

Loan to value definitions



| Bankcode | Country | Bankname | LTV definition as reported by banks |
|----------|---------|---|---|
| AT001 | AT | Erste Group Bank (EGB) | Under consideration of short delivery timeline LTV at origination is provided on a best effort basis and consistent over overall retail portfolio |
| AT002 | AT | Raiffeisen Zentralbank Österreich (RZB) | LTV is defined in NWUs as (actual loan value in LCY / the latest market value of the RE in LCY available at the reporting date). |
| BE005 | BE | KBC BANK | Current outstanding loan / current value of property |
| CY007 | CY | BANK OF CYPRUS PUBLIC CO LTD | Weighted Average of the LTVs calculated as Original Exposure pre Conversion Factors covered by RRE & CRE based on the applicable LTVs from CRD III / Market Value of the Property |
| DE017 | DE | DEUTSCHE BANK AG | Our LTV ratios are calculated using the total exposure divided by the current assessed value of the respective properties. The exposure of transactions that are additionally backed by liquid collateral is reduced by the respective collateral values, whereas any prior charges increase the corresponding total exposure. The LTV calculation includes exposure which is secured by real estate collateral. Any mortgage lending exposure that is collateralized exclusively by any other type of collateral is not included in the LTV calculation. |
| DE018 | DE | COMMERZBANK AG | Sum of all loans / Sum of market values of all mortgages of a borrower (In case of priority claims from third parties with higher seniorities, market values were reduced correspondingly. Shared mortgages were divided among different borrowers). LTV of subsidiaries were weighted according to their exposure values. |
| DE019 | DE | Landesbank Baden-Württemberg | N/A |
| DE020 | DE | DZ BANK AG Dt. Zentral-Genossenschaftsbank | N/A |
| DE021 | DE | Bayerische Landesbank | N/A |
| DE022 | DE | Norddeutsche Landesbank -GZ | N/A |
| DE023 | DE | Hypo Real Estate Holding AG | Please see: Footnotes - 2-Credit Risk |
| DE025 | DE | HSB Nordbank AG, Hamburg | Exposure Value / Collateral Value |
| DE026 | DE | Landesbank Hessen-Thüringen GZ, Frankfurt | LTV-Definition: EaD of customers with real-estate secured positions / market value after deducting prior charges |
| DE027 | DE | Landesbank Berlin AG | Loan amount / value of collateral; LTV for countries other than Germany has left been empty, as numbers of relevant accounts are only between 0 and 4, and thus not providing representative figures |
| DE028 | DE | DekaBank Deutsche Girozentrale, Frankfurt | N/A |
| DE029 | DE | WGZ BANK AG Westdt. Geno. Zentralbk, Ddf | The loan amount corresponds to the exposure of the loan. The value of collateral is calculated as amount of the real estate loan divided by the loan-to-value ratio of 0.6. |
| DK008 | DK | DANSKE BANK | LTV calculated as outstanding loan amount plus value of preceding priorities divided by market value of the underlying property |
| DK009 | DK | Jyske Bank | LTV is calculated loan by loan. Hence, in the case of two loan against one property the two loans will end up in different LTV buckets. The second-lien loan will have the first loan, and any other senior loan, as senior loan when calculating the LTV. |
| DK010 | DK | Sydbank | The collateral given by real-estate- owners typically covers all commitments to the bank and therefore the portfolio "Retail – secured on real estate property" contains a significant amount of loans that are not housing-loans. The market value of the property is the estimated market value using either the banks internal model for pricing residential real estate, or the public appraisal value, if no internal model value is available. The internal model is approved by the Danish FSA. |
| DK011 | DK | Nykredit | Current loan amount divided by current collateral value |
| ES059 | ES | BANCO SANTANDER S.A. | Loan amount / value of collateral |
| ES060 | ES | BANCO BILBAO VIZCAYA ARGENTARIA S.A. (BBVA) | N/A |
| ES062 | ES | CAJA DE AHORROS Y PENSIONES DE BARCELONA | N/A |
| ES064 | ES | BANCO POPULAR ESPAÑOL S.A. | N/A |
| FI012 | FI | OP-Pohjola Group | Collaterals are connected to exposures at exposure level. Collaterals are distributed to exposures in proportion to the exposure. Collaterals consist of real estate collateral used in retail-IRB. |
| FR013 | FR | BNP PARIBAS | See the explanatory footnote in the credit risk template (PDF) |
| FR014 | FR | CREDIT AGRICOLE | The LTV calculation are based on the standard definition (loan amount / value of collateral). On the largest part of the portfolio, the calculation is performed with a "current" LTV - (i.e.: updated value of the loan / updated value of collateral). In some case, the values are based on the value of the collateral estimated at the application date. |
