

# Hamburgische Investitions- und Foerderbank

## Key Rating Drivers

**Hamburg's Support Drives Ratings:** Hamburgische Investitions- und Foerderbank's (IFB Hamburg) Issuer Default Ratings (IDRs) are based on institutional support from its owner, the State of Hamburg (AAA/Stable/F1+). Hamburg's explicit and direct funding guarantee and statutory guarantor's liability (Gewahtraegerhaftung) fully cover the bank's liabilities. Hamburg's maintenance obligation (Anstaltslast) ensures the bank's economic viability.

The Federal Republic of Germany's (AAA/Stable/F1+) support underpins Hamburg's creditworthiness via the German federal solidarity system.

**Statutory Loss Absorption:** Like the other German development banks, IFB Hamburg is not profit-maximising but, unlike its peers, it is covered by Hamburg's statutory loss absorption obligation. This prevents annual losses and protects its capitalisation from unexpected losses. In addition, Hamburg contractually compensates IFB Hamburg for the difference between the rates charged by the bank on its subsidised residential housing loans and market rates.

**Stable Outlook Mirrors Hamburg's IDR:** The Stable Outlook on the bank's Long-Term IDR reflects Fitch's view that the nature of Hamburg's support is unlikely to change significantly in the medium term due to IFB Hamburg's strategic importance for the local economy.

**Legal Insolvency Protection:** IFB Hamburg is insolvency remote by law and has no longer been subject to the Capital Requirement Regulation since June 2019, similar to the other German development banks. It is exempt from the application of the Single Resolution Mechanism, the Recovery and Resolution Act and the Restructuring Fund Act. This releases the bank from the obligation to draw up recovery and resolution plans. In addition, IFB Hamburg no longer falls under the scope of the German Deposit Guarantee Act.

**Development Bank for Hamburg:** The primary mandate of IFB Hamburg, a public-law institution, is to support Hamburg's economic development and provide promotional loans and grants as outlined in the Law Concerning IFB Hamburg (IFB Law) and its statutes. The vast majority of its lending relates to housing. The bank takes on special tasks if requested by Hamburg and, to a lesser extent, participates in projects initiated by other European development institutions. It also funds start-ups through a dedicated subsidiary.

**Significant Coronavirus Support Programmes:** In 2019, IFB Hamburg's new business volume (loans and grants) rose by more than 25%, mostly driven by the housing sector. The bank plays an important role in supporting Hamburg's protective shield for households and corporates against the negative impact of the pandemic.

**Funding Access Benefits from Guarantee:** Banks investing in IFB Hamburg's debt benefit from 0% regulatory risk weighting and Level 1 treatment for their liquidity coverage ratio. This reflects Hamburg's guarantee and provides IFB Hamburg with privileged access to the debt capital markets.

## Rating Sensitivities

**Hamburg's IDRs and Support Arrangements:** IFB Hamburg's ratings are at the highest levels on Fitch Ratings' scales and cannot be upgraded. A downgrade of Germany's or Hamburg's IDRs would trigger a downgrade of the bank's IDRs and senior debt ratings. IFB Hamburg's ratings are also sensitive to changes in Fitch's assumptions about Hamburg's propensity to support. This could result from a weakening of the terms of the guarantees, which we view as unlikely.

## Ratings

<b>Foreign Currency</b>	
Long-Term IDR	AAA
Short-Term IDR	F1+
Support Rating	1

<b>Sovereign Risk</b>	
Long-Term Foreign-Currency IDR	AAA
Long-Term Local-Currency IDR	AAA
Country Ceiling	AAA

## Outlooks

Long-Term Foreign-Currency IDR	Stable
Sovereign Long-Term Foreign-Currency IDR	Stable
Sovereign Long-Term Local-Currency IDR	Stable

## Applicable Criteria

[Bank Rating Criteria \(February 2020\)](#)

## Related Research

['Fitch Affirms Hamburgische Investitions- und Foerderbank at 'AAA'; Outlook Stable' \(September 2020\)](#)

## Analysts

Roger Schneider  
+49 69 768076 242  
[roger.schneider@fitchratings.com](mailto:roger.schneider@fitchratings.com)

Caroline Lehmann, CFA  
+49 69 768076 176  
[caroline.lehmann@fitchratings.com](mailto:caroline.lehmann@fitchratings.com)

---

## Debt Rating

Senior unsecured debt	AAA
-----------------------	-----

Source: Fitch Ratings

---

IFB Hamburg's long-term senior unsecured debt rating is aligned with its IDRs. The differentiation between senior preferred and senior non-preferred debt is not applicable, because the bank cannot by law be subject to insolvency proceedings or bail-in measures.

