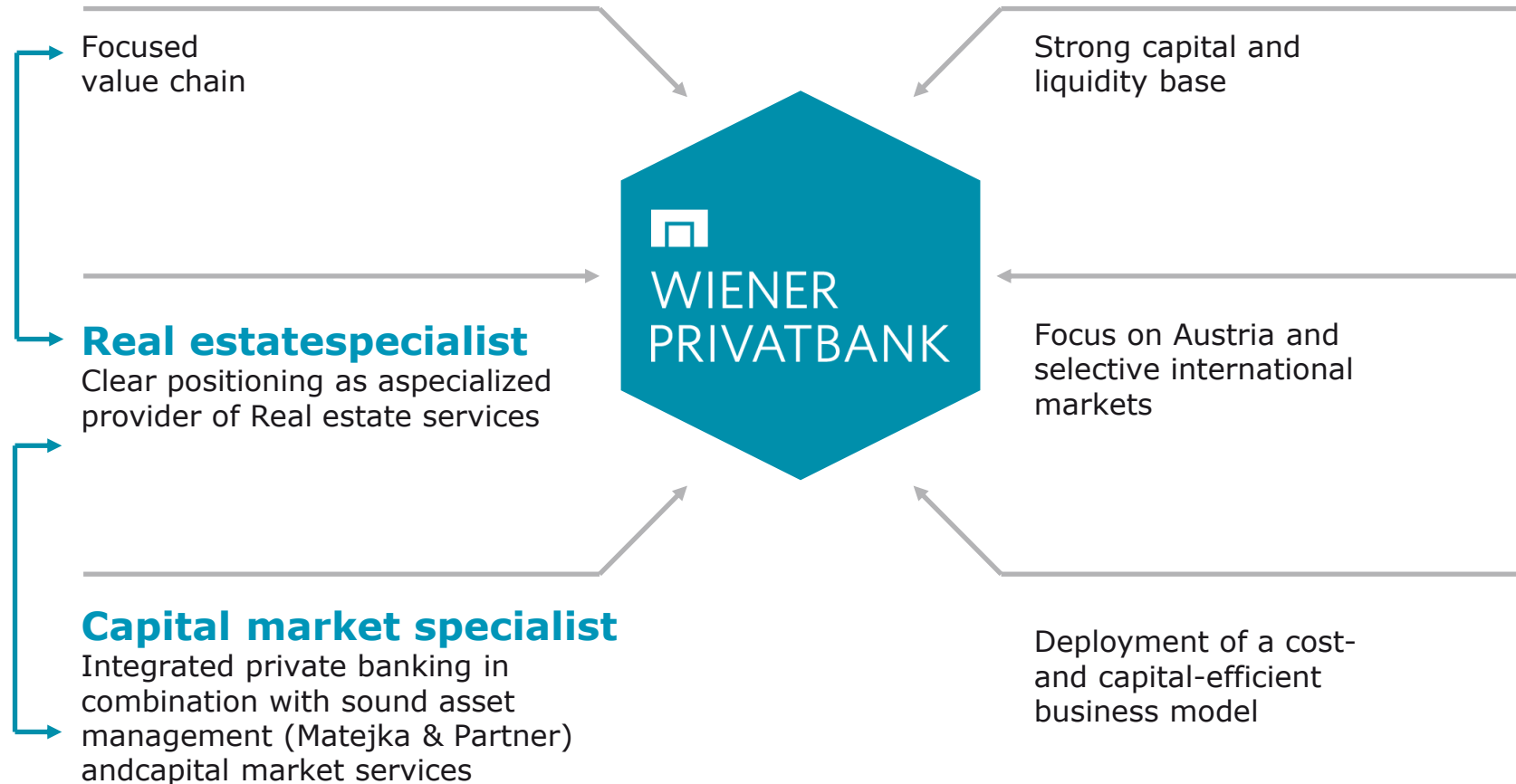


# Wiener Privatbank SE

Company presentation | January 2025

# A bank with focus

The top priority of management, aside from growth and profitability orientation is **the commitment to safety and sustainability in the business activities** related to asset management, wealth management and financing services.



# Mission Statement

## Because we know what we´re doing...

Wiener Privatbank is a dynamic specialist bank with a clear focus on real estate and capital markets.

01

### Real estate expertise compact from a single source

Based on opportunities, services and financing and integrated combination of real-estate-related investment, Wiener Privatbank offers from one hand. Hence, the bank provides its customers access to one of the most stable and interesting asset classes on the market and at the same time offers individual financing solutions.

02

### Outstanding capital market expertise

Professional wealth management, inhouse asset management, own fund management, security brokerage with global market access and capital market services complete Wiener Privatbank's offer.

03

### Always on pulse of time

The Wiener Privatbank seamlessly combines "Viennese tradition" and current market trends. By way of offering its customers holistic real estate services and at the same time enabling clients to capitalize on market opportunities, the Bank's service offering is well positioned for any market development.

04

### Upheld attribute

Individuality, sustainability, orientation values and the highest quality standards are the attributes by which Wiener Privatbank upholds when it comes to choosing the right investment, financing or service for its customers.

# The 3-pillar-business model of Wiener Privatbank

## Real estate specialist and sustainable asset and wealth manager

### Investment and Asset Management

- Real estate and retail funds
- Individual wealth management
- Fixed money investment
- Direct investments in investment apartments



### Financing

- Real estate and corporate project finance
- Lombard financing



### Services

- Capital market issues
- Securities trading & Brokerage
- Custody
- Analyzes of selected companies through our own research



# Pillar 1

## Investment and Asset Management

- **Institutional investors:** Focus on net-asset-value-based real estate investments and opportunistic market investments with a balanced risk/yield potential primarily in Austria and in other selectively included markets
- **Trusts/Foundation:** Wealth management in cooperation with asset management in-house Matejka & Partner using bespoke asset allocation tailored to client requirements (including real estate investment opportunities)
- **Private clients:** Private banking approach based on award-winning individual funds (e.g. "Mozart") as well as managed funds-of-funds and special funds.

In addition, Wiener Privatbank offers attractive opportunities to invest in apartment buildings or apartments in old buildings with considerable potential for appreciation and fixed-term deposits with different terms.



## Pillar 2 Financing

- Individual solutions for financing real estate development projects and property acquisitions
- Financial due diligence as well as structuring and syndication of project financing in the real estate sector
- Lombard financing for private banking clients



