

ERSTE MORTGAGE

Jointly owned fund pursuant to the InvFG

Semi-Annual Report 2023

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General Information about the Investment Firm

The company	Erste Asset Management GmbH Am Belvedere 1, A-1100 Vienna Telephone: +43 05 0100-19777, fax: +43 05 0100-919777
Registered capital	EUR 2.50 million
Shareholders	Erste Group Bank AG (64.67%) Erste Bank der österreichischen Sparkassen AG (22.17%) Steiermärkische Bank und Sparkassen Aktiengesellschaft (3.30%) Tiroler Sparkasse Bankaktiengesellschaft Innsbruck (1.74%) DekaBank Deutsche Girozentrale, Frankfurt (1.65%) „Die Kärntner“ Trust-Vermögensverwaltungsgesellschaft m. b. H. & Co KG (1.65%) Salzburger Sparkasse Bank Aktiengesellschaft (1.65%) Sieben Tiroler Sparkassen Beteiligungsgesellschaft m. b. H. (1.65%) NÖ-Sparkassen Beteiligungsgesellschaft m. b. H. (0.76%) VIENNA INSURANCE GROUP AG Wiener Versicherung Gruppe (0.76%)
Supervisory Board	Rudolf SAGMEISTER (Chairman) Manfred BARTALSZKY Maximilian CLARY UND ALDRINGEN Harald GASSER Gerhard GRABNER Harald Frank GRUBER Oswald HUBER (Deputy Chairman) Radovan JELASITY Ertan PISKIN Peter PROBER Gabriele SEMMELROCK-WERZER Reinhard WALTTL (until 31.10.2023) Gerald WEBER Appointed by the Works Council: Martin CECH Regina HABERHAUER Heinrich Hubert REINER Peter RIEDERER Nicole WEINHENGST Manfred ZOUREK
Managing directors	Heinz BEDNAR Winfried BUCHBAUER Peter KARL Thomas KRAUS
Prokuristen (proxies)	Karl FREUDENSCHUSS Manfred LENTNER (until 31.08.2023) Günther MANDL Gerold PERMOSER Magdalena REISCHL Oliver RÖDER Magdalena UJWARY (from 16.08.2023)
State commissioners	Wolfgang EXL Angelika SCHÄTZ
Auditor	Ernst & Young Wirtschaftsprüfungsgesellschaft m.b.H.
Depositary bank	Erste Group Bank AG

Dear Unit-holder,

We are pleased to present you the following semi-annual report for the ERSTE MORTGAGE jointly owned fund pursuant to the InvFG for the period from 1 May 2023 to 31 October 2023.

Asset Allocation

	As of 31.10.2023	
	EUR millions	%
Bonds		
USD	2.4	3.83
Investment certificates		
EUR	1.6	2.52
US pools		
USD	58.2	91.64
Transferable securities	62.3	97.99
Forward exchange agreements	-0.3	-0.48
Bank balances	1.4	2.16
Interest entitlements	0.2	0.34
Other deferred items	-0.0	-0.00
Fund assets	63.5	100.00

Statement of Assets and Liabilities as of 31 October 2023

(including changes in securities assets from 1 May 2023 to 31 October 2023)

