

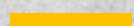


PIRAEUS GROUP

Green Bond Impact Report



November 2022

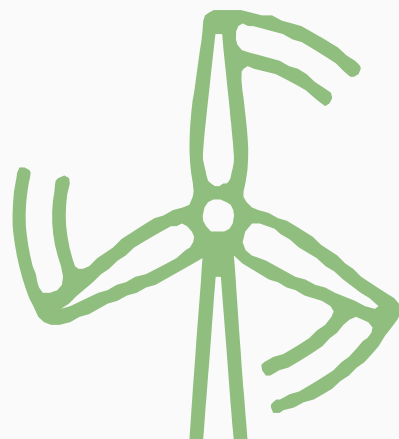




The Green Bond Impact Report of Piraeus

CONTENTS

1. Note from CEO
2. Introduction
3. Piraeus Group Green Bond Framework overview in brief
4. About this report
5. Piraeus inaugural Green Senior Bond at a glance
6. Methodology-processes for Green Asset Register
 - 6.1 The Green Bond Committee
 - 6.2 Green Bond Allocation and Impact Summary
7. Allocation procedure
8. Impact analysis
9. Case studies
10. Piraeus portfolio impact assessment
11. Review report





1.

Note from CEO



There is an array of interconnected global issues that are affecting the world economy, climate change being the overarching challenge for humanity in our times. While we are still grappling with the effects of the COVID19 pandemic, megafires, serious drought events, as well as reduced levels of water in rivers are impacting infrastructure, trade, agriculture production and at the end the economy overall.

On top of these, the war in Ukraine is creating further volatility in energy and consumer prices and drives inflation. Expanding the use of fossil fuels in energy production to counter energy crisis and bolster energy security, may be a short-lived “departure” from the EU climate policy, but it will not likely change targets in the long-run. That means that meeting the 2030 emissions reduction targets may lead to more disruptive measures, with further implications to companies and the economy.

To make things even more challenging, the effects of climate change and the war in Ukraine are inciting social upheaval with repercussions for societies.

At times like this, we need strong commitments from governments and corporates to support sustainability and investments that will tackle climate and environmental challenges and meet the needs of society. Piraeus Group has been a frontrunner in financing sustainable development in Greece. The issue of our inaugural Green Bond in November 2021 is a testament to our ongoing efforts to support our clients make their transition to low-carbon footprints. Having raised €500mn, we are already financing projects in renewable energy, energy efficiency and storage, as well as green buildings.

This is part of our long-held sustainability and ESG strategy. We want to gradually decarbonize our portfolios and enhance resilience. We have the ambition to become net-zero by 2050 the latest, and to this end we have submitted emissions targets for specific asset classes and sectors for 2030.

The solid foundations that we have set, position us well to navigate the challenging macroeconomic environment we currently face. We remain focused and agile to fulfill our responsibility towards all stakeholders, clients, employees, investors and the society at large.

Christos Megalou
Chief Executive Officer





2.

Introduction

Piraeus Financial Holdings S.A. (hereinafter “Piraeus Financial Holdings”) is a financial holding company, listed on the Athens Stock Exchange, and the parent company of the banking institution, Piraeus Bank S.A. (hereinafter “Piraeus Bank” or the “Bank”) and jointly referred to as “Piraeus”.

The key subsidiary of Piraeus Financial Holdings is Piraeus Bank S.A. it is headquartered in Athens, and generates 95% of the Group’s revenues. Piraeus Bank offers a full range of financial products and services. The Piraeus Group's (comprising Piraeus Financial Holdings, its wholly owned subsidiary, Piraeus Bank S.A. and all other companies held directly or indirectly by the holding company) total assets stood at €82.7 billion on September, 30th 2022.

Piraeus Bank was founded in 1916. Today, it represents the leading Bank in Greece in terms of customer loans and deposits.