# Pillar 3

## Services

### Capital market

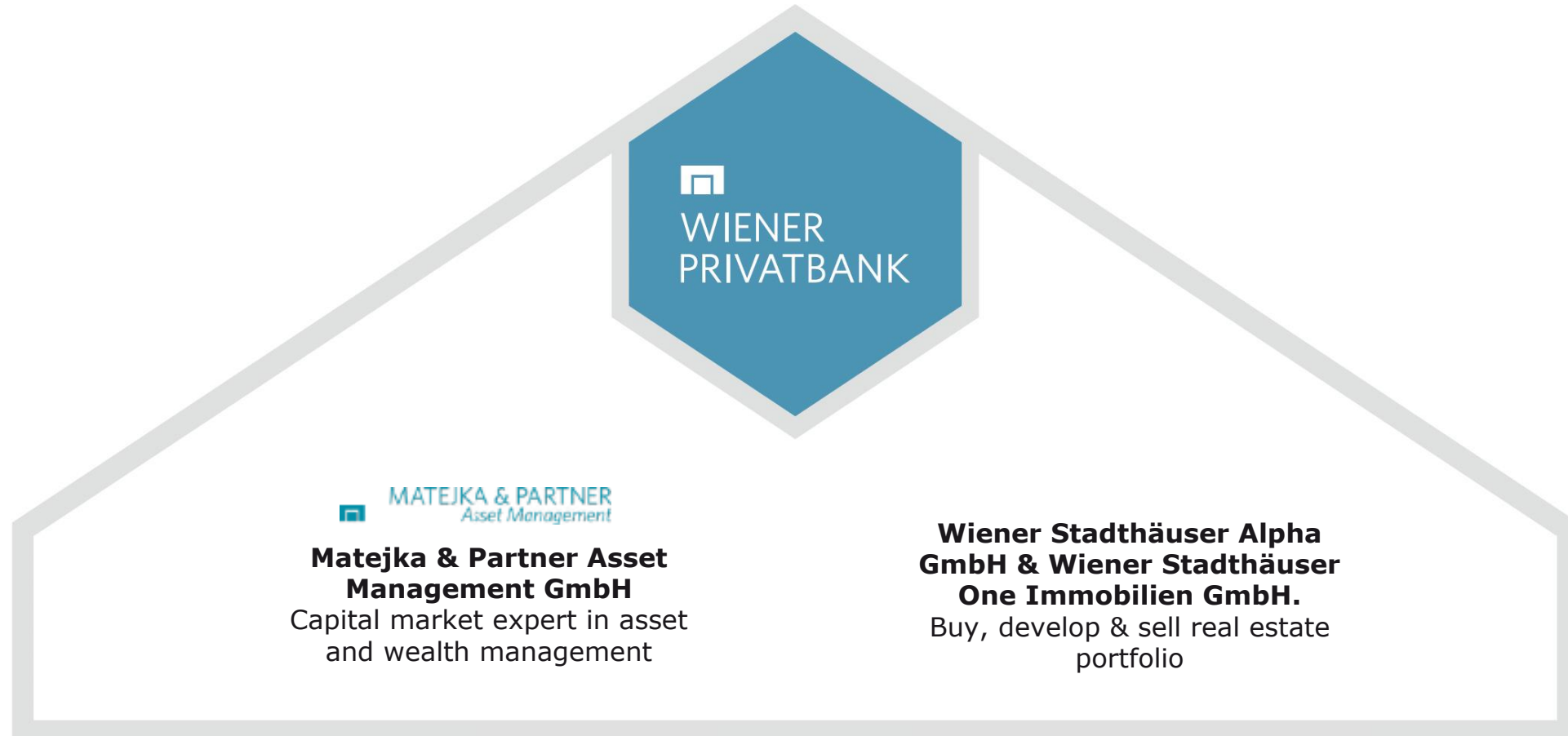
- Stock and bond issues
- Emissions
- Stock listings
- Payment function
- Brokerage with connection to all global stock exchanges
- Research of Austrian ATX companies
- Custody

### Real estate

- Commission and sale of investment and owner-apartments
- Selection of investment opportunities in
- "cement gold" and real estate funds or bonds



# Wiener Privatbank Group: everything under roof





# Go-to the Bank for real estate and capital market investments



## Capital market

- Professional asset wealth management, private banking
- Stock brokerage with global stock market access for institutional investors and private customers
- Independent research on the Austrian stock market
- Fund management and wealth management in cooperation with in-house Matejka & Partner
- Custody
- Capital market measures, stock listings, payment function for SMEs
- Lombard financing



- Leading in innovative real estate products:
  - Wide range of investment-and owner apartments
  - Various investment opportunities in bond and fund area
- High level of expertise in the Vienna real estate market for bonds and funds)
- Project financing

## Real estate



# Wiener Privatbank products – all in one hand

## Publikumsfonds

- WPB European Equity
- WPB European Property
- WPB Premium Ausgewogen (balanced portfolio)
- Mozart One (Matejka & Partner)

## Special funds

- Individual customer care based on tailor-made asset allocation

## Wealth management and consulting

- Defensive, balanced, dynamic portfolio

## Brokerage

- Equity trading focusing in Austrian companies

## Research

- Market and company analysis focusing on Austrian companies



## Capital market

## Real estate

### Wiener Stadthäuser bonds

- 10-year-bond (2016-2026), minimum return 3 % p.a. plus up to 3% profit based coupon
- 10-year-bond (2015-2025), minimum return 3.5 % p.a. plus up to 3 % profit based coupon
- 10-year-bond (2014-2024), minimum return 4 % p.a. plus up to 3 % profit based coupon
- 10-year-bond (2013-2023), capital guarantee minimum return 3% p.a. plus up to 5 % profit and cash flow-based coupon

### Deutschland Zinshausanleihe

- 3-year-bond (2021-2024), fixed coupon of 3.5 % p.a.

### Investment properties

- Top quality apartments in new buildings
- Wide range of let apartments

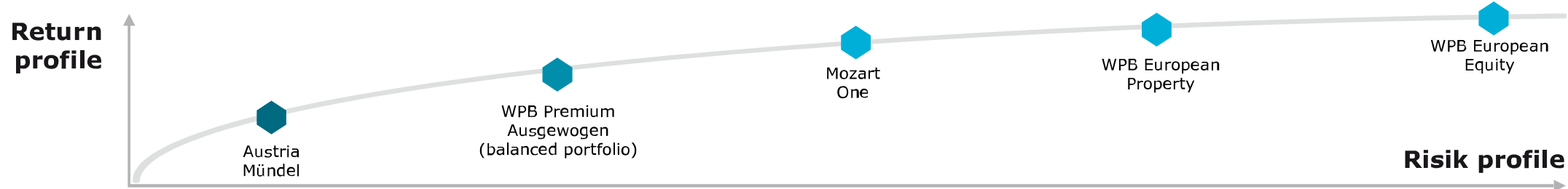
### Old Viennese investment properties

- Portfolio of apartments with permanent tenants (indefinite rental agreements)

### Condominium

- Ensure value, increase in value

# Fund universe



## Fund of Funds

**WPB Premium Ausgewogen  
(balanced portfolio)**  
Focus: Equity bond and convertible bond funds

The WPB Premium Konservativ (conservative portfolio) fund of funds was merged with the WPB Premium Ausgewogen (balanced portfolio) on 9/10/2024.  
The WPB Premium Dynamisch (dynamic portfolio) fund of funds was merged with the WPB Premium Ausgewogen (balanced portfolio) on 23/10/2024.

## Mixed Funds

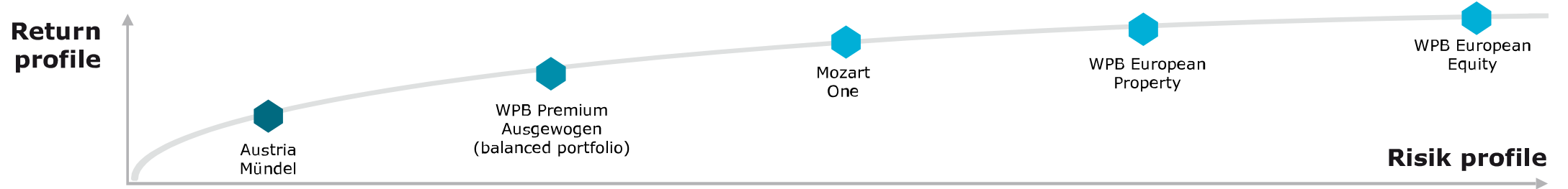
**Accumulus One**  
Focus: growth through equities in combination with derivatives

## Spezialfonds

An Austrian Special funds is an ideal instrument for the management of security portfolio for institutional investors but also for trusts, Family Offices and wealthy private clients. We help you in structuring your special fund and offer professional fund management.

1) Portfolios with an individual risk/performance profile are offered as part of the asset management | Source: LLB Invest KAG updated as of 29/12/2023  
**Notes:** Past performance results do not allow any reliable conclusions to be drawn about the future performance of an investment fund. We would like to point out that for investors with a home currency other than the fund currency, the return may rise or fall as a result of currency fluctuations. The tax treatment depends on the respective personal circumstances and may be subject to future changes. Investments may be made in derivatives as part of the investment strategy. The fund may exhibit increased volatility due to the portfolio composition or the management techniques used, i.e. the unit values are exposed to large upward and downward fluctuations even within short periods of time.

# Fund universe



## Bond Funds

**Austria Mündel**  
Focus: Austrian, gilt-edged-securities

## Mischfonds

**European Property**  
Focus: European real estate stocks

**European Equity**  
Focus: European large-cap-dividend stocks

**Mozart One**  
Focus: European mid-caps

1) Portfolios with an individual risk/performance profile are offered as part of the asset management | Source: LLB Invest KAG updated as of 29/12/2023  
**Notes:** Past performance results do not allow any reliable conclusions to be drawn about the future performance of an investment fund. We would like to point out that for investors with a home currency other than the fund currency, the return may rise or fall as a result of currency fluctuations. The tax treatment depends on the respective personal circumstances and may be subject to future changes. Investments may be made in derivatives as part of the investment strategy. The fund may exhibit increased volatility due to the portfolio composition or the management techniques used, i.e. the unit values are exposed to large upward and downward fluctuations even within short periods of time.

