



Allocation and Impact Report

June 2025

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INDEPENDENT LIMITED ASSURANCE REPORT

1. INTRODUCTION

1.1 CEO Message

1.2 Business and
Sustainability Strategy

CEO Message

It is with great pride that I present Banca Transilvania's **second Allocation and Impact Report**, a continuation of our commitment to sustainable finance and responsible banking.

Building on the foundation laid by our inaugural sustainable bond issuance of EUR 500 million in November 2023, we successfully launched a second-in-a-row sustainable bonds in September 2024, a premiere for the CEE region. The EUR 700 million Senior Non-Preferred 6NC5 MREL- eligible bond captured the investors' trust and was 64% subscribed by investors with ESG mandates.

The strong demand from international investors, with heightened expertise in sustainable financing, reflected their growing confidence in our sustainability strategy, trust that was gained by our progress and transparent reporting, such as the Allocation and Impact Report.

This report offers a transparent and detailed account of how the proceeds from our sustainable bonds have been allocated and the measurable environmental and social benefits they have generated. It is a reflection of our long-standing mission: to support Romania's economic growth by empowering entrepreneurs, sustaining economic growth while strengthening communities, and fostering inclusive development.

At Banca Transilvania, sustainable finance is more than a strategic pillar—it is a responsibility we embrace wholeheartedly. Our approach goes beyond regulatory compliance, rooted instead in a deep sense of duty to our customers, our environment, and future generations.

We are encouraged by the continued interest from investors who seek to make a meaningful impact through their capital. Thank you for your trust and partnership as we work together to build a more sustainable and resilient future.



Ömer Tetik

Chief Executive Officer
Banca Transilvania

Business and Sustainability Strategy

Banca Transilvania, the largest bank in Romania by total assets and a financial institution with majority Romanian capital, has a clear mission: to support the real economy and community through accessible, digital, and sustainable financial solutions. Operating under a universal banking model, BT serves a diverse range of clients – individuals, entrepreneurs, SMEs, and large corporations – actively contributing to the balanced development of local communities and the national economy.

BT's strategy is built around the principles of financial inclusion and sustainable development. With an extensive network of over 510 territorial units and a high-performing digital infrastructure, the bank ensures enhanced access to modern financial services across all regions of the country, including underbanked or remote areas. In doing so, BT helps reduce regional economic disparities and supports local entrepreneurship and economic growth in underdeveloped regions.

At the end of 2024,
BT operated:



1,937 ATMs

including BT Express

out of which
6.8% in rural areas



>145,000 POS terminals

out of which
11.20% in rural areas



a strong digital presence
with more than **4.4 million
unique users of its digital
channels**

This hybrid infrastructure – both physical and digital – enables BT to deliver a consistent and secure banking experience. Moreover, the BT network is leveraged by entities within Banca Transilvania Financial Group – such as BT Mic, BT Leasing, BT Asset Management, and BT Capital Partners – to provide a complete ecosystem of financial services tailored to a wide range of client needs.

BT plays a critical role in financing the Romanian economy by supporting the private sector, public sector, and sustainability-oriented projects through lending. At the same time, the bank is a trusted partner for millions of individuals, offering savings products, mortgage and consumer loans, digital financial management tools, and personalized assistance through its extensive network. This integrated approach helps strengthen the financial resilience of households and promotes financial inclusion nationwide. With over RON 1.7 billion paid in taxes and contributions in 2024, BT is also among the country's largest taxpayers.

In the context of the green and digital transition, BT continues to enhance its offering through green financial products, international partnerships, financial education initiatives, and a robust ESG strategy aligned with the Sustainable Development Goals (SDGs). BT thus positions itself not only as a financial leader but also as a committed partner in building a more sustainable and resilient economy.

BT's growth goes hand in hand with Romania's progress. Each strategic decision reflects the bank's contribution to shaping a more inclusive, adaptable, and future-ready economy.

PILLAR:



Performance

- BT is the national banking leader by assets, offering tailored financial services for a dynamic economy.
- We consistently invest in digital infrastructure and network modernization to ensure fast and secure access to banking services.
- We drive economic development by financing SMEs, public authorities, and sustainability-focused projects that generate measurable positive impact.
- We provide clients with an integrated banking experience through a complete financial ecosystem.

PILLAR:



People

- We promote financial inclusion at the national level, including in economically underserved regions.
- We are dedicated to supporting local entrepreneurs and small businesses through personalized financial solutions.
- We invest in the continuous development of our employees and foster a work environment based on diversity and inclusion.
- We build long-term relationships with clients through direct, digital, and local support channels.

PILLAR:



Environment

- We finance initiatives aimed at reducing carbon emissions and enabling the transition to clean energy sources.
- We assess the environmental impact of financed projects based on internationally recognized standards (e.g., IFC, EBRD).
- We are progressively integrating relevant sustainability criteria from EU regulations, including elements of the EU Taxonomy.
- We promote sustainable solutions among our clients and adopt good internal sustainability practices.

2.

OUR ESG JOURNEY

2.1 Our ESG Commitment

2.2 Sustainable Finance
Framework Overview

Our ESG Commitment

We maintain a dedicated ESG section on our website to ensure transparency and continuous communication around our environmental, social, and governance (ESG) initiatives. This platform provides updates, disclosures, and insights into our sustainability journey.

Explore more:
[Impact – Environment, Social, Governance](#)

2024 Highlights

- Second Sustainable Bond Issuance.
- Publication of the first sustainability report aligned with CSRD and ESRS standards.
- Green Corporate Lending Growth to RON 1,787 million in 2024, up 60% as compared with 2023.
- Continued support for sustainable mortgage financing - 5.27% of mortgage loans granted in 2024 were green (EPC grade A), totaling RON 586 million.
- Sustained share of green loans in the retail portfolio - over 7.3% as of 31.12.2024 (RON 2.26 billion)
- Strengthening the position of the Medical Division (DPM) – by the end of 2024, DPM reached a 40.06% market share in open accounts, with RON 1.2 billion in new financing and 31,933 active legal entity clients, reaffirming its role as a strategic financial partner in the healthcare sector.

[Sustainability Report 2024](#)

2023 Highlights

- Completed a full inventory of GHG emissions across all relevant operational categories, including the purchase of goods and services.
- Extended carbon footprint calculations to include Scope 3 emissions.
- Calculated financed emissions for the second consecutive year, now included in our auditor's limited assurance report.
- Issued our first sustainability bond of EUR 500 million, reinforcing our commitment to responsible finance.
- Issued EUR 200 million in subordinated bonds dedicated to green mortgage financing.

[Sustainability Report 2023](#)

2022 Highlights

- First-time calculation of financed emissions using the PCAF methodology.
- Set a 3.5 billion lei green loan target for 2023–2025.
- Joined the UNEP Finance Initiative and signed the Principles for Responsible Banking.
- Pioneered blue loan financing in Central and Eastern Europe with a EUR 100 million lei issuance.

[Sustainability Report 2022](#)

2021 Highlights

- For the first time, selected non-financial information underwent an independent assurance process conducted by our auditor, in line with the International Standard on Assurance Engagements (ISAE) 3000.
- Deployed CAFI (Climate Assessment for Financial Institutions) to assess climate eligibility and impact of financed projects.
- Adoption of the EBA guidelines on loan origination and monitoring, incorporating environmental, social, and governance (ESG) factors into credit risk assessment and decision-making processes.

[Sustainability Report 2021](#)

2020 Highlights

- Published our first Sustainability Report aligned with the Global Reporting Initiative (GRI), highlighting our broader impact on Romania's people, businesses, and environment.

[Sustainability Report 2020](#)

Sustainability Reporting Highlights

Supporting Regulations & Frameworks

Our sustainability strategy is grounded in a robust set of internal regulations and internationally recognized frameworks that guide our actions and reporting.

These ensure:

- Transparent and accountable use of proceeds from green and social bonds.
- Alignment with long-term sustainability goals, risk management practices, and climate-related financial disclosures.
- Consistent stakeholder engagement and integration of ESG factors into decision-making processes.

We align our practices with the following global standards and initiatives:

GRI

[Global Reporting Initiative](#)

Ensures comprehensive and transparent sustainability reporting.

TCFD

[Task Force on Climate-related Financial Disclosures](#)

Guides our climate risk disclosures and scenario analysis.

CDP

[Carbon Disclosure Project](#)

Supports our environmental data transparency and emissions reporting.

CSRD

[Corporate Sustainability Reporting Directive](#)

As part of our commitment to regulatory compliance and enhanced transparency, we are aligning our reporting practices with the CSRD. This EU directive significantly expands the scope and depth of sustainability disclosures, requiring detailed reporting on environmental, social, and governance impacts, double materiality, and forward-looking sustainability targets. It strengthens our ability to communicate our sustainability performance to stakeholders and ensures consistency with the European Green Deal.

UN Sustainable Development Goals

[SDGs](#)

Anchors our sustainability efforts in global development priorities.

PCAF

[Partnership for Carbon Accounting Financials](#)

Provides a standardized methodology for calculating financed emissions.

UN Principles for Responsible Banking

[UN PRB](#)

Aligns our banking strategy with society's goals as expressed in the SDGs and the Paris Climate Agreement.

These frameworks reinforce our commitment to integrity, transparency, and measurable impact, ensuring that our sustainability efforts are both credible and aligned with global best practices.

A New Chapter in Sustainable Finance: Our Second Allocation and Impact Report

As we move steadily toward 2030, the European financial system is undergoing a profound transformation—one where sustainable finance is no longer a niche, but a foundational element.

This shift is driven by a robust regulatory and policy framework, including the **EU Taxonomy (Regulation 852/2020)**, the **Sustainable Finance Disclosure Regulation (SFDR)**, and the **Corporate Sustainability Reporting Directive (CSRD)**. These instruments are accelerating the integration of environmental, social, and governance (ESG) criteria into the core strategies of financial institutions.

The **European Green Deal**, with its ambition to make Europe the first carbon-neutral continent, has catalyzed an unprecedented flow of capital into green investments, renewable energy, and sustainable infrastructure. This momentum is further supported by digital innovation, which enhances transparency and efficiency across the financial ecosystem. At the same time, societal expectations are rising—demanding greater accountability from financial institutions regarding their environmental and social impact.

In this evolving landscape, Banca Transilvania recognizes its pivotal role as Romania’s largest bank and financial group. We are committed to shaping the future of sustainable finance both nationally and as part of Europe’s broader sustainability agenda.

2024

In September 2024, we issued our second consecutive sustainable bond, a EUR 700 million Senior Non-Preferred 6NC5 MREL-eligible instrument.

This follows our inaugural sustainable bond issuance in 2023 and reflects the growing confidence in our sustainability strategy.

This second Allocation and Impact Report builds on the foundation laid by our [Sustainable Finance Framework](#), first published in 2023. It reaffirms our commitment to financing and refinancing projects that support the transition to a low-carbon, climate-resilient economy and generate measurable social benefits.

Through strategic capital allocation and a strong focus on impact assessment, we aim to address Romania’s most pressing environmental and social challenges—from pollution and climate change to financial inclusion and healthcare access. Our framework not only provides financial support but also encourages businesses and institutions to embed sustainability and social responsibility into their operations.

By issuing sustainable finance instruments, we are enhancing transparency around the use of proceeds, diversifying our investor base, and contributing to the development of Romania’s sustainable finance market. This report is a testament to our belief that finance can—and must—be a force for good.

Sustainable Finance Framework Overview

BT Group has established the Sustainable Finance Framework ([Framework](#)) under which Banca Transilvania, BT Mic, BT Leasing, Victoriabank, BT Leasing Moldova may issue green and/or social financing instruments ("Sustainable Finance Instruments"), which may include senior bonds (preferred and non-preferred), subordinated bonds, covered bonds, medium term notes, commercial papers, and loans to **finance and/or refinance green and/or social eligible loans ("Eligible Loans") with a positive environmental and/or social benefit.**

The Framework is governed by

- [ICMA Green Bond Principles 2021](#) (GBP),
- [ICMA Social Bond Principles 2023](#) (SBP),
- [ICMA Sustainability Bond Guidelines 2021](#) (SBG),
- [LMA/APLMA/LSTA Green Loan Principles 2023](#) (GLP),
- [LMA/APLMA/LSTA Social Loan Principles 2023](#) (SLP)

and follows the recommendations of [ICMA Guidelines for Green, Social, Sustainability and Sustainability, June 2022](#), while the Eligibility Criteria contemplated under this Framework may directly contribute to the achievement of [UN SDGs](#) and [EU Environmental Objectives](#).

The Framework has been assessed by Sustainalytics. The [Second Party Opinion](#) reflects the Framework's alignment with current market standards and the extent to which the eligible project categories are credible and impactful.

The Second-Party Opinion assessed:

- The Framework's alignment with the SBG, GBP, and SBP, as administered by ICMA, and the GLP and SLP, as administered by LMA, APLMA, and LSTA;
- The credibility and anticipated positive impacts of the use of proceeds;
- The alignment of the issuer's sustainability strategy and performance and sustainability risk management in relation to the use of proceeds.

