

Hypo Vorarlberg Bank AG

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Ratings Score Snapshot

Issuer Credit Rating

A+/Negative/A-1

SACP: bbb+ →

Support: +3 →

Additional factors: 0

Anchor	a-	
Business position	Moderate	-1
Capital and earnings	Strong	+1
Risk position	Moderate	-1
Funding	Adequate	0
Liquidity	Adequate	
CRA adjustment	0	

ALAC support	0
GRE support	+3
Group support	0
Sovereign support	0

Issuer credit rating
A+/Negative/A-1

ALAC--Additional loss-absorbing capacity. CRA--Comparable ratings analysis. GRE--Government-related entity. ICR--Issuer credit rating. SACP--Stand-alone credit profile.

Credit Highlights

Overview

Key strengths

High likelihood of receiving government support, if needed, from the majority owner--the Austrian State of Vorarlberg (AA+/Stable/A-1+).

Solid market share among corporates and retailers in Vorarlberg.

Strong capitalization.

Key risks

Pressure on asset quality due to high exposure to the construction and real estate development sector.

Geographical concentration risk, which makes the bank vulnerable to cyclical downturns in the regional economy.

Poor return on equity by international standards.

Our rating on Hypo Vorarlberg Bank AG (Hypo Vorarlberg) reflects the bank's solid franchise in its core region of Vorarlberg. We expect that the bank will maintain its leading franchise in corporate and retail banking in Vorarlberg, and consider this the bank's key rating strength. Hypo Vorarlberg also operates in other parts of Austria, as well as in Germany, Switzerland, Liechtenstein, and northern Italy, which contributes to business diversity. However, we think that the bank's relatively small size and geographical concentration makes it more vulnerable to economic swings in the regional economy than its larger and better diversified peers. This sensitivity was highlighted in 2023 and 2024 (our estimate), when the bank had to book material risk provisions related to its commercial real estate exposures.

We expect Hypo Vorarlberg's asset quality to start recovering after deterioration due to stress in the Austrian construction and real estate sector. We anticipate credit losses will start normalizing over the next 12-24 months, remaining elevated but somewhat below the estimated peak in 2024. The bank's preliminary results for 2024 indicate a

recovery in net income. We factor in only slow lending growth over the next two years and expect the bank's risk-adjusted capital (RAC) ratio will remain broadly stagnant at about 11%-11.5% over this period.

Continued pressure on profitability could lead to a structural weakness compared with peers. Over the next 12-24 months, we forecast elevated loan loss provisions will keep weighing on after-tax earnings, which we expect to remain at about €50 million annually. This translates into a return on equity (ROE) ratio of about 3.1%, weaker than our forecasts for other Austria-based Hypo-type mortgage banks (Hypo banks). We expect Hypo Vorarlberg's earnings buffer to remain at about 0.2% over the next 12-24 months. This is markedly below our estimated median of 1.5% for European banks in 2024, indicating Hypo Vorarlberg's weaker capacity to absorb normalized credit losses with operating income over a full economic cycle. In this regard, we think there is material uncertainty as to whether Hypo Vorarlberg can restore its leading position in profitability and efficiency among Hypo banks in the short term.

We continue to regard Hypo Vorarlberg as a government-related entity (GRE) with a high likelihood of extraordinary government support from its majority owner, the State of Vorarlberg. Our rating on the bank therefore depends on our view of the state's creditworthiness. We expect the State of Vorarlberg to remain a long-term shareholder of the bank. Along with a high likelihood of extraordinary support if needed, we factor the ongoing benefits from the state's backing into our rating on Hypo Vorarlberg. State ownership, for example, fosters investor confidence and deposit stability.

Outlook

The negative outlook reflects our view that Hypo Vorarlberg continues to face heightened asset quality risk, which could translate into higher credit losses and put pressure on the bank's after-tax earnings over the next 12 months.

We consider Hypo Vorarlberg to be a GRE and our rating on the bank is supported by our credit view of the owner. A downgrade of the State of Vorarlberg by one notch would therefore lead us to also downgrade the bank. A change in Hypo Vorarlberg's role or link with the state could also lead us to reassess the bank's status as a GRE and result in a lower rating, although this scenario is unlikely.

Downside scenario

We could also lower our rating on Hypo Vorarlberg over the next 12 months if real estate markets remain challenging, leading to further material asset-quality deterioration and higher credit losses.

In addition, we could lower the rating if the bank's RAC ratio drops below 10% on a sustained basis. We could also lower the rating if Hypo Vorarlberg continually underperforms other rated Austrian Hypo banks on profitability and cost efficiency.

Upside scenario

We could revise our outlook to stable over the next 12 months if Hypo Vorarlberg maintains a resilient balance sheet and sound asset quality amid a challenging real estate sector. A precondition for an outlook revision hinges on the bank's ability to sustain robust financial performance, including profitability and efficiency metrics in line with those of other rated Austrian Hypo banks.