# Strong financial base

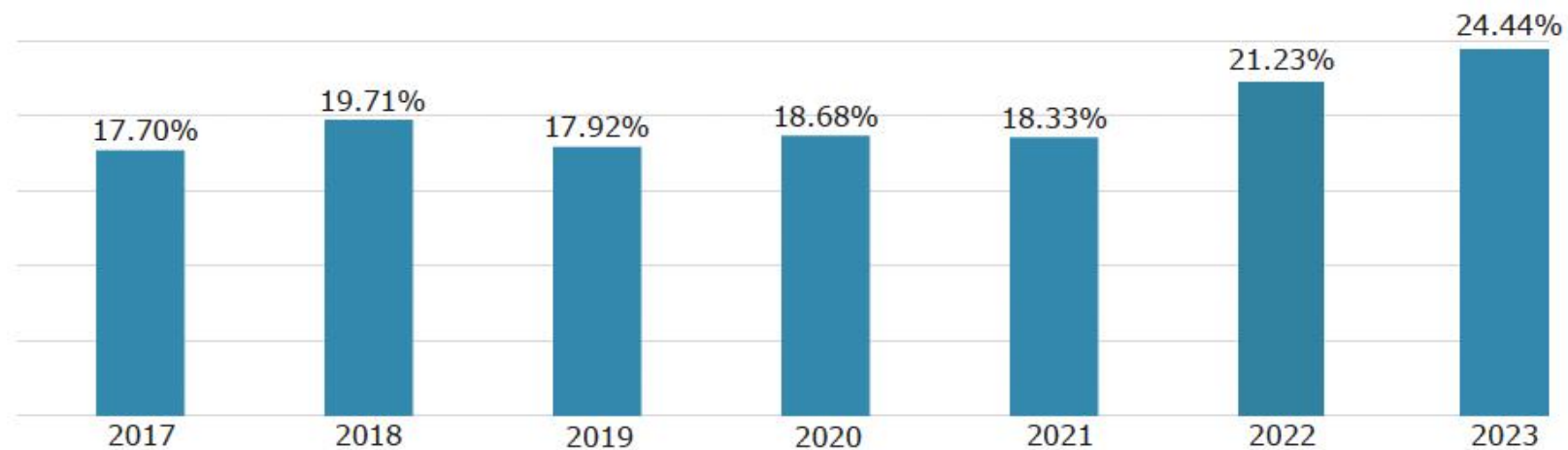
## Development Assets under Management

in EUR MM



## CET 1

Core Capital Ratio



# Wiener Privatbank

## Premium Ausgewogen

Factsheet as per 30.12.2024

### Strategy

The Wiener Privatbank `Premium Ausgewogen is a mixed fund of funds which aims to achieve a long-term substantial growth and ongoing gains, while accepting higher risks. Fund share units in the underlying funds, together with other similar investments, account for at least 70% of the funds assets. The fund invests in fixed income and convertible bond funds (50%-70% of the funds assets) on a global basis. The remaining assets will be invested in equities and equity funds (30%-50% of the funds assets), which put their emphasis on Blue Chips as well as regional diversification. When investing, the fund takes into account ecological and social criteria. The investment strategy permits investing in derivatives. Given the structure of the portfolio or the management techniques used the fund may be subject to increased volatility, i.e. the value of the fund shares may be subject to major fluctuations, even within short periods of time.

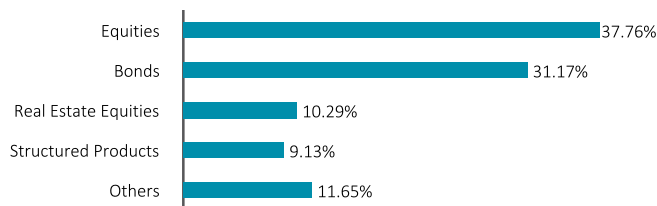
### Performance\*

29.12.2014 - 30.12.2024



\* Past performance is no reliable indicator and allows no conclusions or forecasts to be made regarding future developments. An offering premium that may apply at the time of buying and other costs that reduce the return such as individual (securities) account charges are not included in the illustration.

### Asset Allocation



### Top 5 Positions

Ant Wiener Privatbank Europ.Equity	11.79%
Ant Wiener Privatbank Europ.Property	8.53%
Ant Austria Muendel -T-	5.53%
Ant Mozart one Thes. -R-	5.28%
Ant T.Rowe Price Funds SICAV - Global Focused Growth Equity Fund Cap -Q (EUR)-	4.83%

### Data

	Performance *	Volatility	Sharpe Ratio **
YTD	1.64 %		
1 year	1.64 %	4.97 %	-0.41
3 years	-4.90 %	6.96 %	-1.03
5 years	-1.37 %	7.19 %	-0.35
10 years	0.61 %	6.01 %	0.01
Since launch	1.46 %	5.69 %	0.21

\* Accumulating share class. Time periods of up to one year are calculated as an average, longer periods are annualised.

\*\* The Sharpe ratio measures the excess return (compared to a money market investment) per unit risk (volatility). The higher the Sharpe ratio the better the proportion between the return achieved and the risk taken.

AT0000A1X143	Distr. (R)	EUR	11.13
AT0000675798	Accum. (R)	EUR	13.05

### Country Breakdown by Fund Domicile



## Fund Data

Custodian	LLB Österreich AG
Fund company	LLB Invest KAG
Fund management company	Matejka & Partner Asset Management GmbH
Fund manager	Florian Rainer
Launch date	25.6.2002
Fund currency	EUR
Last distribution	30.9.2024
Offering premium	5.00 %
max. management fee according to prospectus	1.50 % p.a.

## ESG aspects within fund management

In addition to the legal requirements, Matejka & Partner Asset Management GmbH also implements ESG criteria in fund management in parallel to the analytical and performance-oriented aspects. This includes carrying out negative-screening. In the course of this, the investment universe is checked for controversial products and violations of behavioral standards by means of a pre-investment analysis, which can lead to the exclusion of individual securities from the investable universe. The process is completed by taking international and public ESG data into account.

## Risk indicator

The risk indicator is taken from the PRIIPS KID and is based on the assumption that the product will be held for a period of 5 years. It will help you assess the risk associated with this product compared to other products. It shows how likely it is that you will lose money on this product because the markets move in a certain way.



Risks, not covered by the risk and reward profile, but with importance for the fund: credit risk, default risk, liquidity risk, operational risk, custody risk, risk based on the usage of derivatives. Comprehensive commentary of the risks of the fund, please see the prospectus/section II/ point 16. Source: PRIIP-KID, LLB Invest Kapitalanlagegesellschaft m.b.H.

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For information on sustainability (ESG) visit [www.llbinvest.at/Nachhaltigkeit](http://www.llbinvest.at/Nachhaltigkeit). When investing in this fund not only sustainability considerations but also the entire investment strategy, the investment policy and the investment objective of the fund should be taken into account.

## Strategy

The fund manager establishes a portfolio with exclusively Austrian, gilt-edged and EURO denominated securities. The investment is carried out according § 217 ABGB and hence is suitable for gilt-edged investments. Furthermore the fund is eligible for the coverage of Austrian pension accruals with securities (§ 14 EStG and § 25 PKG). The duration management of the fund is being carried out actively based on the market view. In case of a corresponding market view the fund management can also use interest rate derivatives in order to manage the duration. When investing, the fund takes into account ecological and social criteria. The investment strategy permits investing in derivatives. Given the structure of the portfolio or the management techniques used the fund may be subject to increased volatility, i.e. the value of the fund shares may be subject to major fluctuations, even within short periods of time.

## Performance\*

01.09.2017 - 30.12.2024



\* Past performance is no reliable indicator and allows no conclusions or forecasts to be made regarding future developments. An offering premium that may apply at the time of buying and other costs that reduce the return such as individual (securities) account charges are not included in the illustration.