Sustainalytics is of the opinion that the BT Group Sustainable Finance Framework is credible and impactful and aligns with the four core components of the GBP, SBP, GLP and SLP.

The use of proceeds under the Sustainable Finance Framework aligns closely with our core values in supporting the entrepreneurial ecosystem in Romania, our client proposition, our trajectory as a local player to the number one bank in Romania and with our commitment to contribute to the climate agenda in Romania and Europe.

Our project categories under the 2023 Framework are twofold on two main categories, each branching out to more specific needs:

1 Green Eligible Categories

which include:

- Green Buildings
- Renewable Energy
- Clean Transportation
- Environmentally Sustainable Management of Living Natural Resources and Land Use

2 Social Eligible Categories

which include:

- Employment Generation
- Access to Healthcare
- Access to Education

To ensure compliance with the established criteria, Banca Transilvania has instituted a clear decision-making process involving a working group of cross-departmental experts in ESG and data management. This group is tasked with reviewing the Framework, evaluating eligible loan portfolios, and overseeing the allocation of proceeds, which are managed under a portfolio approach to ensure they match or exceed the proceeds from issued instruments within 24 months of issuance.

The allocation and impact reporting will be published on an annual basis, until full allocation or until maturity, and will include the information as described in the Framework, aligning the reporting, on a best effort basis, with the approach described in the ICMA "Handbook – Harmonized Framework for Impact Reporting (June 2023)" and "Harmonized Framework for Impact Reporting for Social Bonds (June 2023)".

3.

**ISSUED
SUSTAINABLE
BONDS**

Issued Sustainable Bonds

EUR 1,500,000,000 MTN 2/EURO MEDIUM TERM NOTE PROGRAMME

GMS decision: [Convening Notice](#)

ISIN: XS2724401588

Type: senior non-preferred
eligible notes

ESG label: sustainable

Use of proceeds: green and social
categories
(minimum 50% under
social categories)

Currency: EUR

Issue amount: 500,000,000

Issue date: 7 December 2023

Maturity Date: 7 December 2028

Listed On: [Irish Stock Exchange /
Euronext Dublin](#)

Clearing System (ICSDs): Clearstream/Euroclear

GMS decision: [Convening Notice](#)

ISIN: XS2908597433

Type: senior non-preferred
eligible notes

ESG label: sustainable

Use of proceeds: green and social
categories
(minimum 50% under
social categories)

Currency: EUR

Issue amount: 700,000,000

Issue date: 30 September 2024

Maturity Date: 30 September 2030

Listed On: [Irish Stock Exchange /
Euronext Dublin](#)

Clearing System (ICSDs): Clearstream/Euroclear

4.

ALLOCATION AND IMPACT SUMMARY

4.1 Allocation overview

4.2 Impact overview

Allocations: As of 31 December 2024, the total amount of EUR 1,200,000,000 has been fully allocated, as the portfolio of Eligible Loans exceeds the balance of proceeds from its outstanding sustainable bonds (XS2724401588 and XS2908597433).

The allocation structure was determined to be: 40% green financings (EUR 480,000,000) and 60% social financings (EUR 720,000,000), in both cases the portfolio of Eligible Loans exceeding these amounts.

4.1 Allocation overview

Portfolio date:

31.12.2024

Eligible Project Category	Eligible Project Subcategory	Eligible portfolio – subcategory	Eligible portfolio – category	Number of Eligible Loans
		EUR m*	EUR m*	
••• Green Buildings	Residential	151.11	400.70	2,741
	Commercial	249.59		21
••• Renewable Energy	Solar power	155.68	164.03	123
	Wind power	8.35		1
••• Clean Transportation	Zero emissions vehicles	2.49	2.49	40
•• SME Financing	Underdeveloped regions	2,258.80	3,155.23	58,349
	Female-owned	651.21		30,145
	Youth-owned	18.57		1,562
	Start-ups	123.69		6,481
	Self-employed farmers	102.96		3,882
•• Access to Healthcare	Healthcare facilities	144.07	206.34	164
	Primary care facilities	34.55		1,335
	Palliative care facilities	4.42		27
	Dialysis and oncology facilities	23.30		24
•• Access to Education	Education facilities	0.24	0.24	1
Total		3,929.03	3,929.03	104,896

*EUR/RON = 4.9741 as of 31.12.2024

Outstanding Sustainability Bonds			Total
Instrument (CCY / type)	EUR / SNP	EUR / SNP	
Instrument (ISIN)	XS2724401588	XS2908597433	
Issuance Date	07/12/2023	30/09/2024	
Maturity	07/12/2028	30/09/2030	
Amount EUR m	500	700	1,200

Percentage of Eligible Loan Portfolio allocated

30.54%

Percentage of net proceeds of outstanding Sustainability Bonds allocated to Eligible Loan Portfolio

100%

Eligible Loan Portfolio unallocated

EUR 2,729.03 m

New loans added to the portfolio since:

December 2023

EUR 2,084.06 m

December 2021

EUR 3,235.31 m

The loan portfolio of Banca Transilvania as of 31 December 2024 was filtered based on the eligibility criteria as described in the Framework under the section Use of Proceeds.

- The outstanding amount for the corporate portfolio is determined based on the gross exposure in accordance with IFRS as adopted by the EU.
- The outstanding amount for the green mortgage portfolio reflects only the principal, excluding any accrued interest or related fees associated with the portfolio
- To avoid the risk of double-counting, loans granted from sources other than own sources were excluded based on the flags recorded in the operational systems. Loans categorized under the Blue Loan, those from specific programs such as the European Energy Efficiency Fund and the Romania - SME Sustainable Energy Efficiency Financing facility, as well as loans under various other financing sources are individually flagged. This enables accurate identification and traceability for each reporting date.
- When an eligible loan fulfills criteria under multiple eligible categories, they are allocated only into one category (to avoid double-counting), in the next order:
 1. Green Loans to Companies
 2. Primary care facilities
 3. Healthcare
 4. Palliative care
 5. Dialysis and oncology facilities
 6. Education facilities
 7. Female-owned
 8. Youth-owned
 9. Start-ups
 10. Self-employed farmers
- Others:
 - Factoring without recourse facilities is not included in the Allocation and Impact Reporting
 - Allocation in the youth-owned category does not require a majority shareholding.
 - For syndicated or co-financed loans, both the allocation and impact are calculated proportionally based on our specific share, ensuring that only our portion of the account is considered.
 - Regarding financing for clean transportation, the leasing subsidiaries handle the management of these funds, leading to minimal exposure for BT in this sector.

4.2 Impact overview

Portfolio based Sustainability Bond report in accordance with the ICMA Handbook - Harmonized Framework for Impact Reporting (June 2024) and ICMA Harmonised Framework for Impact Reporting for Social Bonds (June 2023)

Portfolio date:

31.12.2024

Eligible Project Category	Eligible Project Subcategory	Eligible portfolio	Eligibility for Sustainability Bonds	Share of Total Financing – pro-rata	Share of Total Financing for Bonds: XS2724401588 - EUR 500m XS2908597433 - EUR 700m	Estimated annual GHG emissions reduced/avoided	Total installed capacity	Estimated annual energy savings	Total contribution to Romanian gross output	Total contribution to Romanian GVA	Workers supported	Other indicators (Healthcare & Education)	SGD Contribution
		EUR m*	%	%		tCO ₂ e/year	MW	MWh/year	EUR m	EUR m	#		
a/	b/	c/	d/	e/	f/	g/	g/	g/	g/	g/	g/	g/	
... Green Buildings	Residential	151.11	100%	3.85%	10.66%	1,660.62	/	17,586.97	/	/	/	/	
	Commercial	249.59	100%	6.35%	17.60%	4,761.29	/	12,837.17	/	/	/	/	
... Renewable Energy	Solar power	155.68	100%	3.96%	10.98%	820,046.73	1,001.07	/	/	/	/	/	
	Wind power	8.35	100%	0.21%	0.59%	20,761.65	39.00	/	/	/	/	/	
... Clean Transportation	Zero emissions vehicles	2.49	100%	0.06%	0.18%	317.65	/	/	/	/	/	/	

a/ Eligible category under the ICMA Green/Social Bond Principles and LMA Green/Social Loan Principles

b/ Eligible sub-category

c/ Signed amount represents the amount legally committed by the issuer for the portfolio or portfolio components eligible for Sustainability Bond financing

d/ This is the share of the total portfolio costs that is Sustainability Bond eligible

e/ This is the share of the total portfolio that is financed by the issuer (pro-rata approach)

f/ This is the share of the total portfolio as per the intended allocation (40% towards green financing and 60% towards social financing)

g/ Impact indicators:

- Estimated annual GHG emissions reduced/avoided (in tCO₂e/year)
- Total installed capacity (MW)
- Estimated annual energy savings (MWh/year)
- Total contribution to Romanian gross output (EUR m)
- Total contribution to Romanian GVA (EUR m)
- Workers supported (#)
- Other indicators

*EUR/RON = 4.9741 as of 31.12.2024

4.2 Impact overview

Portfolio based Sustainability Bond report in accordance with the ICMA Handbook - Harmonized Framework for Impact Reporting (June 2024) and ICMA Harmonised Framework for Impact Reporting for Social Bonds (June 2023)

Portfolio date:

31.12.2024

Eligible Project Category	Eligible Project Subcategory	Eligible portfolio	Eligibility for Sustainability Bonds	Share of Total Financing – pro-rata	Share of Total Financing for Bonds: XS2724401588 - EUR 500m XS2908597433 - EUR 700m	Estimated annual GHG emissions reduced/avoided	Total installed capacity	Estimated annual energy savings	Total contribution to Romanian gross output	Total contribution to Romanian GVA	Workers supported	Other indicators (Healthcare & Education)	SGD Contribution
		EUR m*	%	%		tCO ₂ e/year	MW	MWh/year	EUR m	EUR m	#		
a/	b/	c/	d/	e/	f/	g/	g/	g/	g/	g/	g/	g/	g/
SME Financing	Underdeveloped regions	2,258.80	100%	57.49%	40.31%	/	/	/	4,772	1,738	271,287	/	
	Female-owned	651.21	100%	16.57%	11.62%	/	/	/	1,419	532	101,353	/	
	Youth-owned	18.57	100%	0.47%	0.33%	/	/	/	40	15	2,965	/	
	Start-ups	123.69	100%	3.15%	2.21%	/	/	/	260	100	11,116	/	
	Self-employed farmers	102.96	100%	2.62%	1.84%	/	/	/	193	77	2,436	/	



a/ Eligible category under the ICMA Green/Social Bond Principles and LMA Green/Social Loan Principles

b/ Eligible sub-category

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- Total installed capacity (MW)
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- Total contribution to Romanian gross output (EUR m)
- Total contribution to Romanian GVA (EUR m)
- Workers supported (#)
- Other indicators

*EUR/RON = 4.9741 as of 31.12.2024

4.2 Impact overview

Portfolio based Sustainability Bond report in accordance with the ICMA Handbook - Harmonized Framework for Impact Reporting (June 2024) and ICMA Harmonised Framework for Impact Reporting for Social Bonds (June 2023)

Portfolio date:

31.12.2024

Eligible Project Category	Eligible Project Subcategory	Eligible portfolio	Eligibility for Sustainability Bonds	Share of Total Financing – pro-rata	Share of Total Financing for Bonds: XS2724401588 - EUR 500m XS2908597433 - EUR 700m	Estimated annual GHG emissions reduced/avoided	Total installed capacity	Estimated annual energy savings	Total contribution to Romanian gross output	Total contribution to Romanian GVA	Workers supported	Other indicators (Healthcare & Education)	SGD Contribution
a/	b/	c/	d/	e/	f/	g/	g/	g/	g/	g/	g/	g/	g/
Access to Healthcare	Healthcare facilities	144.07	100%	3.67%	2.57%	/	/	/	/	/	/	4,029 beds	
	Primary care facilities	34.55	100%	0.88%	0.62%	/	/	/	/	/	/	996,688 patients	
	Palliative care facilities	4.42	100%	0.11%	0.08%	/	/	/	/	/	/	465 beds	
	Dialysis and oncology facilities	23.30	100%	0.59%	0.42%	/	/	/	/	/	/	330 beds	
Access to Education	Education facilities	0.24	100%	0.01%	0.00%	/	/	/	/	/	/	1 project	 
Total		3,929.03	100%	100%	100%	847,547.94	1,040.07	30,424.14	6,684.03	2,462.57	389,157		

a/ Eligible category under the ICMA Green/Social Bond Principles and LMA Green/Social Loan Principles

b/ Eligible sub-category

c/ Signed amount represents the amount legally committed by the issuer for the portfolio or portfolio components eligible for Sustainability Bond financing

d/ This is the share of the total portfolio costs that is Sustainability Bond eligible