Gross Loans: €37.6 billion	Employees: 9,100
Deposits: €56.7 billion	Customers: 5.7 million
Branches: 403	ATMs: 1,830

Piraeus Group is committed to playing a leading role in the Greek economy, actively supporting economic activity and expansion through specialized solutions and high-level services to its customers.

The Group’s main targets are: (a) enhancement and diversification of revenue sources and operational efficiency to generate sustainable profitability, (b) expanding lending to support the country’s economic recovery, (c) reducing further the NPE ratio to low single digit percent in line with European average, (d) further strengthening of capital buffers, and (d) expanding lending to support the country’s economic recovery.

Piraeus leverages its competitive strength by providing unique banking experience and an integrated customer



offering:

- a) Local market leader with widespread commercial network: #1 in customer loans market share & deposits, dominant player in Northern Greece (>40% market share);
- b) Nationwide 5.7 million client base in Greece with solid, longstanding relationships representing c.60% of bankable customers in Greece. Consistent, long term banking relationships with c.4 products per client & c.13 years duration on average. Leading position in SMEs & farmers (c.700,000 clients);
- c) Strong customer perception with client satisfaction rate among the top 30% of European banks. Leading presence in agricultural, green and sustainable financing;
- d) Best in class digital capabilities to deliver unique customer experience. 95% of all banking transactions executed via digital channels, e-branch network;
- e) Experienced, results-oriented management team having achieved tangible results in all areas of focus including restoring profitability, improving capital and liquidity position and most importantly de-risking the Bank's balance sheet.

Business Plan 2022-2025

Piraeus Group outlined in April its strategic plan for 2022-2025, which enabled the Group to achieve a single-digit NPE ratio by first semester 2022 and to build a clear path for tomorrow. Our ambition involves a targeted loan expansion of c.€7bn in 2022-2025, reaching c.€35bn performing loans at the end of the period, by focusing on priority sectors such as manufacturing, hospitality, and energy. For the period 2022-2025 we aim to grow our sustainable banking envelope by approximately €9bn.

By 2050, at the latest, the Piraeus Bank portfolio will be net-zero, having committed in 2022 to SBTi (Science Based Target Initiative) and applying the PCAF (Partnership for Carbon Accounting Financials) methodology, and by participating in the Collective Commitment for Climate Action (UNEP FI).

Electricity in Piraeus Bank's buildings is 100% sourced from renewables, leading to zero Scope 2 emissions (market based) from 2021. The Bank aims to reduce Scope 1 emissions by 50%, no later than 2030.





3.

Piraeus Group Green Bond Framework overview in brief

The Piraeus Group Green Bond Framework (the “Framework”) is based on principles and guidelines introduced by the Green Bond Principles (GBP) 2021 version of the International Capital Markets Association (“ICMA”), the “ICMA Principles”. Sustainalytics provided a second party opinion and stated that the Green Bond Framework is credible and impactful contributing to the advancing of the UN SDGs.

The four core components of the framework include:

- i. Use of Proceeds
- ii. Process for Project evaluation and selection
- iii. Management of proceeds
- iv. Reporting

The Framework is available on the Piraeus’ corporate website and may be updated over time.

i. Use of Proceeds

Piraeus at its discretion will use an amount equal to a Green Bond’s net proceeds to finance or refinance, in whole or in part, new or existing “Eligible Green Assets” that have been specifically selected in accordance with the Eligibility Criteria as outlined in the Framework. The Eligibility Criteria have been selected according to the ESG policies and strategy of Piraeus.

ii. Process for Project evaluation and selection

Piraeus will govern the Framework through a Green Bond Committee (GBC). The GBC will report directly to Piraeus’ Asset - Liability Committee (ALCO). The GBC will be supported by the Green Bond Working Group, which is composed of members of Piraeus’ Treasury team, Sustainable Banking and ESG team, who will assess and pre-select the Eligible Green Assets. All loans financed by Piraeus will comply with the relevant internal lending procedures.

iii. Management of proceeds

All Eligible Green Assets will be selected in accordance with the Eligibility Criteria set out in the Use of Proceeds and process for Project evaluation and selection above. The Green Bond Register will include information on the Piraeus Green Asset Portfolio, from which portfolio the amount allocated to the net proceeds from each Piraeus Green Bond will be earmarked, respectively, for each Green Bond.

iv. Reporting

Piraeus will provide information on the allocation of proceeds, as well as expected impact of the Eligible Green Assets.