## Portfolio data

Ø Yield	2.37 %
Ø Coupon	0.92 %
Ø Duration (years)	3.80
Ø Modified duration	3.71 %
Ø Rating	AA+

## Top 5 Positions

2.9% Nts Oesterreich 2023-23.05.29	13.39%
0.75% Oesterreich 2016-20.10.26	12.60%
0.5% Obligation Oesterreich 2017-20.04.27 Ausgabe 1 Reg S	12.46%
0% Anleihe Oesterreich 2022-20.10.28	11.81%
0% Federal Bonds Austria 2020-20.02.30 Series 1	9.47%

## Data

	Performance *	Volatility	Sharpe Ratio **
YTD	1.51 %		
1 year	1.51 %	2.24 %	-0.97
3 years	-0.49 %	2.23 %	-1.25
5 years	-0.97 %	2.03 %	-1.04
10 years			
Since launch	-0.58 %	1.90 %	-0.71

\* Distributing share class. Time periods of up to one year are calculated as an average, longer periods are annualised.

\*\* The Sharpe ratio measures the excess return (compared to a money market investment) per unit risk (volatility). The higher the Sharpe ratio the better the proportion between the return achieved and the risk taken.

AT0000A1X8H4	Distr. (R)	EUR	95.74
AT0000A2HT86	Accum. (R)	EUR	95.68
AT0000A2HT94	Full Acc. (R)	EUR	95.79

## Country Breakdown

Austria	100.00%
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## Fund Data

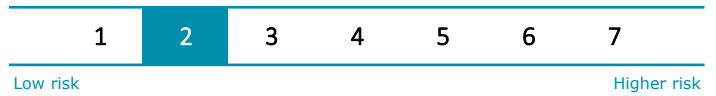
Custodian	LLB Österreich AG
Fund company	LLB Invest KAG
Fund management company	Matejka & Partner Asset Management GmbH
Fund manager	Birgit Ulbing
Launch date	1.9.2017
Fund currency	EUR
Last distribution	24.10.2024
Offering premium	3.00 %
max. management fee according to prospectus	1.00 % p.a.

## ESG aspects within fund management

In addition to the legal requirements, Matejka & Partner Asset Management GmbH also implements ESG criteria in fund management in parallel to the analytical and performance-oriented aspects. This includes carrying out negative-screening. In the course of this, the investment universe is checked for controversial products and violations of behavioral standards by means of a pre-investment analysis, which can lead to the exclusion of individual securities from the investable universe. The process is completed by taking international and public ESG data into account.

## Risk indicator

The risk indicator is taken from the PRIIPS KID and is based on the assumption that the product will be held for a period of 4 years. It will help you assess the risk associated with this product compared to other products. It shows how likely it is that you will lose money on this product because the markets move in a certain way.



Risks, not covered by the risk and reward profile, but with importance for the fund: credit risk, default risk, liquidity risk, operational risk, custody risk, risk based on the usage of derivatives. Comprehensive commentary of the risks of the fund, please see the prospectus/section II/ point 16. Source: PRIIP-KID, LLB Invest Kapitalanlagegesellschaft m.b.H.

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For information on sustainability (ESG) visit [www.llbinvest.at/Nachhaltigkeit](http://www.llbinvest.at/Nachhaltigkeit). When investing in this fund not only sustainability considerations but also the entire investment strategy, the investment policy and the investment objective of the fund should be taken into account.

# Wiener Privatbank

## European Property

Factsheet as per 30.12.2024

### Strategy

The Wiener Privatbank `European Property fund is an actively managed fund which invests in publicly traded companies in the pan-European area, whose corporate activities are in the field of dealing in real estate, property management and real estate investments or whose claims are collateralised by real estate. The selection of countries and sectors is carried out on a top-down basis after a comprehensive view of the national economies and the particular situation of the respective regions. The investment objective of the fund is the realisation of a high long-term growth on the basis of a broad diversification of risks. The individual stock selection is done bottom-up after a detailed corporate ratio analysis. When investing, the fund takes into account ecological and social criteria.

The investment strategy permits investing in derivatives. Given the structure of the portfolio or the management techniques used the fund may be subject to increased volatility, i.e. the value of the fund shares may be subject to major fluctuations, even within short periods of time.

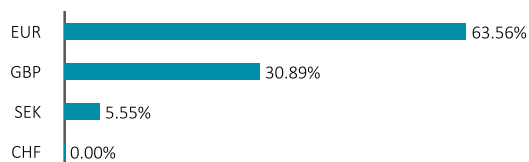
### Performance\*

29.12.2014 - 30.12.2024



\* Past performance is no reliable indicator and allows no conclusions or forecasts to be made regarding future developments. An offering premium that may apply at the time of buying and other costs that reduce the return such as individual (securities) account charges are not included in the illustration.

### Allocation by currency



### Top 5 Positions

N Akt LEG Immobilien SE	8.92%
N Akt Vonovia SE	8.69%
Reg Shs Segro PLC (REIT)	7.21%
Reg Shs InterContinental Hotels Grp PLC	5.78%
Act Klepierre SA	4.62%

### Data

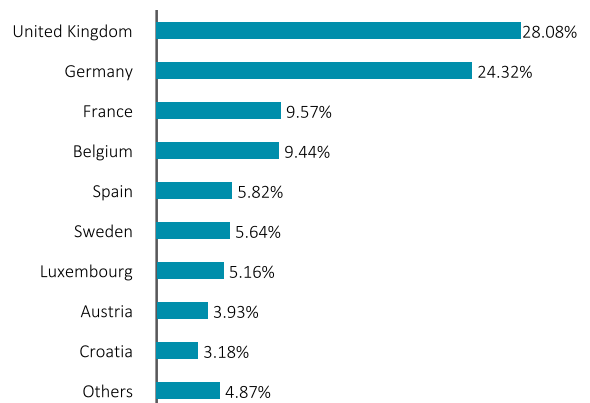
	Performance *	Volatility	Sharpe Ratio **
YTD	-5.71 %		
1 year	-5.71 %	16.30 %	-0.58
3 years	-14.97 %	21.79 %	-0.79
5 years	-8.24 %	21.37 %	-0.44
10 years	1.19 %	17.83 %	0.04
Since launch	0.37 %	18.88 %	0.00

\* Distributing share class. Time periods of up to one year are calculated as an average, longer periods are annualised.

\*\* The Sharpe ratio measures the excess return (compared to a money market investment) per unit risk (volatility). The higher the Sharpe ratio the better the proportion between the return achieved and the risk taken.

AT0000500277	Distr. (R)	EUR	6.37
AT0000500285	Accum. (R)	EUR	9.78

### Country Breakdown



## Fund Data

Custodian	LLB Österreich AG
Fund company	LLB Invest KAG
Fund management company	Matejka & Partner Asset Management GmbH
Fund manager	Florian Rainer
Launch date	15.11.2005
Fund currency	EUR
Last distribution	30.9.2024
Offering premium	5.00 %
max. management fee according to prospectus	2.00 % p.a.

## ESG aspects within fund management

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## Risk indicator

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For information on sustainability (ESG) visit [www.llbinvest.at/Nachhaltigkeit](http://www.llbinvest.at/Nachhaltigkeit). When investing in this fund not only sustainability considerations but also the entire investment strategy, the investment policy and the investment objective of the fund should be taken into account.

# Wiener Privatbank

## European Equity

Factsheet as per 30.12.2024

### Strategy

The Wiener Privatbank `European Equity fund is an actively managed fund which invests in equities in the entire European area. The selection of countries and sectors is carried out under a comprehensive view of the national economies and the particular situation of the respective regions. The investment objective of the fund is the realisation of a high long-term growth based on a broad diversification of risks. In terms of the in-depth analysis of the company, the potential to generate shareholder value is emphasised. This might be, for instance, the assessment of the dividend yield, dividend growth or share buybacks. The individual stock selection is done by detailed corporate ratio analysis. When investing, the fund takes into account ecological and social criteria.

The investment strategy permits investing in derivatives. Given the structure of the portfolio or the management techniques used the fund may be subject to increased volatility, i.e. the value of the fund shares may be subject to major fluctuations, even within short periods of time.