| FR015 | FR | BPCE | Outstanding loan amount / market value of the property (including fees) |
| FR016 | FR | SOCIETE GENERALE | N/A |
| GB088 | GB | ROYAL BANK OF SCOTLAND GROUP plc | Loan amount/ value of collateral |
| GB089 | GB | HSBC HOLDINGS plc | Indexed Loan to Value (LTV) has been defined as the current loan balance outstanding divided by the indexed property valuation. The indexed valuation is taken to be the market value of the property which is subject to the mortgage at the end of June 2013. The existence of additional collateral on any other property has been ignored when calculating LTV. To estimate the current property market valuation, the valuation at origination was multiplied by the change since origination in a house-price index where the property is located |
| GB090 | GB | BARCLAYS plc | Amount borrowed against an asset (loan amount) as a percentage of the current (i.e. marked to market) value of the asset, balance-weighted |
| GB091 | GB | LLOYDS BANKING GROUP plc | UK Retail Division LTVs The calculation of LTVs is at account level weighted by exposure. The valuations are indexed although there is a one quarter lag. Ireland LTVs The calculation of LTVs is at account level weighted by exposure. The valuations are indexed although there is a one month lag. Netherlands LTVs The calculation of LTVs is a simple sum of the loan values divided by a sum of the total collateral value. The valuations are indexed for Dec 12 based on indexed HPI at that time, on a local level by province. Over 90% of the portfolio indexed values have been updated for the Jun 13 calculations. |
| GR030 | GR | EFG EUROBANK ERGASIAS S.A. | N/A |
| GR031 | GR | NATIONAL BANK OF GREECE | Ratio of Current Loan Balance to the Most Recent Value of Mortgaged Real Estate. |
| GR032 | GR | ALPHA BANK | N/A |
| GR033 | GR | PIRAEUS BANK GROUP | Balance weighted average of LTV at Exposure Class where $LTV = (Current\ Loan\ Balance) / (Current\ allocated\ property\ indexed\ Value\ based\ on\ Propindex\ revaluation)$. |
| HU036 | HU | OTP BANK NYRT. | Definition of Loan to Value ratio used: a.) In Hungary, Bulgaria and Romania collateral values are based on mortgage-lending value. In Slovakia, Croatia, Ukraine market values are used as collateral values. b.) The amount is adjusted for principal repayments. c.) In Hungary exposures are decreased by guarantees provided by central government. In other countries no other guarantees than the underlying property are treated in LTV. |
| IE037 | IE | ALLIED IRISH BANKS PLC | Loan amount/collateral value/original or most recent valuation indexed to the relevant property price index in geographical location) |
| IE038 | IE | BANK OF IRELAND | N/A |
| IE039 | IE | PERMANENT TSB | N/A |
| IT040 | IT | INTESA SANPAOLO S.p.A | a) the value of mortgage collateral is the result of a revaluation conducted monthly based on the fair value of market indices (see other explanatory phrases on Pillar 3, in the descriptive parts of tables 6 and 8); for second or more ranked mortgages, the previous mortgages exposure is subtracted to the result of the revaluation. b) the amount of exposure at the numerator of the ratio is the residual debt and the fair value of the properties is affected by the abovementioned revaluation / devaluation of the property as collateral. The LTV is therefore not reported at origination the loan but it is based on actual value. c) any other personal or financial guarantees can be used as collateral covered by mortgage exposure, but these do not enter into the calculation of the denominator of the LTV (we do not use the so-called "safeguards," which refers to the 263 for the STD). |
| IT041 | IT | UNICREDIT S.p.A | EAD/Value of collateral |
| IT042 | IT | BANCA MONTE DEI PASCHI DI SIENA S.p.A | The LTV ratio at portfolio level is computed as the average, weighted according to the amount, of the LTV of each single position; the latter is the ratio between the outstanding debt and the fair value of the collateral |
| IT043 | IT | BANCO POPOLARE - S.C. | The LTV is calculated as the ratio between the total exposures secured by real estate and the market value of the same property at the reference date. |
| IT044 | IT | UNIONE DI BANCHE ITALIANE SCPA (UBI BANCA) | The LTV is obtained as simple mean of single LTVs |
| LU045 | LU | BANQUE ET CAISSE D'EPARGNE DE L'ETAT | The LTV corresponds to the concept "Loan amount / value of collateral". Please refer to the attached file "LU045_ILTV_doc1" for more details. |
| MT046 | MT | BANK OF VALLETTA (BOV) | LTV are calculated per property by dividing the sum of encumbered amounts to the market value of the property. At account level where more than one property was linked with an account, the LTV was calculated by taking the weighted average of the LTVs related to the properties attached with that account. |