External review

Second-party opinion: In 2021, Piraeus obtained a second-party opinion from Sustainalytics on the Green Bond Framework.





4.

About this report

In the context of the Framework, we committed to publishing this annual use of proceeds report, known as the Piraeus Green Bond Impact Report. This is the first annual Green Bond Impact Report following the issuance of our inaugural Green Bond in November 2021. This report provides details on Piraeus Group's allocation of proceeds and impact reporting for its inaugural Green Bond.

The main purpose of the report is to address the allocation and impact reporting points mentioned in the Framework:

- Allocation Reporting

- Total amount of bonds outstanding
- Total amount allocated to Eligible Green Assets
- Total amount allocated per Eligible Category
- The remaining unallocated total amount
- The amount or the percentage of new financing and refinancing
- Impact reporting as described below

- Impact Reporting

As part of its public annual reporting, Piraeus intends to report on the expected environmental impacts of the Eligible Green Assets, subject to the availability of the relevant data. Below are examples of impact indicators that may be reported:

■ Eligible Categories and Potential Quantitative Performance Measures

➤ *Renewable Energy*

- Expected annual renewable energy generation (MWh)
- Estimated annual GHG emission avoided or reduced (tCO₂e)

➤ *Green Buildings*

- Environmental certification
- Annual energy savings (MWh)
- Estimated annual GHG emission avoided or reduced (tCO₂e)

➤ *Energy Efficiency*

- Annual energy savings (MWh)
- Estimated annual GHG emission avoided or reduced (tCO₂e)
- Storage capacity (MW)
- Distribution capacity (MW)

Sustainalytics has provided assurance on Piraeus' tracking of their Green Bond proceeds and the assets' compliance with the Green Bond Framework .

In addition to allocation and impact reporting, Piraeus has also included examples of the assets where feasible.





5.

Piraeus inaugural Green Senior Bond at a glance

In November 2021 Piraeus Bank successfully issued its inaugural Green Senior Preferred Bond, (ISIN: XS2400040460). The offering amounted to €500mn at a coupon of 3.875% to €500mn, attracting the interest of many institutional investors.

The Bond has a maturity of six (6) years (Nov.2027), an embedded issuer call option after five (5) years (Nov.2026) and is listed on the Luxembourg Stock Exchange Euro MTF market. BNP Paribas, BofA Securities, Goldman Sachs Bank Europe SE, Morgan Stanley, Nomura and UBS Europe SE acted as Joint Lead Managers of the issue.

With this issue, Piraeus Bank advanced its ESG agenda, demonstrating its commitment to support the Greek economy and made another step towards the implementation of its medium-term strategy to meet its minimum requirements for own funds and eligible liabilities (MREL).





6.

Methodology-processes for Green Asset register

6.1 The Green Bond Committee

The Green Bond Committee (GBC) was established in 2022. The Green Bond Committee will govern the application of the Piraeus Group Green Bond Framework ensuring that the eligibility criteria for green assets as well as the use of proceeds are in full compliance with the Framework and follow Piraeus' relevant internal lending procedures.

