit enhancement of 13.8%. As a result, the maximum potential collateral-based uplift from the JRL is four notches. We then assess whether reductions to these four notches are required by reviewing six months' liquidity coverage and the level of overcollateralization commitment. Given that the covered bonds benefit from at least 180 days of liquidity coverage at all times, we do not lower the potential uplift to reflect liquidity risk. However, to support the covered bond ratings, the issuer provides overcollateralization exceeding the legal minimum, on a voluntary basis only. Consequently, we reduce the maximum potential collateral-based uplift by one notch.

This results in a collateral-based uplift of three notches above the JRL of 'aa+', of which one notch is used to achieve a 'AAA' rating with a required credit enhancement of 13.8%. The covered bond program therefore benefits from two unused notches of uplift, which provides a cushion to the 'AAA' rating if we were to downgrade the issuer by up to two notches, all else being equal.

Table 3

Cover Pool Composition				
Asset type	As of Oct. 1, 2022		As of Oct. 1, 2021	
	Value (€)	Percentage of cover pool	Value (€)	Percentage of cover pool
Residential mortgages	2,251,095,335	71.62	2,093,713,316	74.37

Table 3

Cover Pool Composition (cont.)					
Asset type	As of Oct. 1, 2022		As of Oct. 1, 2021		
	Value (€)	Percentage of cover pool	Value (€)	Percentage of cover pool	
Commercial mortgages	581,892,873	18.52	471,500,179	16.75	
Substitute/public finance assets	310,000,000	9.86	250,000,000	8.88	
Total	3,142,988,208	100	2,815,213,495	100	

Table 4

Key Credit Metrics		
	As of Oct. 1, 2022	As of Oct. 1, 2021
Residential mortgages		
Average loan size in the cover pool (€)	72,910	65,267
Weighted-average effective LTV ratio (%)	63.20*	59.68*
Weighted-average original LTV ratio (%)	64.84	61.73
Weighted-average current LTV ratio (%)	36.52	35.85
Weighted-average residential loan seasoning (months)§	101.72	115.89
Balance of loans in arrears (%)	0.2	0.15
WAFF (%)	15.47	11.55
WALS (%)	9.65	6.3
Commercial mortgages		
Weighted-average whole LTV ratio (%)	56.21	52.42
Weighted-average current LTV ratio (%)	45.15	42.83
WAFF (%)	27.28	26.54
WALS (%)	43.07	40.09
Credit analysis results for combined pool		
WAFF (%)	17.9	14.31
WALS (%)	16.51	12.51
'AAA' credit risk (%)	13.81	7.53

*Calculated weighting 80% of the OLTV and 20% of the CLTV. LTVs are based on the full loan balances secured on the property, including loan parts outside the asset pool and prior- and second-ranking balances if any. §Seasoning refers to the elapsed loan term. LTV--Loan-to-value. Weighted-average foreclosure frequency. WALS--Weighted-average loss severity.

Table 5

Loan-To-Value Ratios		
	As of Oct. 1, 2022	As of Oct. 1, 2021
WAFF-effective LTV/whole LTV ratios (%)		
Residential mortgages - effective LTV ratios (%)		
0-40	20.38	22.08
40-50	12.26	13.65
50-60	13.63	15.82
60-70	10.99	11.83
70-80	11.71	13.02
80-90	10.92	14.11

Table 5

Loan-To-Value Ratios (cont.)		
>90	20.1	9.5
Weighted-average effective LTV ratio	63.2	59.68
Commercial mortgages - whole LTV ratios (%)		
0-40	26.77	30.13
40-50	11.79	17.11
50-60	22.46	24.22
60-70	14.64	8.36
70-80	9.7	7.19
80-90	4.72	5.24
>90	9.92	7.76
Weighted-average whole loan LTV ratio	56.21	52.42
WALS-current LTV ratios (%)		
Residential mortgages - current LTV ratios after HPI, based on cover pool balance (%)		
0-40	58	61.26
40-50	8.82	12.20
50-60	33.18	26.53
60-70	0	0
Weighted-average current LTV ratio	36.52	35.85
Commercial mortgages - current LTV ratios, based on cover pool balance (%)		
0-40	32.71	38.57
40-50	13.5	17.69
50-60	53.79	43.75
60-70	0	0
Weighted-average current LTV ratio	45.15	42.83

Table 6

	As of Oct. 1, 2022	As of Oct. 1, 2021
	Percentage of current residential mortgage loan balance	
<=5 years	49.62	39.05
>5 and <=6 years	4.19	3.33
>6 and <=7 years	2.83	1.8
>7 and <=8 years	1.44	3.04
>8 and <=9 years	2.44	4.79
>9 and <=10 years	3.37	4.36
>10 years	35.91	43.47
Weighted-average residential loan seasoning (months)*	101.72	115.89

*Seasoning refers to the elapsed loan term.