| NL047 | NL | ING BANK NV | EAD/Indexed Cover value |
| NL048 | NL | RABOBANK NEDERLAND | LTV for RET non-SME: [current loan minus savings in mortgage] / [current value of collateral (residential property)] LTV for RET SME: [current loan] / [value of all Credit Risk Mitigants (as specified in COREP)] |
| NL049 | NL | ABN AMRO BANK NV | LTV is based on the indexed foreclosure value |
| NL050 | NL | SNS BANK NV | Loan amount / Value of collateral |
| NO051 | NO | DNB Bank ASA | The DNB definition of LTV use the "market value" of residential property as the "value of collateral". The "market value" is based on most recent sales price of the actual property, index adjusted for later development in sale prices of similar residential properties located in the same geographic area. The "loan amount" is the sum of loans granted against one property - inclusive third party claims with equal or better lien position. When a loan is secured by more than one residential property (i.e. when the borrowers parent's home is pledged as additional security), the highest LTV-value among the residential properties in question is assigned as the "loan-LTV". Reported loan portfolio LTVs is computed as the loan amount weighted average of the loan-LTVs included in the portfolio. |
| PL052 | PL | POWSZECHNA KASA OSZCZEDNOSCI BANK POLSKI S.A. (PKO BANK POLSKI) | N/A |
| PT053 | PT | CAIXA GERAL DE DEPÓSITOS SA | LTV was calculated for the reference date: exposure amount (gross of provisions and CCF)/Collateral amount |
| PT054 | PT | BANCO COMERCIAL PORTUGUES SA (BCP OR MILLENNIUM BCP) | LTV has been computed from RWA calculation data. The LTV for each retail exposure reflects the collateral allocation that is performed within the RWA calculation linking, according to the cases at stake (for the "multiple" relationships that may exist): • one collateral value to more than one exposure; • more than one collateral value to one exposure; • more than one collateral value to more than one exposure |

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| PT055 | PT | ESPÍRITO SANTO FINANCIAL GROUP SA (ESFG) | Loan-to-value (indexed):median[Current loan exposure / current guarantee value (more recent value of guarantee, between the physical or indexed method)] Details: The "loan exposure" correspond to the sum of loans granted against the same guarantee (property); The current guarantee value correspond to the more recent value of guarantee, between the physical or indexed method. |
| PT056 | PT | Banco BPI, SA | N/A |
| SE084 | SE | Nordea Bank AB (publ) | LTV = (Sum of utilized exposure + Prior lines)/(Market Value) Only physical assets are included in the LTV calculation. |
| SE085 | SE | Skandinaviska Enskilda Banken AB (publ) (SEB) | N/A |
| SE086 | SE | Svenska Handelsbanken AB (publ) | The loan to value reflects the property specific LTV which is based on allocated exposure and property value. LTV has been calculated only for residential properties. The exposure reflects all counterparty exposures that can be collateralized by the property and is allocated according to the following principle. No non-property collaterals (e.g. guarantees) are accounted for. Exposures can be linked to one or more properties. Exposures that are linked to one property are allocated first. In the next step, the allocation is made so that LTV is equated as far as possible between the properties. If the sum of exposures is larger than the sum of pledged values, the overshooting exposure is considered unsecured. When the distribution is done, exposures are summarized per property and the property specific LTV-max is calculated. In order to reduce the impact of data errors and extreme values, about 0.05% of the properties with LTV over 300 percent and properties with valuation less than about 100 EUR are excluded from the report. |
| SE087 | SE | Swedbank AB (publ) | "Before calculating LTV, market valuations older than one year are updated by the use of property prices indices. Those indices are updated monthly by an external property valuation company and differ depending on type of property and location (i.e. geography). LTV is first calculated on a property level, by dividing the sum of all loans in Swedbank (collateralized by the individual property) by the individual property (sometimes updated) market value. This calculation is done with respect to loans in other banks, collateralized by the same property, but ranked before Swedbank if any. Thereafter, the LTV for all those properties and loans are consolidated into one volume-weighted portfolio LTV-ratio." |
| SI057 | SI | NOVA LJUBLJANSKA BANKA D.D. (NLB d.d.) | LTV is calculated like amount of exposure / value of Basel II eligible real estate collateral |
| SI058 | SI | NOVA KREDITNA BANKA MARIBOR D.D. (NKBM d.d.) | Gross exposures / Value of Real Estate |