The GBC will be responsible indicatively and among others for:

- Ensuring that the Eligible Categories and related specific criteria defined in the Framework are duly applied in any project/loan selected
- Reviewing and proposing any future updates to the Framework, to ensure the document is aligned with best market practices and requirements
- Supervising the reporting activity of the outstanding bonds issued under this Framework
- Reviewing and validating the loans pre-selected for allocation on each issuance by the supporting Green Bond Working Group
- Reviewing any updates to the list of loans (pre-selected from the larger Green Asset Portfolio by the Green Bond Working Group (GBWG) referenced by any specific bond and reviewing the Green Bond Register
- Ensuring that all loans financed by a Green Bond will undergo an Environmental and Social risk evaluation using Piraeus' pre-existing Environmental and Social Management System (ESMS).

The GBC is comprised of Senior Executives involving all appropriate units. The Committee shall meet at least once every quarter and, if necessary, more frequently at the suggestion of the Chairman. The Committee attends quorum if a number equal to or greater than 2/3 of its members is present and decides by a majority of its members present. It reports to the Asset - Liability Committee (ALCO) of Piraeus Bank.



6.2 Green Bond Allocation and Impact Summary

Green Bond

- Nominal amount €500mn
- Issued in Nov. 2021
- Annual coupon of 3.875%
- with a maturity of six (6) years
- an embedded issuer call option after five (5) years
- listed on the Luxembourg Stock Exchange Euro MTF market
- Joint Lead Managers BNP Paribas, BofA Securities, Goldman Sachs Bank Europe SE, Morgan Stanley, Nomura and UBS Europe SE

Allocation summary

€350mn

Amount allocated to Eligible Green Assets



513

Total # of projects

€195.7mn

209.9MW

Wind



€141.8mn

234.2MW

Solar



€12.4mn

6.6MW

Hydro



Impact summary

70.3%

of net proceeds allocated during the 1st year

450.7MW

total RES capacity added

811,974MWh

annual generation (electricity)

299,657 tCO₂e

annual GHG emissions avoided

Allocated amount

[€349.9mn]

Wind 55.9%

Solar 40.5%

Hydro 3.5%



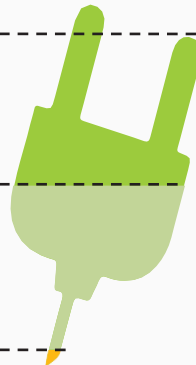
Capacity added

[450.7MW]

Wind 46.6%

Solar 52.0%

Hydro 1.5%



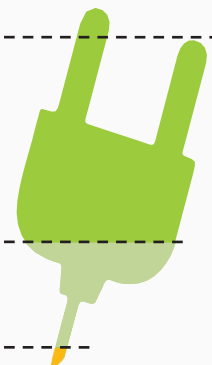
Annual generation of electricity

[811,974MWh]

Wind 60.9%

Solar 36.9%

Hydro 2.2%








7.

Allocation procedure

An amount equal to €349.9mn of the net proceeds €497.5mn of the inaugural Green Bond issuance was allocated to the loans in the Renewable Energy category. More specifically, loans related to the acquisition, development, manufacturing, construction, operation and maintenance, distribution and transmission of renewable energies such as: Offshore and Onshore Wind, Solar Photovoltaic (“Solar PV”), Small scale Hydropower (<20MW).

Allocation Summary data as of 30.09.2022	Αύγουστος 2022
Nominal amount of bond outstanding in € mn	€500.0
Net proceeds in € mn	€497.5
Amount allocated to Eligible Green Assets in € mn	€349.9
Amount allocated in %	70.3%
Total number of projects #	513
Unallocated amount in € mn	€147.6
Unallocated amount in %	29.7%

Impact Summary data as of 30.09.2022	Αύγουστος 2022
Amount allocated to Eligible Green Assets in € mn	€349.9
Eligibility for Green Bond	100%
Renewable Energy Component	100%
Annual generation electricity in MWh	811,974.1
Renewable energy capacity in MW	450.7
Annual GHG emissions reduced / avoided in tCO ₂ e	299,657.4
Impact to UN SDGs	  



