Analyst/Investor Presentation Results Q1 2012: pbb on track with pre-tax profit of EUR 21 mio





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Results Q1 2012, 22nd May, 2012

- pbb on track with pre-tax profit of EUR 21 mio
- Selective new business of EUR 0.8 bn (incl. extensions >1 year), given a restrictive approach in light of strained funding markets at the end of last year/beginning of this year

However, new business written at substantially higher margins and lower LTVs (REF)

- Funding activities better than initially expected 4y Mortgage Pfandbrief publicly issued in January (and tapped successfully in March), adding to a number of private placements
- Total portfolio stable at EUR 78 bn (EaD) exposure to peripheral southern European countries considerably reduced due to active portfolio management and maturities
- Cover pool quality improved nominal exposure to Italy, Spain and Portugal in the public sector cover pool reduced (EUR -1.5 bn) and highly-rated countries Germany, Austria and France included instead (EUR +2.0 bn)
- pbb sufficiently capitalised with Tier I ratio of 15.9%

Income statement pbb on track with pre-tax profit of EUR 21 mio



Income statement (IFRS)

EUR millions			
	Q4 2011	FY 2011	Q1 2012
Operating revenues	104	526	103
Net interest and similar income	78	371	76
Net commission income	7	32	3
Net trading income	-12	-8	0
Net income from financial investments	4	3	-4
Net income from hedge relationships	-22	-56	-2
Balance of other operating income/expenses	49	184	30
thereof: FMS-WM servicing	28	109	28
IT services for DEPFA	7	35	7
Bank levy	-1	-2	-7
Provisions for losses on loans and advances	10	12	-4
General administrative expenses	-96	-357	-78
Balance of other income/expenses	7	7	0
Pre-tax profit/loss	25	188	21

- Net interest income slightly lower vs. Q4 2011, driven by a conservative liquidity strategy as well as a reduced asset base (nominal)
- EUR -4 mio net income from financial investments results from provisions for Portugal bonds due to external rating downgrades
- Loan-loss provisions remain on low level
- General administrative expenses lower, due to less IT and professional services costs

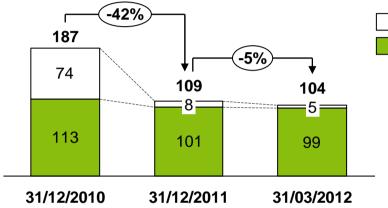
Balance sheet

Counter-effects resulting from the asset transfer to FMS-WM further reduced – operating balance sheet now at EUR 99 bn



Total assets (IFRS)

EUR billions



- Counter-effects resulting from the asset transfer to FMS-WM
 - Operating balance sheet

Total counter-effects further reduced, primarily reflecting a decline of back-to-back derivatives with FMS-WM (EUR 4 bn) due to novations

No pass-through funding for FMS-WM any more

Operating balance sheet slightly down due to maturities exceeding new business volumes

Note: Figures may not add up due to rounding

Capitalisation

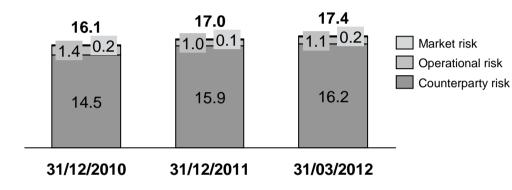
pbb sufficiently capitalised with Tier I ratio of 15.9%



Pro-forma Risk-Weighted Assets (RWA)

FUR billions

The regulatory capital ratios stated are calculated on an unaudited pro-forma basis. Deutsche Pfandbriefbank AG is according to the 'Waiver Rule' regulated in Sec. 2a KWG (German Banking Act) exempt from calculating the equity capital ratio and the core capital ratio on a sub-group level.



- RWA slightly up by EUR 0.4 bn to EUR 17.4 bn, mainly reflecting rating downgrades (e.g. Spain)
- Tier I ratio now at 15.9%, given a stable Tier I capital of EUR 2.8 bn (excl. year-to-date result/adjustments)

Pro-forma Tier I capital/ratio (SolvV, German GAAP/HGB)

EUR billions



Note: Figures may not add up due to rounding

1 Incl. silent participation

2 Incl. full-year result/adjustments

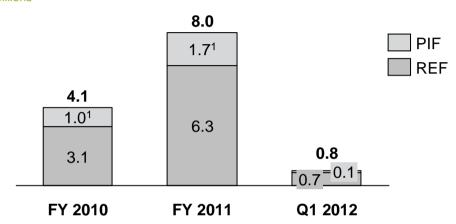
3 Year-to-date result/adjustments not yet included

New business

Selective new business at substantially higher margins and lower LTVs (REF)



Total new business (incl. extensions >1 yr) EUR billions



Real Estate Finance	FY 2010	FY 2011	Q1 2012
No. of deals	65	88	17
Average maturity	~3.9 yrs	~4.2 yrs	~4.2 yrs
Average LTV (New commitments) ²	64%	65%	49%
Average gross margin	>200 bp	>205 bp	>240 bp
Public Investment Finance	FY 2010	FY 2011	Q1 2012
No. of deals	51	42	10
Average maturity	~7.4 yrs	~10.3 yrs	~8.0 yrs
Average gross margin	>100 bp	>105 bp	>140 bp

■ Selective new business of EUR 0.8 bn (incl. extensions >1 year), given a restrictive approach in light of strained funding markets at the end of last year/beginning of this year