Key Metrics

Hypo Vorarlberg Bank AG--Key ratios and forecasts					
--Fiscal year ended Dec. 31--					
(%)	2022a	2023a	2024f	2025f	2026f
Growth in operating revenue	23.6	(9.9)	(1.7)-(2.1)	(0.0)-(0.0)	0.7-0.9
Growth in customer loans	2.4	4.7	0.0-0.0	1.8-2.2	2.7-3.3
Growth in total assets	(2.1)	2.8	0.5-0.6	0.2-0.2	2.1-2.6
Net interest income/average earning assets (NIM)	1.2	1.7	1.5-1.6	1.4-1.6	1.4-1.5
Cost-to-income ratio	52.5	53.9	58.9-62.0	62.5-65.7	63.8-67.1
Return on average common equity	8.9	2.8	3.5-3.8	3.0-3.3	2.8-3.1
Return on assets	0.8	0.3	0.3-0.4	0.3-0.3	0.3-0.3
New loan loss provisions/average customer loans	(0.1)	0.7	0.3-0.4	0.3-0.3	0.3-0.3
Gross nonperforming assets/customer loans	2.5	3.8	3.8-4.2	3.7-4.1	3.2-3.6
Net charge-offs/average customer loans	0.2	0.2	0.1-0.1	0.1-0.1	0.1-0.1
Risk-adjusted capital ratio	10.7	10.8	11.0-11.5	11.0-11.5	11.0-11.5

All figures include S&P Global Ratings' adjustments. a--Actual. f--Forecast. NIM--Net interest margin.

Anchor: 'a-' Anchor Reflects Hypo Vorarlberg's Focus On Austria

Our anchor for Hypo Vorarlberg, which has a material share of exposures in Austria, is 'a-', based on an economic risk score of '2' and an industry risk score of '3' (on a scale from '1', the strongest score, to '10', the weakest).

Our economic risk assessment is based on Austria's highly competitive and diverse economy, with strong economic fundamentals, high integration in western European economies, and strong ties to eastern and southeastern Europe. We estimate Austria's economy broadly stagnated, with real GDP contracting by about 1% in 2024. We expect a moderate recovery in 2025, with real growth of just 0.4% of GDP before normalizing at slightly above 1.0% from 2026.

The adverse effects of the Russia-Ukraine war continue to weigh on Austria's open and export-oriented economy. While problem loans surged in 2024 to materially higher than the peer average, further asset quality deterioration will likely stay contained, also reflecting an anticipated return to economic growth. The current stress on European commercial real estate markets indicates particular asset quality risks to development companies and could mean higher credit losses for Austrian banks, which are particularly exposed to commercial real estate. However, while we estimate that exposed banks booked higher provisions in 2024, we expect overall losses to remain limited with no systemic implications for the banking sector. In our view, the second-round effects on the banking system from the war in Ukraine will be manageable.

Austria's prudential regulatory standards are in line with the EU's, and therefore banks' funding conditions remain comfortable, reflecting a large share of customer deposits. Austrian banks are among the largest beneficiaries of high interest rates, reflecting a still-material share of variable interest rate lending, which allows quick repricing on the asset side. This also results in the considerably improved profitability and efficiency metrics, allowing them to close the gap

with the peer average. However, we think that banks need to continue tackling inefficiencies to remain competitive throughout the cycle.

Business Position: Material Geographic And Industry Concentration

Given Hypo Vorarlberg's geographic and sector concentrations, we view its business model as somewhat weaker than that of larger, more diversified peers in Austria and other countries with similar industry risks. The bank has significant revenue and earnings concentration in its corporate loan portfolio. This is only partially balanced by the bank's leading franchise and strong market share in corporate and retail banking in the State of Vorarlberg.

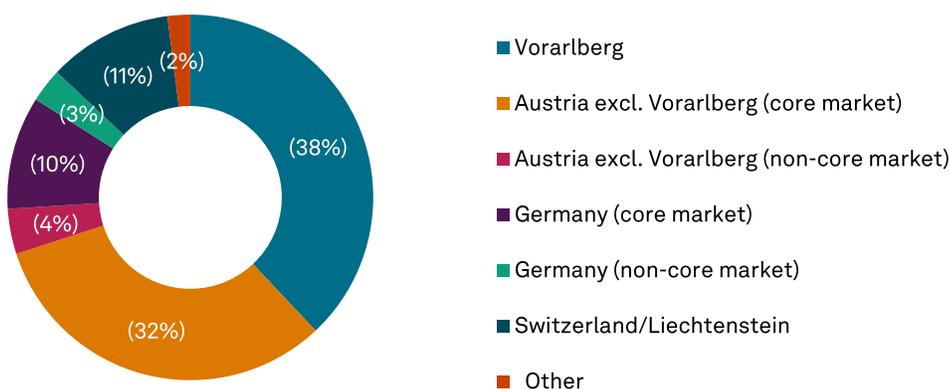
The State of Vorarlberg's economic strength is an important factor that supports the bank's performance. The state has one of the strongest regional economies in Austria and its GDP and debt-per-capita metrics, as well as the unemployment rate, are solid compared with other Austrian states. Corporate insolvencies in Vorarlberg have historically been among the lowest of all Austrian states. At the same time, recent losses due to the portfolio concentration on the commercial real estate have highlighted the bank's vulnerability to downturns.

The bank's management considers the neighboring areas of Germany, Switzerland, and Italy, as part of its core business region (see chart 1), due to their geographical proximity. In our view, the management team has solid experience to run the bank and a track record of delivering on strategic goals over the long term. However, recent setbacks to its strategy indicate that the management has underestimated some concentration risks. We do not expect a shift in Hypo Vorarlberg's business focus, aside from a revision of lending and underwriting standards.

