EFBS Autumn Meeting 2026
General Assembly

13 November 2026

11h30-12h30

European Federation of Building Societies
Zagreb, Croatia

Agenda 2026

1. Secretary/ Additions to the Agenda/ Quorum/ Approval of the minutes of the EFBS General Assembly meeting on 16 April 2026 in Brussels
2. Admission of Fuzul Tasarruf Finansman A.Ş. as an Observing EFBS member
3. Admission of the Ukrainian Financial Housing Company as an Observing EFBS member
4. Amendment of the EFBS Constitution and the EFBS Contributory Regulations Constitution
5. Round table on capital requirements for Bauspar contracts under the CRR (Art. 5(10))
6. Report by the Managing Director on the activities of the federation in 2026
7. Report by the Managing Director on the federation's budget proposal 2027
8. Discharge of the Executive Committee and the Managing Director
9. Election of the EFBS Managing Director
10. Date for the EFBS Spring Meeting 2027

Agenda Items 1

Secretary/ Additions to the Agenda

Quorum/ Approval of the minutes

Agenda Item 2

EFBS Membership

Admission of Fuzul Tasarruf Finansman A.Ş.

as an Observing EFBS Member

Mr. Christian König

Agenda Item 3

EFBS Membership

Admission of Ukrainian Financial Housing Company

as an Observing EFBS Member

Mr. Christian König

Agenda Item 4

EFBS Constitution

Revision of the EFBS Constitution and the

EFBS Contributory Regulations Constitution

Mr. Christian König

Revision of the EFBS Constitution

EFBS Constitution

- As agreed during the EFBS Spring Meeting 2026, some **amendments to the EFBS Constitution** are necessary
- Amendments concern changes in the **governing structure** due to the withdrawal of member banks in several member countries
- The amendments have been discussed during EFBS Spring Meeting 2026 and circulated with the invitation to this meeting:
  - Article IV (5): Executive Board Members no longer need to be elected from different EFBS countries. The proposed amendment expands the pool of eligible candidates.
  - Article IV (7): Proxy to vote in General Assembly can be authorized in text form
  - Article VI (3) clarifies that no deputy chairpersons are required for the technical committees. This is already standard practice.

Revision of the EFBS Contributory Regulations Constitution

EFBS Membership Fees

- As indicated at the EFBS Spring Meeting 2026, due to the changing and shrinking membership structure **an increase in EFBS membership fees** may be necessary to keep the budget balanced.
- Next to a decrease in EFBS membership, inflation in Belgium, where the EFBS is headquartered, has increased from 2022-2025 by 10%. EFBS membership fees had been amended in 2023 for the last time.
- Against this backdrop, during the EFBS Spring Meeting 2026 an **increase of membership fees by 10%** effective as of 1 January 2027 was proposed.

- → **Vote on amending the EFBS Constitution & Contributory Regulations Constitution as proposed.**

Agenda Item 5

EFBS Constitution

Round table on capital requirements for Bauspar contract under the CRR (Art. 5(10))

Tour de table

Agenda Item 6

EFBS activities

Report by the Managing Director

on the activities of the federation in 2026

Mr. Christian König

Exchange on Housing Finance in Moldova

Chișinău, Moldova

EU accession

Growing demand for stable and predictable housing finance

Bauspar model

EFBS presented Bausparen as a proven tool for building equity

High-level talks

With the financial sector, the Ministry of Finance and the National Bank



Brussels Financial Markets Forum 2026

Brussels, Belgium

Host

Wirtschaftsrat der CDU e.V. Brüssel

Panel discussion

“Less complexity, more competitiveness: simplification as a key location factor for Europe”

EFBS position

Proportionate and practicable rules strengthen investment, innovation and competitiveness



G7 Conference at the Collège de France

Paris, France, 7 October 2026

Speech

How can long-term savings be channelled into financing European companies?

Key message

Home ownership protects against old-age poverty and is part of retirement savings

Organisers

Institut Louis Bachelier, Banque de France, Direction générale du Trésor, Institut Jacques Delors, Caisse des Dépôts, European Savings Observatory (OEE)



Political Priorities in EU Housing Finance

Key EU files in 2026

Simplification

- Commission plans to propose the package in 2027.
- Cut costs, delays and red tape in EU housing rules without lowering standards.
- EFBS position targeted simplification, especially in the CRR, MCD, Taxonomy and EPBD.