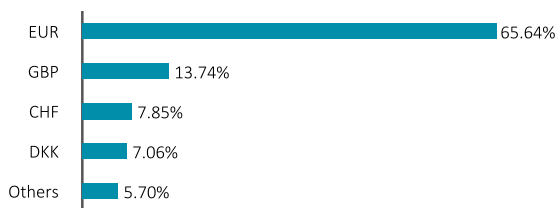
### Performance\*

29.12.2014 - 30.12.2024



\* Past performance is no reliable indicator and allows no conclusions or forecasts to be made regarding future developments. An offering premium that may apply at the time of buying and other costs that reduce the return such as individual (securities) account charges are not included in the illustration.

### Allocation by currency



### Top 5 Positions

Akt SAP SE	8.68%
Akt Do&Co Restaurants&Catering AG	6.58%
Shs Novo Nordisk A/S Bearer and/or -B-	5.43%
Act Hermes Internat SA	5.40%
Shs ASML Holding NV Bearer and	5.08%

### Data

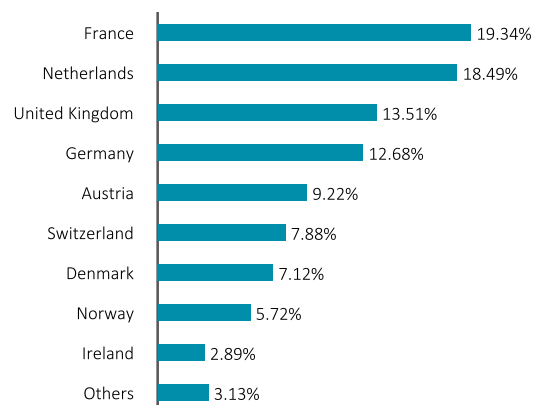
	Performance *	Volatility	Sharpe Ratio **
YTD	8.02 %		
1 year	8.02 %	12.01 %	0.36
3 years	1.16 %	15.73 %	-0.07
5 years	1.32 %	17.96 %	0.01
10 years	3.34 %	15.88 %	0.18
Since launch	2.14 %	17.71 %	0.11

\* Distributing share class. Time periods of up to one year are calculated as an average, longer periods are annualised.

\*\* The Sharpe ratio measures the excess return (compared to a money market investment) per unit risk (volatility). The higher the Sharpe ratio the better the proportion between the return achieved and the risk taken.

AT0000615067	Distr. (R)	EUR	9.66
AT0000615075	Accum. (R)	EUR	14.40

### Country Breakdown



## Fund Data

Custodian	LLB Österreich AG
Fund company	LLB Invest KAG
Fund management company	Matejka & Partner Asset Management GmbH
Fund manager	Florian Rainer
Launch date	1.10.2004
Fund currency	EUR
Last distribution	30.9.2024
Offering premium	5.00 %
max. management fee according to prospectus	1.60 % p.a.

## ESG aspects within fund management

In addition to the legal requirements, Matejka & Partner Asset Management GmbH also implements ESG criteria in fund management in parallel to the analytical and performance-oriented aspects. This includes carrying out negative-screening. In the course of this, the investment universe is checked for controversial products and violations of behavioral standards by means of a pre-investment analysis, which can lead to the exclusion of individual securities from the investable universe. The process is completed by taking international and public ESG data into account.

## Risk indicator

The risk indicator is taken from the PRIIPS KID and is based on the assumption that the product will be held for a period of 10 years. It will help you assess the risk associated with this product compared to other products. It shows how likely it is that you will lose money on this product because the markets move in a certain way.



Risks, not covered by the risk and reward profile, but with importance for the fund: credit risk, default risk, liquidity risk, operational risk, custody risk, risk based on the usage of derivatives. Comprehensive commentary of the risks of the fund, please see the prospectus/section II/ point 16. Source: PRIIP-KID, LLB Invest Kapitalanlagegesellschaft m.b.H.

## Kontakt

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For information on sustainability (ESG) visit [www.llbinvest.at/Nachhaltigkeit](http://www.llbinvest.at/Nachhaltigkeit). When investing in this fund not only sustainability considerations but also the entire investment strategy, the investment policy and the investment objective of the fund should be taken into account.

## Strategy

The Mozart one fund is an investment fund whose focus is on Austrian equities, whereas the allocation is supplemented by other European equities. Therefore has as its goal to broaden diversification as well as the selection within an Austrian portfolio. The investment approach is fundamentally oriented and supplemented by technical indicators. Within the fund a concentrated investment approach is implemented, therefore keeping a level of ca. 50 positions. The fund orients itself to the positive market phases of the Austrian and the German Equity Market. In negative market phases an increase of the defensive investment component is possible. Mozart one is actively managed. When investing, the fund takes into account ecological and social criteria.

The investment strategy permits investing in derivatives. Given the structure of the portfolio or the management techniques used the fund may be subject to increased volatility, i.e. the value of the fund shares may be subject to major fluctuations, even within short periods of time.

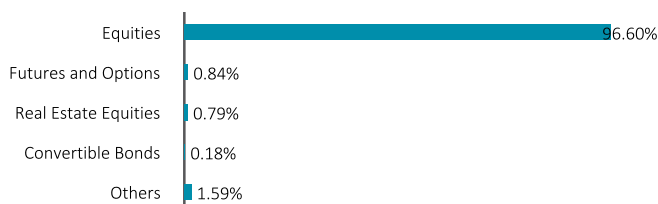
## Performance\*

29.12.2014 - 30.12.2024



\* Past performance is no reliable indicator and allows no conclusions or forecasts to be made regarding future developments. An offering premium that may apply at the time of buying and other costs that reduce the return such as individual (securities) account charges are not included in the illustration.

## Asset Allocation



## Top 5 Positions

Akt Marinomed Biotech AG	8.17%
Akt Kapsch TrafficCom AG	7.87%
Akt FRIWO AG	7.65%
Akt Warimpex Finanz- Beteiligungs AG	5.35%
Akt Frequentis AG	5.30%

## Data

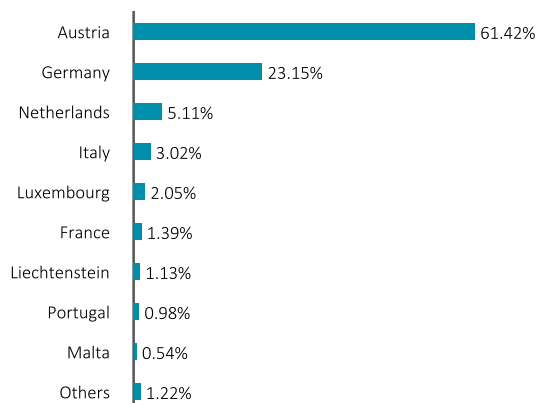
	Performance *	Volatility	Sharpe Ratio **
YTD	-24.52 %		
1 year	-24.52 %	12.78 %	-2.21
3 years	-15.68 %	13.02 %	-1.38
5 years	-7.70 %	15.85 %	-0.56
10 years	0.51 %	13.93 %	0.00
Since launch	2.20 %	13.44 %	0.14

\* Distributing share class. Time periods of up to one year are calculated as an average, longer periods are annualised.

\*\* The Sharpe ratio measures the excess return (compared to a money market investment) per unit risk (volatility). The higher the Sharpe ratio the better the proportion between the return achieved and the risk taken.

AT0000A0KML1	Distr. (R)	EUR	105.15
AT0000A0KLE8	Accum. (R)	EUR	121.97
AT0000A3DBS8	Full Acc. (R)	EUR	80.02

## Country Breakdown



## Fund Data

Custodian	LLB Österreich AG
Fund company	LLB Invest KAG
Fund management company	Matejka & Partner Asset Management GmbH
Fund manager	Wolfgang Matejka
Launch date	10.9.2010
Fund currency	EUR
Last distribution	15.10.2024
Offering premium	5.00 %
max. management fee according to prospectus	2.00 % p.a.

## ESG aspects within fund management

In addition to the legal requirements, Matejka & Partner Asset Management GmbH also implements ESG criteria in fund management in parallel to the analytical and performance-oriented aspects. This includes carrying out negative-screening. In the course of this, the investment universe is checked for controversial products and violations of behavioral standards by means of a pre-investment analysis, which can lead to the exclusion of individual securities from the investable universe. The process is completed by taking international and public ESG data into account.