## Significant Changes

### Development Banks Support Economy amid Pandemic

Fitch considers the risks from the pandemic to German banks' credit profiles to be clearly skewed to the downside. We revised our sector outlook for German banks to negative at end-2019 to reflect, at the peak of the credit cycle, the sector's inability to generate adequate returns during periods of strong economic growth due to structural weaknesses. We also lowered our operating environment score for German banks to 'aa-/Negative from 'aa'/Stable in April 2020 as the coronavirus exacerbates banks' vulnerability to a rapid and severe deterioration in earnings and asset quality. Fitch expects in its September 2020 Global Economic Outlook the German GDP to contract by 6.3% this year and recover by 5.4% in 2021.

The German government has launched large support programmes, largely distributed by KfW, to rapidly and effectively alleviate the impact of the pandemic on the economy. In addition, IFB Hamburg has launched its own emergency support programmes for corporates and households in its region, which are executed and managed by IFB Hamburg. The programmes included grants, mainly to overcome small businesses and corporates' short-term liquidity shortages. It was supplemented by various new loan programmes available for specific segments such as sport and culture. Since July 2020, IFB Hamburg has provided a recovery fund and bridge loans, primarily to support innovative start-ups and high-growth SMEs.

We expect the impact of the coronavirus crisis on German development banks to be mitigated by their widespread use of the house bank principle, whereby development banks partner with commercial banks that assume the credit risk from end-borrowers. Strong collateralisation requirements and a focus on (partly socially supported) residential housing, should also mitigate the impact of the crisis on development banks' asset quality, earnings and capitalisation.

## Institutional Support Assessment

Support Factors (negative)	Equalised	1 Notch	2+ Notches
<b>Parent ability to support and subsidiary ability to use support</b>			
01 Parent/group regulation	✓		
02 Relative size	✓		
03 Country risks	✓		
<b>Parent Propensity to Support</b>			
01 Role in group	✓		
02 Potential for disposal	✓		
03 Implication of subsidiary default	✓		
04 Integration	✓		
05 Size of ownership stake	✓		
06 Support track record	✓		
07 Subsidiary performance and prospects	✓		
08 Branding	✓		
09 Legal commitments	✓		
10 Cross-default clauses			✓

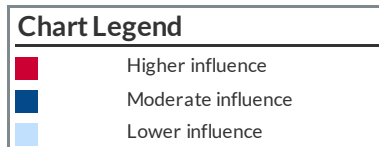
IFB Hamburg’s important role for Hamburg’s economy and Hamburg’s commitments resulting from the statutory support mechanisms have a high influence on the bank’s IDRs and Support Rating of ‘1’ and drive the alignment of the bank’s IDRs with those of Hamburg.

## Brief Company Summary

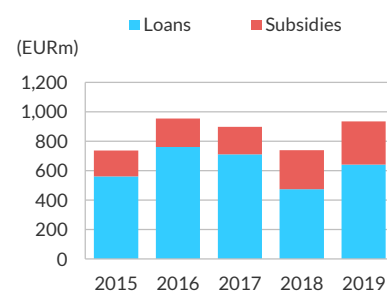
### Key Contributor to Hamburg’s Economic Development

IFB Hamburg is the legal successor to Hamburgische Wohnungsbaukreditanstalt, a public law institution established in 1953 mainly to finance and develop the residential housing sector in post-war years. IFB Hamburg was established on 1 August 2013 to cover broader promotional activities, including loans, subsidies and guarantees to smaller enterprises and start-ups.

IFB Hamburg’s risk appetite is low and limited to the risks inherent in its policy role, as it has no incentive to generate additional returns. The bank’s strong capitalisation offers sufficient buffers above its regulatory requirements. The bank reports under German GAAP and measures its risk-weighted assets conservatively under the standard approach. Its comparably small security portfolio is conservatively managed and used for liquidity management purposes only. Issuance of senior unsecured bonds have gained importance in recent years, including social bonds in sub-benchmark format (EUR250 million).