Chart 1

Hypo Vorarlberg's loan portfolio is concentrated in Austria and neighboring regions

Loan portfolio by region at year-end 2023



Source: S&P Global Ratings.

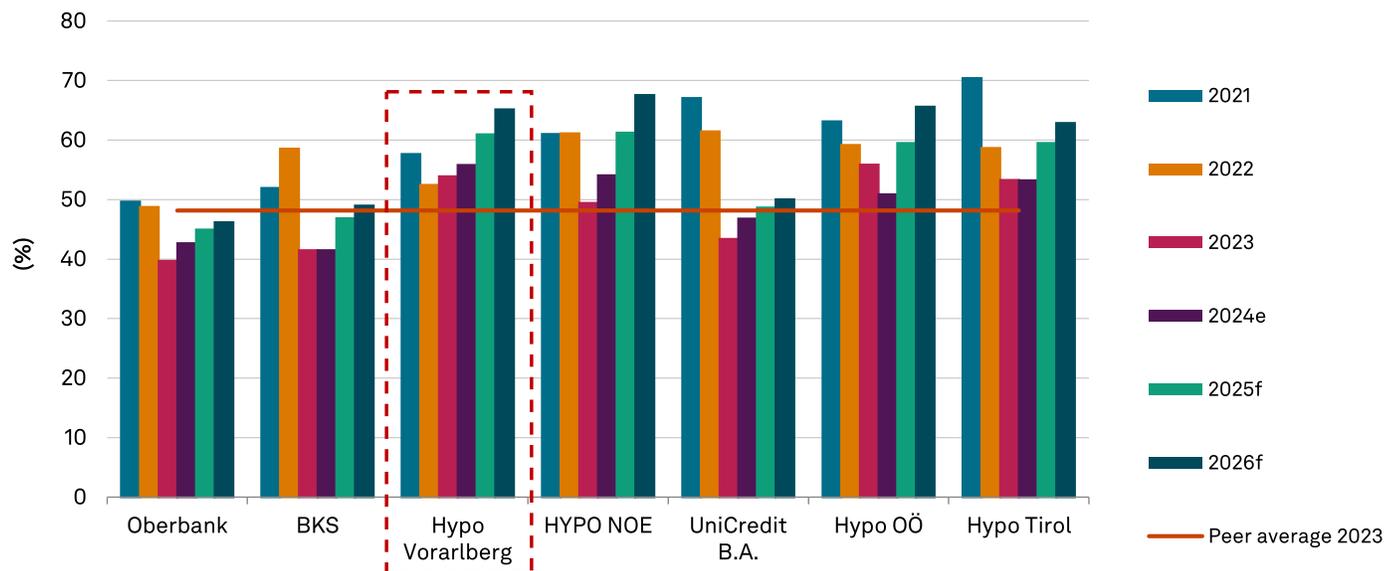
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Hypo Vorarlberg, like its peers, is investing in its digital infrastructure. Given the increased focus and importance of digitalization initiatives, we expect some pressure on the cost base. As a result, we forecast the bank's cost-to-income ratio will increase from 2024 onward, falling behind that of most Austrian peers (see chart 2). We will need to assess revenue and cost trends to understand whether this relative weakness is becoming structural in nature.

Chart 2

Unlike peers', Hypo Vorarlberg's cost efficiency did not improve in 2023 and lags the peer average

Cost-to-income ratio, 2021-2026f



Banks are sorted left to right by historical 3-year average value. e--estimate. f--forecast. Source: S&P Global Ratings. Copyright © 2025 by Standard & Poor's Financial Services LLC. All rights reserved.

Capital And Earnings: Strong Capitalization Despite Pressures On Asset Quality

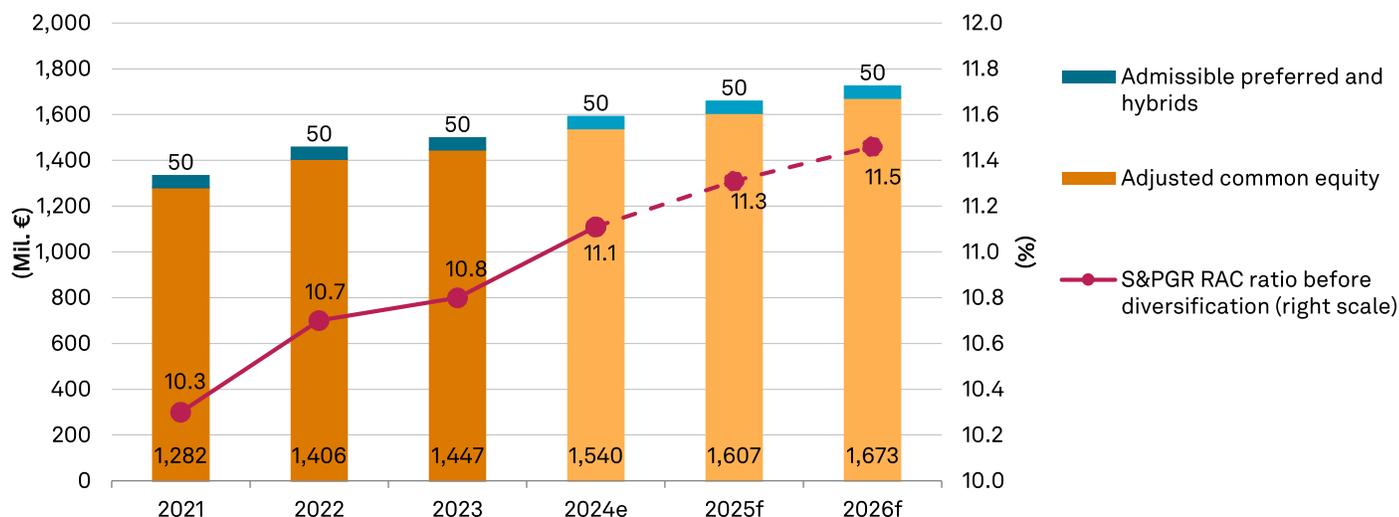
Hypo Vorarlberg's capitalization is a rating strength, based mainly on our forecast that its RAC ratio will remain in the range of 11.0%-11.5% over the next two years (see chart 3). This compares with a ratio of 10.8% as of Dec. 31, 2023. We expect the bank's capital buffer will be sufficient in the event that credit loss growth outpaces pre-provision operating income growth, which is not our base case.