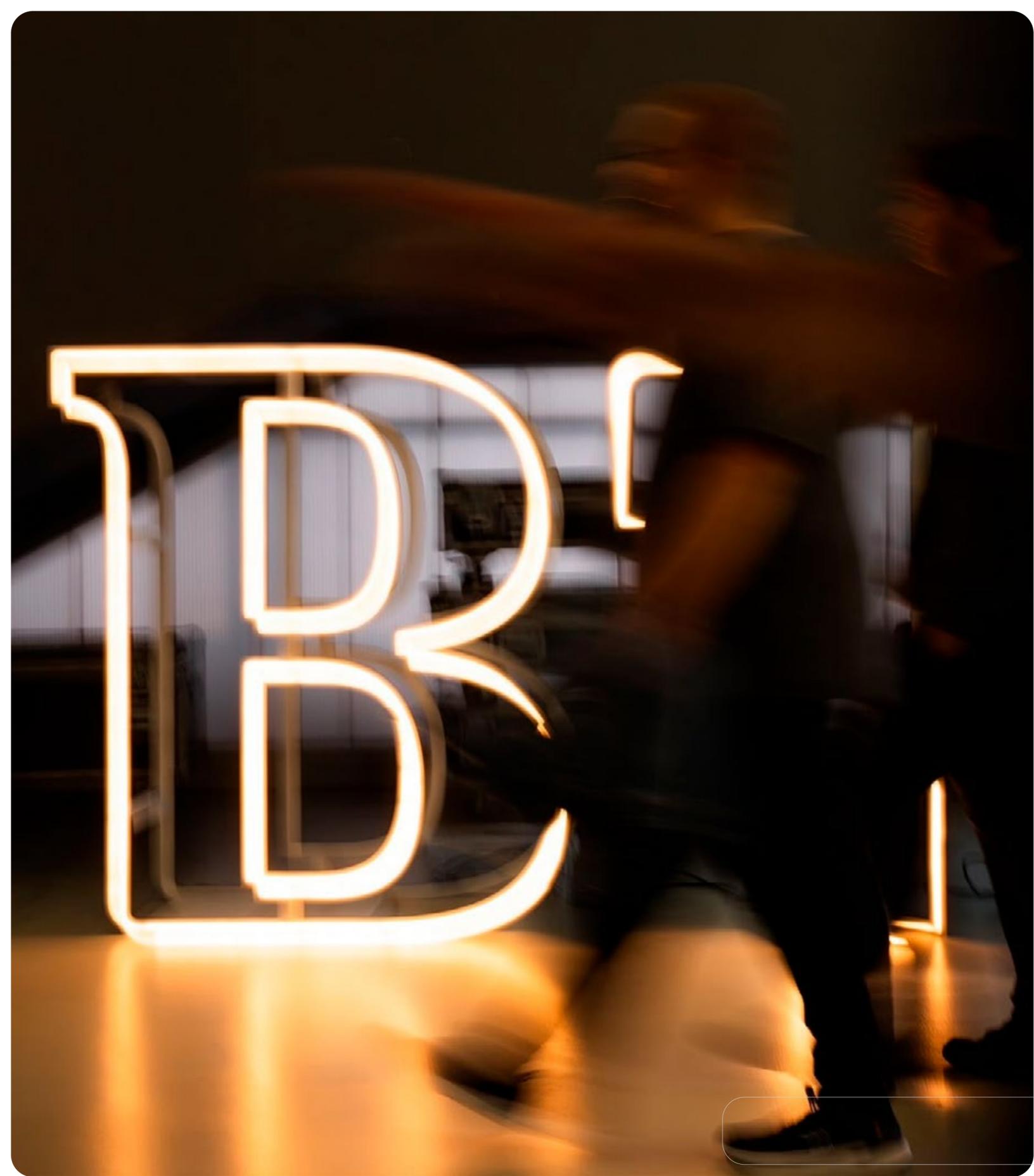
e/ This is the share of the total portfolio that is financed by the issuer (pro-rata approach)

f/ This is the share of the total portfolio as per the intended allocation (40% towards green financing and 60% towards social financing)

g/ Impact indicators:

- Estimated annual GHG emissions reduced/avoided (in tCO₂e/year)
- Total installed capacity (MW)
- Estimated annual energy savings (MWh/year)
- Total contribution to Romanian gross output (EUR m)
- Total contribution to Romanian GVA (EUR m)
- Workers supported (#)
- Other indicators

*EUR/RON = 4.9741 as of 31.12.2024



Impact per € mln of outstanding BT Sustainability Bonds

40/60 Green/Social allocation

••• Green Impact	p/€ mln impact tons of CO ₂ /year	597.68
	p/€ mln impact MWh of energy savings/year	21.45
: Social Impact	p/€ mln impact Total contribution to Romanian gross output (EUR m)	1.19
	p/€ mln impact Total contribution to Romanian GVA (EUR m)	0.44
	p/€ mln impact number of workers supported	69.45
	p/€ mln impact # of patients (primary care facilities)	177.88
	p/€ mln impact # of beds (Healthcare & Palliative care)	0.80
	p/€ mln impact # of dialysis & oncology facilities	0.0589
	p/€ mln impact # of education facilities	0.0002

5. GREEN ELIGIBLE LOAN PORTFOLIO

5.1 Green Commercial Buildings

5.2 Renewable Energy

5.3 Green Transportation

5.4 Green Loans to Companies:
Impact Methodology

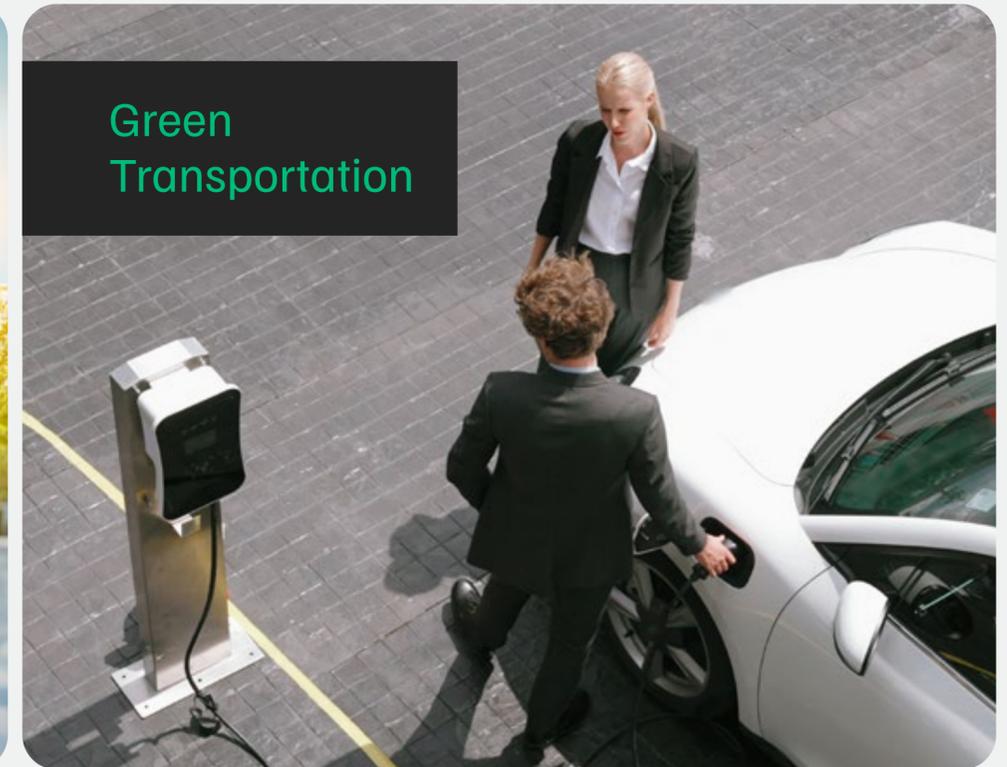
5.5 Green Residential Buildings

At Banca Transilvania, green finance is a strategic priority embedded in our broader ESG commitment and aligned with our ambition to contribute to the decarbonization and sustainability development of the Romanian economy. As Romania moves forward on its climate commitments under the EU Green Deal and national transition pathways, we recognize our responsibility to direct capital toward activities that generate long-term environmental and social value.

Our Green Finance Strategy supports the Sustainable Development Goals (SDGs) and guides the allocation of proceeds toward sectors with the highest potential to reduce emissions, improve climate resilience, and stimulate sustainable innovation.



Green Commercial Buildings



Green Transportation



Renewable Energy



Green Residential Buildings

Green Commercial Buildings



A substantial share of our sustainable finance proceeds has been allocated to environmentally responsible commercial real estate projects. As part of our strategy, we finance real estate projects that meet internationally recognized green building certification standards - such as BREEAM, LEED and EDGE - and contribute to climate change mitigation through reduced carbon footprints and improved energy performance.

Our green building investments are designed to:

- 
 Reduce greenhouse gas (GHG) emissions through energy-efficient design and operations.
- 
 Improve energy performance and reduce utility costs.
- 
 Promote sustainable construction practices and responsible resource use.

These projects not only support climate goals but also deliver long-term value by enhancing asset resilience, improving indoor environmental quality, and contributing to local economic development.

By financing certified green buildings, we actively support the decarbonization of the built environment—one of the largest sources of global emissions—and help shape more sustainable urban landscapes.

Allocation

Eligible Project	Eligible Project Subcategory	Eligible Project Subcategory Type	Allocated amount	Number of buildings	Floor Area
			EUR m		m ²
... Green Buildings	Commercial	Hotel	1.64	1	3,536
		Office Building	178.26	12	221,665
		Production facility	8.94	4	24,037
		Retail Real Estate	60.75	18	80,090
Total			249.59	35	329,327

Green Buildings Certification	Allocated amount	Number of certified buildings	Green Built Area
	EUR m		m ²
BREEAM	87.30	13	143,295
EDGE	116.07	21	162,308
LEED	46.21	1	23,724
Total	249.59	35	329,327

Ensuring Integrity Through CAFI

To ensure that our green loans internationally recognized standards, Banca Transilvania and its subsidiaries utilize the [Climate Assessment for Financial Institutions](#) (CAFI) platform, developed by the [International Finance Corporation](#) (IFC).

CAFI is a web-based tool that enables financial institutions to:

- Assess the climate eligibility of financed projects
- Quantify environmental impacts such as GHG emissions avoided and energy savings
- Classify loans across climate-relevant categories, including green buildings, renewable energy, energy efficiency, clean transportation, water and wastewater, climate adaptation, blue finance.

The platform supports alignment with IFC's Definitions for Climate-Related Activities and the [Common Principles for Climate Mitigation Finance Tracking](#) and has been validated by external auditors.

It is currently used by over 250 financial institutions in 44 countries, offering a robust and standardized methodology for sustainable finance decision-making.

At Banca Transilvania:

- Over 60 employees have been trained to use CAFI effectively
- Each eligible loan is assessed through CAFI and once validate, flagged in our internal systems for monitoring and impact reporting
- Only loans related to green buildings, renewable energy, and clean transportation have been included in this Allocation and Impact Report, based on their strong alignment with the criteria outlined in our Sustainable Finance Framework's "Use of Proceeds" section.

Long-Term Impact and Value Creation

Our green building investments are not only a tool for environmental stewardship but also a driver of long-term social and economic value.

By reducing emissions, improving energy efficiency, and promoting sustainable construction, we contribute to:

- A more resilient and future-ready real estate sector.
- Healthier and more efficient buildings for occupants.
- A stronger foundation for Romania's transition to a low-carbon economy.

Through rigorous project evaluation, transparent reporting, and alignment with global standards, Banca Transilvania remains committed to financing the sustainable transformation of the built environment.

Impact

Eligible Project Subcategory Type	Green Buildings Certification	Allocated amount	Estimated annual GHG emissions reduced/avoided	Estimated annual energy savings
		EUR m	tCO ₂ e/year	MWh/year
Hotel	BREEAM	1.64	64.46	194.16
Office Building	BREEAM	76.73	1,125.39	3,389.74
Office Building	EDGE	55.32	1,300.47	3,043.44
Office Building	LEED	46.21	181.88	547.84
Production facility	BREEAM	8.94	107.88	324.97
Retail Real Estate	EDGE	60.75	1,981.21	5,337.02
Total		249.59	4,761.29	12,837.17

One United Tower

One United Properties is Romania's leading listed real estate developer, specializing in sustainable mixed-use, residential, and office projects in Bucharest's central and northern districts. With investment experience dating back to 2000 and formal establishment in 2011, the company has built a premium portfolio that includes landmark developments such as One Tower, One Cotroceni Park, and One Victoriei Plaza, totaling over 117,000 m² of GLA currently under construction.

To support the development of ONE Tower Office, Banca Transilvania provided an investment loan to One United Tower SRL, a group entity, for the partial refinancing of the project (up to 70% LTV). Located in a prime area of Bucharest, the building is certified to the highest sustainability standards, including LEED Platinum and recognition from the Romanian Green Building Council.