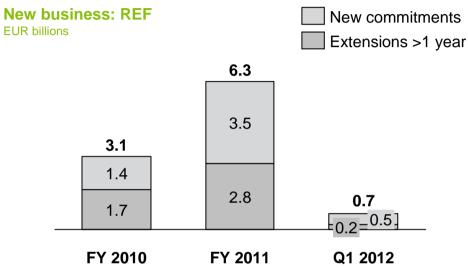
However, new business written at substantially higher margins and lower LTVs (REF)

■ New deal pipeline well-stocked – new business volume on last year's level remains feasible for 2012, if funding markets are capacious

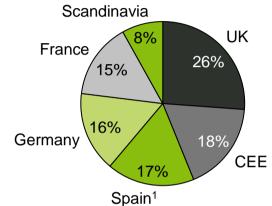
New business

and the UK as well as other selected European countries

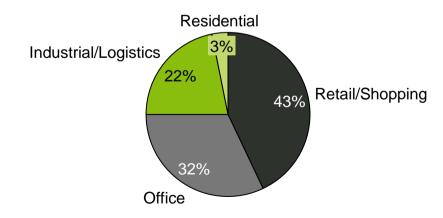




by region (Q1 2012)



by property type (Q1 2012)



Note: Figures may not add up due to rounding 1 Average LTV: 41%

pbb aims to be a frequent Pfandbrief issuer with liquid benchmark transactions as well as tailor-made private placements



	Pfandbrief	Unsecured	Others	In Q1, funding activities better than initially expected			
Products	Mortgage Fitch AA+ Moody's Aa1 S&P AA+	Bearer bonds	Money Market (Commercial Paper)	шан шшашу өмрөөкөй			
	Public Sector Moody's Aaa S&P AA+	Promissory notes (Schuldscheindarlehen)	Deposits	 4y Mortgage Pfandbrief 			
Types	publicly issued in January adds to a number of private placements						
Currencies	 Public Sector Pfandbrief will pred Mortgage Pfandbrief will require Unsecured Funding will be taker) funding	 Recent public issuances show a good performance in the 			
New public issual Spread vs. mid-swap (bp	secondary market and have meanwhile been tapped successfully						
70 -							
0 + 01.10.11 01.1 1 Source: Bloomberg	1.11 01.12.11 01.01.12	01.02.12 01.03.12	01.04.12 01.05.12 01				

Results Q1 2012, 22nd May, 2012

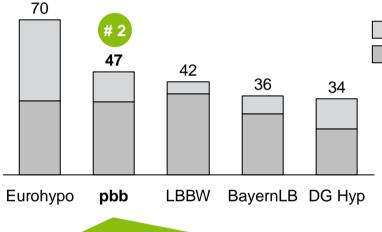
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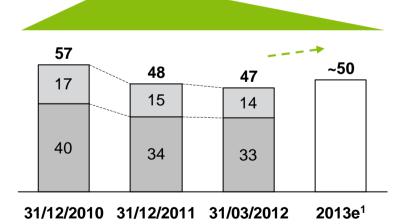
With an outstanding Pfandbrief volume of EUR 47 bn (nominal), pbb is second largest Pfandbrief issuer



Largest Pfandbrief issuers

31/03/2012: EUR billions (outstanding, nominal)





- Mortgage Pfandbriefe
- Public Sector Pfandbriefe

- Total outstanding Pfandbrief volume of pbb expected to increase again mid-term, driven by an increase of Mortgage Pfandbriefe
- Outstanding Public Sector Pfandbriefe expected to decline following the run-off of Public Budget Finance (PBF)

Source: German Pfandbrief Association (vdp) 1 Scenario calculation based on EU restructuring plan

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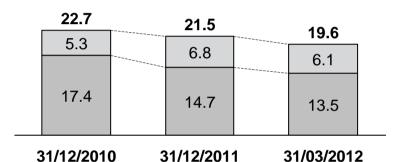
Cover pools

EUR billions

Over-collateralisation provides comfortable cover for Pfandbriefe outstanding



- Over-Collateralisation (OC)
- Pfandbriefe outstanding



OC (%)







Payments ≥90 days overdue (EUR millions)

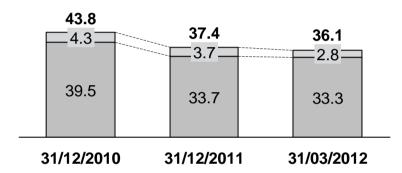






Public Sector cover pool: Total cover funds (Nominal) **EUR billions**

- Over-Collateralisation (OC)
- Pfandbriefe outstanding



OC (%)

(10	.9

10.8

8.4

Payments ≥90 days overdue (EUR millions)









Over-collateralisation of EUR 6.1 bn provides comfortable cover for Pfandbriefe outstanding and basis for new issuances



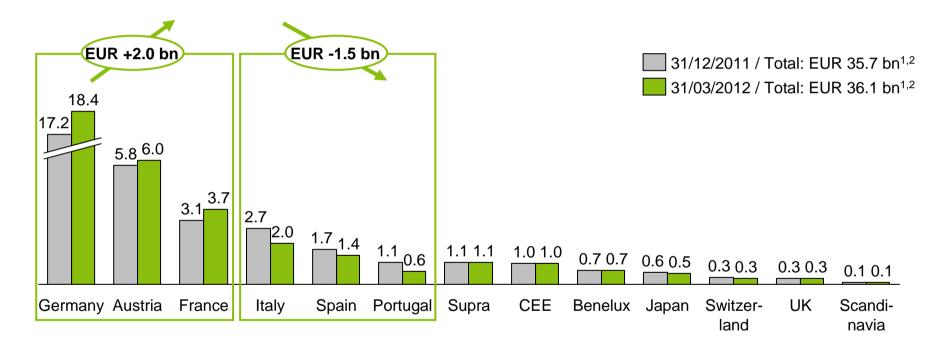
Over-collateralisation of EUR 2.8 bn covers exposure to peripheral southern European countries by 69%

