Analyst/Investor Presentation
Results Q1 2013:
pbb started well into 2013 with pre-tax profit of EUR 29 mn

PUBLIC SECTOR FINANCE REAL ESTATE FINANCE

DEUTSCHE PFANDBRIEFBANK



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- Pre-tax profit of EUR 29 mn (Q4 2012: EUR 24 mn; Q1 2012: EUR 21 mn) in line with full-year guidance of EUR >100 mn
- New business volume of EUR 1.6 bn doubled in comparison to EUR 0.8 bn in Q1 2012
- Strong capital market activities with a total long-term funding volume of EUR 3.1 bn, which is 70% higher than in Q1 2012
- Total portfolio declined EUR 6 bn to EUR 69 bn (EaD), primarily reflecting reduction of FMS-WM bonds, lower liquidity investments as well as maturities
- pbb sufficiently capitalised with Tier I ratio (pro-forma) of 19.0%

Income Statement

Pre-tax profit of EUR 29 mn in line with full-year guidance of EUR >100 mn



Pre-tax Profit (IFRS)

EUR millions





- Stable revenues from loan business, but negative effect from derivative valuation
- No additions (net) to loan-loss provisions required
- General administrative and other expenses on lower level in Q1 2013
 - Lower expenses for IT and professional services
 - Q4 2012 included additions to restructuring provisions

Stable result from loan business despite lower asset base



Result from Loan Business

EUR millions

	Q4 2012	Q1 2013
Net interest and similar income	74	79
Net commission income	3	1
Releases of provisions for losses on loans and advances	6	4

Key drivers Q1 2013:

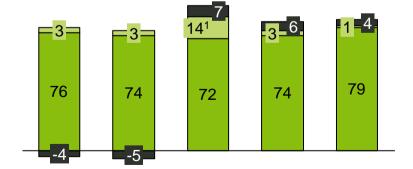
- Higher prepayment fees
- Adjusted net interest income stable despite lower asset base

Loan-loss provisions (net additions/net releases)

Net commission income

Net interest income and similar

- No major effects
- Mainly releases of individual LLPs



Q1 2012 Q2 2012 Q3 2012 Q4 2012 Q1 2013

1 Incl. EUR 10 mn back-end/exit fees

Further results from business activities positively affected by lower general administrative and other expenses



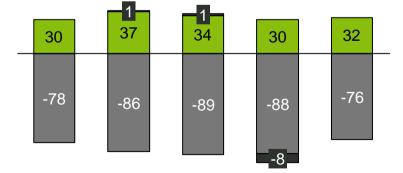
Further Result from Business Activities

EUR millions

	Q4 2012	Q1 2013
Balance of other operating income/expenses	30	32
General administrative expenses	-88	-76
Balance of other income/expenses	-8	0

Key drivers Q1 2013:

- FMS-WM servicing (EUR 22 mn), IT services for DEPFA (EUR 9 mn) and bank levy (EUR -3 mn)
- Lower expenses for IT and professional services
- Q4 2012 included additions to restructuring provisions



Q1 2012 Q2 2012 Q3 2012 Q4 2012 Q1 2013

General administrative expenses

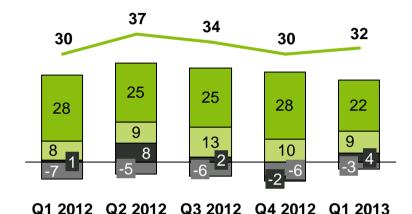
Other operating income/expenses

Fee income from FMS-WM servicing lower, reflecting the declining portfolio



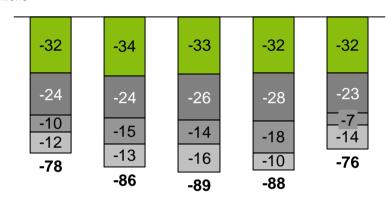
Balance of Other Operating Income/Expenses

EUR millions

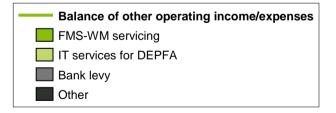


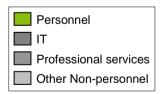
General Administrative Expenses

EUR millions



Q1 2012 Q2 2012 Q3 2012 Q4 2012 Q1 2013







Fee income from FMS-WM servicing will fall away after exit of the servicing by end of Sep 2013, but related general administrative expenses will also largely be reduced

Result from financial instruments driven by derivative valuation



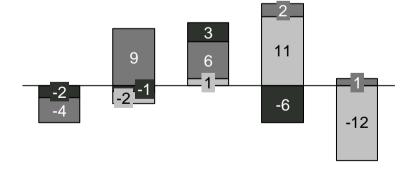
Result from Financial Instruments

EUR millions

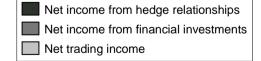
	Q4 2012	Q1 2013
Net trading income	11	-12
Net income from financial investments	2	1
Net income from hedge relationships	-6	0

Key drivers Q1 2013:

- Negative effect (EUR -9 mn) from derivative valuation (bilateral CVA), after positive effect in Q4 2012
- Release of portfolio-based provisions on securities which matured
- Balanced result from hedge-inefficiencies