The bank's regulatory capital ratios remain comfortably above regulatory requirements. The significant gap between the regulatory Tier 1 ratio of 16.9% as of June 2024 and our calculated RAC ratio is due to the higher risk charges that we assign to Hypo Vorarlberg's corporate exposures compared with the regulatory risk weights.

Chart 3

We project Hypo Vorarlberg's RAC ratio will increase moderately in 2024-2026

S&PGR risk-adjusted capital ratio and composition of capital, 2021-2026f



e--Estimate. f--Forecast. Source: S&P Global Ratings.

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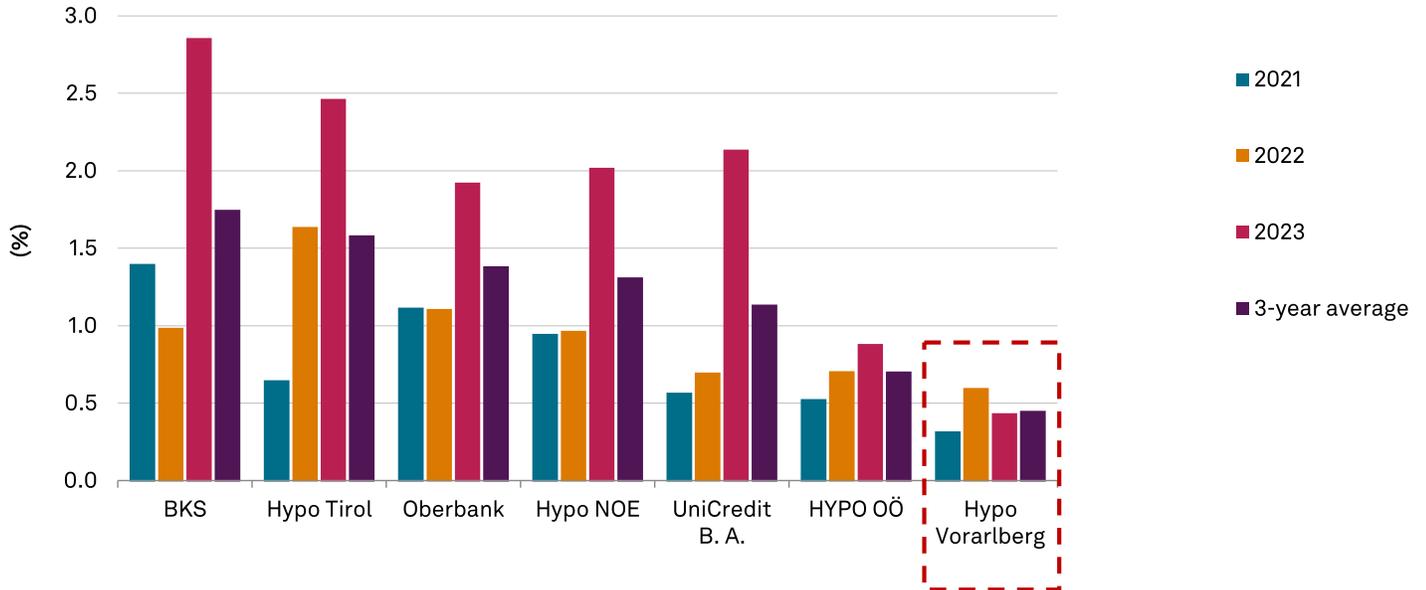
For our RAC projections over the next two years, we assume:

- An increase in the volume of customer loans by about 2.5% annually;
- Normalization of interest income as interest margins decrease;
- Persistent pressure from still elevated funding costs;
- Noninterest expenses, predominantly driven by wage inflation and digitalization initiatives, to increase on average by 5% annually, offsetting cost-savings;
- A moderate dividend payout to its state owner.

We project a low annual ROE ratio of 2.8%-3.3% over the next two years. We expect Hypo Vorarlberg's earnings buffer--our measure of the bank's capacity to absorb normalized credit losses with operating income through a full economic cycle--will decrease to about 0.2% in the next 12-24 months. This is markedly weaker than the estimated median of 1.5% for European banks in 2024. Persistently low earnings capacity could indicate structural weakness compared with peers.