## Risk indicator

The risk indicator is taken from the PRIIPS KID and is based on the assumption that the product will be held for a period of 10 years. It will help you assess the risk associated with this product compared to other products. It shows how likely it is that you will lose money on this product because the markets move in a certain way.



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# Defensive Portfolio

**Factsheet as per 31/12/2024**

## Strategy

The defensive portfolio invests primarily in bonds and near-money-market instruments. With a view to risk spreading, equities are added up to a maximum level of 20% of the portfolio. In addition, no more than 20% of alternative investments (such as hedge funds, absolute return funds, real estate,

commodities, private equity) may be added. Currently, the above categories of investment are implemented by way of investment funds and funds-of-funds (including own products). Investing in individual titles within these categories is not excluded. The potential limits of the various investment

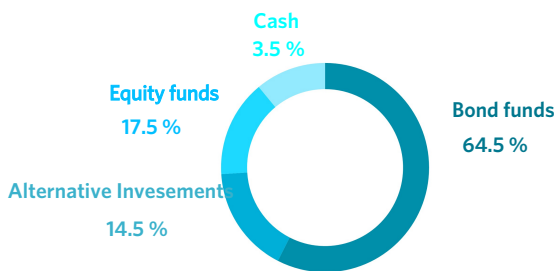
categories are either fully exploited or adjusted, in line with the given market situation. The investment objective is achieving a return that is at least above that of an alternative investment. The recommended holding period is at least three years.

## Our Philosophy

One of the core competences of Wiener Privatbank is customised wealth management. We see it as our mission to select the most adequate wealth management strategy for you and with you. Our expertise, our ability to professionally manage your portfolio and

provide an in-depth analysis of your personal risk profile make us the ideal partner for your asset planning. Making the right investment decisions and monitoring your portfolio are tasks you can entrust to our asset management experts.

## Asset allocation\* (sample portfolio)



## Current Asset Allocation

Bond Funds*	64.5 %
Wiener Stadthäuser Anleihe	15.0 %
Man GLG Euro Corporate Bond	10.0 %
SPDR 3-7 Year US Treasury Bond	10.0 %
Jupiter Dynamic Bond	7.5 %
Nomura Dynamic Bond	7.5 %
PIMCO Income Fund	5.0 %
Lazard Global Convertible	5.0 %
Austria Mündel	4.5 %
Alternative Investments*	14.5 %
Invesco Physical Gold	7.0 %
Advisory Flexibel	5.0 %
Xtrackers LPX Private Equity	2.5 %

## Investment limits based on strategy focus 2024\*\*

	Minimum	Maximum
Equity	0 %	20 %
Bonds and Cash	60 %	100 %
Alternative Investments	0 %	20 %

\*\* The investment limits based on the strategy focus conform to the strategy currently defined by Wiener Privatbank.

Equity Funds*	17.5 %
WPB European Equity	7.5 %
Mozart One	7.5 %
T-Rowe Price Global Focused Growth Equity	2.5 %
Cash*	3.5 %

\*The % share is calculated using the share prices from TIPAS+, Bloomberg L.P.



## Recommended holding term: at least 3 years

This fund may not be suitable for investors who withdraw their investment from the fund within a period of 3 years.

## Risk information

- You should be aware of the fact that the prices of financial instruments, including, without limitation, investment funds and ETFs, may rise as well as fall.
- Other risks such as market risk, equity price risk, counterparty risk, country risk and valuation risk may apply as well.
- We cannot guarantee preservation of the capital invested.
- For more information concerning risks, please consult your account manager or read the Important Client Information (Austrian Securities Supervision Act of 2018).

## Sustainability aspects in portfolio management

**How sustainability risks are incorporated into investment decisions and the impact of sustainable risks on returns.** Sustainability risks have no impact on returns and investment decisions in Wiener Privatbank's portfolio management.

The assessment of sustainability risks of the portfolio management of Wiener Privatbank led to the conclusion that there are currently no sustainability risks considered relevant for this financial product due to the diversification through the selection and weighting of the individual funds.

Depending on the investment strategy selected for portfolio management, the sustainability risks may vary. A separate sustainable investment strategy is not currently offered.

**How adverse sustainability impacts are taken into account at the level of the financial instrument.** The investments underlying this financial product do not take into account the EU criteria for environmentally sustainable economic activities."

Due to the size and the specific business model of Wiener Privatbank SE as a niche player and the associated limited business activities, principal adverse sustainability impacts are currently not taken into account. From Wiener Privatbank SE's point of view, there is currently not enough data from issuers/product manufacturers available that would allow a corresponding reliable assessment. For this reason, Wiener Privatbank SE is currently refraining from such disclosure. However, as soon as sufficient harmonized and thus comparable data and information is available, Wiener Privatbank SE will examine principal adverse sustainability impacts as part of the product governance process and disclose its findings.

## Legal notice

This marketing communication serves informational purposes only and does not constitute an offer or invitation to buy or sell the financial instruments mentioned herein, nor an invitation to make an offer to enter into an agreement in relation to an investment service or ancillary service. This fact sheet neither provides a full overview of the business transaction and its potential risks and consequences nor does it take account of individual investor requirements in terms of yield, tax situation or risk appetite. This fact sheet cannot replace advice from your personal investment adviser tailored to the

specific investor and the specific investment. As not all transactions are suited for all investors, you should consult your own advisers (in particular tax and legal advisers) before concluding a transaction in order to make sure, regardless of the information provided herein, that the planned financial product will meet your wishes and requirements, that you have fully understood the risks involved and that you have, after careful deliberation, arrived at the conclusion that you wish, and are able to, conclude the contemplated transaction. Please also take note of the bank's customer informa-

tion as provided in line with the Securities Supervision Act 2018. The information provided in this marketing communication is non-binding and corresponds to the state of knowledge at copy deadline of the person entrusted with drafting it. Printing errors excepted.

Competent regulatory authority:  
Financial Market Authority, 1090 Vienna  
Otto-Wagner-Platz 5, [www.fma.gv.at](http://www.fma.gv.at)

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### Data Protection Authority

No. 0812102

VAT ATU59070249

### Commercial register no.

84940p, Vienna Commercial Court

## Wiener Privatbank Portfolio Management

# Balanced Portfolio

Management:

Wiener Privatbank SE

Currency:

EURO

## Factsheet as per 31/12/2024

### Strategy

Asset management is based on balanced investments consisting of equities (0-50 %) and bonds or near-money-market investments (10-100%). With a view to risk diversification, no more than 40% of alternative investments (such as hedge funds, absolute return funds, real estate, commodities, private equity) may be added. Currently, the

above categories of investment are implemented by way of investment funds and funds-of-funds (including own products). Investing in individual titles within these categories is not excluded. The broadly defined limits for investments make it possible to benefit from rising stock markets as well as to hedge against losses on stock markets

by moving towards bonds or near-money-market investments. The investment goal is higher earnings opportunities, in return for tolerating higher risks of losses and higher fluctuations in value. The recommended holding period is at least 5 years.

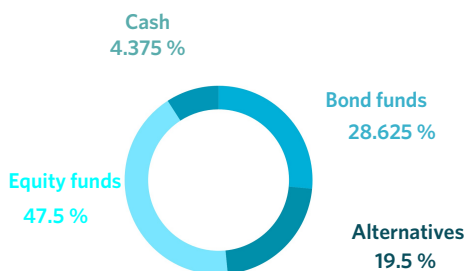
### Our Philosophy

One of the core competences of Wiener Privatbank is customised wealth management. We see it as our mission to select the most adequate wealth management strategy for you and with you. Our expertise, our ability

to professionally manage your portfolio and provide an in-depth analysis of your personal risk profile make us the ideal partner for your asset planning. Making the right investment decisions and monitoring your port-

folio are tasks you can entrust to our asset management experts.

### Asset allocation\* (sample portfolio)



### Current Asset Allocation

Bond funds*	28.625 %
Nomura Dynamic Bond	7,5 %
Jupiter Dynamic Bond	5,0 %
Man GLG Euro Corporate Bond	5,0 %
PIMCO Income Fund	5,0 %
SPDR 3-7 Year US Treasury Bond	3,625 %
Lazard Global Convertible	2,5 %
Alternative Investments*	19.5 %
Invesco Physical Gold	9.5 %
Advisory Flexibel	5.0 %
Xtrackers LPX Private Equity	2.5 %
Petrus Advisers Special Situations	2.5 %

### Investment limits based on strategy focus 2024\*\*

	Minimum	Maximum
Equities	0 %	50 %
Bonds and Cash	10 %	100 %
Alternative Investments	0 %	40 %

\*\* The investment limits based on the strategy focus conform to the strategy currently defined by Wiener Privatbank.