Q1 2012 Q2 2012 Q3 2012 Q4 2012 Q1 2013



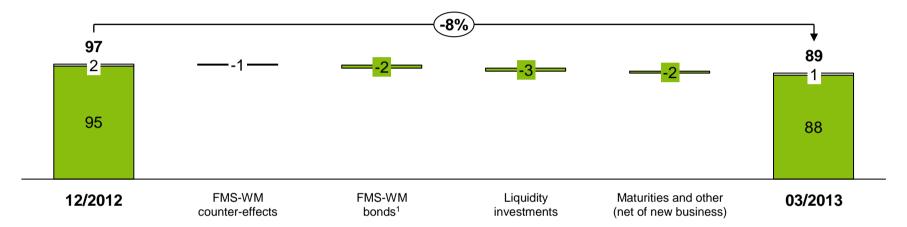
Balance Sheet (IFRS)

Total balance sheet further down, primarily reflecting reduction of FMS-WM bonds, lower liquidity investments and maturities





EUR billions



FMS-WM counter-effects
Operating balance sheet

- Hardly any FMS-WM counter-effects remaining on pbb's balance sheet – only EUR 0.8 bn back-to-back derivatives
- EUR 2.2 bn FMS-WM bonds¹ redeemed at final maturity no bonds remaining
- LTRO fully repaid therefore, EUR 2.8 bn lower liquidity investments
- Further reduction due to maturities
 - Run-down of non-strategic Public Budget Finance business
 - Strategic new REF and PIF business not yet fully compensated for maturities

Note: Figures may not add up due to rounding

1 Bonds which were issued by FMS-WM and which were provided in connection with the pro-rata compensation demanded for the transferred assets and liabilities

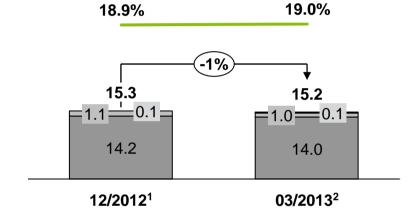
Capitalisation

pbb well capitalised with Tier I ratio of 19.0%



RWA/Tier I ratio

EUR billions (SolvV, German GAAP/HGB)





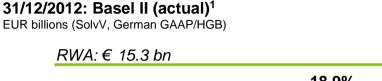
The regulatory capital ratios stated are calculated on an unaudited pro-forma basis. According to the 'Waiver Rule' regulated in Sec. 2a KWG (German Banking Act), Deutsche Pfandbriefbank AG is exempt from calculating the equity capital ratio and the core capital ratio on a sub-group level.

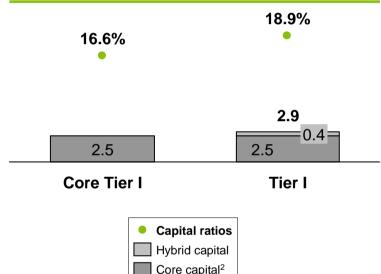
- Tier I ratio slightly up on the basis of a stable Tier I capital of EUR 2.9 bn and slightly reduced RWA
- RWA slightly down due to repayments and LGD changes counterbalanced by effects from new business

- 1 Incl. full-year result 2012
- 2 Q1 2013 result not yet included
- 3 Incl. SoFFin silent participation (EUR 129 mn) and hybrid capital (EUR 350 mn)

Basel III Capital and Liquidity Ratios Simulation as of 31/12/2012 (fully phased-in)

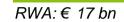


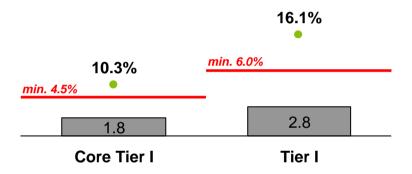




- pbb with solid capital ratios, even under Basel III assumptions (fully phased-in)
- Estimated RWA increase under Basel III primarily reflects CVA effects which do not apply under Basel II
- All Basel III liquidity requirements expected to be fulfilled in time









min.

Leverage Ratio 3.0

3.0%4 (3.1%)

Liquidity Coverage Ratio (LCR)

100% 369%

Net Stable Funding Ratio (NSFR)

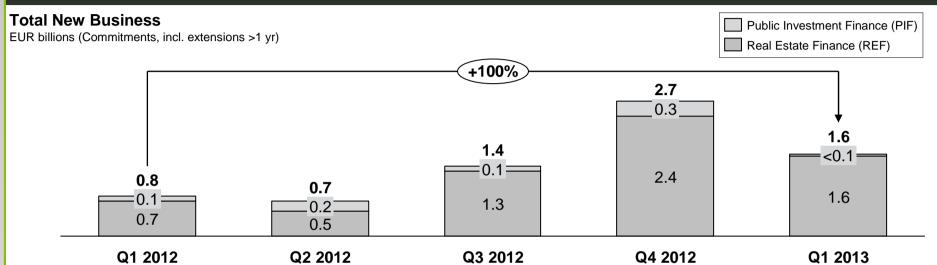
100% 94%

1 Incl. full-year result 2012 2 Incl. SoFFin silent participation 3 Actual figures may vary significantly from simulation 4 Minimum requirement not finally defined