### Promotional Volume



Source: Fitch Ratings, IFB Hamburg

## Summary Financials and Key Ratios

	31 Dec 19	31 Dec 18	31 Dec 17	31 Dec 16
	(EURm)	(EURm)	(EURm)	(EURm)
<b>Summary income statement</b>				
Net interest and dividend income	36	50	43	42
Net fees and commissions	1	2	2	2
Other operating income	6	5	7	10
Operating costs	32	31	28	25
Pre-impairment operating profit	11	27	23	30
Loan and other impairment charges	3	7	6	4
Operating profit	8	20	17	26
Net income	1	1	1	1
<b>Summary balance sheet</b>				
Gross loans	4,995	4,855	4,549	4,470
- Of which impaired	8	20	27	32
Loan loss allowances	9	11	11	10
Interbank	237	207	172	183
Other securities and earning assets	323	266	298	330
Cash and due from banks	6	0	66	0
<b>Total assets</b>	<b>5,591</b>	<b>5,346</b>	<b>5,115</b>	<b>5,009</b>
Customer deposits	344	274	271	269
Interbank and other short-term funding	2,724	2,760	2,798	2,915
Other long-term funding	1,554	1,355	1,103	903
Other liabilities	152	141	125	106
Total equity	818	817	817	816
<b>Total liabilities and equity</b>	<b>5,591</b>	<b>5,346</b>	<b>5,115</b>	<b>5,009</b>
<b>Profitability</b>				
Operating profit/risk-weighted assets	0.2	0.6	0.5	0.8
Net interest income/average earning assets	0.7	1.0	0.9	0.8
Non-interest expense/gross revenue	74.3	53.7	54.2	45.9
Net income/average equity	0.1	0.1	0.1	0.1
<b>Asset quality</b>				
Impaired loans ratio	0.2	0.4	0.6	0.7
Growth in gross loans	2.9	6.7	1.8	1.3
Loan loss allowances/impaired loans	119.7	52.7	39.3	29.9
Loan impairment charges/average gross loans	0.1	0.2	0.1	0.1
<b>Capitalisation</b>				
Common equity Tier 1 ratio	23.4	23.5	24.2	24.1
Tangible common equity/tangible assets	14.6	15.3	16.0	16.3
Net impaired loans/common equity Tier 1	-0.2	1.2	2.0	2.7
<b>Funding and liquidity</b>				
Loans/customer deposits	1,453.6	1,773.1	1,677.9	1,659.2
Customer deposits/funding	7.4	6.2	6.5	6.6

Source: Fitch Ratings, Fitch Solutions, IFB Hamburg

## Environmental, Social and Governance Considerations

IFB Hamburg's highest level of ESG credit relevance is a score of '3'. This means ESG issues are credit-neutral or have only a minimal credit impact, either due to their nature or the way in which they are being managed by the bank.

### FitchRatings Hamburgische Investitions- und Foerderbank

Banks  
Ratings Navigator

#### Credit-Relevant ESG Derivation

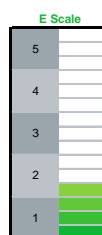
Hamburgische Investitions- und Foerderbank has 5 ESG potential rating drivers

- Hamburgische Investitions- und Foerderbank has exposure to compliance risks including fair lending practices, mis-selling, repossession/foreclosure practices, consumer data protection (data security) but this has very low impact on the rating.
- Governance is minimally relevant to the rating and is not currently a driver.

				Overall ESG Scale
key driver	0	issues	5	
driver	0	issues	4	
potential driver	5	issues	3	
not a rating driver	4	issues	2	
	5	issues	1	

#### Environmental (E)

General Issues	E Score	Sector-Specific Issues	Reference
GHG Emissions & Air Quality	1	n.a.	n.a.
Energy Management	1	n.a.	n.a.
Water & Wastewater Management	1	n.a.	n.a.
Waste & Hazardous Materials Management; Ecological Impacts	1	n.a.	n.a.
Exposure to Environmental Impacts	2	Impact of extreme weather events on assets and/or operations and corresponding risk appetite & management; catastrophe risk; credit concentrations	Company Profile; Management & Strategy; Risk Appetite; Asset Quality



#### How to Read This Page

ESG scores range from 1 to 5 based on a 15-level color gradation. Red (5) is most relevant and green (1) is least relevant.

The Environmental (E), Social (S) and Governance (G) tables break out the individual components of the scale. The right-hand box shows the aggregate E, S, or G score. General Issues are relevant across all markets with Sector-Specific Issues unique to a particular industry group. Scores are assigned to each sector-specific issue. These scores signify the credit-relevance of the sector-specific issues to the issuing entity's overall credit rating. The Reference box highlights the factor(s) within which the corresponding ESG issues are captured in Fitch's credit analysis.

