



**Gewobag**  
Die ganze Vielfalt Berlins.

# Social Bond Reporting 2021



**Gewobag**  
**Wohnungsbau-Aktiengesellschaft Berlin**

Stand: 31.12.2021

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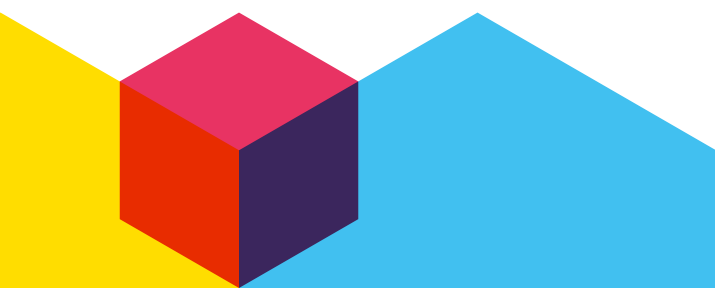
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# 1. Gewobag Social Bond

## Key Data

| Key Data          |  |
|-------------------|--|
| Issuer            | Gewobag Wohnungsbau-Aktiengesellschaft Berlin<br>LEI: 529900RHNCK0OF2WAB70           |
| Series            | Series 1 under the EUR 5,000,000,000<br>Debt Issuance Program (DIP) of 2nd June 2021 |
| Bond Rating       | A2 (Moody's)   |
| Volume            | EUR 500,000,000  |
| Issuance Date     | 24th June 2021   |
| Maturity          | 24th June 2027 (6 years)   |
| Interest          | 0.125% p.a.  |
| Margin            | MS + 50bps   |
| Yield             | 0.303%   |
| Joint Bookrunners | J.P. Morgan, ING Bank N.V., Unicredit Bank AG  |
| ISIN Code         | DE000A3E5QW6   |



## 2. Allocation Report

| Eligible Social Project Portfolio              |   |                       | Social Funding              |                |                |                    |                      |
|--|---|-----------------------|-----------------------------|----------------|----------------|--------------------|----------------------|
| SBP Category                                   | SDG Category  | Amount (EUR)          | Instrument (ISIN)           | Issuance Date  | Maturity Date  | Amount (EUR)       | Type                 |
| Affordable Housing                             | <b>Goal 1:</b> No Poverty<br><b>Goal 9:</b> Industry, Innovation and Infrastructure<br><b>Goal 11:</b> Sustainable cities and communities | 12,417,362,000        | DE000A3E5QW6                | 24th June 2021 | 24th June 2027 | 500,000,000        | Senior non-preferred |
| <b>Eligible Social Project Portfolio Total</b> |   | <b>12,417,362,000</b> | <b>Social Funding Total</b> |                |                | <b>500,000,000</b> |                      |

### Portfolio Detail

- Percentage of Eligible Social Project Portfolio allocated to net proceeds of Social Funding: 4.03%
- Percentage of net proceeds from Social Funding allocated to the Eligible Social Project Portfolio: 100%



# 3. Impact Report

| Project Category   |                  |  | Target Population   | Allocation Information                   |                       |                               |                  | Allocation Information  |  |   |                        |
|--------------------|------------------|--|---|--|-----------------------|-------------------------------|------------------|---|--|---|------------------------|
| SBP Category       | SBP Sub-category | SDG Adressed   | Target Group  | Eligible Social Project Portfolio Amount | Share of Total Amount | Eligibility of Social Funding | Allocated Amount | Housing units let pursuant to the rent stipulations of the WoVG Bln and the KoopV | Housing units newly let or re-let to persons entitled to a WBS | Average customary local comparable rent | Average portfolio rent |
| name               |                  |  | name  | EUR                                      | %                     | % of signed amount            | EUR              | # housing units   |  | EUR/sqm                                 |                        |
| Affordable Housing | Social Housing   | <b>Goal 1:</b><br>No Poverty<br><br><b>Goal 9:</b><br>Industry, Innovation and Infrastructure<br><br><b>Goal 11:</b><br>Sustainable cities and communities | i. Persons entitled to a WBS according to the Berlin income limits <sup>1</sup> :<br>a. One-person house hold: EUR 16,800 per annum;<br>b. Two-person house hold: EUR 25,200 per annum;<br>c. Plus for each further person who is counted as belonging to the household: EUR 5,740 per annum;<br>d. Surcharge for each child belonging to the household: EUR 700 per annum.<br><br>ii. The net cold rent is more than 30 per cent of the income of a tenant (hardship case regulation) <sup>2</sup><br>iii. Broad segments of the population <sup>3</sup> with low and average incomes in order to retain the value of a socially diverse city <sup>4</sup> | 12,417,362,000                           | 100%                  | 100%                          | 500,000,000      | 73,157  | 2,407  | 706                                     | 6.29                   |
|                    |                  |  |   | 12,417,362,000                           | 100%                  | 100%                          | 500,000,000      | 73,157  | 2,407  | 706                                     | 6.29                   |