New Business

New business volume doubled in comparison to Q1 2012





Real Estate Finance	FY 2011	FY 2012	Q1 2013
Total volume	€ 6.3 bn	€ 4.9 bn	€ 1.6 bn
New commitments	€ 3.5 bn	€ 2.9 bn	€ 1.0 bn
Extensions >1 year	€ 2.8 bn	€ 2.0 bn	€ 0.6 bn
No. of deals	88	79	30
Average maturity	~4.2 yrs	~4.5 yrs	~4.1 yrs
Average LTV (New commitments) ¹	65%	56%	61%
Average gross margin	>205 bp	>225 bp	>225 bp
Share of development financing ²	8.4%	5.2%	11.3%

Public Investment Finance	FY 2011 ³	FY 2012	Q1 2013
Total volume	€ 1.7 bn	€ 0.7 bn	€ <0.1 bn
No. of deals	42	42	2
Average maturity	~10.3 yrs	~7.0 yrs	~7.5 yrs
Average gross margin	>105 bp	>140 bp	>140 bp

Note: Figures may not add up due to rounding 1 Extensions: 78% (Q1 2013) 2 Only non-speculative 3 Incl. EUR 0.2 bn Public Budget Finance (prior to EU decision in July 2011)

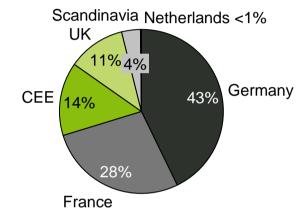
New Business/Portfolio

Real Estate Finance (REF): New business focus on Germany and other selective European countries



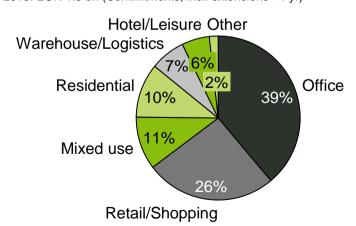
New Business: Regions

Q1 2013: EUR 1.6 bn (Commitments, incl. extensions >1 yr)



New Business: Property Types

Q1 2013: EUR 1.6 bn (Commitments, incl. extensions >1 yr)



Total Portfolio: Regions

EUR billions (EaD)1

	12/2	012	03/2013		
Germany	12.1	51%	12.1	52%	
UK	3.4	14%	3.3	14%	
France	2.2	9%	2.3	10%	
CEE	2.2	9%	2.0	9%	
Scandinavia	1.6	7%	1.6	7%	
Japan	0.6	2%	0.5	2%	
Spain	0.5	2%	0.5	2%	
Other Europe	1.1	5%	1.1	5%	
Total	23.7	100%	23.4	100%	

Total Portfolio: Property Types

EUR billions (EaD)1

	12/2	012 ²	03/2013		
Office	8.4	35%	8.1	34%	
Retail/Shopping	5.4	23%	5.3	23%	
Residential	5.0	21%	5.0	21%	
Warehouse/Logistics	2.3	10%	2.2	9%	
Mixed use	1.2	5%	1.4	6%	
Hotel/Leisure	0.3	1%	0.4	2%	
Other	1.1	5%	1.1	5%	
Total	23.7	100%	23.4	100%	

2 restated

Note: Figures may not add up due to rounding

1 Excl. FMS-WM guaranteed exposure and back-to-back derivatives

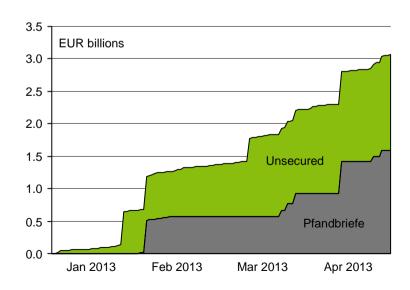
Funding

Strong capital market activities in Q1 2013 with total long-term funding volume of EUR 3.1 bn



Long-term Funding ¹ EUR billions		2012		Q1 2013			
	Pfandbriefe	Unsecured	Total	Pfandbriefe	Unsecured	Total	
Public issuances	2.287	0.750	3.037	1.000	0.860	1.860	
Private placements	1.953	1.551	3.504	0.595	0.610	1.205	
Total	4.240	2.301	6.541	1.595 (+12%²)	1.470 (+378%²)	3.065 (+70%²)	
Average maturity	7.5 yrs	4.5 yrs	6.4 yrs	4.8 yrs	4.5 yrs	4.6 yrs	

- Successful start into 2013 with three new benchmarks, one tap and strong private placements (PPs)
 - EUR 500 mn Senior Unsecured benchmark bond (3.5y/MS+138bp) + EUR 360 mn tap (MS+109bp)
 - Two Mortgage Pfandbriefe in benchmark format, each EUR 500 mn (4y/MS+8bp, 7y/MS+25bp)
 - Large Pfandbrief PPs: EUR 350 mn FRN (3y), first SEK Pfandbrief (SEK 600 mn)
 - LTRO fully repaid
 - Shorter Pfandbrief maturities better mirror terms of new business



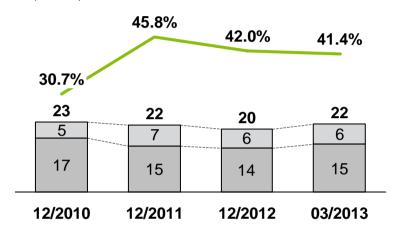
1 Excl. money market and ECB repo transactions 2 vs. Q1 2012