Allocation Details

Use of Proceeds Eligibility Criteria	Category	Allocated amount as of 30.09.2022	Allocated amount as of 30.09.2022
		Amounts in € mn	
			In %
Renewable Energy (RE)	Solar	141.8	40.5%
	Wind	195.7	55.9%
	Hydro	12.4	3.5%
Total		349.9	100%

Use of Proceeds Eligibility Criteria	Category	Existing Loans	New Loans
		Amounts in € mn	
Renewable Energy (RE)	Solar	-	141.8
	Wind	159.0	36.7
	Hydro	12.4	-
Total		171.4	178.5
% of allocated amount		49.0%	51.0%





8.

Impact analysis

Piraeus Bank contributes to sustainability by financing projects that accelerate its clients' transition to a low-carbon economy. By financing projects that reduce the need for carbon intensive technologies connected to the electricity grid, Piraeus can contribute to a low-carbon economy and help its clients' contribution as well. Such renewable energy projects diversify the grid and reduce the need for electricity generated by fossil fuel technologies (such as natural gas, coal or oil).

FACE³TS (an independent consultancy) was appointed to calculate the positive climate impacts of Piraeus' renewable energy portfolio. The positive climate impacts are expressed in terms of the avoided greenhouse gas (GHG) emissions from solar, wind and hydro projects financed through Piraeus.

Within the GHG Protocol standards, emission reductions outside of a company's Scope 1 (direct emissions from owned or controlled sources), Scope 2 (indirect emissions from the generation of purchased energy) and Scope 3 (other indirect emissions, such as the extraction and production of purchased materials and fuels, transport-related activities in vehicles not owned or controlled by the reporting entity, waste disposal, etc.) inventories are called 'avoided emissions' and they occur mainly when investing in renewable energy or energy efficiency projects.

Calculating the annual avoided emissions from a financial institution's renewable power project portfolio, at a fixed point in time requires the estimation of the annual power production of these projects over the reporting period, which must be compared with the power mix per country over the same period. More specifically, avoided emissions related to RES projects are equal to the reduction in emissions due to the financed project compared to what would have been emitted in the absence of the project (baseline emissions). Avoided emissions can be included within the full GHG footprint of an organization, but must be reported separately from Scope 1, 2 and 3 emissions.

Avoided emissions of renewable energy projects financed by the Green Bond were estimated by combining primary data collected by the Bank (e.g the outstanding amount in new or existing loans, defined as the value of the debt the borrower owes to the lender), with annual production data of the RES projects (estimated, based on national real production data by RES technology), and the well-established emission factors (tCO₂ per kWh) related to the power plants with the highest marginal cost that were pushed out of the grid mix by the introduction of a new renewable asset. Reference about the use of the Operating Margin EF is found in PCAF (2020), [The Global GHG Accounting & Reporting Standard for the Financial Industry \(page 74\)](#), while the [Operating Margin EF for Greece is included in Harmonized IFI Default Grid Factors 2021 v.3.1 excel file](#) (source: UNFCC)

These emission factors give a more realistic insight in the contribution of renewable power sources and are consistent with the Partnership for Carbon Accounting Financials (PCAF) Standard guidelines. Multiplying emission factors with the production amount provide the available avoided emissions of the RES project. After the total annual avoided emissions had been calculated, the emissions be attributed to Piraeus Bank are based on the ratio between the institution's outstanding amount and the total cost of the financed project.



to

Use of Proceeds Eligibility Criteria	Category	Renewable energy capacity added	Annual generation (electricity)	Annual GHG Emissions reduced/ avoided
		MW	MWh	in tonnes of CO ₂ equivalent
Renewable Energy (RE)	Solar	234.2	299,375.9	
	Wind	209.9	494,744.1	
	Hydro	6.6	17,854.2	
Total		450.7	811,974.1	299,657.4

Use of Proceeds Eligibility Criteria	Category	Renewable energy capacity added	Annual generation (electricity)	Annual GHG Emissions reduced/ avoided
		MW	MWh	In tonnes of CO ₂ equivalent
Renewable Energy (RE) New loans	Solar	234.2	299,375.9	
	Wind	83.9	197,756.2	
	Total			161,432.0
Renewable Energy (RE) Existing loans	Wind	126.0	296,987.9	
	Hydro	6.6	17,854.2	
	Total			138,225.5
Grand Total		450.7	811,974.1	299,657.4





9.