Note: Figures may not add up due to rounding



Cover funds by region

EUR billions (Nominal)



Note: Figures may not add up due to rounding 1 Excl. additional cover assets (substitute collateral)

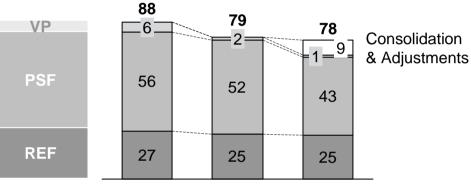
2 Excl. derivatives

Future portfolio growth in strategic business areas REF and PIF expected to largely compensate mid-term for the run-off of Public Budget Finance



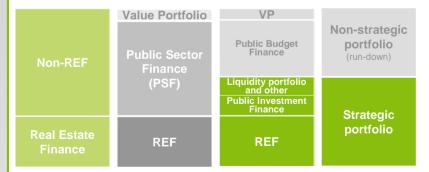
Total portfolio

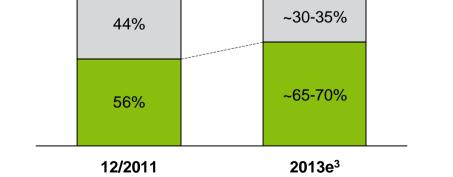
EUR billions (EaD)^{1,2}



31/12/2010 31/12/2011 31/03/2012

- Total portfolio stable at EUR 78 bn growth in strategic business areas REF and PIF expected to largely compensate for the run-off of Public Budget Finance only mid-term
- Exposure, which is not lending business now shown in 'Consolidation & Adjustments' (e.g. assets for bank steering and asset-liability management purposes)





Note: Figures may not add up due to rounding

1 Excl. FMS-WM guaranteed exposure/compensation claims

2 Incl. intra-group exposure

3 Scenario calculation based on EU restructuring plan

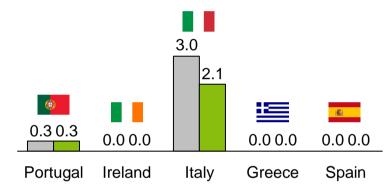
← 100%



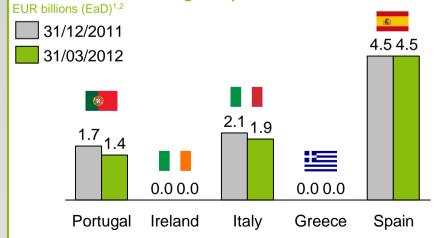
Non-REF: Sovereign exposure EUR billions (EaD)^{1,2}

31/12/2011

31/03/2012



Non-REF: Non-sovereign³ exposure

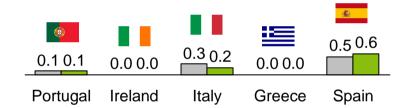


REF: Real Estate exposure

EUR billions (EaD)^{1,2}

31/12/2011

31/03/2012



- No exposure to Ireland, Greece and Spanish Sovereign
- Sovereign exposure to Italy expected to decline further in 2012, given maturities of EUR 0.8 bn

Note: Figures may not add up due to rounding

- 1 Excl. FMS-WM guaranteed exposure/compensation claims
- 2 Excl. intra-group exposure
- 3 Sub-Sovereign (Local/Regional Authorities, Municipalities), Financial Institutions (FI), Public Sector Entities (PSE), Government Related Companies/Institutions (GRC/GRI), Corporates, Others

RIEFBANK

Append

Results Q1 2012, 22nd May, 2012

Problem loans

Total problem loans remain on stable low level and are adequately covered

31/03/2012



31/03/2012

Total problem loans
EUR billions (EaD)

1.4

1.3

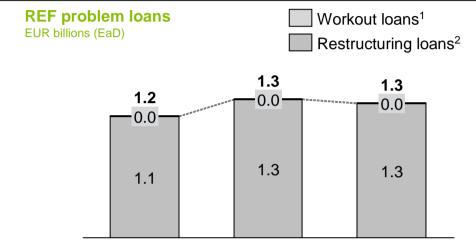
0.1

1.2

1.3

1.3

1.3

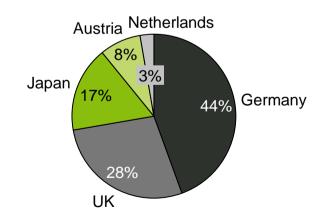


31/12/2010

Total problem loans of EUR 1.3 bn consist of 95 individual cases, which are adequately covered by loan-loss provisions

31/12/2011

- Non-REF: EUR 56 mio coverage ratio ~47%
- REF: EUR 1.3 bn coverage ratio ~34%



31/12/2011

Note: Figures may not add up due to rounding

31/12/2010

1 No signs that the deal will recover soon, compulsory measures necessary

2 Payments more than 90 days overdue or criteria acc. to respective policy apply

pbb on track for sustainable profitability – PBT target of EUR 100-140 mio for full-year 2012 remains unchanged

However, this requires an adequate market situation without further distortions (e.g. sovereign default)

- Earnings base to improve mid-term in line with the growth of the strategic REF and PIF portfolio
- In Q1 2012, restrictive new business approach in light of strained funding markets at the end of last year/beginning of this year