Comfortable over-collateralisation provides basis for future Pfandbrief issuances



Mortgage Cover Pool: Total Cover Funds

EUR billions (nominal)

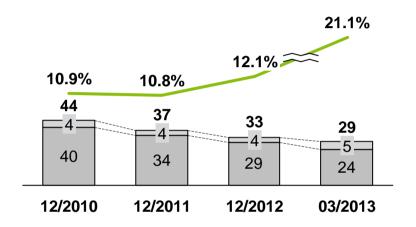


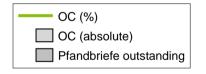


- Recent Pfandbrief issuances resulted in higher Mortgage Pfandbriefe outstanding
- OC of rd. 41% provides comfortable cover and basis for further issuances – mid-term target of ~30%

Public Sector Cover Pool: Total Cover Funds

EUR billions (nominal)





- Public Sector Pfandbriefe outstanding declined, reflecting the strategy conform run-down of the Public Budget Finance business
- Increased OC provides comfortable cover and basis for future issuances

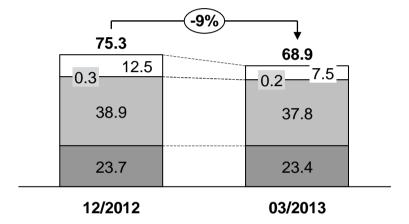
Portfolio

Total portfolio declined, primarily reflecting reduction of FMS-WM bonds, lower liquidity investments as well as maturities



Total Portfolio

EUR billions (EaD)1



Consolidation & Adjustments (C&A)²

Value Portfolio (VP)³

Public Sector Finance (PSF)

Real Estate Finance (REF)

- Non-lending business exposure down by EUR 5 bn to EUR 7.5 bn
 - FMS-WM bonds² redeemed at final maturity no bonds remaining
 - LTRO fully repaid therefore, lower liquidity investments
- Further reduction due to maturities
 - Run-down of non-strategic Public Budget Finance business
 - Strategic new REF and PIF business not yet fully compensates for maturities

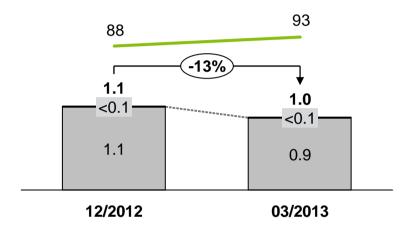
- 1 Excl. FMS-WM guaranteed exposure and back-to-back derivatives
- 2 Incl. all non-lending business exposure (e.g. assets for bank steering and asset-liability management purposes)
- 3 Incl. non-strategic and some FMS-WM exposures; affected by derivative transactions with financial institutions
- 4 Bonds which were issued by FMS-WM and which were provided in connection with the pro-rata compensation demanded for the transferred assets and liabilities

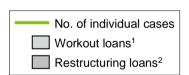
Total volume of problem loans further down



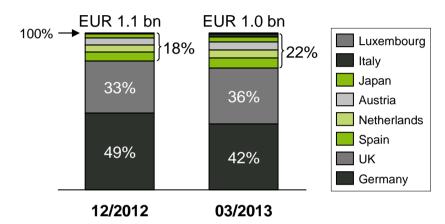
Total Problem Loans

EUR billions (EaD)





Total Problem Loans: Regions (EaD)



Problem loans EUR millions (EaD)	31/12/2012				31/03/2013			
	REF	PSF	VP	Total ³	REF	PSF	VP	Total ³
Workout loans ¹	11	-	-	11	9	-	-	9
Restructuring loans ²	1,076	-	3	1,079	946	-	3	949
Total ³	1,087	-	3	1,090	955	-	3	958
Coverage ratios	30%	-	100%	31%	30%	-	100%	31%

Note: Figures may not add up due to rounding
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 3 In addition, EUR 6 mn in C&A $\,$





- Stable revenues from loan business
- Releases of loan-loss provisions however, planning provides for more normalised level of risk provisioning
- Negative effect from derivative valuation, which is subject to market developments
- General administrative and other expenses on lower level in Q1
- New business started well new business volume doubled in comparison to Q1 2012, which at that time was affected by a restrictive new business approach
- Strong capital market activities in Q1 2013
 - LTRO fully repaid
 - Total long-term funding volume of EUR 3.1 bn is 70% higher than in Q1 2012
- pbb well capitalised with (pro-forma) Tier I ratio of 19.0%