Chart 4

Hypo Vorarlberg's earnings buffer is lower than its peers'
Earnings buffer, 2021-2023



Banks are sorted left to right by historical 3-year average value. Note: Earnings buffer is defined as pre-provision income less normalized credit losses as a percentage of S&P Global Ratings-adjusted risk-weighted assets.
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Risk Position: Concentration In Commercial Real Estate Exposures Puts Pressure On Asset Quality

Hypo Vorarlberg's geographical and business concentration makes it more vulnerable to developments in the regional economy. This is a relative weakness compared with more diversified, international, retail-oriented banks. Exposures are concentrated in the corporate sector, with a strong focus on real estate activities (see charts 5 and 6).

Chart 5 and Chart 6

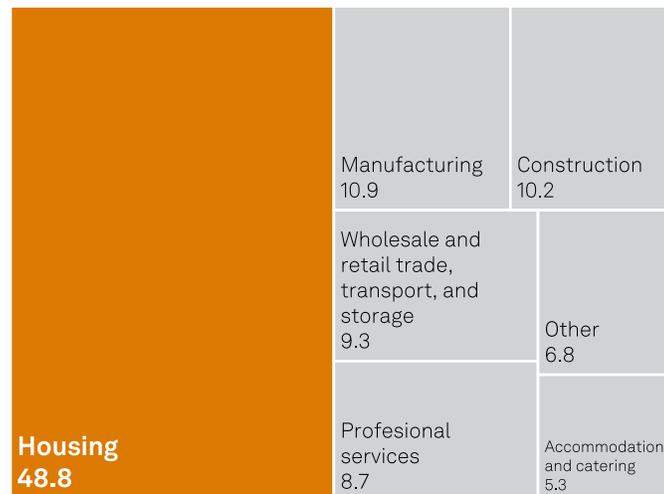
Hypo Vorarlberg's exposures are predominantly to the corporate sector

Share of financial assets at amortized cost by sector, June 30, 2024 (%)



Corporate exposures are concentrated in the housing market

Share of financial assets at amortized cost to corporates by industry, June 30, 2024 (%)



Source: Interim Report as of June 30, 2024.
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Construction and real estate development accounted for about 12% of lending in 2023, which is higher than average for Austrian banks. The recent stress on the Austrian commercial real estate market indicates particular asset quality risks to development companies and puts pressure on the bank's asset quality. This is partly mitigated by a material share of Hypo Vorarlberg's exposures being to companies building residential real estate and not to borrowers in the higher-risk commercial real estate sector.

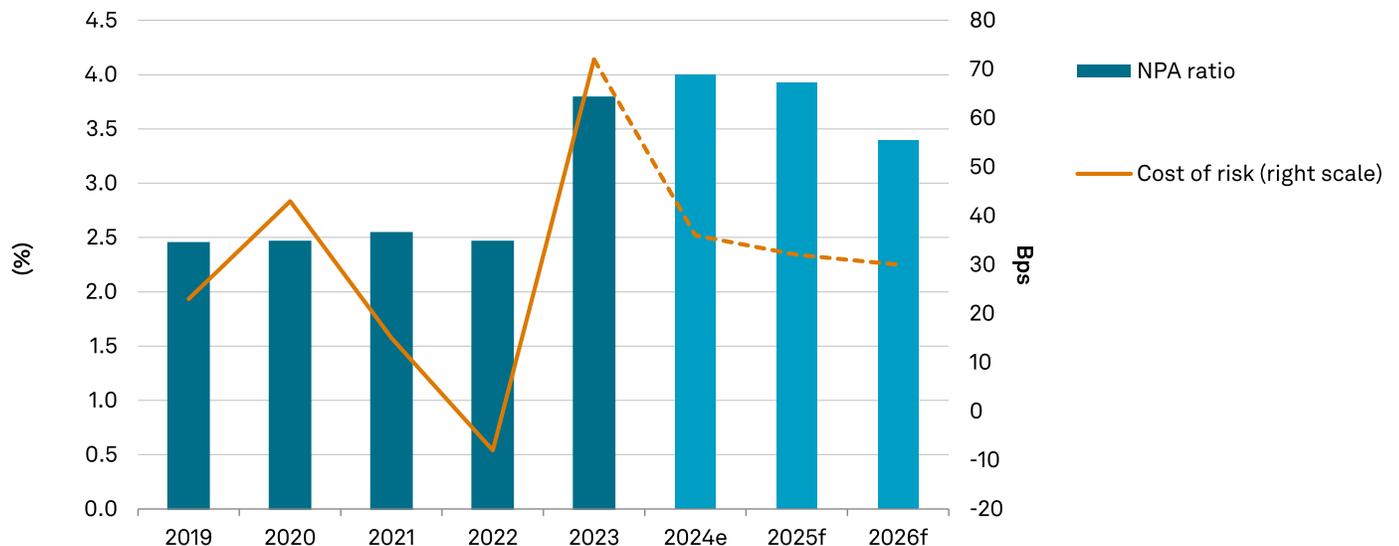
We view the loan concentration in the commercial real estate segment as a weakness compared with other rated banks in Austria. We understand that the bank's management has reviewed the lending and underwriting standards, as well as lending limits, and expect single-name concentrations will decrease in future.