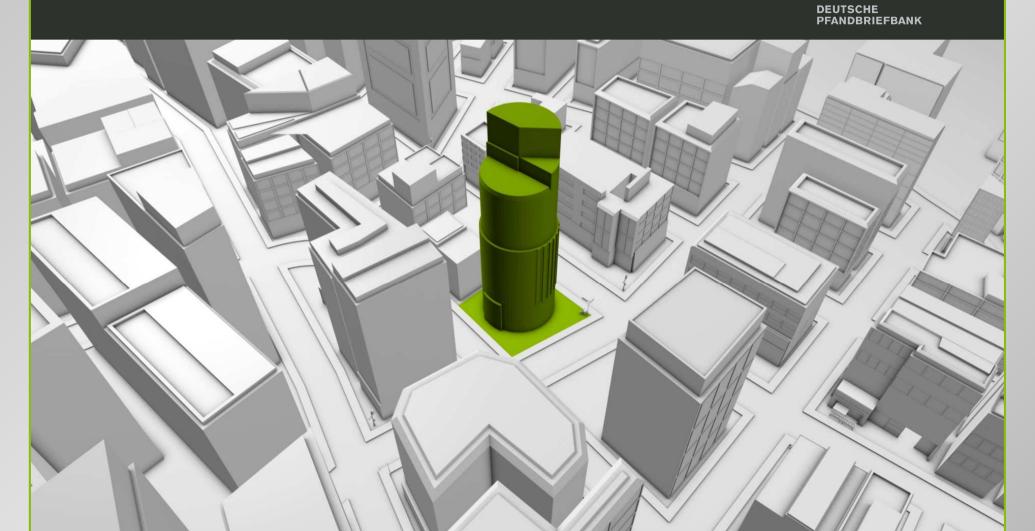
If funding markets remain capacious, new business volume on last year's level remains feasible for full-year 2012 given a well-stocked pipeline

Exposure to peripheral southern European countries considerably reduced – portfolio strictly monitored and risk positions to be further reduced

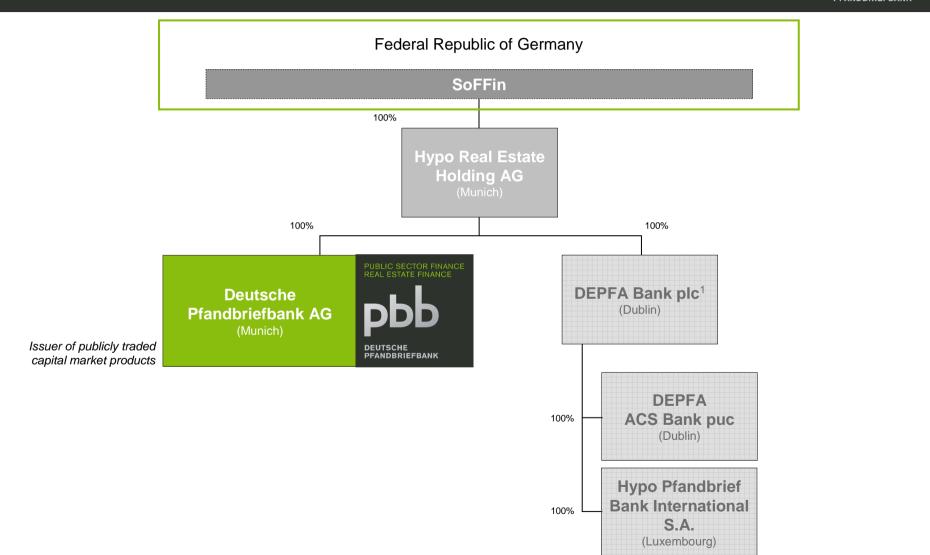
Appendix

PUBLIC SECTOR FINANCE REAL ESTATE FINANCE









1 Incl. Hypo Public Finance Bank Results Q1 2012, 22nd May, 2012

18



Public Sector Finance (PSF)

Real Estate Finance (REF)

(PIF)

Public Budget Finance² (PBF)

Strategic business

- Focus on Pfandbrief eligible business in Germany and other selected European countries with the Pfandbrief as main funding instrument
- Synergies arise from the use of existing customer networks as well as homogenous acquisition, credit and back-office processes

Run-off business

- Run-off on balance sheet over time
- Continues to generate interest income

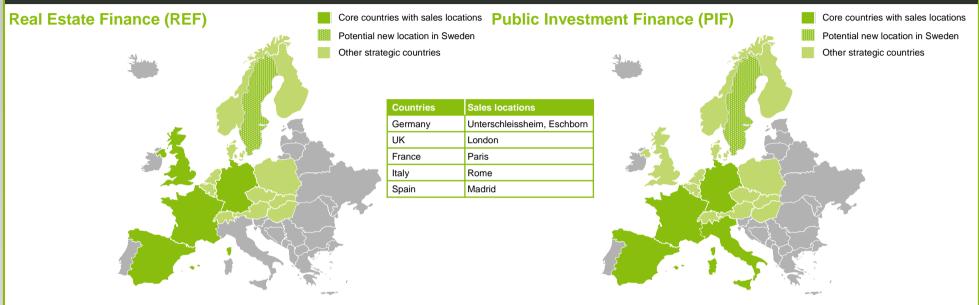
1 Project related Public Investment Finance 2 Financing of general and non-allocated household budget

19

Business model and strategy

Regional focus on Germany and other selected European countries – expansion of local presence in the German and Scandinavian market envisaged