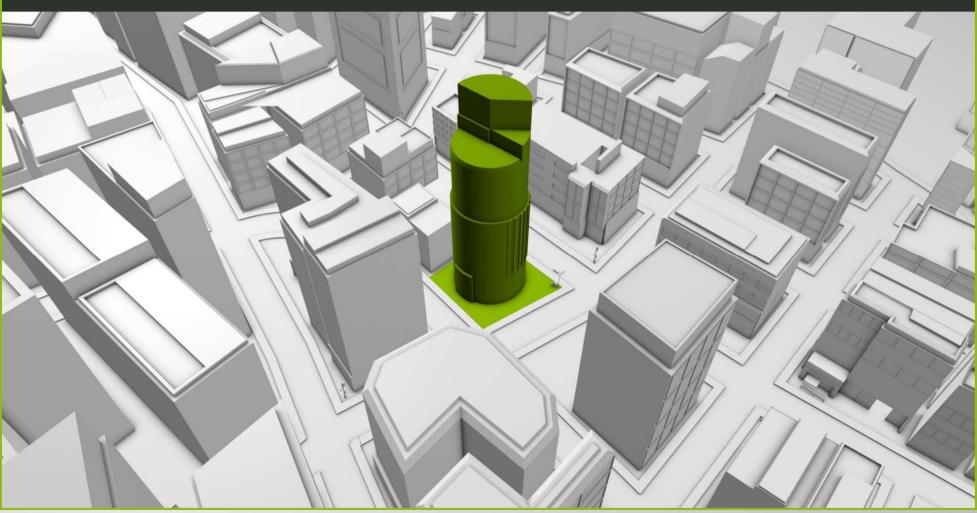
- Implementation of pbb target model in progress
 - Optimise set-up and enhance efficiency
 - Stronger focus on customers and increase in market penetration
- Exit of FMS-WM servicing by end of Sep 2013
 - Strategic necessity as not being part of pbb's business model
 - All relevant projects in line with schedule

Appendix

PUBLIC SECTOR FINANCE REAL ESTATE FINANCE



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Financials Income Statement

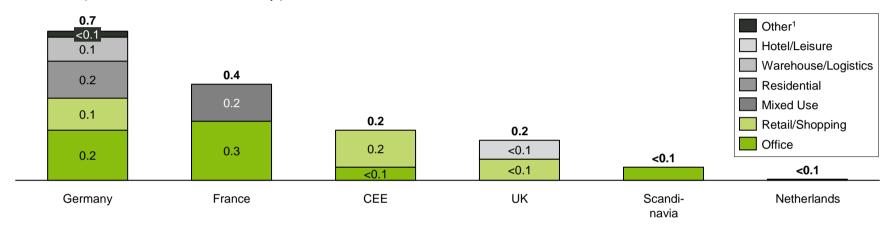


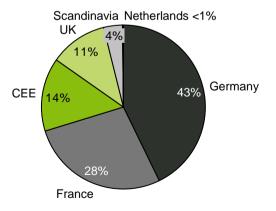
Income Statement (IFRS) EUR millions

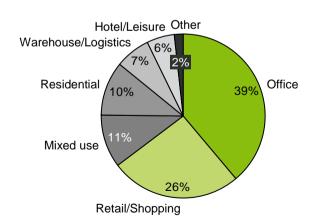
	FY 2010	FY 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	FY 2012	Q1 2013
Operating revenues	652	526	103	120	130	114	467	101
Net interest and similar income	600	371	76	74	72	74	296	79
Net commission income	-10	32	3	3	14	3	23	1
Net trading income	77	-8	0	-2	1	11	10	-12
Net income from financial investments	-17	3	-4	9	6	2	13	1
Net income from hedge relationships	-45	-56	-2	-1	3	-6	-6	0
Balance of other operating income/expenses	47	184	30	37	34	30	131	32
Provisions for losses on loans and advances	-443	12	-4	-5	7	6	4	4
General administrative expenses	-352	-357	-78	-86	-89	-88	-341	-76
Balance of other income/expenses	8	7	0	1	1	-8	-6	0
Pre-tax profit/loss	-135	188	21	30	49	24	124	29

REF: New Business by Regions and Property Types

Q1 2013: EUR 1.6 bn (Commitments, incl. extensions >1 yr)







Funding Public Benchmark Issuances 2012-2013



Туре	WKN	Launch Date	Maturity Date	urity Date Size		Coupon	Issue/Reoffer Price
Mortgage Pfandbrief	A1K0RS	10.01.2012	18.01.2016	EUR 500 mn	+75bp	2.250%	99.970%
Mortgage Pfandbrief (1. Tap) ²	A1EWJU	22.02.2012	06.10.2016	EUR 100 mn	+57bp	2.625%	102.579%
Mortgage Pfandbrief (1. Tap)	A1K0RS	07.03.2012	18.01.2016	EUR 175 mn	+48bp	2.250%	101.904%
Mortgage Pfandbrief	A1MLUW	24.05.2012	03.06.2019	EUR 500 mn	+60bp	2.125%	99.800%
Mortgage Pfandbrief	A1PGTJ	27.06.2012	04.07.2017	EUR 500 mn	+38bp	1.625%	99.433%
Mortgage Pfandbrief (1. Tap)	A1MLUW	23.07.2012	03.06.2019	EUR 200 mn	+40bp	2.125%	102.806%
Senior Unsecured	A1PG3A	04.09.2012	11.09.2015	EUR 500 mn	+195bp	2.500%	99.852%
Senior Unsecured (1. Tap)	A1PG3A	19.09.2012	11.09.2015	EUR 250 mn	+168bp	2.500%	100.603%
Mortgage Pfandbrief	A1PG3M	06.11.2012	20.12.2019	GBP 250 mn	+90bp ³	1.875%	99.641%
Senior Unsecured	A1RFBU	17.01.2013	19.07.2016	EUR 500 mn	+138bp	2.000%	99.587%
Mortgage Pfandbrief	A1RFBY	23.01.2013	30.01.2017	EUR 500 mn	+8bp	0.875%	99.585%
Senior Unsecured (1. Tap)	A1RFBU	14.02.2013	19.07.2016	EUR 360 mn	+109bp	2.000%	100.382%
Mortgage Pfandbrief	A1R052	11.03.2013	18.03.2020	EUR 500 mn	+25bp	1.500%	99.487%