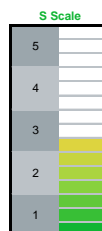
The Credit-Relevant ESG Derivation table shows the overall ESG score. This score signifies the credit relevance of combined E, S and G issues to the entity's credit rating. The three columns to the left of the overall ESG score summarize the issuing entity's sub-component ESG scores. The box on the far left identifies some of the main ESG issues that are drivers or potential drivers of the issuing entity's credit rating (corresponding with scores of 3, 4 or 5) and provides a brief explanation for the score.

Classification of the General Issues has been developed from Fitch's sector ratings criteria. The General Issues and Sector-Specific Issues draw on the classification standards published by the United Nations Principles for Responsible Investing (PRI) and the Sustainability Accounting Standards Board (SASB).

Sector references in the scale definitions below refer to Sector as displayed in the Sector Details box on page 1 of the navigator.

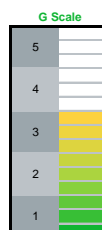
#### Social (S)

General Issues	S Score	Sector-Specific Issues	Reference
Human Rights, Community Relations, Access & Affordability	2	Services for underbanked and underserved communities; SME and community development programs; financial literacy programs	Company Profile; Management & Strategy; Risk Appetite
Customer Welfare - Fair Messaging, Privacy & Data Security	3	Compliance risks including fair lending practices, mis-selling, repossession/foreclosure practices, consumer data protection (data security)	Operating Environment; Company Profile; Management & Strategy; Risk Appetite
Labor Relations & Practices	2	Impact of labor negotiations, including board/employee compensation and composition	Company Profile; Management & Strategy
Employee Wellbeing	1	n.a.	n.a.
Exposure to Social Impacts	2	Shift in social or consumer preferences as a result of an institution's social positions, or social and/or political disapproval of core banking practices	Company Profile; Financial Profile



#### Governance (G)

General Issues	G Score	Sector-Specific Issues	Reference
Management Strategy	3	Operational implementation of strategy	Management & Strategy
Governance Structure	3	Board independence and effectiveness; ownership concentration; protection of creditor/stakeholder rights; legal/compliance risks; business continuity; key person risk; related party transactions	Management & Strategy; Earnings & Profitability; Capitalisation & Leverage
Group Structure	3	Organizational structure; appropriateness relative to business model; opacity; intra-group dynamics; ownership	Company Profile
Financial Transparency	3	Quality and frequency of financial reporting and auditing processes	Management & Strategy



CREDIT-RELEVANT ESG SCALE	
How relevant are E, S and G issues to the overall credit rating?	
5	Highly relevant, a key rating driver that has a significant impact on the rating on an individual basis. Equivalent to "higher" relative importance within Navigator.
4	Relevant to rating, not a key rating driver but has an impact on the rating in combination with other factors. Equivalent to "moderate" relative importance within Navigator.
3	Minimally relevant to rating, either very low impact or actively managed in a way that results in no impact on the entity rating. Equivalent to "lower" relative importance within Navigator.
2	Irrelevant to the entity rating but relevant to the sector.
1	Irrelevant to the entity rating and irrelevant to the sector.

The ratings above were solicited and assigned or maintained at the request of the rated entity/issuer or a related third party. Any exceptions follow below.

ALL FITCH CREDIT RATINGS ARE SUBJECT TO CERTAIN LIMITATIONS AND DISCLAIMERS. PLEASE READ THESE LIMITATIONS AND DISCLAIMERS BY FOLLOWING THIS LINK: [HTTPS://FITCHRATINGS.COM/UNDERSTANDINGCREDITRATINGS](https://fitchratings.com/understandingcreditratings). IN ADDITION, RATING DEFINITIONS AND THE TERMS OF USE OF SUCH RATINGS ARE AVAILABLE ON THE AGENCY'S PUBLIC WEB SITE AT [WWW.FITCHRATINGS.COM](http://WWW.FITCHRATINGS.COM). PUBLISHED RATINGS, CRITERIA, AND METHODOLOGIES ARE AVAILABLE FROM THIS SITE AT ALL TIMES. FITCH'S CODE OF CONDUCT, CONFIDENTIALITY, CONFLICTS OF INTEREST, AFFILIATE FIREWALL, COMPLIANCE, AND OTHER RELEVANT POLICIES AND PROCEDURES ARE ALSO AVAILABLE FROM THE CODE OF CONDUCT SECTION OF THIS SITE. FITCH MAY HAVE PROVIDED ANOTHER PERMISSIBLE SERVICE TO THE RATED ENTITY OR ITS RELATED THIRD PARTIES. DETAILS OF THIS SERVICE FOR RATINGS FOR WHICH THE LEAD ANALYST IS BASED IN AN EU-REGISTERED ENTITY CAN BE FOUND ON THE ENTITY SUMMARY PAGE FOR THIS ISSUER ON THE FITCH WEBSITE.