The bank's nonperforming asset (NPA) ratio and provisioning are broadly in line with those of Austrian peers with a corporate focus. However, they are considerably above the levels in countries with similar economic risks, such as Denmark, Finland, Norway, and Sweden. We expect Hypo Vorarlberg's NPA ratio to decrease to about 3.4% over the next 12-24 months from an estimated 4% in 2024 and the cost of risk to moderate to about 30 basis points (see chart 7). Despite the high NPA ratio, we consider the 59% portfolio collateralization (in which most of the collateral is real estate) to be relatively high, which should moderate expected credit losses. In addition, the bank's weighted average loan-to-value ratio for its mortgage lending business was sound at about 60% as of June 30, 2024.

Chart 7

We expect Hypo Vorarlberg's asset quality will start stabilizing from 2025

NPA ratio and cost of risk, 2019-2026f



e--Estimate. f--Forecast. NPA--Nonperforming assets. Bps--Basis points. Cost of risk--New loan loss provisions/average customer loans.

Source: S&P Global Ratings.

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Market risk is limited because the bank is only marginally exposed to structured investments and hedges most of its foreign-currency and interest rate risk. In our view, nonfinancial risks are limited, and the bank's compliance standards are in line with those of other Austrian banks.

Funding And Liquidity: Diversified Pool Of Funding Instruments And Implicit Benefits From State Ownership

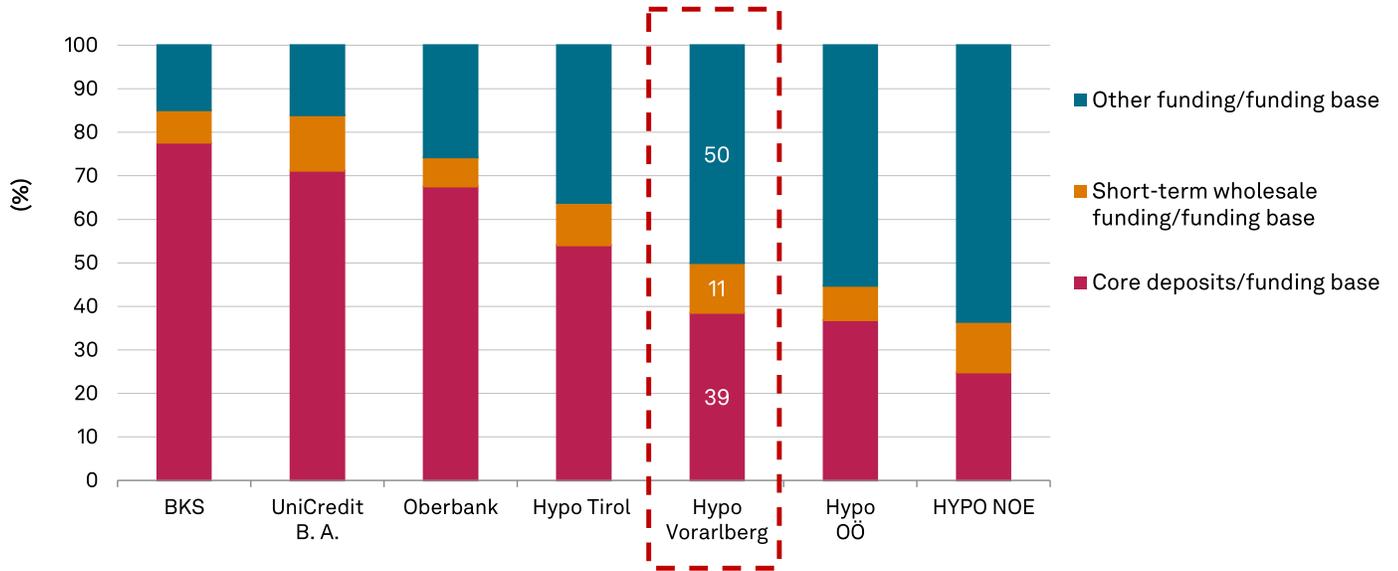
Hypo Vorarlberg's funding remains in line with the domestic banking industry and its liquidity is a neutral factor for the rating. We base this assessment on the bank's prudent funding and liquidity management, as well as the positive effects of state ownership, which materially reduce the sensitivity of Hypo Vorarlberg's funding to general market confidence.

Core customer deposits comprised about 40% of the bank's funding base as of Aug. 31, 2024. The share of wholesale funding is relatively large and amounts to about 60% of total liabilities, according to our measures (see chart 8). However, most of the bank's wholesale funding consists of covered bonds (55% mortgage and 3% public sector covered) and senior unsecured debt (34%). In our view, mortgage-covered bonds are a resilient funding tool, despite their wholesale nature. Also, there is no material concentration in the maturity profile of the capital market funding sources.