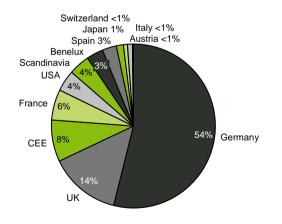
Cover Pools Mortgage Cover Pool

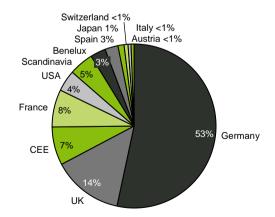


Cover Funds by Region					Mortgage cover	pool (Nominal)		31/12/201	2	31/03/2013
EUR billions (Nominal)					Pfandbriefe outs	tanding		EUR 14.2 I	on	EUR 15.5 bn
0.5					Cover funds			EUR 20.2 I	on	EUR 21.9 bn
9.5 9.4	31/12/201	12 / Total: EUI	R 17.6 bn ¹		Over-collaterali	sation (Nominal	/NPV)	42.0% / 37.	3%	41.4% / 38.9%
	31/03/201	13 / Total: EUI	R 17.6 bn ¹		No. of loans			6,071		5,848
					No. of properties	:		8,853		8,738
					Payments ≥90 d	ays overdue		EUR 22.6 r	nn	EUR 17.6 mn
					Ratings (16.04.2	2013)				
					Moody's				Aa2	
2.5 2.4					S&P				AA+	
2.0 2.4	1.4 1.3	1.1 1.3	0.7 0.7	0.7 0.8	0.6 0.5	0.5 0.5	0.2 0.2	0.2 0.2	0.1 0.1	1 <0.1 <0.1
Germany UK	CEE	France	USA	Scandi-	Benelux	Spain	Japan	Switzer-	Italy	Austria

navia

31/12/2012 31/03/2013





land

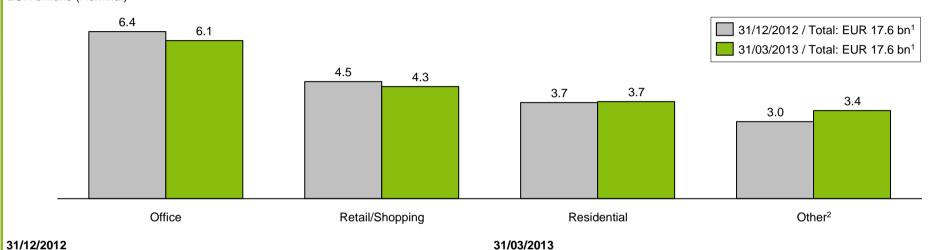
Note: Figures may not add up due to rounding 1 Excl. additional cover assets (substitute collateral)

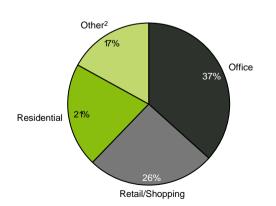
Cover Pools Mortgage Cover Pool

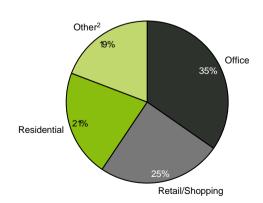


Cover Funds by Property Type

EUR billions (Nominal)







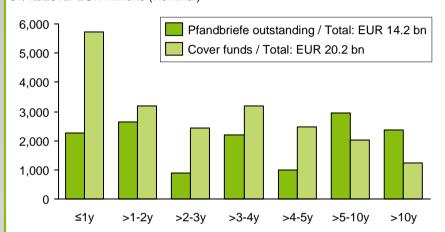
Note: Figures may not add up due to rounding 1 Excl. additional cover assets (substitute collateral) 2 Incl. Warehouse/Logistics, Mixed use

Cover Pools Mortgage Cover Pool



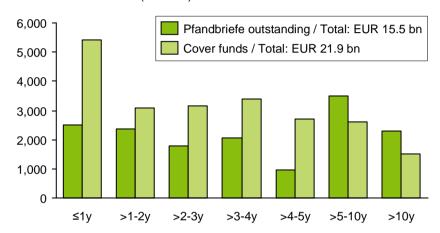
Maturity Profile¹

31/12/2012: EUR millions (Nominal)



Maturity Profile¹

31/03/2013: EUR millions (Nominal)



Note: Figures may not add up due to rounding 1 Assets to interest reset date; liabilities to legal maturity

Cover Pools Public Sector Cover Pool



<0.1 0.1

Scandi-

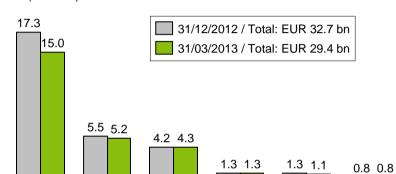
navia

Cover Funds by Region

Germany

Austria

EUR billions (Nominal)