This financing aligns with both the developer's and the bank's ESG strategies, reinforcing a shared commitment to environmental responsibility. The project is expected to deliver measurable environmental benefits, including an annual reduction of 181.88 tCO₂e and energy savings of 547.84 MWh/year.

Listed on the Bucharest Stock Exchange since 2021 and included in the FTSE Russell Global All-Cap Index, One United Properties continues to attract institutional capital, positioning itself as a key driver of sustainable urban transformation in Romania.



Renewable Energy

Allocation

As part of our broader commitment to climate action and sustainable development, Banca Transilvania has allocated a portion of its green finance proceeds to support the growth of renewable energy. These investments are essential for accelerating the transition to clean energy sources such as solar, wind, and hydropower, and for reducing long-term dependence on fossil fuels. Supporting renewable energy projects is a clear demonstration of our commitment to sustainability. It reflects our belief that financial institutions have a critical role to play in enabling the energy transition and in aligning capital flows with climate goals.

Our renewable energy financing strategy is designed to:



Accelerate the deployment of clean energy infrastructure across Romania and the region.



Reduce exposure to sectors vulnerable to climate-related regulations and market volatility.



Align our lending practices with international climate goals, including the EU Green Deal, the Paris Agreement, and Romania's national energy transition targets.

Incorporating renewable energy into our lending portfolio has allowed us to:

- Diversify our exposure across sectors with long-term growth potential.
- Reduce financial risks associated with high-emission industries that may be adversely affected by evolving climate regulations, carbon pricing mechanisms, or shifts in consumer and investor preferences.
- Position ourselves as a forward-looking financial institution that actively supports the transition to a low-carbon economy.



Environmental and Economic Impact

Renewable energy projects financed by Banca Transilvania contribute to:

- Significant reductions in greenhouse gas (GHG) emissions, helping to mitigate climate change.
- Enhanced energy security, by reducing reliance on imported fossil fuels and increasing the share of domestic, renewable energy sources.
- Job creation and innovation, by supporting the development of green industries and technologies.

These projects also stimulate local economies, attract sustainable investment, and contribute to the broader decarbonization of the energy sector.

All renewable energy projects financed by Banca Transilvania are assessed using the CAFI platform to ensure they meet internationally recognized climate finance criteria. This ensures that our investments are not only impactful but also transparent, measurable, and aligned with global best practices.

Impact

Classification based on the Installed capacity	Allocated amount	Estimated annual GHG emissions reduced/avoided	Total installed capacity
MW	EUR m	tCO ₂ e/year	MW
<5	41.93	35,668	43
5-20	12.33	23,981	37
20-50	55.88	178,119	248
≥50	53.89	603,041	712
Total	164.03	840,808	1,040

Classification based on the Installed capacity

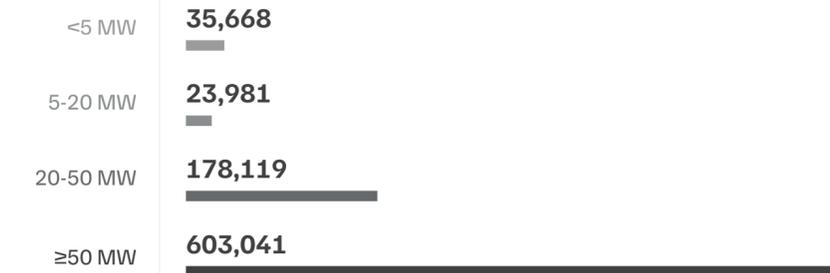
Allocated amount

EUR m



Estimated annual GHG emissions reduced/avoided

tCO₂e/year



Total installed capacity

MW



Casa Noastra

Casa Noastra, known under the QFORT brand, is a leading manufacturer of PVC windows and doors in Central and Eastern Europe. Established in 1995, the company operates a high-tech production facility in Pielești and maintains a strong commercial presence across Romania, Italy, and France. With over 1,500 employees and more than 1,000 commercial partners, Casa Noastra ranks among the top ten Romanian capital exporters and aspires to lead the European joinery market.

As part of its long-term sustainability strategy, Casa Noastra secured financing from Banca Transilvania for the construction of a photovoltaic power plant on the roof of its production halls. Designed primarily for self-consumption, the project enhances the company's energy independence and operational efficiency.

The investment contributes significantly to environmental goals, with a renewable energy installed capacity of 6.4 MW and an annual reduction of 4,113 tCO₂e. This initiative reflects Casa Noastra's commitment to responsible manufacturing and climate-conscious industrial development.

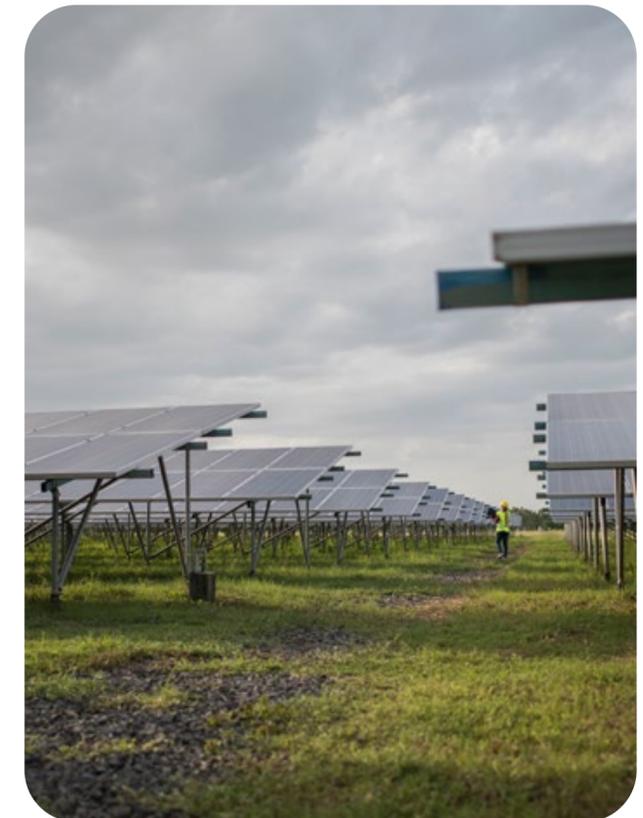


Terra Wind Power SRL

Terra Wind Power SRL, part of the Monsson Group, is a leading force in Romania's renewable energy landscape, contributing to the development of over 2,700 MW of green energy capacity, with more than 2,000 MW already operational. The Group is recognized for flagship projects such as Fântânele-Cogealac wind farm (600 MW), Pantelimon (123 MW), Crucea Nord (108 MW) and Mireasa (50 MW), and offers comprehensive services in project development, energy trading, and off-grid innovation.

To support its latest initiative, Banca Transilvania has extended a financing facility to Terra Wind Power SRL for the Lugoj 2 photovoltaic project, a 39 MW solar power plant located in Victor Vlad Delamarina, Timiș County. Developed across 17 leased land plots, the project is designed to integrate a Battery Energy Storage System (BESS) in a future phase, currently under authorization.

The project is expected to deliver substantial environmental benefits, with a renewable energy installed capacity of 39 MW and an annual reduction of 20,761.65 tCO₂e. This financing highlights Monsson Group's role in scaling sustainable infrastructure and accelerating Romania's transition to a low-carbon economy.



Smart Power Generation Alpha SRL

Smart Power Generation Alpha SRL, affiliated with the Eximprod Group, is advancing Romania's renewable energy landscape through the development of high-impact wind projects. Founded in 1994, Eximprod Group is a long-standing leader in electrical equipment manufacturing, SCADA and automation systems, and renewable energy development. The Group is recognized for pioneering innovations such as Romania's first composite insulators, the only domestic 110 kV equipment production, and a certified high voltage testing laboratory.

To support its latest initiative, Banca Transilvania has provided financing for the CEE Cudalbi 2 wind power project facility located in Cudalbi commune, Galați County. The project is co-financed by the Ministry of Energy, which approved a state aid scheme that underpins the financing structure.

It will feature six Vestas turbines, each with a minimum capacity of 6 MW and a hub height of 125 meters, connected to the national grid via the Cudalbi 110/20 kV substation. The land is secured through 25-year surface leases.

The project is expected to deliver significant environmental benefits, with a renewable energy installed capacity of 38.4 MW and an annual reduction of 47,028.35 tCO₂e, contributing meaningfully to Romania's energy transition and decarbonization goals.

Aramis photovoltaic system for the green energy supply of an upholstered furniture factory production

The funding granted in 2022 consists of an investment to install a photovoltaic panel system to generate electricity on the roof of the production halls at the Aramis factory, one of the biggest European names in the furniture sector, which produces more than 4 million mattresses and upholstered furniture every year, delivered worldwide. This system, which will supply clean energy, will be integrated throughout the entire production cycle, starting from the primary processing of wood and textile materials for the covers, the assembly of semi-finished products to obtain finished products, their storage, and delivery to customers. The photovoltaic system will consist of 8,166 photovoltaic panels, resulting in a minimum output of 4,451 kW. The company estimates a reduction in electricity consumption by approx. 4,880 MWH/year, representing 32.73% of annual electricity consumption.

The purpose of this investment is to cover the base of electricity consumption during the day, with peak consumption taken from the public electricity grid. Aramis' targets are ambitious: to reduce greenhouse gas consumption by 50% by 2030 (compared to 2020) and to identify raw materials from renewable sources that can be used in IKEA-branded products by at least 90%. Following the implementation of this investment, a reduction of greenhouse gas emissions in tons of CO₂ equivalent is 3,015 t/year.

Additional Sustainability indicators throughout the narrative/ [ICMA Harmonized Framework on impact Reporting](#)/ page 12 of the Handbook

1. Energy efficiency components produced or procured (m², m³, tonnes or %)

The photovoltaic system will consist of 8,166 photovoltaic panels, resulting in a minimum output of 4,451 kW representing 32.73% of annual electricity consumption.
2. Annual GHG emissions reduced/ avoided in tonnes of CO₂ equivalent

Following the implementation of this investment, a reduction of greenhouse gas emissions in tons of CO₂ equivalent is 3,015 t/year.

ENGIE Romania

The ENGIE Romania Group is currently the largest player in the distribution and supply of natural gas in Romania, with over 2 million active customers, and is also present in the electricity supply segment.

To accelerate the transition to a sustainable economy, the company has set ambitious targets for renewable energy generation capacity, aiming to develop 500 MW of capacity by 2025 and 1 GW by 2030.

We are proud to support the company's strategy of decarbonization and alignment with the EU's climate targets by financing the Ariceștii - Rahtivani project, which consists of a solar photovoltaic park with an installed capacity of 37 MW. The park will be developed on an area of 57 ha and the estimated production is equivalent to the energy consumption of about 31,000 families.

In addition, the increased green energy production capacity will enable the company to develop products that will, in turn, support its customers' decarbonization efforts by increasing the share of renewable energy in the total energy supplied.

Additional Sustainability indicators throughout the narrative/ [ICMA Harmonized Framework on impact Reporting](#)/ page 12 of the Handbook

1. Energy efficiency components produced or procured (m², m³, tonnes or %)

Develop 500 MW of capacity by 2025 and 1 GW by 2030.

2. Number of households served with energy efficiency solutions such as smart meters

The estimated production is equivalent to the energy consumption of about 31,000 families.

3. Area of land remediated/rehabilitated (m² / hectares)

The park will be developed on an area of 57 ha.



Green Transportation



Allocation

Recognizing the transport sector's substantial contribution to global greenhouse gas emissions, Banca Transilvania is actively financing clean transportation solutions as part of its broader green finance strategy. We view sustainable mobility as a critical pillar of the low-carbon transition and a growing opportunity for impactful investment. In practice, financing for sustainable mobility is primarily managed through our Group's dedicated leasing subsidiaries, which handle the majority of these transactions.

Our current green transportation portfolio includes:

- Electric vehicles (EVs) for corporate clients, supporting the shift toward low-emission commercial mobility and fleet decarbonization.
- The first electric truck financed through our lending operations, marking a significant milestone in our commitment to decarbonize commercial transport.

These investments reflect our strategic intent to support the adoption of electric mobility and to lay the groundwork for broader engagement in sustainable transport financing.

Impact Assessment

Through our clean transportation financing, we are contributing to:



The reduction of urban air pollution and improvement of public health.



Lower carbon emissions from road transport and logistics.

These efforts align with our long-term vision of enabling a cleaner, more resilient transport future—one step at a time.

All clean transportation projects financed by Banca Transilvania are evaluated using the Climate Assessment for Financial Institutions (CAFI) platform. This ensures that each investment meets internationally recognized climate finance standards and delivers measurable environmental benefits.

LG Trans

Founded in 2002, LG Trans is Romania's largest silo transportation company, having pioneered and grown a niche market with a fleet of over 128 specialized transport units. While its core expertise lies in the road transport of pulverized silo goods, the company's fleet is also equipped to handle a wide range of materials, including construction inputs, chemicals, and animal feed.