Copyright © 2020 by Fitch Ratings, Inc., Fitch Ratings Ltd. and its subsidiaries. 33 Whitehall Street, NY, NY 10004. Telephone: 1-800-753-4824, (212) 908-0500. Fax: (212) 480-4435. Reproduction or retransmission in whole or in part is prohibited except by permission. All rights reserved. In issuing and maintaining its ratings and in making other reports (including forecast information), Fitch relies on factual information it receives from issuers and underwriters and from other sources Fitch believes to be credible. Fitch conducts a reasonable investigation of the factual information relied upon by it in accordance with its ratings methodology, and obtains reasonable verification of that information from independent sources, to the extent such sources are available for a given security or in a given jurisdiction. The manner of Fitch's factual investigation and the scope of the third-party verification it obtains will vary depending on the nature of the rated security and its issuer, the requirements and practices in the jurisdiction in which the rated security is offered and sold and/or the issuer is located, the availability and nature of relevant public information, access to the management of the issuer and its advisers, the availability of pre-existing third-party verifications such as audit reports, agreed-upon procedures letters, appraisals, actuarial reports, engineering reports, legal opinions and other reports provided by third parties, the availability of independent and competent third-party verification sources with respect to the particular security or in the particular jurisdiction of the issuer, and a variety of other factors. Users of Fitch's ratings and reports should understand that neither an enhanced factual investigation nor any third-party verification can ensure that all of the information Fitch relies on in connection with a rating or a report will be accurate and complete. Ultimately, the issuer and its advisers are responsible for the accuracy of the information they provide to Fitch and to the market in offering documents and other reports. In issuing its ratings and its reports, Fitch must rely on the work of experts, including independent auditors with respect to financial statements and attorneys with respect to legal and tax matters. Further, ratings and forecasts of financial and other information are inherently forward-looking and embody assumptions and predictions about future events that by their nature cannot be verified as facts. As a result, despite any verification of current facts, ratings and forecasts can be affected by future events or conditions that were not anticipated at the time a rating or forecast was issued or affirmed.

The information in this report is provided "as is" without any representation or warranty of any kind, and Fitch does not represent or warrant that the report or any of its contents will meet any of the requirements of a recipient of the report. A Fitch rating is an opinion as to the creditworthiness of a security. This opinion and reports made by Fitch are based on established criteria and methodologies that Fitch is continuously evaluating and updating. Therefore, ratings and reports are the collective work product of Fitch and no individual, or group of individuals, is solely responsible for a rating or a report. The rating does not address the risk of loss due to risks other than credit risk, unless such risk is specifically mentioned. Fitch is not engaged in the offer or sale of any security. All Fitch reports have shared authorship. Individuals identified in a Fitch report were involved in, but are not solely responsible for, the opinions stated therein. The individuals are named for contact purposes only. A report providing a Fitch rating is neither a prospectus nor a substitute for the information assembled, verified and presented to investors by the issuer and its agents in connection with the sale of the securities. Ratings may be changed or withdrawn at any time for any reason in the sole discretion of Fitch. Fitch does not provide investment advice of any sort. Ratings are not a recommendation to buy, sell, or hold any security. Ratings do not comment on the adequacy of market price, the suitability of any security for a particular investor, or the tax-exempt nature or taxability of payments made in respect to any security. Fitch receives fees from issuers, insurers, guarantors, other obligors and underwriters for rating securities. Such fees generally vary from US\$1,000 to US\$750,000 (or the applicable currency equivalent) per issue. In certain cases, Fitch will rate all or a number of issues issued by a particular issuer, or insured or guaranteed by a particular insurer or guarantor, for a single annual fee. Such fees are expected to vary from US\$10,000 to US\$1,500,000 (or the applicable currency equivalent). The assignment, publication, or dissemination of a rating by Fitch shall not constitute a consent by Fitch to use its name as an expert in connection with any registration statement filed under the United States securities laws, the Financial Services and Markets Act of 2000 of the United Kingdom, or the securities laws of any particular jurisdiction. Due to the relative efficiency of electronic publishing and distribution, Fitch research may be available to electronic subscribers up to three days earlier than to print subscribers.

For Australia, New Zealand, Taiwan and South Korea only: Fitch Australia Pty Ltd holds an Australian financial services license (AFS license no 337123) which authorizes it to provide credit ratings to wholesale clients only. Credit ratings information published by Fitch is not intended to be used by persons who are retail clients within the meaning of the Corporations Act 2001.