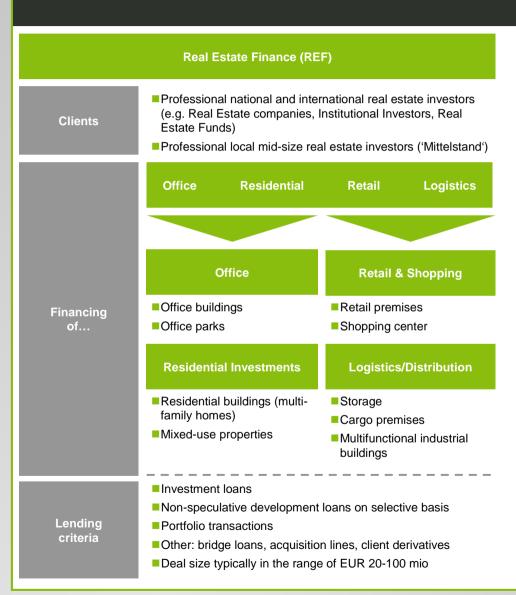


- Synergies arise from the use of existing customer networks in REF and PIF as well as homogenous acquisition, credit and back-office processes
- Local presence with increased importance, given the focus on smaller loan sizes in PIF as well as mid-size REF business

Business model and strategy

Scope of strategic business activities: Real Estate Finance (REF)













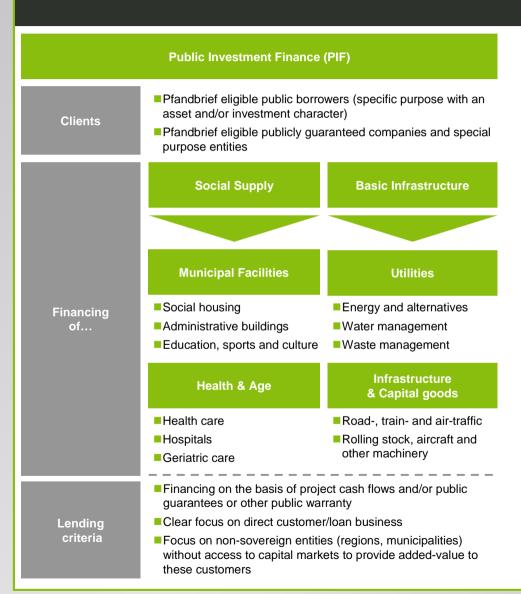




Business model and strategy

Scope of strategic business activities: Public Investment Finance (PIF)















Business model and strategy pbb well positioned for continued growth in strategic business lines



Business model - pbb in excellent position

Two business lines with European reach	⇒ Diversification in products and regions⇒ High degree of synergies
Pfandbrief funding	⇒ Reliable, crisis proven Pfandbrief funding⇒ Complementary unsecured funding sources
Adjusted risk strategy/ re-structured portfolio	⇒ Business and risk strategy aligned⇒ New business and legacy portfolio aligned

Market environment – big potential in growing market

Increasing demand	⇒ Upturn in certain markets⇒ Need for refinancing CMBS structures		
Decreasing supply	⇒ Competitors exiting market place⇒ Competitors reducing business activities		
High margins	 ⇒ Margins higher than pre-crisis ⇒ Markets accept risk compensation 		

Key success factors – pbb stands out from competition



Financials Income statement

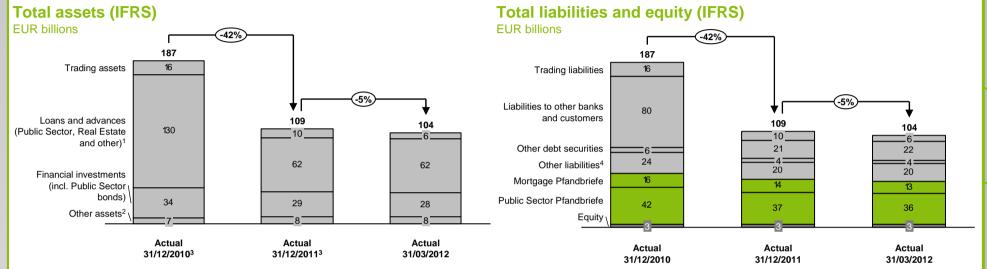


Income statement (IFRS) EUR millions

ions	FY 2010	Q1 2011	Q2 2011	Q3 2011	Q4 2011	FY 2011	Q1 2012
Operating revenues	652	131	162	129	104	526	103
Net interest and similar income	600	97	95	101	78	371	76
Net commission income	-10	14	5	6	7	32	3
thereof: SoFFin guarantees	-74	0	0	0	0	0	0
Net trading income	77	-8	8	4	-12	-8	0
Net income from financial investments	-17	-1	0	0	4	3	-4
Net income from hedge relationships	-45	-15	-12	-7	-22	-56	-2
Balance of other operating income/expenses	47	44	66	25	49	184	30
Provisions for losses on loans and advances	-443	2	-1	1	10	12	-4
General administrative expenses	-352	-81	-93	-87	-96	-357	-78
Balance of other income/expenses	8	0	0	0	7	7	0
Pre-tax profit/loss	-135	52	68	43	25	188	21