France

Public Sector cover pool (Nominal)	31/12/2012	31/03/2013
Pfandbriefe outstanding	EUR 29.1 bn	EUR 24.3 bn
Cover funds	EUR 32.7 bn	EUR 29.4 bn
Over-collateralisation (Nominal/NPV)	12.1% / 8.9%	21.1% / 16.8%
No. of loans/bonds	1,016	980
Payments ≥90 days overdue	-	-
Ratings (16.04.2013)		
Moody's	Aa1	
S&P	AA+	

0.4 < 0.1

Italy

31/12/2012 31/03/2013

Spain

Supra

CEE

0.5 0.5

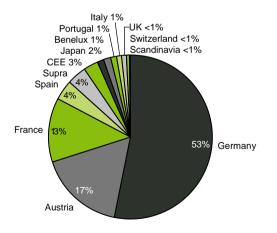
Japan

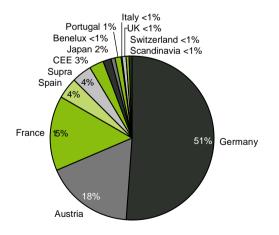
0.5 0.3

Benelux

0.4 0.4

Portugal





0.3 0.3

UK

0.1 0.1

Switzer-

land

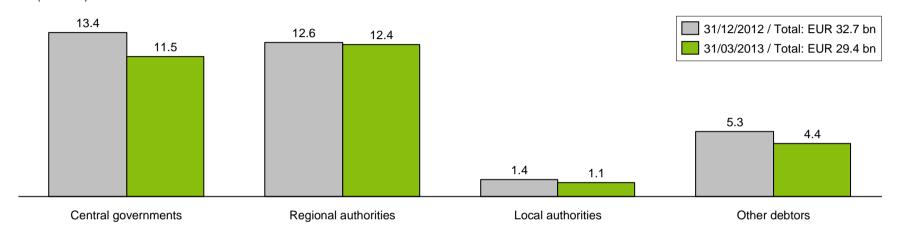
Cover Pools Public Sector Cover Pool



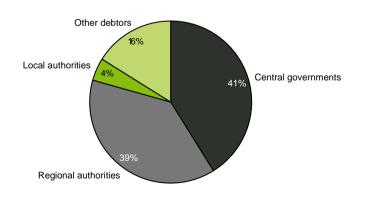
Cover Funds by Counterparty Type

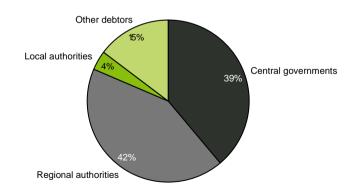
EUR billions (Nominal)

31/12/2012



31/03/2013



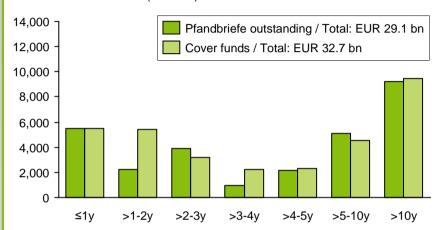


Cover Pools Public Sector Cover Pool



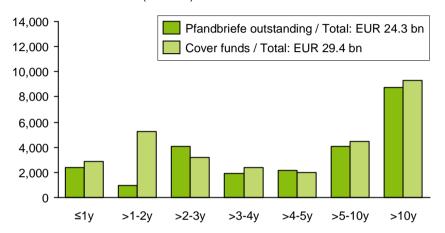


31/12/2012: EUR millions (Nominal)



Maturity Profile¹

31/03/2013: EUR millions (Nominal)



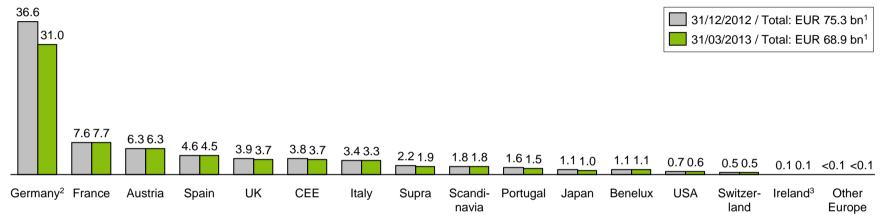
Note: Figures may not add up due to rounding 1 Assets to interest reset date; liabilities to legal maturity