As part of its strategy to modernize and decarbonize its fleet, LG Trans secured financing for the acquisition of its first electric truck, the MERCEDES eACTROS 600—winner of the International Truck of the Year 2025 (ITOTY). This investment marks a significant step toward energy efficiency and emissions reduction in heavy-duty transport.

The electric vehicle is expected to deliver an annual reduction of 16.25 tCO₂e, supporting LG Trans's broader commitment to sustainable logistics and environmental responsibility.



Green Loans to Companies: Impact Methodology

Measuring What Matters

At Banca Transilvania, we are committed not only to financing sustainable projects but also to rigorously measuring their environmental impact. To ensure consistency, transparency, and credibility in our reporting, we use the Climate Assessment for Financial Institutions (CAFI) tool—developed by the International Finance Corporation (IFC), a member of the World Bank Group.

CAFI enables us to systematically calculate the greenhouse gas (GHG) emissions reductions and energy savings associated with the green loans we provide to corporate clients. This methodology is aligned with the International Financial Institutions' Guideline for a Harmonized Approach to GHG Accounting, ensuring that our impact assessments are consistent with global best practices and comparable across institutions.

By applying this standardized framework, we reinforce the integrity of our sustainability reporting and demonstrate our commitment to climate action and responsible finance.

Key Definitions and Methodological Concepts

Baseline Emissions: The estimated GHG emissions that would occur in the absence of the project. This serves as the reference point for calculating the project's impact and can be expressed as an annual average or for a specific year.

Assessment Boundary: The physical and operational scope within which significant GHG emission sources are considered. This includes both direct and indirect emissions affected by the project.

Project Emissions: The actual GHG emissions resulting from the project scenario, measured in metric tonnes of CO₂ equivalent (tCO₂e).

Absolute Emissions: The total annual GHG emissions from all relevant sources (Scope 1, and where applicable, Scope 2 and Scope 3) within the defined project boundary.

Relative Emissions: The difference between baseline emissions and project emissions. This metric provides a clear measure of the project's net environmental benefit.

GHG Reduced refers to the annualized reduction in greenhouse gas emissions achieved by a project, calculated as the difference between baseline and project emissions within the defined assessment boundary. This metric reflects the environmental benefit of implementing more sustainable or efficient technologies and practices compared to the baseline scenario.

→ Expressed in: metric tonnes of CO₂ equivalent (tCO₂e)

→ Methodology: Based on internationally accepted standards, including those from the Intergovernmental Panel on Climate Change (IPCC)

→ Purpose: To quantify the climate mitigation impact of each financed project

Energy Saved represents the reduction in energy consumption resulting from the implementation of a green project. It is calculated by comparing the energy use in the project scenario to that in the baseline scenario.

This metric captures improvements from:

→ Enhanced energy efficiency

→ Adoption of renewable or alternative energy sources

→ Elimination of unnecessary energy use

→ Expressed in kilowatt-hours (kWh) or gigajoules (GJ)

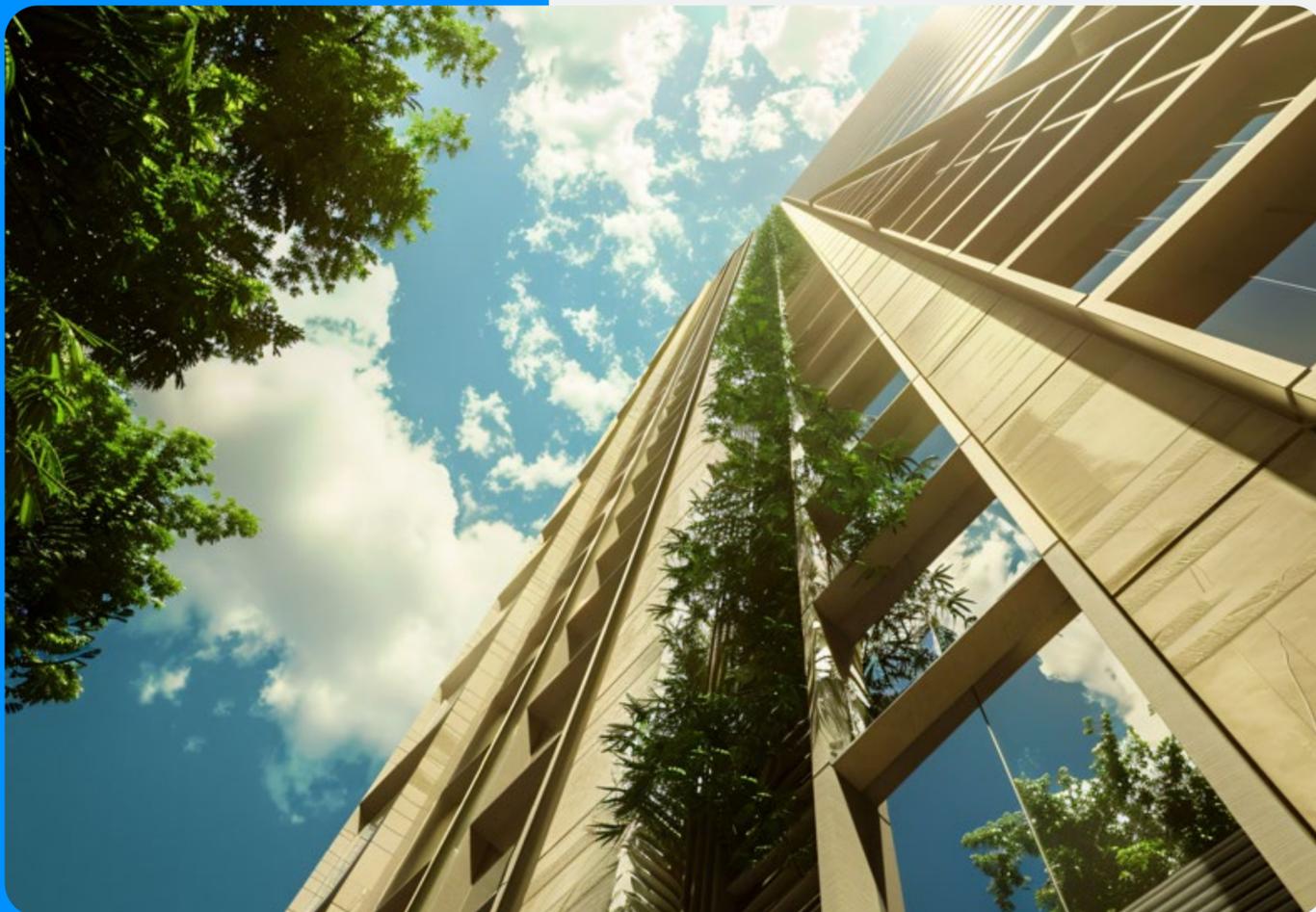
→ Purpose: To demonstrate operational efficiency gains and reductions in resource consumption

By applying this rigorous impact methodology, Banca Transilvania ensures that:

- Our green loans deliver measurable environmental benefits.
- We maintain transparency and accountability in our sustainability reporting.
- Our impact data is comparable and credible across international financial institutions.
- We can track progress toward our climate goals and continuously improve our green finance strategy.

This approach reinforces our role as a responsible financial institution and a proactive contributor to Romania's and Europe's climate transition.

Green Residential Buildings



As part of our broader commitment to sustainable development and climate resilience, Banca Transilvania integrates residential real estate into its green finance strategy. The residential sector presents a significant opportunity to reduce emissions, improve energy efficiency, and enhance the quality of life for communities across Romania.

The allocation of proceeds toward green residential buildings is guided by the criteria outlined in our Sustainable Finance Framework and aligned with the EU Taxonomy for Sustainable Activities, specifically under the environmental objective of Climate Change Mitigation (Article 10).

To ensure compliance with the above criteria, the mortgage portfolio was filtered using the following approach:

- Only mortgages for properties with EPC label A or higher were included.
- Properties must have been constructed prior to 31 December 2020.
- EPC data was collected from customer-submitted certificates and retained in credit files.
- Year of construction was verified through operational systems managing collateral data.

This rigorous screening ensures that only qualifying green mortgages are included in our Allocation and Impact Report.

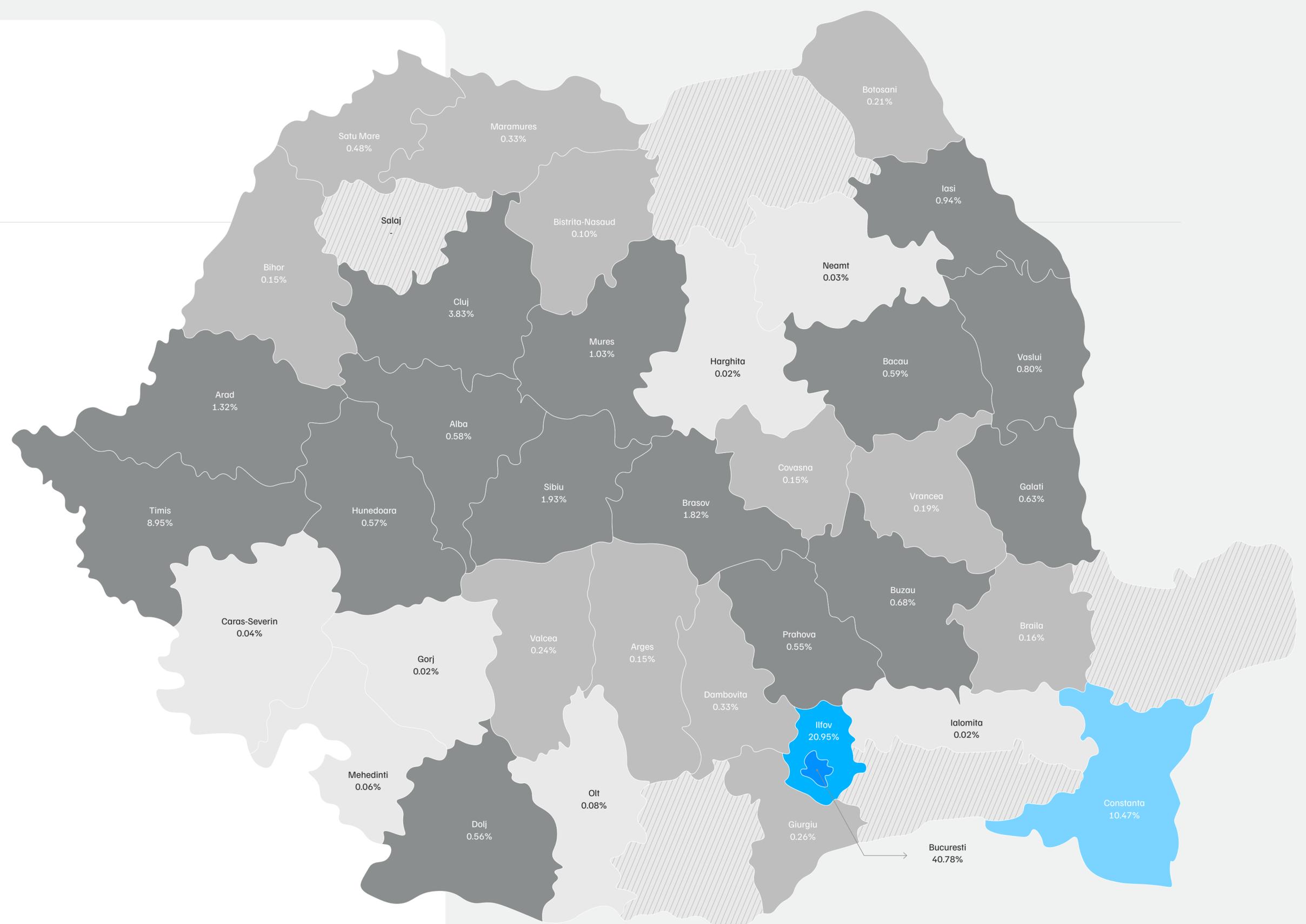
Eligible Project	Eligible Project Subcategory	Eligible Project Subcategory Type	Allocated amount	Number of loans	Floor Area
			EUR m		m ²
... Green Buildings	Residential	Apartment	117.47	2,295	137,241.23
		House	33.64	446	57,202.14
Total			151.11	2,741	194,443.37

Geographical distribution of allocated amount of green mortgages

Share of Outstanding Amount

%

- 0.02% - 0.09%
- 0.10% - 0.49%
- 0.50% - 8.99%
- 10.00% - 19.99%
- 20.00% - 39.99%
- >40.00%



Impact

Eligible Project Subcategory Type	Estimated annual GHG emissions reduced/avoided	Estimated annual energy savings
	tCO ₂ e/year	MWh/year
Apartment	1,216.93	12,923.79
House	443.69	4,663.18
Total	1,660.62	17,586.97

To assess the environmental performance of the green residential buildings in our portfolio, we collected key data points from the Energy Performance Certificates (EPCs) submitted by customers. Specifically, we extracted:

- Final energy consumption (kWh/m²/year)
- Floor area (m²)
- CO₂ emissions (kg CO₂/m²/year), where available

In cases where CO₂ emissions were not explicitly stated in the EPC, we estimated them using our internal carbon footprint model as of 31 December 2024, in accordance with the Partnership for Carbon Accounting Financials (PCAF) methodology. Further details on this approach are available in our [2024 Sustainability Report](#).