Security designation	ISIN number	Interest rate	Purch./ Additions	Sales/ disposals	Holding Units/nominal (nom. in 1,000, rounded)	Price	Value in EUR	% share of fund assets
Investment certificates								
Investment certificates denominated in EUR								
Issue country Austria								
ERSTE ALPHA 1 T	AT0000A03DF2		215	184	7,210	55.480	400,010.80	0.63
ERSTE ALPHA 2 T	AT0000A05F50		300	323	15,148	79.100	1,198,206.80	1.89
Total issue country Austria							1,598,217.60	2.52
Total investment certificates denominated in EUR							1,598,217.60	2.52
Total investment certificates							1,598,217.60	2.52
Securities admitted to organised markets								
Bonds denominated in USD								
Issue country USA								
USA 22/32	US91282CFF32	2.750	5,000	8,000	3,000	85.578	2,436,387.90	3.83
Total issue country USA							2,436,387.90	3.83
Total bonds denominated in USD translated at a rate of 1.05375							2,436,387.90	3.83
Total securities admitted to organised markets							2,436,387.90	3.83
Unlisted securities								
US pools denominated in USD								
Issue country USA								
GNMA 20/50 POOL MA6600	US36179VKM18	3.500	0	0	9,000	87.244	1,988,647.20	3.13
GNMA 20/50 POOL MA6766	US36179VQT07	3.000	0	0	13,000	84.101	3,791,721.66	5.97
GNMA 20/50 POOL MA6820	US36179VSH41	3.000	0	0	15,000	84.070	4,750,008.94	7.48
GNMA 20/50 POOL MA6821	US36179VSJ07	3.500	0	0	5,000	87.079	1,528,405.36	2.41
GNMA 20/50 POOL MA6822	US36179VSK79	4.000	0	0	15,000	89.919	4,111,160.30	6.47
GNMA 20/50 POOL MA6865	US36179VTW09	2.500	0	0	10,000	81.097	4,049,203.48	6.37
GNMA 2034 POOL 629888	US36291JXR66	5.000	0	0	3	98.284	329.47	0.00
GNMA 2045 POOL MA3035	US36179RLQ01	4.000	0	0	14,000	90.652	1,072,769.27	1.69
GNMA 2045 POOL MA3173	US36179RQ281	3.500	0	0	15,000	88.175	1,512,707.49	2.38
GNMA 2046 POOL MA3663	US36179SB893	3.500	0	0	21,000	87.821	2,417,643.74	3.80
GNMA 2047 POOL MA4512	US36179TAM71	4.500	0	0	15,000	93.179	1,434,876.39	2.26
GNMA 21/51 POOL MA7136	US36179V4V97	2.500	0	0	15,000	81.009	7,051,568.62	11.10
GNMA 21/51 POOL MA7366	US36179WFF05	2.000	0	0	7,000	78.373	3,998,170.48	6.29
GNMA 21/51 POOL MA7471	US36179WJQ24	2.000	0	0	9,000	78.323	5,374,044.74	8.46
GNMA 22/52 POOL MA8268	US36179XFH44	4.500	0	0	5,500	91.433	4,529,983.51	7.13
GNMA 22/52 POOL MA8428	US36179XLH79	5.000	0	0	3,000	93.765	2,551,086.55	4.02
GNMA 23/53 POOL MA8878	US36179X2K15	5.000	5,000	0	5,000	93.674	4,395,025.07	6.92
GNMA 23/53 POOL MA9171	US36179YFL39	5.500	4,000	0	4,000	96.774	3,666,936.95	5.77
Total issue country USA							58,224,289.22	91.64
Total US pools denominated in USD translated at a rate of 1.05375							58,224,289.22	91.64
Total unlisted securities							58,224,289.22	91.64

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Security designation	ISIN number	Holding	Unrealised result in EUR	% share of fund assets
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Forward exchange agreements

Forward exchange agreements denominated in EUR

Issue country Austria

FXF SPEST EUR/USD 15.12.2023	FXF_TAX_3466465	60,325,854	-304,926.32	-0.48
		Total issue country Austria	-304,926.32	-0.48
		Total forward exchange agreements denominated in EUR	-304,926.32	-0.48
		Total forward exchange agreements	-304,926.32	-0.48

Breakdown of fund assets

Transferable securities			62,258,894.72	97.99
Forward exchange agreements			-304,926.32	-0.48
Bank balances			1,369,964.62	2.16
Interest entitlements			216,311.37	0.34
Other deferred items			-1,597.14	-0.00
Fund assets			63,538,647.25	100.00

Investor note:

The values of assets in illiquid markets may deviate from their actual selling prices.

Dividend-bearing units outstanding	AT0000700778	units	102,121.359
Value of dividend-bearing unit	AT0000700778	EUR	70.71
Dividend-bearing units outstanding	AT0000A1Y968	units	0.000
Value of dividend-bearing unit	AT0000A1Y968	EUR	82.58
Dividend-bearing units outstanding	AT0000A1Y976	units	668.000
Value of dividend-bearing unit	AT0000A1Y976	EUR	82.51
Non-dividend-bearing units outstanding	AT0000700786	units	92,897.999
Value of non-dividend-bearing unit	AT0000700786	EUR	114.10
Non-dividend-bearing units outstanding	AT0000A1Y984	units	519,773.010
Value of non-dividend-bearing unit	AT0000A1Y984	EUR	83.00
KEST-exempt non-dividend-bearing units outstanding	AT0000658984	units	7,236.041
Value of KEST-exempt non-dividend-bearing unit	AT0000658984	EUR	129.78
KEST-exempt non-dividend-bearing units outstanding	AT0000A1Y992	units	0.000
Value of KEST-exempt non-dividend-bearing unit	AT0000A1Y992	EUR	84.21
KEST-exempt non-dividend-bearing units outstanding	AT0000A1Y9A6	units	18,510.402
Value of KEST-exempt non-dividend-bearing unit	AT0000A1Y9A6	EUR	85.43

KEST-exempt non-dividend-bearing units outstanding	AT0000A1Y9B4	units	0.000
Value of KEST-exempt non-dividend-bearing unit	AT0000A1Y9B4	CZK	2,073.98
KEST-exempt non-dividend-bearing units outstanding	AT0000A1Y9C2	units	0.000
Value of KEST-exempt non-dividend-bearing unit	AT0000A1Y9C2	HUF	32,265.05

The pool factor is the measure for the partial redemption of bonds that indicates the ratio between the as yet unredeemed capital and the unchanged nominal value.