Case studies

I. K-Wind Kithaironas SA is a company that has been engaged in the development and operation of a wind power project, with a total installed capacity of 12MW, located at Sterniza- Profitis Ilias site, in the Municipal Unit of Plataion, Viotia Regional unit, Greece, comprising of 4 wind turbines ENERCON E82 – 3MW. The execution of the loan agreement took place in March 2021 and Piraeus Bank assumed exclusively the underwriting of 100% of the facilities of the debt financing of the project. The construction of the project was completed in June 2022 while its Operation License is expected to be issued during the next months.

II. NEW NE SOLAR DEVELOPMENT 1 ONE S.A. is a company that has been engaged in the development and operation of 5 solar power projects, with a total installed capacity of 24,08MW, located at Fthiotida & Viotia Regional Unit, Greece. The execution of the loan agreement took place in October 2020 and Piraeus Bank assumed exclusively the underwriting of 100% of the facilities of the debt financing of the projects. The construction of the projects has been completed while the Operation License had been issued in June 2021.

III. NEW NE SOLAR DEVELOPMENT 5 FIVE S.A. is a company that has been engaged in the development and operation of 3 wind power projects of a total capacity of 50,2MW and 18 solar power projects of a total capacity of 16,98MW , with a total installed combined capacity of 67,18MW, located at Aitoloakarnania, Troizinia, Messinia, Arkadia, Orestiada and Voiotia The execution of the loan agreement took place in February 2021 and Piraeus Bank assumed exclusively the underwriting of 100% of the facilities of the debt financing of the projects. The construction of the projects has been completed while the Operation License had been issued in 2019.





10.

Piraeus portfolio impact assessment

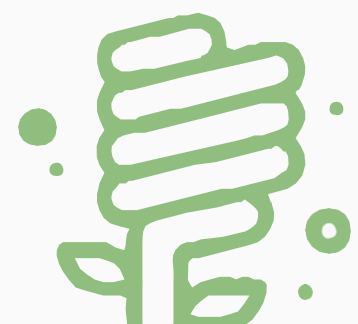
Piraeus Group conducted an impact analysis of its portfolio, using version 2 of UNEP FI’s “Portfolio Impact Analysis Tool for Banks”. For 2021, Piraeus Bank used data from retail, business, and corporate portfolios.

The analysis concluded that Piraeus Group’s financing has potential positive impacts on the sustainable economic growth and the society of Greece. The most significant positive impacts are in the pillar of Economy, and specifically in the impact area of Inclusive & Healthy Economy, an area of great importance for the sustainable development of the country. For example, through the long-term support to SMEs Piraeus Bank has a positive impact on the Greek economy, accelerating economic convergence and contributing to reducing inequalities.

According to the impact analysis and the Group’s overall business strategy, the focus areas of sustainable development identified are the following:

Significant Sustainable Development Impact Areas for Piraeus Group		
Economy	Society	Environment
- Inclusive, Healthy Economies	- Employment	- Resources Efficiency
- Economic Convergence	- Housing	- Climate
	- Justice & Equality	- Energy

Piraeus addresses two of these impact areas as part of its Green Bond Framework. These areas include energy, under the pillar of Environment, and housing under the pillar of Society. Overall, the proceeds of Piraeus Green bonds intend to enhance investments in Renewable Energy, Energy Efficiency and Green Buildings.





11.