Affordable Housing Act

- Rules on short-term rentals and second homes must stay proportionate, without new bureaucracy.
- More supply needed: faster permits, more construction, reliable financing.
- EFBS is member of the Commission’s Working Group.

Launch of the European Housing Alliance

Brussels, Belgium

Launch

Europe’s first Housing Alliance, launched by the Commission in May 2026

Strong interest

Over 800 participants at the inaugural meeting, 700 of them online

EFBS contribution

EFBS will actively contribute to the work of the Alliance



TV Recordings at the European Parliament

Brussels, Belgium

EU Insights: Affordable Housing in Europe

- Debate on the EP housing report with MEPs Dirk Gotink, Regina Doherty and Gabriele Bischoff
- EFBS called for clear, practicable and investment-friendly EU rules

Europe Up to Date: Housing Policy

- Discussion with MEP Gordan Bosanac on key developments in EU housing policy; moderation Andreas Rogal
- EFBS called for long-term financing tools and a review of cost-driving EU rules



Building Societies Association Annual Convention 2026

Edinburgh, Scotland

Host

UK Building Societies Association

Shared challenge

Building societies and Bausparkassen both work to help younger generations into home ownership

EFBS message

Dedicated savings products help build the equity needed to get started



Meeting with Cabinet of Commissioner Maria Luís Albuquerque

Responsible for Financial Services and the Savings and Investments Union

- Meeting with Mr Eduardo Rulli in September 2026
- Exchange on the banking competitiveness workstream
- EFBS stressed the need for more simplification and better regulatory treatment to support housing financing
  - Focus on low-risk mortgages (transitionals)
  - Op-risk



Publication on banking competitiveness in “Börsen-Zeitung“



Börsen-Zeitung

Börsen-Zeitung | 30.04.2026

IM GESPRÄCH: CHRISTIAN KÖNIG

„Dann wundert sich mancher in der Politik, dass Banken sich zurückziehen“

Der Bauspar-Verbandsmanager über Basel III, den Wunsch nach der Entfristung von Übergangsregeln für risikoarme Engagements und nationale Puffer

In der EU gelten für die Kalibrierung der Kapitalanforderungen an Banken derzeit noch Übergangsbestimmungen, die einem Anstieg der Unterlegungspflichten für risikoärmere Engagements gegensteuern. Der Verband der Privaten Bausparkassen fordert eine Entfristung dieser Übergangsregeln.

Von Detlef Fechtner, Brüssel

Die privaten Bausparkassen in Deutschland beäugen kritisch, mit welchen Maßnahmen die EU den Bau von Wohnungen vorantreiben möchte. Die EU-Kommission und insbesondere Dan Jorgensen, der EU-Kommissar für Energie und Wohnen, habe eine ganze Reihe von Initiativen vorgeschlagen – beispielsweise in Bezug auf Kurzmietverträge. „Aber die entscheidenden Stellschrauben werden nicht adressiert, nämlich die Hindernisse, die einer günstigen Finanzierung von Wohnen ein risikoarmes Geschäftsmodell“, betont König und fügt an: „Deshalb trifft sie die harte Untergrenze unverhältnismäßig stark.“

Dabei wünschten sich die Bausparkassen nicht einmal Erleichterungen oder Deregulierung, sondern nur die Beibehaltung geltender Bestimmungen. Konkret laute die Forderung, die Übergangsbestimmungen für risikoarme Wohnimmobilienengagements über ihre Enddaten 2029 und 2032 hinaus beizubehalten. Dazu wäre es notwendig, sie zu entfristen.