The pool factor has an initial value of 1, which then rises until the first partial redemption and which is subsequently reduced in accordance with the redemption terms once redemptions begin until it ultimately reaches value of 0.

The following pool factor is relevant for calculating the value:

Security designation	ISIN number	Pool factor	Value in EUR
GNMA 20/50 POOL MA6600	US36179VKM18	0.26688	1,988,647.20
GNMA 20/50 POOL MA6766	US36179VQT07	0.36545	3,791,721.66
GNMA 20/50 POOL MA6820	US36179VSH41	0.39692	4,750,008.94
GNMA 20/50 POOL MA6821	US36179VSJ07	0.36991	1,528,405.36
GNMA 20/50 POOL MA6822	US36179VSK79	0.32119	4,111,160.30
GNMA 20/50 POOL MA6865	US36179VTW09	0.52614	4,049,203.48
GNMA 2034 POOL 629888	US36291JXR66	0.11728	329.47
GNMA 2045 POOL MA3035	US36179RLQ01	0.08907	1,072,769.27
GNMA 2045 POOL MA3173	US36179RQ281	0.12052	1,512,707.49
GNMA 2046 POOL MA3663	US36179SB893	0.13814	2,417,643.74
GNMA 2047 POOL MA4512	US36179TAM71	0.10818	1,434,876.39
GNMA 21/51 POOL MA7136	US36179V4V97	0.61150	7,051,568.62
GNMA 21/51 POOL MA7366	US36179WFF05	0.76795	3,998,170.48
GNMA 21/51 POOL MA7471	US36179WJQ24	0.80335	5,374,044.74
GNMA 22/52 POOL MA8268	US36179XFH44	0.94922	4,529,983.51
GNMA 22/52 POOL MA8428	US36179XLH79	0.95565	2,551,086.55
GNMA 23/53 POOL MA8878	US36179X2K15	0.98880	4,395,025.07
GNMA 23/53 POOL MA9171	US36179YFL39	0.99821	3,666,936.95

The Fund is not permitted to engage in repurchase agreements pursuant to Regulation (EU) No. 2015/2365 (Regulation on Transparency of Securities Financing Transactions and of Reuse). For this reason, repurchase agreements were not employed.

No total return swaps pursuant to Regulation (EU) 2015/2365 (Regulation on Transparency of Securities Financing Transactions and of Reuse) were concluded for the Fund during the reporting period.

The Fund is not permitted to engage in securities lending agreements pursuant to Regulation (EU) No. 2015/2365 (Regulation on Transparency of Securities Financing Transactions and of Reuse). For this reason, securities lending agreements were not employed.

Explanation on disclosure pursuant to Delegated Regulation (EU) No. 2016/2251 supplementing Regulation (EU) No. 648/2012 of the European Parliament and of the Council on OTC derivatives, central counterparties, and trade repositories with regard to regulatory technical standards for risk-mitigation techniques for OTC derivative contracts not cleared by a central counterparty:

All OTC derivatives are traded through Erste Group Bank AG.

In the event of negative derivatives exposure, collateral in the form of cash or bonds is pledged to Erste Group Bank AG in accordance with the contractually agreed threshold.

In the event of positive derivatives exposure, EUR-denominated bonds from the national governments or central banks of the countries of the Eurozone are pledged by Erste Group Bank AG to the Fund in accordance with the contractually agreed threshold. A one-time discount of 4% is agreed with the counterparty for this collateral. In the event of regulatory requirements that stipulate a different discount or the provision of alternative collateral, these requirements are met.

Vienna, November 2023

Erste Asset Management GmbH
Electronically signed

Inspection information: The electronic signatures of this document can be inspected at the website of Rundfunk und Telekom Regulierungs-GmbH (<https://www.signatur.rtr.at/de/vd/Pruefung.html>).

Note: This document was signed with two qualified electronic signatures. A qualified electronic signature has the same legal effect as a hand-written signature (Article 25 of Regulation [EU] No 910/2014 [eIDAS Regulation]).