Equity funds*	47.5 %
WPB European Equity	12.5 %
Mozart One	12.5 %
WPB European Property	12.5 %
Ossiam Shiller US Value	5.0 %
T-Rowe Price Global Focused Growth Equity	5.0 %
Cash*	4.375 %

\*The % share is calculated using the share prices from TIPAS+, Bloomberg L.P.

## Recommended holding term: at least 5 years

This fund may not be suitable for investors who withdraw their investment from the fund within a period of 5 years.

## Risk information

- You should be aware of the fact that the prices of financial instruments, including, without limitation, investment funds and ETFs, may rise as well as fall.
- Other risks such as market risk, equity price risk, counterparty risk, country risk and valuation risk may apply as well.
- We cannot guarantee preservation of the capital invested.
- For more information concerning risks, please consult your account manager or read the Important Client Information (Austrian Securities Supervision Act of 2018).

## Sustainability aspects in portfolio management

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The assessment of sustainability risks of the portfolio management of Wiener Privatbank led to the conclusion that there are currently no sustainability risks considered relevant for this financial product due to the diversification through the selection and weighting of the individual funds.

Depending on the investment strategy selected for portfolio management, the sustainability risks may vary. A separate sustainable investment strategy is not currently offered.

**How adverse sustainability impacts are taken into account at the level of the financial instrument.** The investments underlying this financial product do not take into account the EU criteria for environmentally sustainable economic activities."

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### Data Protection Authority No.

0812102

VAT ATU59070249

### Commercial register no.

84940p, Vienna Commercial Court

# Balanced Megatrends Portfolio

**Factsheet as per 31/12/2024**

## Strategy

Asset management is based on balanced investments consisting of equities (0-50%) and bonds or near-money-market investments (10-100%). With a view to risk diversification, no more than 40 % of alternative investments (such as hedge funds, absolute return funds, real estate, commodities, private equity) may be added. Currently, the

above categories of investment are implemented by way of investment funds and funds-of-funds (including own products). Investing in individual titles within these categories is not excluded. The broadly defined limits for investments make it possible to benefit from rising stock markets as well as to hedge against losses on stock markets

by moving towards bonds or near-money-market investments. The investment goal is higher earnings opportunities, in return for tolerating higher risks of losses and higher fluctuations in value. The recommended holding period is at least 5 years.

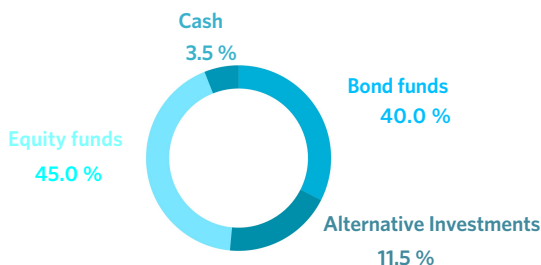
## Our Philosophy

One of the core competences of Wiener Privatbank is customised wealth management. We see it as our mission to select the most adequate wealth management strategy for you and with you. Our expertise, our ability to

professionally manage your portfolio and provide an in-depth analysis of your personal risk profile make us the ideal partner for your asset planning.

Making the right investment decisions and monitoring your portfolio are tasks you can entrust to our asset management experts.

## Asset Allocation\* (sample portfolio)



## Current Asset Allocation

Equity funds*	45.0 %
T-Rowe Price Global Focused Growth Equity	12.5 %
WPB European Equity	7.5 %
Ossiam Shiller US Value	5.0 %
Pictet Robotics	5.0 %
DNB Technology	5.0 %
First Trust Cybersecurity	2.5 %
JSS Sustainable Equity Green Planet	2.5 %
Polar Capital Biotechnology	2.5 %
First Trust Smart Grid	2.5 %
Alternative Investments*	11.5%
Invesco Physical Gold	6.5 %
Xtrackers LPX Private Equity	2.5 %
Invesco Physical Silver	2.5 %

## Investment limits based on strategy focus 2024\*\*

	Minimum	Maximum
Equities	0 %	50 %
Bonds and Cash	10 %	100 %
Alternative Investments	0 %	40 %

\*\* The investment limits based on the strategy focus conform to the strategy currently defined by Wiener Privatbank.

Bond funds*	40.0 %
Black Rock Global EM Corporate Bond	10.0 %
Nomura Dynamic Bond	7.5 %
Man GLG Euro Corporate Bond	7.5 %
PIMCO Income Fund	5.0 %
Lazard Global Convertible	5.0 %
SPDR 3-7 Year US Treasury Bond	5.0 %
Cash*	3.5 %

\*The % share is calculated using the share prices from TIPAS+, Bloomberg L.P.

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## Recommended holding term: at least 5 years

This fund may not be suitable for investors who withdraw their investment from the fund within a period of 5 years.

## Contact

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Parkring 12, 1010 Vienna

T +43 1 534 31-0

F +43 1 534 31-710

office@wienerprivatbank.com

[www.wienerprivatbank.com](http://www.wienerprivatbank.com)

**Data Protection Authority No.**

0812102

**VAT** ATU59070249

**Commercial register no.**

84940p, Vienna Commercial Court

## Risk Information

- You should be aware of the fact that the prices of financial instruments, including, without limitation, investment funds and ETFs, may rise as well as fall.
- Other risks such as market risk, equity price risk, counterparty risk, country risk and valuation risk may apply as well.
- We cannot guarantee preservation of the capital invested.
- For more information concerning risks, please consult your account manager or read the Important Client Information (Austrian Securities Supervision Act of 2018).

## Sustainability aspects in portfolio management

**How sustainability risks are incorporated into investment decisions and the impact of sustainable risks on returns.** Sustainability risks have no impact on returns and investment decisions in Wiener Privatbank's portfolio management.

The assessment of sustainability risks of the portfolio management of Wiener Privatbank led to the conclusion that there are currently no sustainability risks considered relevant for this financial product due to the diversification through the selection and weighting of the individual funds.

Depending on the investment strategy selected for portfolio management, the sustainability risks may vary. A separate sustainable investment strategy is not currently offered.

**How adverse sustainability impacts are taken into account at the level of the financial instrument.** The investments underlying this financial product do not take into account the EU criteria for environmentally sustainable economic activities."

Due to the size and the specific business model of Wiener Privatbank SE as a niche player and the associated limited business activities, principal adverse sustainability impacts are currently not taken into account. From Wiener Privatbank SE's point of view, there is currently not enough data from issuers/product manufacturers available that would allow a corresponding reliable assessment. For this reason, Wiener Privatbank SE is currently refraining from such disclosure. However, as soon as sufficient harmonized and thus comparable data and information is available, Wiener Privatbank SE will examine principal adverse sustainability impacts as part of the product governance process and disclose its findings.

## Legal notice

This marketing communication serves informational purposes only and does not constitute an offer or invitation to buy or sell the financial instruments mentioned herein, nor an invitation to make an offer to enter into an agreement in relation to an investment service or ancillary service. This fact sheet neither provides a full overview of the business transaction and its potential risks and consequences nor does it take account of individual investor requirements in terms of yield, tax situation or risk appetite. This fact sheet cannot replace advice from your personal investment adviser tailored to the

specific investor and the specific investment. As not all transactions are suited for all investors, you should consult your own advisers (in particular tax and legal advisers) before concluding a transaction in order to make sure, regardless of the information provided herein, that the planned financial product will meet your wishes and requirements, that you have fully understood the risks involved and that you have, after careful deliberation, arrived at the conclusion that you wish, and are able to, conclude the contemplated transaction. Please also take note of the bank's customer informa-

tion as provided in line with the Securities Supervision Act 2018. The information provided in this marketing communication is non-binding and corresponds to the state of knowledge at copy deadline of the person entrusted with drafting it. Printing errors excepted.