Studien zufolge würden die Kapitalanforderungen ohne die Übergangsmaßnahmen erheblich steigen. Copenhagen Economics etwa beziffere den Anstieg auf 18%. Ein solcher Zuschlag sei aber gerade für Wohnungsbaufinanzierungen nicht gerechtfertigt, argumentiert König. Jenseits des Output-Floors enthalte die CRR auch andere Elemente, die wohnungs-und baufinanzierenden Banken das Leben schwermachten. Dazu zählt der Verbandsmanager etwa die zusätzlichen Puffer, die nationale Aufseher für bestimmte Kredite einführen können. In Deutschland zum Beispiel gebe es nach wie vor den systemischen Puffer für Wohnkredite, erinnert König. Dabei fehle jeder Nachweis, dass es auf dem Finanzierungsmarkt für selbst genutzten Wohnraum eine Blase gebe. „Und dann wundert sich mancher in der Politik, dass Banken sich zurückziehen aus bestimmten Finanzierungen und Verbraucher immer schwerer Zugang zu Krediten bekommen“, pointiert der Hauptgeschäftsführer. Es wäre fatal, sie einfach auslaufen zu lassen“, ist König überzeugt.

- **Author**: Christian König
- Article published on 30 April 2026 in “Börsen-Zeitung“
- **Early on reflections on banking competititvness workstream**
- Key takeaways:
  - speed of reforms is essential
  - Regulatory simplification is key
  - Permanent favourable treatment of low-risk mortgages needed

Agenda Item 7

EFBS budget

Report by the Managing Director on the federation's budget proposal 2027

Mr. Christian König

Agenda Item 7

EFBS budget

KONTO/ACCOUNT	POSTEN/ITEMS	Plan 2026	IST 31.07.26	Plan 2027
Einnahmen/Incomes				
8000 5	Mitgliederbeiträge/Member's contributions	115.087,50	112.200,00	123.420,00
8603 0	Sonstige betriebliche Erträge	0,00		0,00
2651 5	Zinserträge Festgeld/Tagesgeld	2.200,00	*1.278,42*	2.200,00
2654 5	Erträge Wertpapiere	0,00	*375,00*	0,00
	Zwischensumme/Amount	117.287,50	113.853,42	125.620,00
Aufwendungen/Expenditures				
2100 5	Zinsen für Festgeld/interests and other expenses	-1.500,00		-1.500,00
2020 5	Steuern/taxes	*3.000,00*	2.778,88	*3.000,00*
4380 5	and. Mitgliedschaften/other membership *	1.250,00	1.250,00	1.250,00
4610 5	Öffentlichkeitsarbeit/communication	4.000,00		3.000,00
4630 5	Geschenke/presents	500,00	70,35	300,00
4640 5	Sitzung/meetings**	30.000,00	26.379,74	33.000,00
45805/-955/46635/-645/-665/-685	Reisekosten/travelling expenses	45.000,00	36.713,44	47.000,00
4910 5	Porto/postage	500,00		200,00
4930 5	Bürobedarf/office expences	300,00	380,92	500,00
4940 5	Publikationen (Rg. für Jahresbericht) /publications	5.000,00	6.514,53	8.380,00
4945 5	Fortbildungskosten	1.000,00		0,00
49505/49555/49570/-5	Beratungskosten/advisory expenses	15.000,00	5.606,74	10.000,00
4964 5	(Aufwendungen Lizenzen) Internet/internet	200,00	56,72	200,00
4970 5	Nebenkosten Geldverkehr/other costs transfer	500,00	184,45	400,00
4972 5	Dolmetscher/interpretation	9.000,00	3.315,00	8.000,00
Zwischensumme:		119.280,53	89.053,92	120.870,00
46505/46533/46555/49805/-815	sonst. Ausgaben/other costs	7.000,00	7.196,13	8.000,00
	Zwischensumme/Amount	126.280,53	96.250,05	128.870,00
Profit/ Loss		-8.993,03	17.603,37	-3.250,00

Agenda Item 8

Release of the Managing Director and Management Board



Christian König
Verband der Privaten Bausparkassen
Germany



Sabine König
Landesbausparkasse NordOst
Germany



Hans-Christian Vallant
Raiffeisen Bausparkasse
Austria



Zdravko Andel
Wüstenrot stambena štedionica
Croatia

Agenda Item 9

EFBS budget

Election of the EFBS Managing Director

Mr. Christian König

Agenda Item 10

Date for the EFBS Spring Meeting 2027

- Date: 13 and 14 May 2027
- Brussels, Belgium
- Venue: **Thon Hotel EU**
- **Boat trip and dinner in Gent**
- Invitations will be sent out accordingly



Conclusion

Thank you very much for your attention!

We wish you a safe journey home and are already looking forward to seeing you again.