To evaluate the relative performance of each property, we compared the collected data against national benchmarks derived from the Odyssee database (2021):

- Emission benchmark: 39 kg CO₂/m²/year
- Energy benchmark: 265 kWh/m²/year (climate-adjusted)

These benchmarks represent the average performance of Romania's residential building stock and serve as a reference point for assessing the impact of our green mortgage portfolio.

To ensure proportionality, we applied an attribution factor to each property. This factor reflects the ratio of the outstanding financed amount (numerator) to the total value of the building (denominator), ensuring that only the financed share of the environmental benefit is reported.

Based on this methodology, the estimated environmental benefits of our green residential mortgage portfolio are as follows:

- 11 tCO₂/year/EUR estimated annual GHG emissions reduced/avoided for EUR 1 mn invested.
- 116 MWh/year/EUR estimated annual energy savings for EUR 1 mn invested.

6. SOCIAL ELIGIBLE LOAN PORTFOLIO

- 6.1 Loans to MSME
- 6.2 Access to Healthcare
- 6.3 Access to Education

Loans to MSME



Access to Healthcare



Access to Education



Loans to MSME



Allocation

For the purposes of this report, the definition of an MSME aligns with that of a European SME.

The main factors, as collected and stored in the operational systems, determining whether an enterprise is an SME are (i) staff headcount and (ii) either turnover or balance sheet total, are as follows:

Company category	Staff headcount	Turnover or	Balance sheet total
Medium-sized	< 250	≤ € 50 m	≤ € 43 m
Small	< 50	≤ € 10 m	≤ € 10 m
Micro	< 10	≤ € 2 m	≤ € 2 m

Regarding their geographic location, the methodology takes into account the country and region of the company's incorporation rather than the actual site of the financed project. This is based on data gathered and stored in the operational system from the corporate documents submitted by clients.

Socio-economically disadvantaged areas are identified as NUTS 2 (2021) regions, where:

- i) the GDP per capita is below the national average; and
- ii) the GDP purchasing power standard per capita is less than 75% of the EU-27 average.

The sub-categories of the MSME portfolio are determined based on the information collected and stored in the system related to the MSME's shareholders, specifically their gender and age (to identify female-owned and youth-owned businesses) as well as details about the MSME itself, such as the incorporation date (to classify start-ups), legal form of organization, and economic activity (to identify self-employed farmers and validate against Banca Transilvania's exclusion list).

In this report, self-employed farmers are identified as individuals registered as self-employed in the National Trade Registry, classified under the legal statuses of PFA (persoana fizica autorizata) or II (intreprindere individuala). It's important to note that the MSME classification for this group does not fully align with the definitions used in other reporting contexts, including regulatory reporting. Specifically, for self-employed farmers category, the MSME classification relies on criteria related to employee numbers and total revenues, which are sourced from data outside the entity's financials.

See [here](#) a detailed breakdown of the allocated amounts to MSME categories.

Impact

The impact assessment of Banca Transilvania SME lending portfolio financed by social bonds was, carried out by Cambridge Econometrics (CE), an expert consultant for impact analysis. The analysis focuses on loans provided to SMEs in Romania as at 31 December 2024 and estimates gross value added (GVA) and employment supported by lending to SMEs in Romania.

[For the detailed methodology click here.](#)

An input-output (I-O) analysis approach was used to estimate the employment and GVA impacts of supporting SMEs in the Romanian economy. These impacts arise from the SMEs' operations (expenditures), which create further spending in the Romanian economy.

The I-O analysis revealed the following:

- **Direct impacts:** those that arise specifically from the lending to SMEs (and therefore the SMEs' spending) by sector.
- **Indirect impacts:** those generated when suppliers of goods and services must themselves purchase inputs from other sectors of the economy.
- **Induced impacts:** those produced by employees in sectors where the direct and indirect impacts take place, spending their additional wages and salaries on consumer products and services.

The analysis was based on the 2020 Romanian I-O table, and the results were adjusted for inflation and productivity by sector.

Limitations

There is a distinction between the new employment created by new (additional) activity supported by Banca Transilvania's loans and any existing employment retained (safeguarded) by the financial support provided by Banca Transilvania's loans. In cases in which the SMEs would not have been able to survive in the absence of Banca Transilvania financing, all the existing jobs would have been lost.

We estimate the employment supported by the value of Banca Transilvania loans (i.e. employment created and/or safeguarded). We cannot distinguish whether the loans create employment or safeguard existing jobs, and in fact some jobs could be both created and safeguarded.

Portfolio impacts by broad sector

Sector	NACE 1-digit	Total gross output impacts		Total GVA impacts		Total employment impacts		Total SME employees	
		EUR, millions	% of total	EUR, millions	% of total	000s	% of total	000s	% of total
Agriculture etc.	A	696.0	10.4	317.1	12.9	48.7	49.3	16.1	4.2
Extractive-related activities	B	25.3	0.4	14.6	0.6	0.1	0.1	0.3	0.1
Manufacturing	C	978.4	14.6	317.5	12.9	9.8	10.0	71.5	18.5
Electricity, gas & water	D-E	203.7	3.0	67.3	2.7	0.7	0.7	6.1	1.6
Construction	F	447.3	6.7	131.6	5.3	3.8	3.8	63.1	16.3
Distribution	G	1,203.0	18.0	514.3	20.9	13.9	14.1	88.5	22.9
Transport & storage	H	466.0	7.0	175.6	7.1	4.7	4.8	47.6	12.3
Accommodation & food services	I	196.1	2.9	87.9	3.6	3.5	3.6	28.6	7.4
Information & communications	J	217.3	3.3	123.5	5.0	1.2	1.2	6.6	1.7
Business Professional and Financial Services	K-N	930.6	13.9	497.3	20.2	4.6	4.6	37.0	9.6
Public Administration	O-Q	260.5	3.9	161.6	6.6	6.5	6.6	15.0	3.9
Other services	R-U	104.7	1.6	54.3	2.2	1.3	1.3	6.4	1.7
Compensation of employees	-	955.1	14.3	-	-	-	-	-	-
Total		6,684.0	100.0	2,462.6	100.0	98.7	100.0	386.7	100.0

Portfolio impacts summary

Impacts	Gross output	GVA	Employment	GDP
	EUR, millions	EUR, millions	000s	EUR, millions
Direct	3,155.2	1,288.9	64.1	1,419.9
Indirect	1,710.0	750.8	21.3	827.2
Induced	1,818.8	422.8	13.3	465.8
Total	6,684.0	2,462.6	98.7	2,712.9

Access to Healthcare



Allocation

At Banca Transilvania, we are more than observers—we are long-standing partners of the medical community. With over 17 years of experience through our specialized division, Divizia pentru Medici (DPM), we understand better than any other financial institution the challenges and aspirations of family doctors.

Primary care—particularly family medicine—has become one of the most pressing topics in Romania’s healthcare landscape. As the system shifts toward prevention and early intervention, the role of family doctors is increasingly recognized as essential to building a healthier population.

However, the sector faces significant structural challenges:

- Romania has approximately 11,000 family medicine practices.
- Nearly 60% of family doctors are approaching retirement, while many younger professionals have chosen to practice abroad.
- Funding from the National Health Insurance House (CNAS) is declining, limiting the capacity of family doctors to invest in their practices.
- Many feel their role is undervalued and overly bureaucratic, which dampens motivation for professional and entrepreneurial development.

While our support for healthcare is rooted in social responsibility, we also recognize a clear business opportunity. The transformation of primary care is inevitable—and we are well-positioned to support and benefit from this shift.

- We currently serve 4,215 family medicine practices, representing nearly half of all such practices in Romania.
- We’ve built simple, fast, and tailored financing solutions to meet the specific needs of medical practices.
- We’ve taken on the role of educator and enabler in medical entrepreneurship, supporting doctors not just with funding, but with knowledge and visibility.

We believe that behind every community stands a family doctor who wants to do more—and do better. That’s why we continue to invest in awareness, education, and financial tools that empower them.

2024

Healthcare is one of Banca Transilvania’s strategic focus sectors. In 2024 alone:

- We supported over 70,000 healthcare professionals and institutions, representing 40% of the market.
- We provided RON 1.2 billion in loans to the Romanian private healthcare system.

For the purpose of this report, loans were selected based on two key criteria:

- 1 Inclusion in the portfolio overseen by Divizia pentru Medici (DPM)
- 2 Affiliation with the national healthcare system

This includes financing granted to:

- Privately owned hospitals
- Primary care centers
- Palliative care units
- Dialysis and oncology facilities

All loans are flagged in our operational systems and monitored by DPM, based on documentation provided by the healthcare facilities. Only loans meeting both criteria - DPM oversight and affiliation with the national healthcare system—are included in this allocation.

Healthcare facilities – Allocation and Impact

Category/Geographical distribution	Outstanding balance	No. of Loans	No. of beds	Category/Geographical distribution	Outstanding balance	No. of Loans	No. of beds	Category/Geographical distribution	Outstanding balance	No. of Loans	No. of beds
	EUR, millions				EUR, millions				EUR, millions		
Healthcare facilities	144.07	164	4,029	Maramureș	2.59	15	140	Dialysis and oncology facilities	23.30	22	330
Alba	0.001	1	6	Mureș	2.99	6	170	Alba	0.42	1	-
Arad	1.33	7	225	Neamț	0.04	2	-	Brașov	20.74	9	-
Bacău	1.38	4	60	Satu Mare	0.62	5	-	Dolj	0.08	3	-
Bihor	2.05	5	158	Sibiu	1.28	4	204	Iași	0.20	2	330
Bistrița-Năsăud	0.36	1	62	Suceava	0.65	3	95	Ilfov	1.80	5	-
Botoșani	0.28	1	-	Timiș	0.66	4	39	Teleorman	0.06	2	-
București	110.34	46	2,081	Palliative care facilities	4.42	27	465	Total	171.79	213	4,824
Călărași	0.53	4	56	Arad	2.71	10	212				
Cluj	9.81	14	274	București	0.47	4	85				
Constanța	0.12	5	-	Dolj	0.09	3	24				
Dâmbovița	0.69	2	50	Iași	0.03	2	10				
Dolj	2.15	11	70	Sibiu	0.92	2	50				
Harghita	0.03	1	-	Timiș	0.11	2	-				
Iași	6.16	23	339	Vâlcea	0.10	4	84				

Healthcare facilities – Allocation and Impact

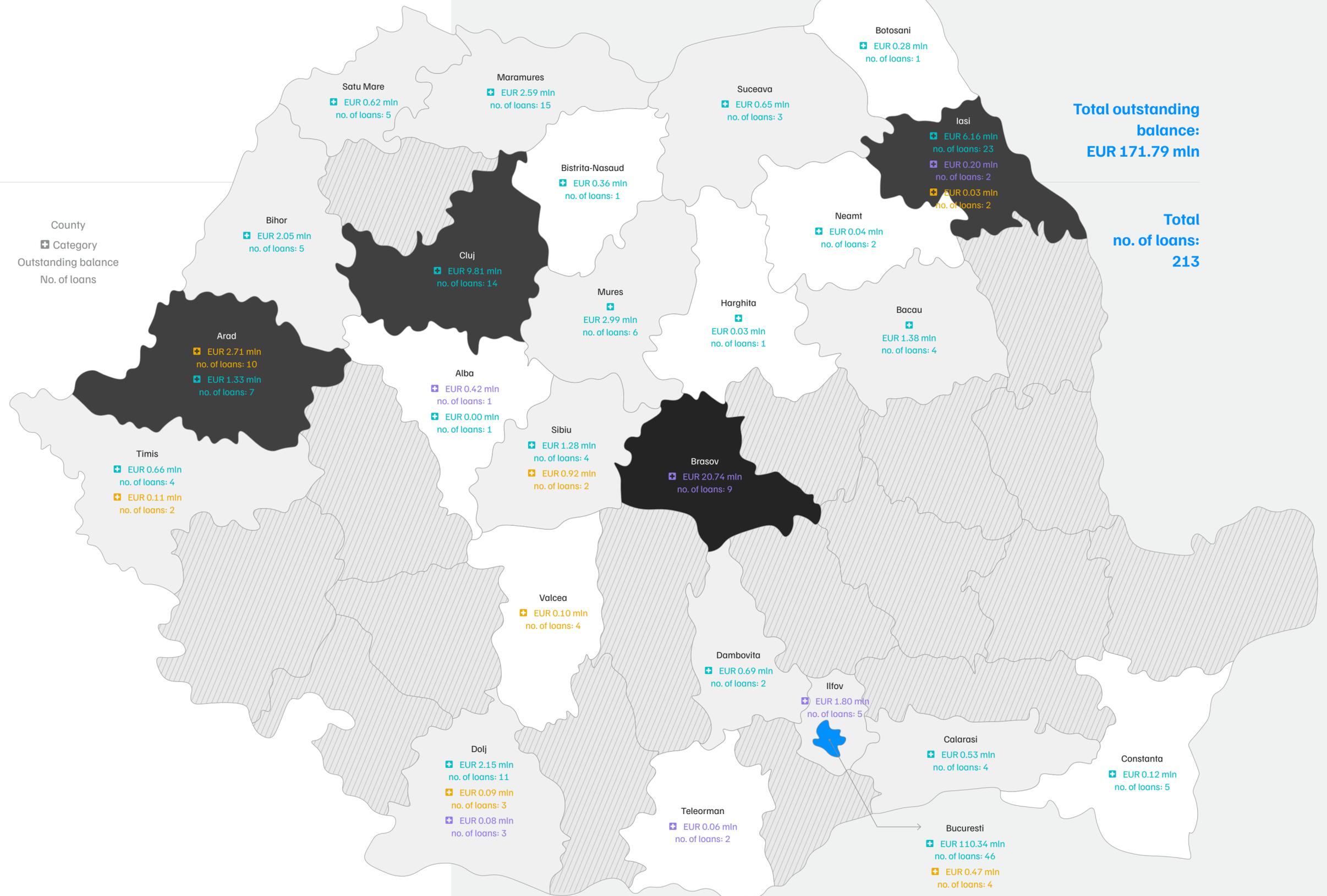
Outstanding balance

mIn EUR

- 0.00 - 0.49
- 0.50 - 2.99
- 3.00 - 9.99
- 10.00 - 99.99
- >100.00

County
 + Category
 Outstanding balance
 No. of loans

- + Healthcare facilities
- + Palliative care facilities
- + Dialysis and oncology facilities