Review report

Piraeus Group

Type of Engagement: Annual Review

Date: November 8, 2022

Engagement Team:

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Julie Malinur, julie.malinur@morningstar.com

Introduction

In November 2021, Piraeus Group ("Piraeus" or the "Bank") issued a green bond under the Piraeus Group Green Bond Framework (the "Framework")¹ aimed at financing or refinancing loans for renewable energy projects in Greece as well as loans eligible under other Framework categories. Sustainalytics provided a Second-Party Opinion on the Framework in September 2021.² In November 2022, Piraeus engaged Sustainalytics to review the assets financed under the Framework between November 2021 and September 2022 and provide an assessment as to whether they met the Use of Proceeds criteria and the Reporting commitments outlined in the Framework.

With its inaugural issuance (ISIN XS2400040460), Piraeus raised a total of EUR 500 million³ of which it had allocated EUR 349.9 million financing 513 projects as of September 2022. The majority of the proceeds went towards loans for solar photovoltaic and offshore and onshore wind projects and a small share to small-scale hydropower financing.

Evaluation Criteria

Sustainalytics evaluated the assets financed between November 2021 and September 2022 based on whether they:

1. Met the Use of Proceeds and Eligibility Criteria outlined in the Framework; and
2. Reported on at least one of the Key Performance Indicators (KPIs) for each Use of Proceeds category outlined in the Framework.

Table 1: Use of Proceeds Category, Eligibility Criteria and associated KPIs

Use of Proceeds Category	Eligibility Criteria	Key Performance Indicators (KPIs)
Renewable Energy	<p>Loans related to the acquisition, development, manufacturing, construction, operation and maintenance, distribution and transmission of renewable energies, such as:</p> <ul style="list-style-type: none"> • Offshore and onshore wind • Concentrated solar power and solar photovoltaic • Small-scale hydropower (<20MW) • Geothermal facilities operating at life cycle emissions less than 100 gCO₂e/kWh • Waste biomass with feedstock not derived from sources that compete with food sources nor deplete carbon pools 	<ul style="list-style-type: none"> • Expected renewable energy capacity (in MWh) • Expected annual renewable energy generation (in MWh) • Estimated annual GHG emissions avoided or reduced (in tCO₂e)

¹ Piraeus Group, "Piraeus Group Green Bond Framework", at: <https://www.piraeusholdings.gr/en/investors/financials/debt-issuance/green-bond-framework>

² Piraeus Group, "Piraeus Group Green Bond Framework Second-Party Opinion", at: <https://www.piraeusholdings.gr/en/investors/financials/debt-issuance/green-bond-framework>

³ Net proceeds of the Issuance were EUR 497.5 million.



11.

Review report

Green Buildings	Loans related to the construction or acquisition of buildings, such as:	<ul style="list-style-type: none"> • Environmental certification • Annual energy savings (in MWh) • Estimated annual GHG emissions avoided or reduced (in tCO₂e)
	<ul style="list-style-type: none"> • Buildings with a primary energy demand (PED) at least 10% lower than the threshold set for the nearly zero-energy building (NZE) requirements in national measures • Construction of new NZEBs that have received or are expected to receive an Energy Performance Certificate (EPC) class A or higher • Acquisition of existing buildings that have received an EPC class B+ or higher • Buildings that have obtained LEED Gold or higher, or Energy Star (minimum score of 85), or BREEAM Excellent or higher or other similar, internationally recognized standards as long as they have received an EPC class B+ or higher 	
	Loans related to the renovation of existing buildings, including:	
	<ul style="list-style-type: none"> • Renovations that lead to a PED reduction of at least 30% • Individual renovation measures, such as the installation, repair or maintenance of energy efficient equipment, charging stations and devices for measuring and regulating energy performance 	
Energy Efficiency	Loans related to assets that contribute to a reduction of energy consumption, such as:	<ul style="list-style-type: none"> • Annual energy savings (in MWh) • Estimated annual GHG emissions avoided or reduced (in tCO₂e) • Storage capacity (in MW) • Distribution capacity (in MW)
	<ul style="list-style-type: none"> • Energy storage systems • Energy efficient lighting (LED lighting) • District heating and cooling systems • Energy efficient smart grids and smart meters 	

Issuer's Responsibility

Piraeus is responsible for providing accurate information and documentation relating to the details of the funded assets, including the description of the assets, the amounts allocated and the projects' impacts.