Chart 8

Hypo Vorarlberg largely relies on wholesale funding

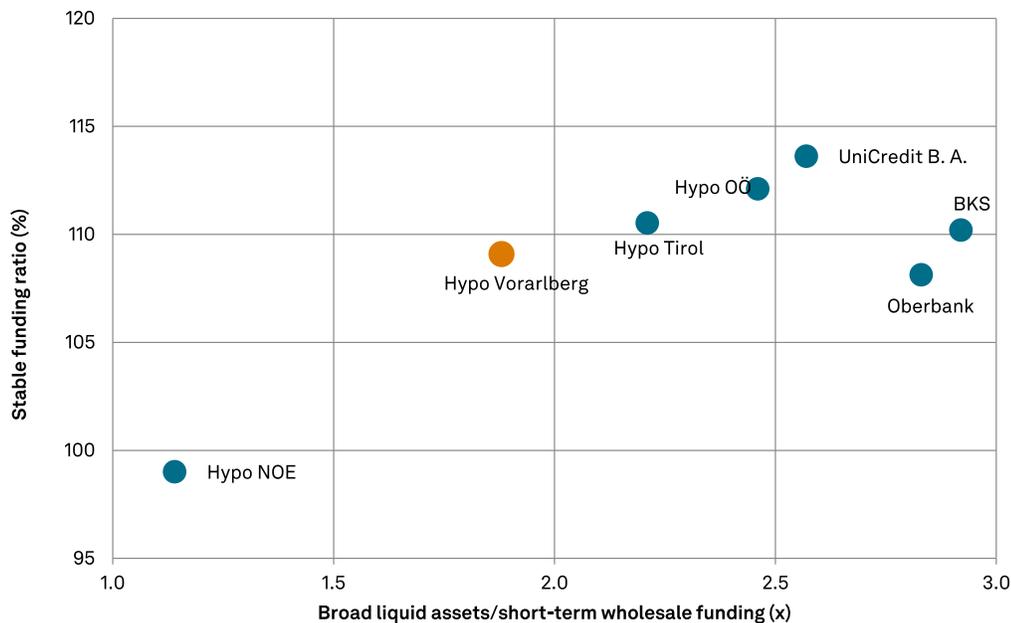
Funding structure of Hypo Vorarlberg and peers, Dec. 31, 2023



Source: S&P Global Ratings.

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As of June 30, 2024, our stable funding ratio (SFR) for Hypo Vorarlberg was 109.2%, while the broad liquid assets-to-short-term wholesale funding (BLAST) multiple was 2.1x (see chart 9). In our view, both metrics will remain at sound levels, underpinning our neutral assessment of the bank's funding and liquidity position.

Chart 9**Hypo Vorarlberg's funding and liquidity profile vs. peers'**
S&PGR key funding and liquidity metrics, Dec. 31, 2023

Source: S&P Global Ratings.

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Hypo Vorarlberg's liquidity contingency plans and stress testing of liquidity inflows and outflows indicate that the bank could survive for more than six months under stressful conditions—for example, in the event of limited access to capital market funding and a significant deposit outflow. However, dependence on the central bank through repurchase agreement activity could become significant thereafter.

Support: Three Notches Of Uplift Reflect A High Likelihood Of Extraordinary Government Support From Its State Owner

In our view, the State of Vorarlberg, which holds 77% of the shares, is very likely to support Hypo Vorarlberg, hence we regard the bank as a GRE. The bank exclusively carries out the state's developmental mortgage lending program and has a high share of lending to local small and midsize enterprises.

Although Hypo Vorarlberg operates as a profit-seeking enterprise in a competitive environment, its credit standing is important for the local government because credit stress could lead to a disruption of the bank's activities and could have a considerable impact on the regional economy. We expect the State of Vorarlberg will remain a long-term shareholder of the bank. We assess the bank to have strong and durable link to the local government and play an important role for the regional economy. We therefore apply three notches of uplift from the stand-alone credit profile,

leading to an 'A+' long-term issuer credit rating.

Environmental, Social, And Governance

Environmental, social, and governance factors are neutral for our credit rating analysis of Hypo Vorarlberg. The bank was the first bank in Austria to issue a green bond in 2017, and continued its green bond issuances in 2020-2023.

Key Statistics

Table 1

Hypo Vorarlberg Bank AG--Key figures					
	--Year-ended Dec. 31--				
(Mil. €)	2024*	2023	2022	2021	2020
Adjusted assets	15,154.6	15,723.3	15,303.7	15,624.9	15,294.9
Customer loans (gross)	11,035.1	11,247.2	10,739.2	10,483.5	10,457.8
Adjusted common equity	1,488.7	1,447.1	1,405.9	1,281.5	1,222.3
Operating revenues	153.5	287.5	319.0	258.1	220.3
Noninterest expenses	80.8	155.0	167.3	148.9	127.2
Core earnings	45.8	40.1	120.1	66.8	37.3

*Data as of June 30.

Table 2

Hypo Vorarlberg Bank AG--Business position					
	--Year-ended Dec. 31--				
(%)	2024*	2023	2022	2021	2020
Total revenues from business line (currency in millions)	153.5	287.5	319.0	258.1	220.3
Commercial banking/total revenues from business line	33.4	39.9	35.7	47.2	56.7
Retail banking/total revenues from business line	33.8	36.4	21.0	21.8	25.2
Commercial and retail banking/total revenues from business line	67.2	76.3	56.7	69.0	81.9
Other revenues/total revenues from business line	32.8	23.7	43.3	31.0	18.1
Return on average common equity	6.2	2.8	8.9	5.3	3.1

*Data as of June 30.