Financials Balance sheet





Note: Figures may not add up due to rounding

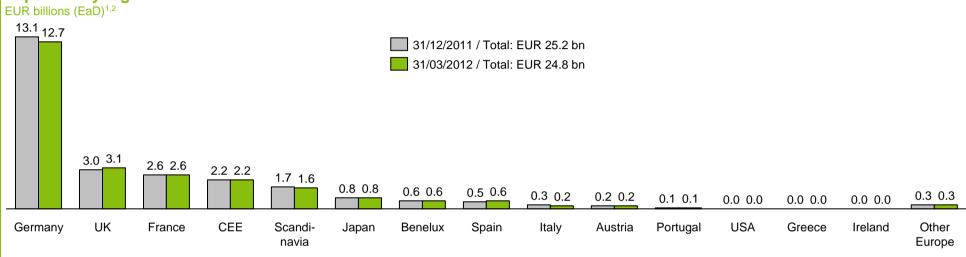
- 1 Incl. allowances for losses on loans and advances
- 2 Cash reserve, other assets (esp. positive market values of hedging derivatives), income tax assets
- 3 Incl. reclassification of securities from 'Loans and advances' to 'Financial investments' for the purpose of consistent reporting of all securities with IFRS category LaR in the same balance sheet position
- 4 Provisions, other liabilities (esp. negative market values of hedging derivatives), income tax liabilities, subordinated capital

Portfolio **Real Estate portfolio**

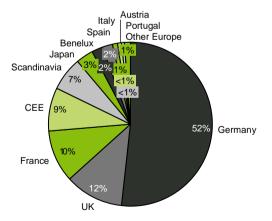


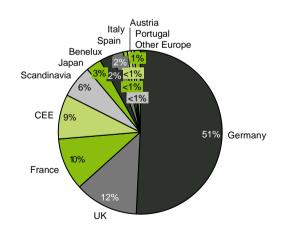






31/12/2011 31/03/2012





Note: Figures may not add up due to rounding 1 Excl. FMS-WM guaranteed exposure/compensation claims 2 Incl. intra-group exposure

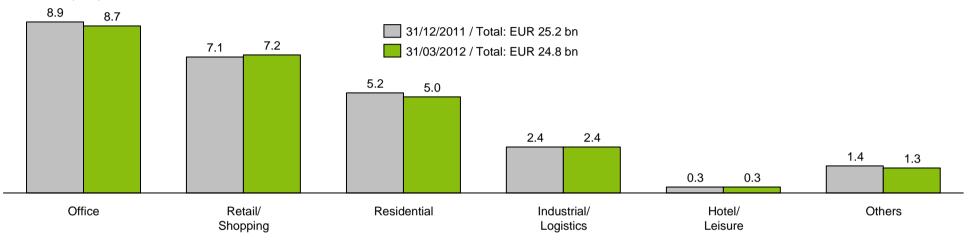
Note: Figures may not add up due to rounding 1 Excl. FMS-WM guaranteed exposure/compensation claims 2 Incl. intra-group exposure

Portfolio Real Estate portfolio

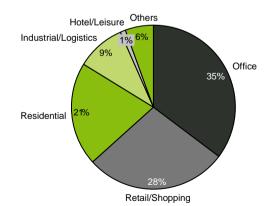


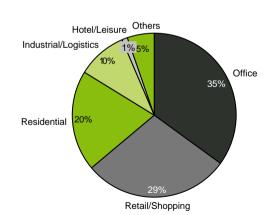
Exposure by property type





31/12/2011 31/03/2012





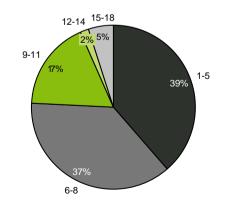
Note: Figures may not add up due to rounding

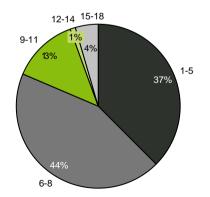
1 Excl. FMS-WM guaranteed exposure/compensation claims 2 Incl. intra-group exposure

Portfolio **Real Estate portfolio**









Note: Figures may not add up due to rounding 1 Excl. FMS-WM guaranteed exposure/compensation claims 2 Incl. intra-group exposure

Portfolio

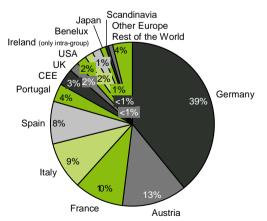
Non-Real Estate portfolio

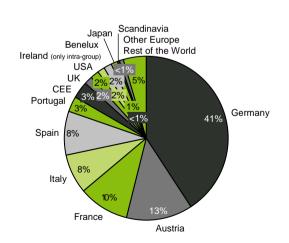


Exposure by region



31/12/2011 31/03/2012





Note: Figures may not add up due to rounding 1 Excl. FMS-WM guaranteed exposure/compensation claims 2 Incl. intra-group exposure

Results Q1 2012, 22nd May, 2012

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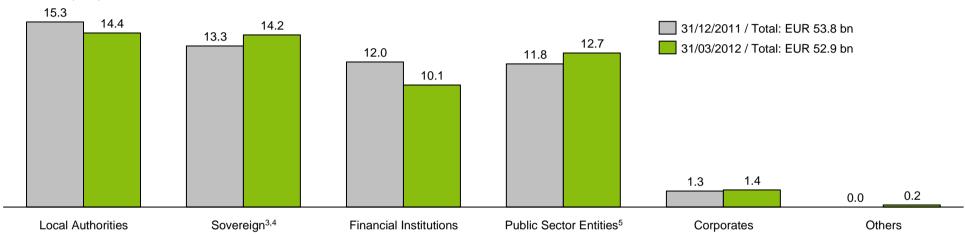
Portfolio