1 to be found at: [https://www.stadtentwicklung.berlin.de/wohnen/mieterfibel/de/mf\\_wbs.shtml](https://www.stadtentwicklung.berlin.de/wohnen/mieterfibel/de/mf_wbs.shtml);

2 Tenants have an entitlement, who fall short of the income limits for a WBS (Section 9 Para. 2 WoFG + 40%). The legal basis is Article 2 Sections 2,3 Berlin Housing Supply Act (Berliner Wohnraumversorgungsgesetz - WoVG Bln);

3 Special offers for groups with special requirements such as students, persons who receive transfer payments, refugees and senior citizens offer an additional social value to the letting to persons entitled to a WBS;

4 Object of the company pursuant to § 2 of the statutes; social task of the reasonably-priced provision of inexpensive housing is therefore a central purpose of the company; 2009 requirements.

## 4. Selected Building Projects

### Dolgensee-Center

- **Address:** Dolgenseestr. 8, 8A, 11A  
10319 Berlin-Friedrichsfelde
- **Construction Period:** 2018 – 2021
- **Housing Units**  
Total Number of Housing Units: 678  
Thereof Barrier-free: 232  
Thereof Subsidized: 50%
- **Target Net Rent per Month**  
Non-subsidized Housing Units: Ø 9.90 EUR/sqm  
Subsidized Housing Units: from 6.00 EUR/sqm  
Total Average: Ø 8.22 EUR/sqm



### WATERKANT Berlin

- **Address:** Waterkant Teilprojekt 2a  
13599 Berlin-Haselhorst
- **Construction Period:** 2020 – 2023
- **Housing Units**  
Total Number of Housing Units: 482  
(of which 206 completed by the end of 2021)  
Thereof Barrier-free: 350  
Thereof Subsidized: 50%
- **Target Net Rent per Month**  
Non-subsidized Housing Units: Ø 11.00 EUR/sqm  
Subsidized Housing Units: from 6.50 EUR/sqm  
Total Average: Ø 8.75 EUR/sqm



## Berlin-Falkenberg

- **Address:** Ahrensfelder Chaussee 95-121  
13057 Berlin-Falkenberg
- **Construction Period:** 2016 – 2024
- **Housing Units**  
Total Number of Housing Units: 606  
(of which 359 completed by the end of 2021)  
Thereof Barrier-free: 107  
Thereof Subsidized: 40%
- **Target Net Rent per Month**  
Non-subsidized Housing Units: Ø 10.94 EUR/sqm  
Subsidized Housing Units: from 6.00 EUR/sqm  
Total Average: Ø 10.19 EUR/sqm



## Berlin-Lichtenberg

- **Address:** Rhinstr. 143  
10315 Berlin-Friedrichsfelde
- **Construction Period:** 2019 – 2022
- **Housing Units**  
Total Number of Housing Units: 317  
(of which 256 completed by the end of 2021)  
Thereof Barrier-free: 248  
Thereof Subsidized: 50%
- **Target Net Rent per Month**  
Non-subsidized Housing Units: Ø 11.00 EUR/sqm  
Subsidized Housing Units: from 6.50 EUR/sqm  
Total Average: Ø 9.37 EUR/sqm



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