Table 3

Hypo Vorarlberg Bank AG--Capital and earnings					
	--Year-ended Dec. 31--				
(%)	2024*	2023	2022	2021	2020
Tier 1 capital ratio	16.9	16.7	16.8	16.0	14.9
S&P Global Ratings' RAC ratio before diversification	N/A	10.8	10.7	10.3	10.2
S&P Global Ratings' RAC ratio after diversification	N/A	9.6	9.6	9.2	9.1
Adjusted common equity/total adjusted capital	96.8	96.7	96.6	96.2	96.1
Net interest income/operating revenues	76.0	81.3	52.6	76.0	79.1
Fee income/operating revenues	11.6	12.3	10.7	14.7	15.7

Table 3

Hypo Vorarlberg Bank AG--Capital and earnings (cont.)					
	--Year-ended Dec. 31--				
(%)	2024*	2023	2022	2021	2020
Market-sensitive income/operating revenues	5.4	(12.4)	25.2	(2.1)	(3.0)
Cost to income ratio	52.6	53.9	52.5	57.7	57.7
Preprovision operating income/average assets	0.9	0.9	1.0	0.7	0.6
Core earnings/average managed assets	0.6	0.3	0.8	0.4	0.3

*Data as of June 30. RAC--Risk-adjusted capital. N/A--Not applicable.

Table 4

Hypo Vorarlberg Bank AG--Risk position							
	--Year-ended Dec. 31--						
(%)	2024*	2023	2022	2021	2020		
Growth in customer loans			(3.8)	4.7	2.4	0.2	3.1
Total diversification adjustment/S&P Global Ratings' RWA before diversification	N/A	12.3	11.5	12.6	12.2		
Total managed assets/adjusted common equity (x)	10.2	10.9	10.9	12.2	12.5		
New loan loss provisions/average customer loans	0.3	0.7	(0.1)	0.1	0.4		
Net charge-offs/average customer loans	N.M.	0.2	0.2	0.1	0.1		
Gross nonperforming assets/customer loans + other real estate owned	3.6	3.8	2.5	2.5	2.5		
Loan loss reserves/gross nonperforming assets	34.6	37.0	35.8	42.8	46.0		

*Data as of June 30. N/A--Not applicable. N.M.--Not meaningful. RWA--Risk-weighted assets.

Table 5

Hypo Vorarlberg Bank AG--Funding and liquidity					
	--Year-ended Dec. 31--				
(%)	2024*	2023	2022	2021	2020
Core deposits/funding base	38.7	38.5	43.2	38.8	41.3
Customer loans (net)/customer deposits	215.8	211.6	189.2	192.1	183.7
Long-term funding ratio	91.9	89.8	90.5	95.4	95.4
Stable funding ratio	109.2	109.1	109.3	123.7	120.9
Short-term wholesale funding/funding base	9.1	11.3	10.6	5.1	5.0
Regulatory net stable funding ratio	N/A	123.0	120.0	125.2	121.0
Broad liquid assets/short-term wholesale funding (x)	2.1	1.9	2.1	5.4	4.9
Broad liquid assets/total assets	16.6	18.4	18.5	24.3	22.0
Broad liquid assets/customer deposits	49.9	55.2	50.4	70.3	59.7
Net broad liquid assets/short-term customer deposits	28.5	27.9	28.1	64.3	56.3
Regulatory liquidity coverage ratio (LCR) (%)	194.0	229.0	163.0	191.0	151.0
Short-term wholesale funding/total wholesale funding	14.7	18.3	18.5	8.2	8.5
Narrow liquid assets/3-month wholesale funding (x)	5.0	3.5	5.6	12.4	8.4

*Data as of June 30. N/A--Not applicable.

Hypo Vorarlberg Bank AG--Rating component scores

Issuer credit rating	A+ / Negative / A-1
SACP	bbb+
Anchor	a-
Economic risk	2
Industry risk	3
Business position	Moderate
Capital and earnings	Strong
Risk position	Moderate
Funding	Adequate
Liquidity	Adequate
Comparable ratings analysis	0
Support	+3
ALAC support	0
GRE support	+3
Group support	0
Sovereign support	0
Additional factors	0

ALAC--Additional loss-absorbing capacity. GRE--Government-related entity. SACP--Stand-alone credit profile.

Related Criteria

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- Austria-Based Hypo Vorarlberg Bank AG Affirmed At 'A+ / A-1'; Outlook Remains Negative On Asset Quality Risk, Oct. 22, 2024
- State of Vorarlberg, Sept. 16, 2024

- Banking Industry Country Risk Assessment: Austria, Aug. 27, 2024
- Austria Outlook Revised To Positive On Improving Energy Supply Position; 'AA+/A-1+' Ratings Affirmed, Aug. 23, 2024

Ratings Detail (As Of February 19, 2025)*

Hypo Vorarlberg Bank AG

Issuer Credit Rating A+/Negative/A-1

Issuer Credit Ratings History

12-Dec-2023 A+/Negative/A-1

24-Feb-2023 A+/Stable/A-1

29-Apr-2020 A+/Negative/A-1

Sovereign Rating

Austria AA+/Stable/A-1+

Related Entities

Vorarlberg (State of)

Issuer Credit Rating AA+/Stable/A-1+

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