Table 7

Geographic Distribution Of Loan Assets		
	Percentage of cover pool	
Residential mortgages	As of Oct. 1, 2022	As of Oct. 1, 2021
Baden-Wuerttemberg	23.18	21.70
Bavaria	22.01	20.97
Berlin	3.19	3.12
Brandenburg	4.28	4.68
Bremen	0.45	0.42
Hamburg	1.48	1.29
Hesse	10.87	9.76
Lower Saxony	6.99	7.59
Mecklenburg-Vorpommern	1.55	1.85
North Rhine-Westphalia	11.19	12.00
Rhineland-Palatinate	4.56	4.81
Saarland	0.92	1.07
Saxony	2.44	2.97
Saxony-Anhalt	1.97	2.27
Schleswig-Holstein	2.84	3.15
Thuringia	2.08	2.35
Total	100	100
Commercial mortgages		
Baden-Wuerttemberg	13.76	12.82
Bavaria	19.33	17.73
Berlin	25.97	23.00
Brandenburg	2.67	3.25
Bremen	0.36	0.42
Hamburg	2.01	2.3
Hesse	8.39	9.72
Lower Saxony	4.05	3.92
Mecklenburg-Vorpommern	2.16	2.34
North Rhine-Westphalia	10.19	11.75
Rhineland-Palatinate	1.92	2.32
Saarland	0.95	0.85
Saxony	3.4	3.76
Saxony-Anhalt	1.34	1.66
Schleswig-Holstein	1.71	1.87
Thuringia	1.79	2.28
Total	100	100

Table 8

Collateral Uplift Metrics		
	As of Dec. 31, 2022	As of Oct. 1, 2021
Asset WAM (years)	5.8	5.24
Liability WAM (years)	5.89*	5.85*
Maturity gap (years)	(0.09)	(0.61)
Available credit enhancement (%)	14.68	27.87
'AAA' credit risk (%)	13.81	7.53
Required credit enhancement for first notch of collateral uplift (%)	13.81	7.93
Required credit enhancement for second notch of collateral uplift (%)§	13.81	8.34
Required credit enhancement for third notch of collateral uplift (%)	13.81	8.74
Target credit enhancement for maximum collateral uplift (%)	13.81	9.14
Potential collateral-based uplift (notches)	4.00	4.00
Adjustment for liquidity (Y/N)	N	N
Adjustment for committed overcollateralization (Y/N)	Y	Y
Collateral support uplift (notches)	3.00	3.00
*Including a 12 months maturity date extension on all covered bonds. §Credit enhancement required for current rating. WAM--Weighted-average maturity.		

Counterparty risk

We have assessed counterparty risk under our counterparty criteria ("Counterparty Risk Framework: Methodology And Assumptions," published on March 8, 2019).

The cover pool has no registered derivatives. WBSK is the bank account provider for the covered bond program. We have identified bank account and commingling risk as relevant counterparty risks.

Our legal analysis of the German Covered Bond Act has concluded that cover pool collections received post issuer insolvency are not at risk of being commingled with the issuer's insolvency estate but could potentially be delayed. We believe that this risk is mitigated by the fact that the German Covered Bond Act requires the issuer to maintain liquid assets to cover 180 days' liquidity needs at all times.

However, cover pool collections received prior to the issuer's insolvency may be lost (i.e., commingled with the bank's general account balances), if they have not been reinvested before the issuer's insolvency. Absent structural mitigants, we considered commingling and bank account risk when determining the required credit enhancement at the 'AAA' rating level by assuming that one month of collections equivalent to 2.2% of the cover pool are lost. The available overcollateralization covers the required credit enhancement of 13.8% at the 'AAA' rating level, inclusive of such risks.

As a result, counterparty risk does not constrain the ratings on the covered bonds.

Country risk

We consider country risk under our structured finance sovereign risk criteria (see "Incorporating Sovereign Risk In Rating Structured Finance Securities: Methodology And Assumption," published on Jan. 30, 2019).

The cover pool includes exposures toward German residential and commercial mortgages and substitute assets

comprising sovereign exposures to France, Spain, Finland, the Netherlands, and Austria.

Based on our unsolicited long-term sovereign rating on Germany (AAA/Stable/A-1+), sovereign risk does not constrain the covered bond ratings. Additionally, other sovereign exposures are not significant enough to cap the covered bond ratings under our sovereign risk criteria.

Environmental, social, and governance (ESG) factors

ESG Credit Indicators

E-1	E-2	E-3	E-4	E-5	S-1	S-2	S-3	S-4	S-5	G-1	G-2	G-3	G-4	G-5
- N/A					- N/A					- Risk management, culture, and oversight.				

N/A--Not applicable. ESG credit indicators provide additional disclosure and transparency at the entity level and reflect S&P Global Ratings' opinion of the influence that environmental, social, and governance factors have on our credit rating analysis. They are not a sustainability rating or an S&P Global Ratings ESG Evaluation. The extent of the influence of these factors is reflected on an alphanumerical 1-5 scale where 1 = positive, 2 = neutral, 3 = moderately negative, 4 = negative, and 5 = very negative. For more information, see our commentary "ESG Credit Indicators: Definition And Applications," published Oct. 13, 2021.

Governance factors are a moderately negative consideration in our credit rating analysis of Wuestenrot Bausparkasse's mortgage covered bonds. The issuer does not commit to maintain a minimum level of overcollateralization above the legal minimum. This reduces the unused notches of uplift by one.

Related Criteria

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- Global Framework For Payment Structure And Cash Flow Analysis Of Structured Finance Securities, Dec. 22, 2020
- Counterparty Risk Framework: Methodology And Assumptions, March 8, 2019
- Incorporating Sovereign Risk In Rating Structured Finance Securities: Methodology And Assumption, Jan. 30, 2019
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- German Covered Bond Market Insights 2022, Oct. 17, 2022
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- Covered Bonds Outlook 2022: Performance Stable As Support Schemes Wind Down, Dec. 9, 2021
- S&P Global Ratings Definitions, Nov. 10, 2021
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- Transaction Update: Wuestenrot Bausparkasse AG (Mortgage Covered Bond Program), Jan. 29, 2021
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