Non-Real Estate portfolio

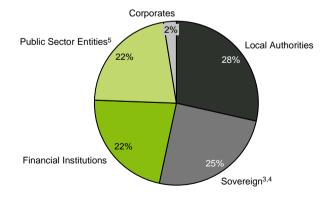


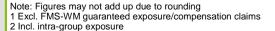
Exposure by counterparty type

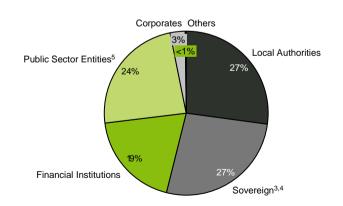
EUR billions (EaD)^{1,2}



31/12/2011 31/03/2012







3 Incl. accounts with German Central Bank

4 Incl. Government Related Companies/Institutions (e.g. airports, healthcare, private/public education, water/sewage)
5 Entities with explicit or implicit financial support from a tax raising authority

Portfolio Non-Real Estate portfolio





PD 1-7



1.5

PD 11-13

0.0

PD 14-22

0.3

0.0

PD 23-27

0.0

0.5

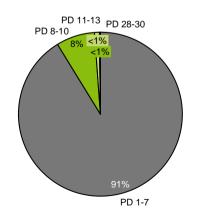
PD class	S&P rating scale
1-7	AAA to A-
8-10	BBB+ to BBB-
11-13	BB+ to BB-
14-22	B+ to B-
23-27	CCC+ to CCC-
28-30	D

0.0

not rated

0.0

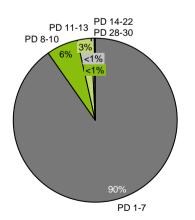
31/12/2011 31/03/2012



3.3

4.2

PD 8-10



0.1

PD 28-30

0.1

Note: Figures may not add up due to rounding 1 Excl. FMS-WM guaranteed exposure/compensation claims 2 Incl. intra-group exposure

31/12/2011

Cover fund	ds by regio	on				Mortgage cover	pool (Nominal)		31/12/201	1	31/03/2012
EUR billions (N						Pfandbriefe outs	tanding		EUR 14.7	bn	EUR 13.5 bn
10.5 _{10.3}						Cover funds			EUR 21.5	bn	EUR 19.6 bn
19.0		31/12/201	1 / Total: EUR	18.9 bn¹		Over-collaterali	sation (Nominal/N	PV)	45.8% / 45.	.4%	45.2% / 42.8%
		31/03/201	2 / Total: FUR	18.8 hn ¹		No. of loans ²			7,121		6,824
		01/00/201	27 Total. Lort	10.0 511		No. of properties	i.		10,742		10,343
						Payments ≥90 da	ays overdue		EUR 22.5 i	mio	EUR 16.4 mio
						Ratings					
						Fitch				AA+	
						Moody's				Aa1	
	2.1 2.1					S&P				AA+	
	2.1	1.3 1.4	1.2 1.3	1.1 1.2	1.0 0.9	0.6 0.6	0.4 0.4	0.3 0.2	0.2 0.2	0.1 0.1	1 0.1 0.1
Germany	UK	Scandi- navia	France	CEE	USA	Benelux	Spain	Japan	Switzer- land	Italy	Austria

31/03/2012

Switzerland Japan Italy Spain Austria Benelux France Germany Scandinavia

Switzerland Japan Italy Spain Austria Benelux USA CEE France Germany Scandinavia

Note: Figures may not add up due to rounding 1 Excl. additional cover assets (substitute collateral) 2 Excl. derivatives

Cover pools Mortgage cover pool

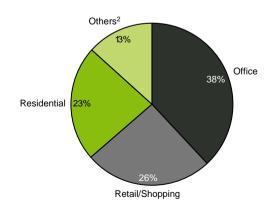


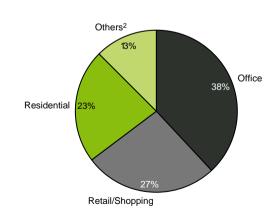
Cover funds by property type

EUR billions (Nominal)



31/12/2011 31/03/2012





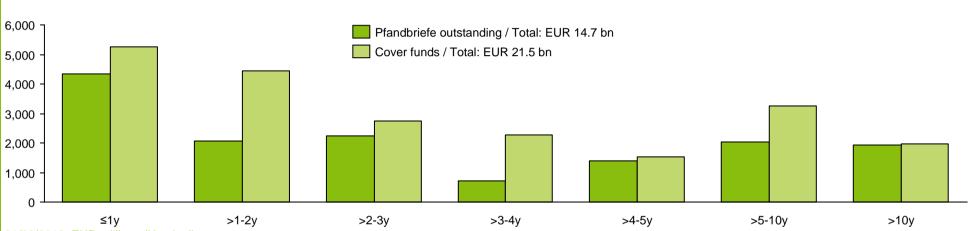
Note: Figures may not add up due to rounding 1 Excl. additional cover assets (substitute collateral) 2 Incl. Industrial/Logistics

Results Q1 2012, 22nd May, 2012

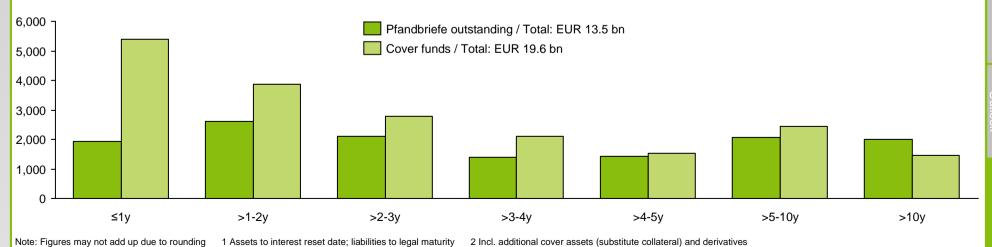




Maturity profile^{1,2}
31/12/2011: EUR millions (Nominal)







Total. Tigures may not add up due to founding. I Assets to interest reset date, nabilities to regar maturity. 2 inc. additional cov.