Competent regulatory authority:  
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Otto-Wagner-Platz 5, [www.fma.gv.at](http://www.fma.gv.at)

# Dynamic Portfolio

**Factsheet as per 31/12/2024**

## Strategy

Asset management is based on a balanced investment in equities (0-100%) and bonds or near-money-market investments (0-100%). With a view to risk diversification, no more than 60% of alternative investments (such as hedge funds, absolute return funds, real estate, commodities, private equity) may be added. Currently, the above

categories of investment are implemented by way of investment funds and funds-of-funds (including own products). Investing in individual titles within these categories is not excluded. The broadly defined limits for investments make it possible to benefit from rising stock markets as well as to hedge against losses on stock markets by moving

towards bonds or near-money-market investments. The investment goal is high earnings opportunities, in return for tolerating high risks of losses and high fluctuations in value. The recommended holding period is at least 7 years.

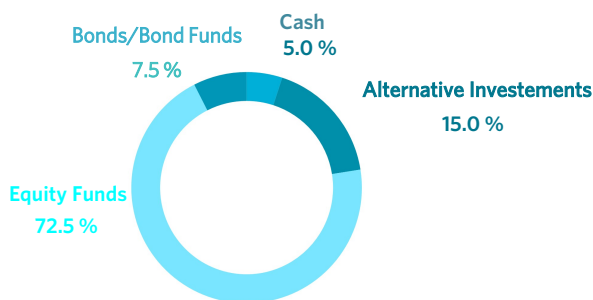
## Our Philosophy

One of the core competences of Wiener Privatbank is customised wealth management. We see it as our mission to select the most adequate wealth management strategy for you and with you. Our expertise, our ability

to professionally manage your portfolio and provide an in-depth analysis of your personal risk profile make us the ideal partner for your asset planning. Making the right investment decisions and monitoring your port-

folio are tasks you can entrust to our asset management experts.

## Asset Allocation\* (sample portfolio)



## Current Asset Allocation

<b>Bonds/Bond Funds*</b>	<b>7.5 %</b>
Man GLG Euro Corporate Bond	5.0 %
SPDR 3-7 Year US Treasury Bond	2.5 %
<b>Alternative Investments*</b>	<b>15.0 %</b>
Invesco Physical Gold	5.0 %
Advisory Flexibel	5.0 %
Xtrackers LPX Private Equity	2.5 %
Invesco Physical Silver	2.5 %
<b>Cash*</b>	<b>5.0 %</b>

## Investment limits based on strategy focus 2024\*\*

	Minimum	Maximum
<b>Equities</b>	<b>0 %</b>	<b>100 %</b>
<b>Bonds and Cash</b>	<b>0 %</b>	<b>100 %</b>
<b>Alternative Investments</b>	<b>0 %</b>	<b>60 %</b>

\*\* The investment limits based on the strategy focus conform to the strategy currently defined by Wiener Privatbank.

<b>Equity Funds*</b>	<b>72.5 %</b>
WPB European Equity	17.5 %
Mozart One	15.0 %
WPB European Property	15.0 %
T-Rowe Price Global Focused Growth Equity	12.5 %
Ossiam Shiller US Value	5.0 %
UTI India Dynamic Equity	2.5 %
Fiera Oaks EM Select	2.5 %
Eastspring Japan Dynamic	2.5 %

\*The % share is calculated using the share prices from TIPAS+, Bloomberg L.P.

## Recommended holding term: at least 7 years

This fund may not be suitable for investors who withdraw their investment from the fund within a period of 7 years.

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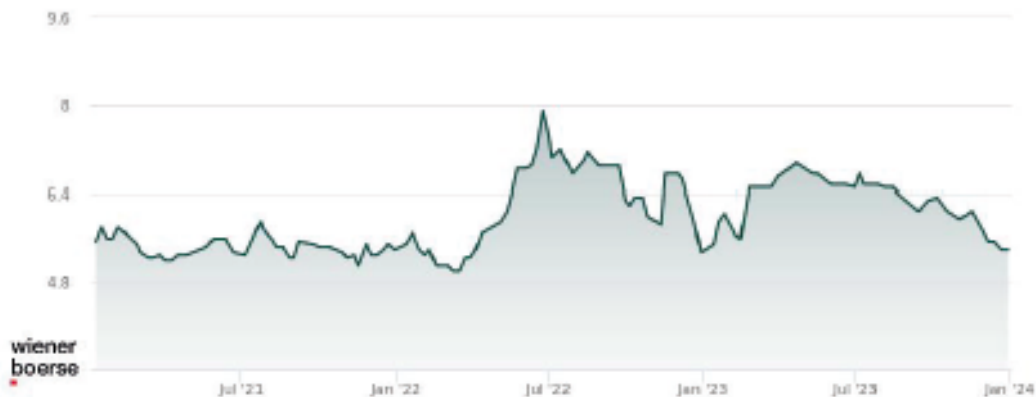
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Otto-Wagner-Platz 5, www.fma.gv.at

# Austria's only listed private bank

**Stock performance** – as of January 2nd, 2024



**Listed since**  
25th June 1992

**Market segment**  
Official Trading / Standard Market Auction

## Shareholder structure per December 10th 2024

K5 Beteiligungs GmbH	16.61 %
Kerbler Holding GmbH	3.39 %
Lehar Schlössl Besitz GmbH	3.39 %
Sonne Privatstiftung	8.94 %
Mag. Johann Kowar	0.79 %
J.K. Beteiligungs GmbH	0.18 %
Alpha Fund AD	9.55 %
Aventure Capital AG	8.64 %
Bohemia Faktoring, a.s.	9.90 %
Ficron Finance Limited	7.06 %
Shanfari Investment Co.L.L.C.	9,90 %

**Free float** **21.65 %**

## Successful entrepreneurs as majority owners of the bank

Source: Wiener Börse | Performances in the past do not allow any conclusions or predictions of future developments or values.



# Experienced management



**Mag. Stefan Selden**

**Member of the Board since 01.10.2024**



**Eduard Berger**

**Member of the Board since 01.08.2011**



**Dr. Gottwald Kranebitter (Chair)**

Grant Thornton IBD Austria GmbH & Co KG  
Steuerberatungsgesellschaft



**Mag. Johann Kowar (Vice-Chair)**

**Investor**  
co-founder of conwert Immobilien Invest SE



**Günter Kerbler**

**Investor**  
Founder of conwert Group



**Heinz Meidlinger**

**Managing Partner**  
Meidlinger Investment & Consulting GmbH



**Wolfgang Zehenter**

**Sen. Relationship Manager**  
Zeus Anstalt für Vermögensverwaltung

## Supervisory board

# Corporate philosophy



## Vision

Wiener Privatbank is a dynamic specialist bank with a clear focus on real estate and capital market expertise. As a real estate one-stop-shop, we offer an integrated combination of investment opportunities, services and financing around real estate from a single source, thus opening up holistic access to one of the most interesting and stable forms of investment on the market.

In addition, we rely on sound capital market expertise consisting of professional wealth advice and management with in-house fund management. Not the off-the-shelf product, but special fund solutions as well as sustainable and value-oriented forms of investment enable us to offer target group-specific individuality in investments.



## Mission

Individual advice - 22 different languages are spoken in private banking at Wiener Privatbank -this underlines our claim to customer proximity and independence in terms of service and products are our strengths, because Wiener Privatbank is only committed to one interest: that of its customers. In order to achieve the best results, we combine investment security with long-term investment strategies.



## Werte

Seriousness, security and discretion form the foundation of our value system. We live these traditional virtues of a private bank in a modern way: We attach great importance to quick and active action in the sense of the satisfaction of our customers. In addition to service and profit orientation, our values therefore include independence and transparency.

# Disclaimer



This marketing information is solely for informational purposes and does not constitute an offer or solicitation to buy or sell financial instruments or real estate products.

The relevant brochure is found at the issuer and Wiener Privatbank SE. Performances in the past, do not allow any conclusions or predictions of future developments or values. It should be noted that the illustrations in this document are general in nature not aware of the individual tax situation of each investor and may be changed at any time by legislative changes or administrative practices. Therefore, a tax advisor should be contacted for detailed information.

Supervisory Authority: Financial Market Authority, 1090 Vienna, Otto-Wagner-Platz 5, [www.fma.at](http://www.fma.at)

Updated: January 2025

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