Independence and Quality Control

Sustainalytics, a leading provider of ESG research and ratings, conducted the verification of Piraeus' use of the green bond proceeds. The work undertaken as part of this engagement included collection of documentation from Piraeus and review of said documentation to assess conformance with the Piraeus Group Green Bond Framework.

Sustainalytics relied on the information and the facts presented by Piraeus. Sustainalytics is not responsible, nor shall it be held liable for any inaccuracies in the opinions, findings or conclusions herein due to incorrect or incomplete data provided by Piraeus.

Sustainalytics made all efforts to ensure the highest quality and rigor during its assessment process and enlisted its Sustainability Bonds Review Committee to provide oversight of the review.



11.

Review report

Conclusion

Based on the limited assurance procedures conducted,⁴ nothing has come to Sustainalytics' attention that causes us to believe that, in all material respects, the reviewed assets do not conform with the Use of Proceeds and Reporting criteria outlined in the Framework. Piraeus has disclosed to Sustainalytics that as at 30 September 2022, 70.3% of proceeds were allocated to eligible assets.

Detailed Findings

Table 2: Detailed Findings

Eligibility Criteria	Procedure Performed	Factual Findings	Error or Exceptions Identified
Use of Proceeds Criteria	Verification of the assets funded with proceeds from the green bond to determine if assets aligned with the Use of Proceeds criteria outlined in the Framework and above in Table 1	All assets reviewed complied with the Use of Proceeds criteria.	None
Reporting Criteria	Verification of the assets funded with proceeds from the green bond to determine if impact of assets was reported in line with the KPIs outlined in the Framework and above in Table 1. For a list of KPIs reported, please refer to Appendix 2.	All assets reviewed reported on at least one KPI per Use of Proceeds category.	None

⁴ Sustainalytics' limited assurance process includes reviewing the documentation relating to the details of the funded projects, including the description of the projects, the estimated and realized costs of the projects and the project impact, as provided by the Issuer, which is responsible for providing accurate information. Sustainalytics has not conducted on-site visits to the projects.



11.

Review report

Appendices

Appendix 1: Allocation reporting

Table 3: Allocation of proceeds by Eligibility Criteria

Use of Proceeds Category	Category	Financing	Refinancing	Total
		in million EUR (as of September 2022)		
Renewable Energy	Solar PV	141.8	-	141.8
	Offshore and onshore wind	36.7	159.0	195.7
	Small scale hydropower	-	12.4	12.4
Total		178.5	171.4	349.9

Table 4: Balance of net proceeds

	Amount (in EUR million)	Share (in percentages)
Allocated proceeds	349.9	70.3
Unallocated proceeds	147.6	29.7
Net proceeds from issuance	497.5	100

Appendix 2: Impact reporting

Table 5: Impact reporting by Eligibility Criteria

Use of Proceeds category	Added renewable energy capacity (in MW)		Annual electricity generation (in MWh)		Annual GHG emissions reduced or avoided (in tCO ₂ e)	
	Financing	Refinancing	Financing	Refinancing	Financing	Refinancing
Solar PV	234.3	-	299,375.9	-	161,432.0	138,225.5
Offshore and onshore wind	83.9	126	197,756.2	296,987.9		
Small scale hydropower	-	6.6	-	17,854.2		
Total	450.7		811,974.1		299,657.4	



11.

Review report

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11.

Review report

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¹As stated in the Framework, Piraeus aims to be fully allocated 24 months after issuance.