Total outstanding balance:
EUR 171.79 mln

Total no. of loans:
213

Healthcare facilities – Allocation and Impact

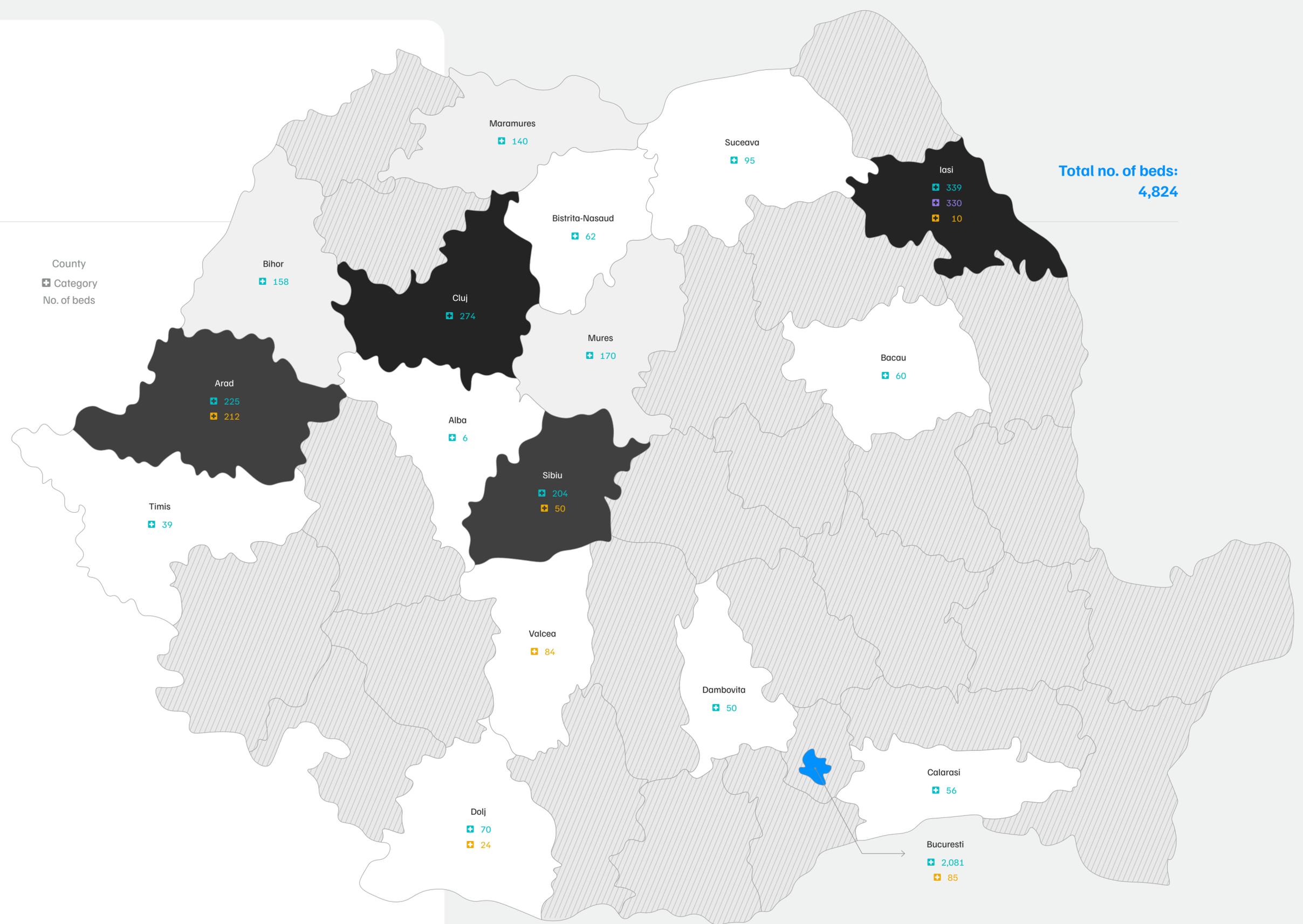
Total no. of beds: 4,824

No. of beds

- 0 - 100
- 100 - 249
- 250 - 499
- 500 - 1,000
- >2,000

County
 + Category
 No. of beds

- + Healthcare facilities
- + Palliative care facilities
- + Dialysis and oncology facilities



Cardio Med

Cardio Med a medical unit of excellence, a national and international leader in the diagnosis and treatment of cardiovascular diseases, serving patients with cardiovascular diseases from all over the country. The clinic was founded in 1999 by Prof. Dr. Benedek Imre Sandor. The experience and professionalism of Cardio Med's medical team makes it able to offer the full range of cardiovascular investigations and treatments, from the simplest to the most complex.

In 2024 Banca Transilvania granted a loan for the acquisition of a new Coronary Angio CT -

Angio Computer, namely the NAEOTOM Alpha Photon Counting Tomograph NAEOTOM Alpha, which represents the most advanced Computer Tomography technology currently available worldwide.

The Photon Counting technology has practically revolutionized the diagnosis of cardiovascular diseases in 2023, being able to provide extremely fine details in all cardiovascular diseases, far superior to other invasive or non-invasive techniques.

In addition, the technology is able to provide information on myocardial perfusion, which is an undeniable competitive advantage, combining CT and MRI information in a single examination.

The service packages that can be investigated with the new equipment are:

- Cardiac Angio CT monitoring of the patient with stent or bypass
- Peripheral Angio CT monitoring of the patient with peripheral stent, peripheral bypass or following an angioplasty procedure
- Cardiac monitoring of the post-COVID patient with CT angiography
- Detection and control of disease risk factors
- Management of coronary syndromes

Elysee Hospital = ONCO GYN + CLINICAL ONCOGYN

The founders of Elysee Hospital are four doctors with important and representative names in the medical world, covering essential niches for human health: oncology, gynecology and urology. The private hospital for adult patients bears the trade name "Elysee Hospital Alba Iulia" and the business model involves two legal entities: Onco Gyn SRL, the owner of the clinic, and Oncogyn Clinique SRL, the medical operator.

The main focus of the clinic is oncology patients, for whom a multidisciplinary approach has been designed, integrating all disciplines involved in modern oncology treatments. The objective of the clinic is to provide quality medical services, both through outpatient services, medical tests and radiology, as well as day hospitalization and, subsequently, continuous hospitalization in the unit with beds, addressing both patients from Alba Iulia and those from outside the city.

The proposed transaction concerns the financing of the final construction works for the private hospital for adult patients "Elysee Hospital" in Alba Iulia. The hospital is structured on five floors with the following functionalities:

- Basement – Built-up area dedicated to the waiting/reception area for day and continuous hospitalization.
- Ground floor – Treatment and minor intervention room for day hospitalization, where treatments and interventions in the specialties of gynecology, urology, plastic surgery, aesthetic and reconstructive microsurgery, general surgery and vascular surgery will be performed, all under local anesthesia or analgesia;
- First and second floors – Wards dedicated to day hospitalization.
- Third floor – Operating block, equipped to the highest standards.



Transylvania Medical Centre, Cluj-Napoca

The project entailed the financing of a research and development center for the diagnosis and treatment of cerebrovascular accidents, including the building and equipping with high-performance medical equipment (MRI, angiograph), as well as two 4x4 ambulances.

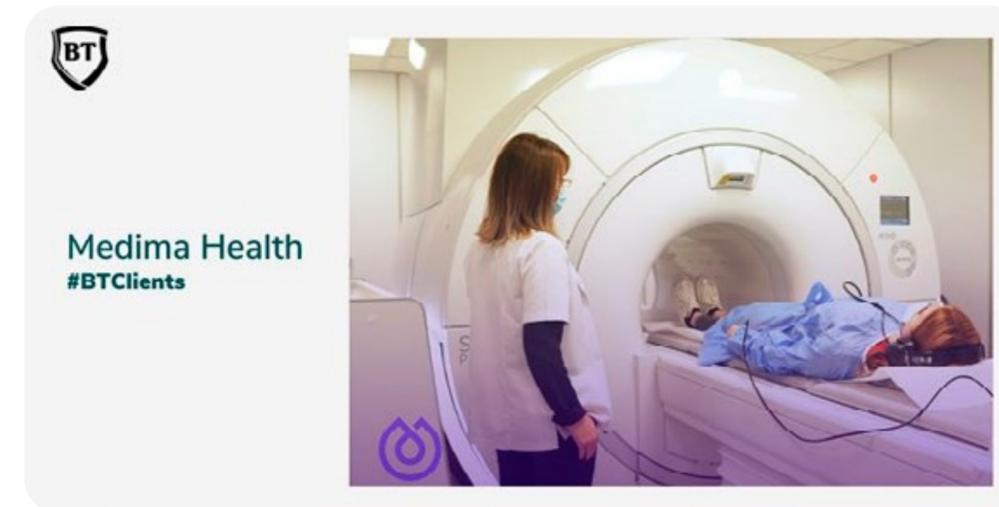
The objective of the project is to develop and upgrade society's infrastructure and capacity, achievable by developing a Healthcare Research and Development Centre on one of the most common causes of morbidity and mortality in Romania - cerebral vascular accident (CVA), with specialized research departments where studies on neurovascular emergencies will be carried out.

Medima Health Group

The Jiu Imaging Centre is part of Medima Health - a national network of clinics of excellence in medical imaging and radiology, providing MRI/CT/PETCT services. The network of clinics operates in 18 cities in Romania, with 3 clinics in Bucharest. Medima Health provides patients with access to high -performance imaging investigations, performed with modern technologies, at affordable prices and with no long waiting times.

Medima Jiului has the first open MRI in the Medima network. Open MRI helps patients suffering from claustrophobia, mobility, or weight issues as it offers the advantage of a comfortable and fast MRI examination. Compared to a conventional MRI, all sides are open, and it is more spacious. This helps to reduce anxiety throughout the imaging investigation, which helps perform complex investigations for different categories of patients. With the open MRI, medical investigations become easier, even among children.

The financing from the Bank consisted of an investment loan for the purchase of medical equipment.



Centrul Medical Laser System SRL

Established in 2000, the company operates in the healthcare sector, offering medical activities structured as follows:

Outpatient - at the headquarters in Arad, with 27 medical offices for specialties, such as: Allergology, Cardiology, Cosmetic and Reconstructive Surgery, General Surgery, Oral and Maxillofacial Surgery, Paediatric Surgery, Balneotherapy and Medical Recuperation, Dermatovenerology, Diabetes Mellitus, Nutrition and Metabolic Diseases, Gastroenterology, Endocrinology, Internal Medicine, Occupational Medicine, Neurosurgery, internal medicine, occupational medicine, neurosurgery, neurology, paediatric neuropsychiatry, obstetrics-gynaecology, otorhinolaryngology, paediatric orthopaedics, ophthalmology, orthopaedic traumatology, paediatrics, pneumology, psychiatry, psychology, stomatology, urology, paraclinical studies).

Para-clinical examinations at the Medical Analysis Laboratory in Arad. It is a RENAR certified laboratory, under contract with the Health Insurance House (CAS).

Medical-surgical interventions with day or extended hospitalisation at the hospital in Arad. The facility has a capacity of 24 beds for permanent hospitalisation and 12 beds for daily hospitalisation (obstetrics-gynaecology, gastroenterology).