Cover pools **Public Sector cover pool**



Cover funds by region

5.8 6.0

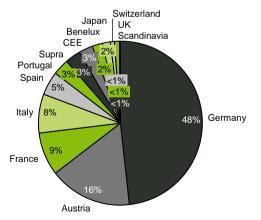


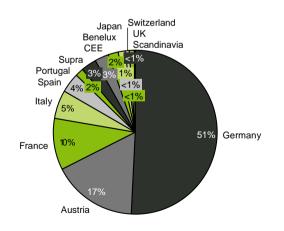
3.1 _3.7

Public Sector cover pool (Nominal)	31/12/2011	31/03/2012			
Pfandbriefe outstanding	EUR 33.7 bn	EUR 33.3 bn			
Cover funds	EUR 37.4 bn	EUR 36.1 bn			
Over-collateralisation (Nominal/NPV)	10.8% / 9.1%	8.4% / 7.3%			
No. of loans/bonds ²	1,140	1,101			
Payments ≥90 days overdue	-	-			
Ratings					
Moody's	Aaa				
S&P	AA+				

1.7 1.4 1.1_ 0.6 1.1 1.1 1.0 1.0 0.7 0.7 0.6 0.5 0.3 0.3 0.3 0.3 0.1 0.1 France Spain Portugal Supra CEE Benelux Japan Switzer-UK Scandi-Germany Austria Italy land navia

31/12/2011 31/03/2012





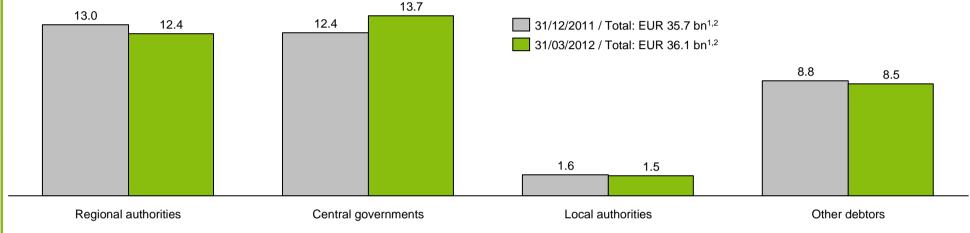
Note: Figures may not add up due to rounding 1 Excl. additional cover assets (substitute collateral)

2 Excl. derivatives

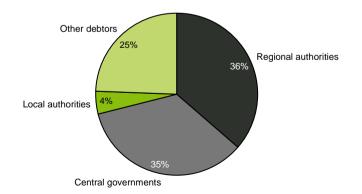
Results Q1 2012, 22nd May, 2012

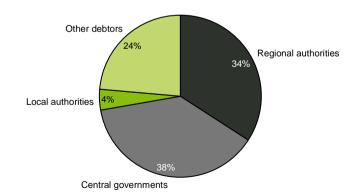
Cover funds by counterparty type

EUR billions (Nominal)



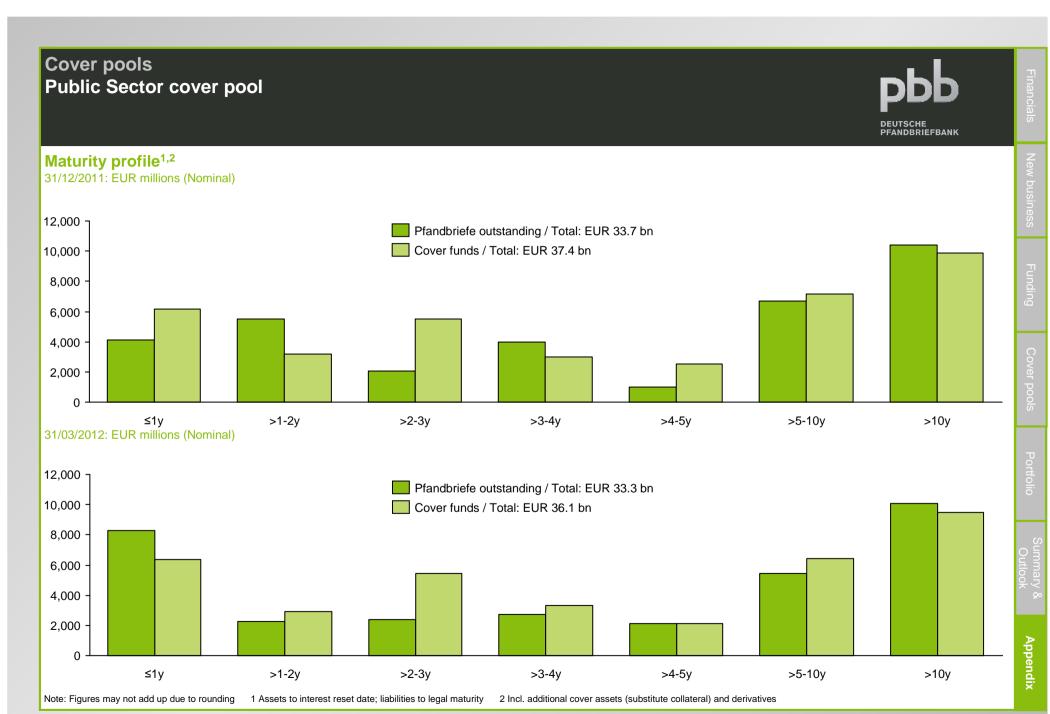
31/12/2011 31/03/2012





Note: Figures may not add up due to rounding 1 Excl. additional cover assets (substitute collateral)

2 Excl. derivatives



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