Medical rehabilitation - in the treatment centre of Arad Hospital (orthopaedic rehabilitation - traumatology - neurology, balneology)

The number of patients per day is about 200-250/day in the outpatient centre and 120/day in the recovery room.

Elderly and palliative care at the Arad and Oradea centers. The palliative care hospital in Arad built in 2010 has a capacity of 116 beds and it has its own closed-circuit pharmacy. In Oradea the palliative care hospital has a capacity of 96 beds.

It partners with Regina Maria, Medcover, Medsana, Medisystem and Clinica Polissano national medical networks. Also, in the field of health insurance, it has contractual partnerships with Allianz Tiriac, Interamerican, Eureka, Enima, Duna Signal and Omnisig, companies to which it provides its clients with medical expertise.

The Group

Policlinica Laser System established in 2009, providing specialised outpatient medical services, medical consultations and medical laboratory tests. The company has a contractual relationship with the Health Insurance House and is expanding its activities in the field of oncology, a specialisation that is poorly represented in Arad County, a department with a few wards in the county hospital.

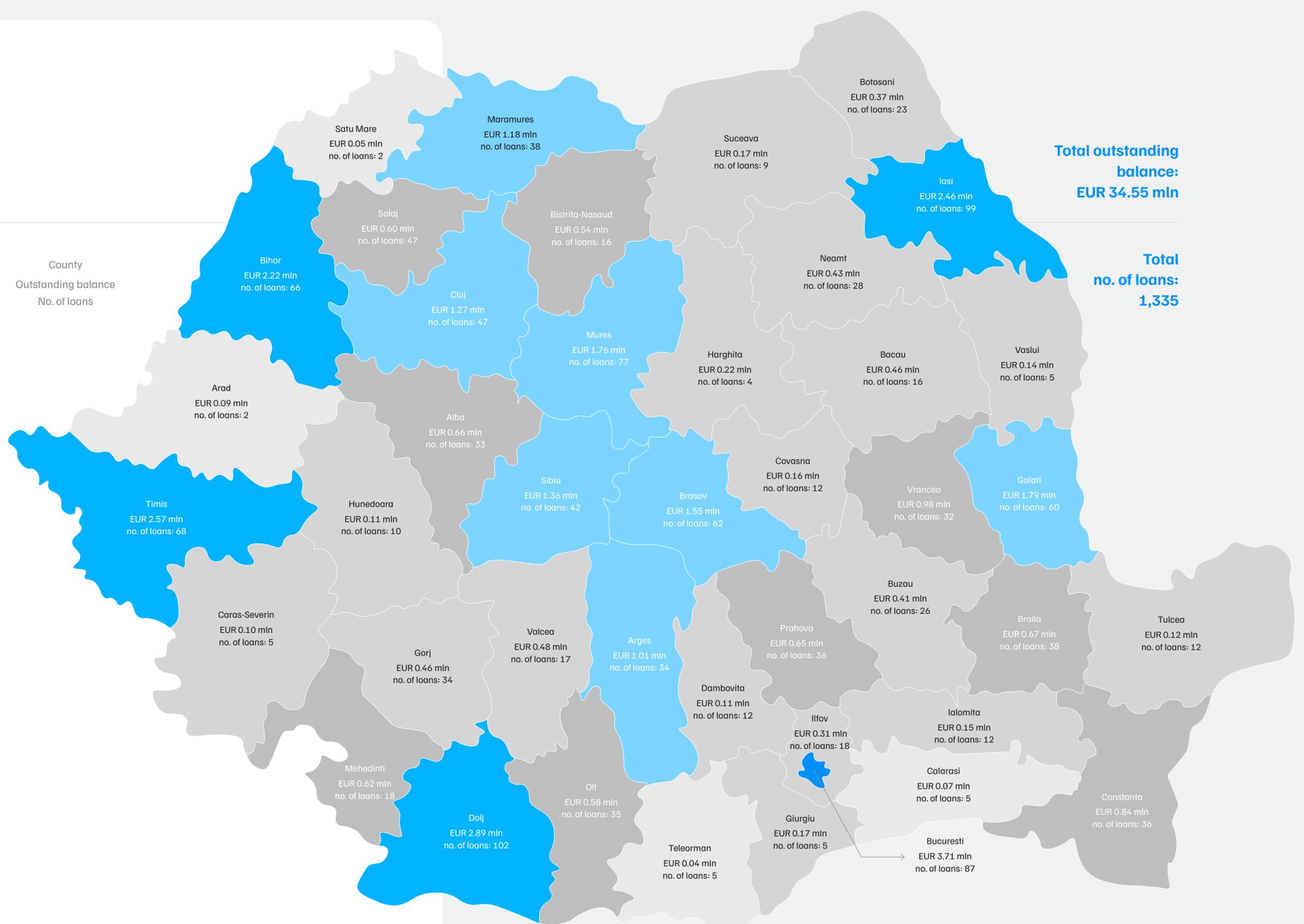
Laser Hospice - Hospital for the chronically ill - palliative care and recovery unit in Drobeta Turnu Severin. It has a capacity of 96 beds, with 100% occupancy rate and is under agreement with the Health Insurance House for all the beds.

Primary care facilities – Allocation and Impact

Outstanding balance

mIn EUR

- 0.00 - 0.09
- 0.10 - 0.49
- 0.50 - 0.99
- 1.00 - 1.99
- 2.00 - 2.99
- >3.00



Total outstanding balance: EUR 34.55 mln

Total no. of loans: 1,335

Access to Education



Allocation

In the Access to Education category, eligible loans are identified based on their economic activity (NACE code) and classification as public institutions, in line with the criteria outlined in the Framework. While private educational institutions remain a strategic focus for Banca Transilvania, they are excluded from this Allocation and Impact Report. This is due to their limited accessibility to the general public and the assessment that such expenditures do not generate significant social impact.

Although Banca Transilvania financed only one standalone project directly under this category, the bank also supports education indirectly through loans granted to municipalities. These loans often contribute to the development and maintenance of public educational infrastructure, thereby enhancing access to education.

Impact

Banca Transilvania is committed to supporting the development of educational infrastructure and improving access to education through comprehensive financing solutions. These include funding for public schools, universities, student housing, vocational training centers, and other third-level education institutions.

As of December 31, 2024, one public education project has been financed directly. In addition, the bank's broader municipal lending activities continue to play a vital role in indirectly supporting the education sector across Romania.

Case Study: Education

"Ep. Dr. Alexandru Rusu" School

The bank granted the school a 24-month line of credit of RON 400,000, necessary for working capital, to pay the salaries of teaching and non-teaching staff, contributions to the state budget, utilities, and other expenses generated by the teaching activity.

In the 2021-2022 school year, the school had an enrolment of 204 children, including 91 preschoolers and 113 schoolchildren. 75% of the children enrolled in school and 80% of the children enrolled in kindergarten attend the after-school program.

**INDEPENDENT LIMITED
ASSURANCE REPORT**

**INDEPENDENT LIMITED ASSURANCE REPORT
(ISAE 3000 (REVISED))**

To the Board of Directors of

Banca Transilvania S.A.

We have been requested to conduct a limited assurance engagement on the allocation of proceeds included in the Banca Transilvania S.A.'s Allocation and Impact Report of the Sustainable Bonds ISIN XS2724401588 and XS2908597433 (referred here as the "Allocation Report") issued by Banca Transilvania S.A. (the "Bank") including financial information for the period ending 31 December 2024 in accordance with provisions of the Sustainable Finance Framework issued by the Bank in November 2023 (the "Framework").

Management's Responsibility

The Bank is responsible for the preparation of the Allocation Report in accordance with the Framework.

In preparing the Allocation Report, the board of directors of the Bank used Bank's self-developed Framework.

This responsibility of the board of directors of the Bank includes the selection and application of appropriate methods for preparing the Allocation Report as well as making assumptions and estimates related to individual disclosures, which are reasonable in the circumstances. In addition, the board of directors is responsible for such internal control they have determined necessary to enable the preparation of the Sustainable Bonds Report that is free from material misstatements, whether intentional or unintentional.

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Our Responsibility

Our engagement has been conducted in accordance with the International Standard on Assurance Engagements 3000 (Revised) applicable to Assurance Engagements Other Than Audits or Reviews of Historical Financial Information (ISAE 3000 (Revised)) established by the International Auditing and Assurance Standards Board ("IAASB"). In accordance with this standard, we have planned and performed our engagement to obtain a limited assurance regarding the subject matter of the engagement.

We applied International Standard on Quality Management 1, Quality management for firms that perform audits and review of historical financial information, and other assurance and related services engagements ("ISQM1"), and accordingly maintain a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

We complied with the applicable independence and other ethical requirements of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code). The IESBA Code is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

Our limited assurance engagement was limited only to the allocation of proceeds in accordance with the Framework, and we did not address any other information included in the Allocation Report of the Bank as at December 31, 2024. Accordingly, our conclusion below applies only to the allocation of proceeds and not all data presented, or any other information included in the Allocation Report of the Bank.

Summary of Work Performed

As part of our limited assurance procedures, we performed the following work:

- Inspection of the section 3 of the Framework and respective information presented in the Bonds Prospectus dated December 5, 2023, respectively September 26, 2024, particularly the sections related to total Green Bonds proceeds and its use.
- Conducting interviews with relevant Bank's employees that participated in the preparation of the Allocation Report about the process of preparation, the measures on hand and precautionary measures (system) for the preparation of the Allocation Report.
- Understanding of the process for evaluation and selection of the eligible projects, which might be financed by the Sustainable Bonds proceeds, and verify whether this process includes the eligibility criteria set out in the Framework. The eligible project, which might be financed by the Sustainable Bonds proceeds, must be in line with the Framework.
- Inspection of the description of the projects financed and check project-related materials to determine eligibility in comparison with the of Framework to assess whether the Sustainable Bonds proceeds have been allocated in accordance with the Framework on sample basis.
- Evaluation, on sample basis, that the Sustainable Bonds proceeds have been used in line with the rules to (re)finance relevant project expenditures in line with the rules specified in the Framework.
- Verification that the nominal amount balance of Sustainable Bonds proceeds corresponds to the aggregate nominal amount as per the Sustainable Bonds Prospectus for issuance of the Sustainable Bonds.

In a limited assurance engagement, the procedures performed vary in nature and timing form, and are less in extent than for a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had we performed a reasonable assurance engagement.

The procedures performed do not constitute an audit according to the International Standards on Auditing, nor an examination of the effectiveness of the Bank’s internal control systems, or an examination of compliance with laws, regulations, or other matters. Accordingly, our performance of the procedures does not result in the expression of an opinion, or any other form of assurance on the Bank’s internal control systems or its compliance with laws, regulations, or other matters.

As part of a limited assurance engagement in accordance with ISAE 3000 (Revised) we exercise professional judgment and maintain professional skepticism throughout the engagement.

We believe that our evidence obtained is sufficient and appropriate to provide a basis for our limited assurance conclusion.

Inherent limitations

There are no globally recognized mandatory practices for evaluating and measuring the information disclosed in the Allocation Report. The absence of a significant body of established practice on which to draw to evaluate and measure non-financial information allows for different, but acceptable, evaluation and measurement techniques that can affect comparability

between entities and over time. The basis for reported allocation of Bonds proceeds may differ between different reporting frameworks, including whether proceeds may be allocated to existing projects or only to new projects, and the basis on which eligibility of projects is determined. Moreover, the process which the Bank adopts to define, gather, and report data on its non-financial performance is not subject to the formal processes adopted for financial reporting. Therefore, Bank’s reported allocation of Bonds proceeds and our assurance thereon must be read and understood in conjunction with the Framework.

Conclusion

Based on the procedures performed and the evidence obtained, nothing came to our attention that causes us to believe that the allocation of proceeds included in the Allocation Report for the period ending 31 December 2024, have not been prepared and presented, in all material respects, according to section 3 of the Sustainable Finance Framework issued by the Bank in November 2023.

Purpose of the report and liability

We issue this report on the basis of the engagement agreed with Banca Transilvania S.A. The limited assurance engagement has been performed for purposes of Banca Transilvania S.A. and the report is solely intended to inform Banca Transilvania S.A. on the results of this limited assurance engagement and shall not be used for any other purpose. Our report shall not be deemed adequate for use by any party that wishes to acquire rights towards us, other than the Bank, for any purpose or in any context.

This report is therefore not intended to provide third parties with support in making any investment or financial decisions. Our responsibility with respect to our Client, i.e., Banca Transilvania S.A. is governed by the Engagement Letter dated May 20, 2025. We do not assume any responsibility to any third party.

Any party other than the Bank, which gains access to our report or a copy hereof and choses to rely on our report (or a portion hereof), shall do so on its own responsibility. Our engagement was conducted so as to report on such matters that we must report in an independent limited assurance report, and not for other purposes.

On behalf of:

Deloitte Audit SRL

Irina Dobre

For signature, please refer to the original Romanian version.

Bucharest, Romania

June 30, 2025



Allocation and Impact Report

June 2025