Portfolio Total Portfolio

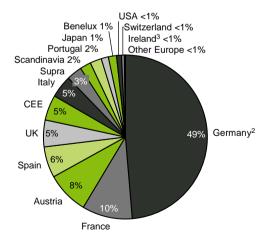


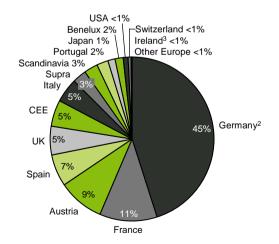
Total Portfolio by Regions





31/12/2012 31/03/2013



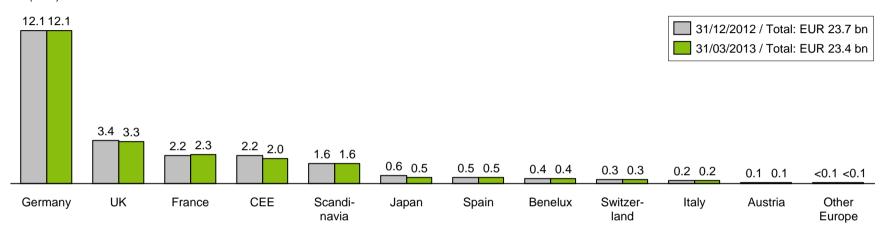


Note: Figures may not add up due to rounding 1 Excl. FMS-WM guaranteed exposure and back-to-back derivatives 2 Incl. accounts with German Central Bank (31/12/2012: EUR 4.5 bn; 31/03/2013: EUR 2.1 bn) 3 Only exposure to other entities of HRE Group

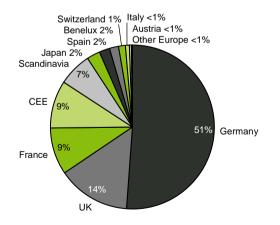


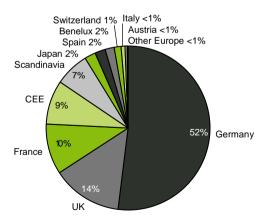
REF: Portfolio by Regions





31/12/2012 31/03/2013

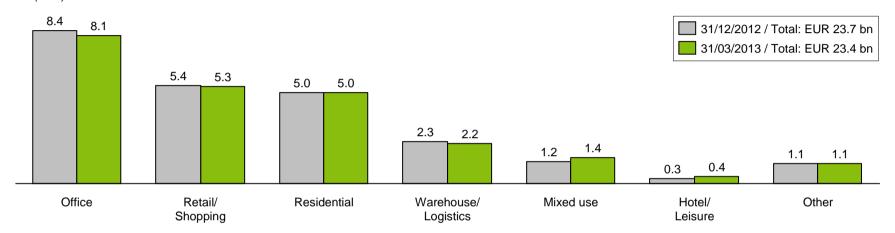




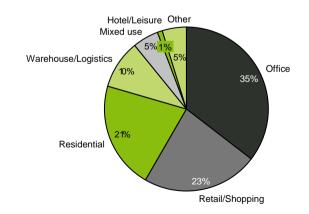


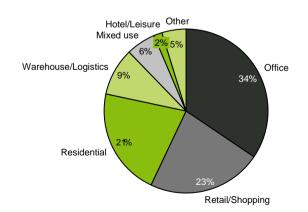
REF: Portfolio by Property Types¹

EUR billions (EaD)



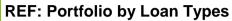
31/12/2012 31/03/2013



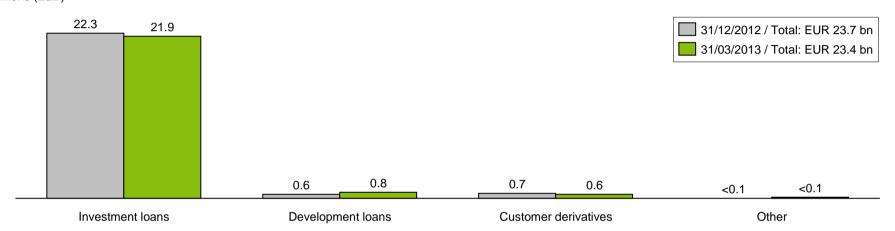


Note: Figures may not add up due to rounding 1 31/12/2012 restated

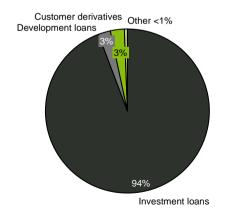


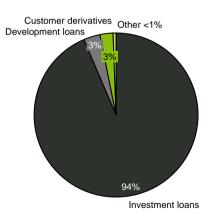


EUR billions (EaD)



31/12/2012 31/03/2013

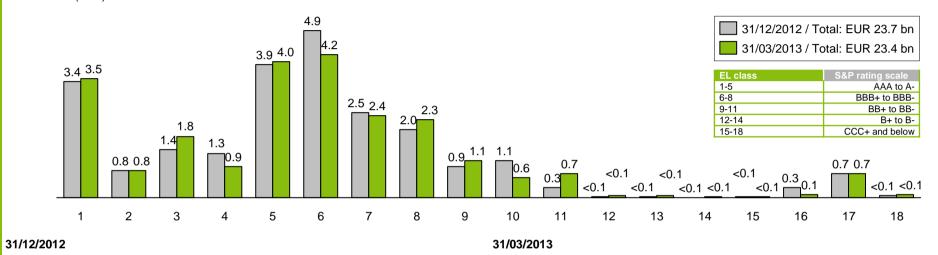


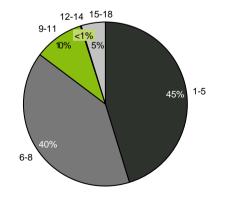


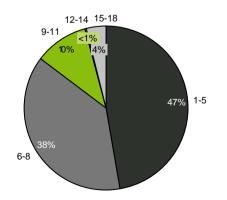


REF: Portfolio by EL Classes

EUR billions (EaD)





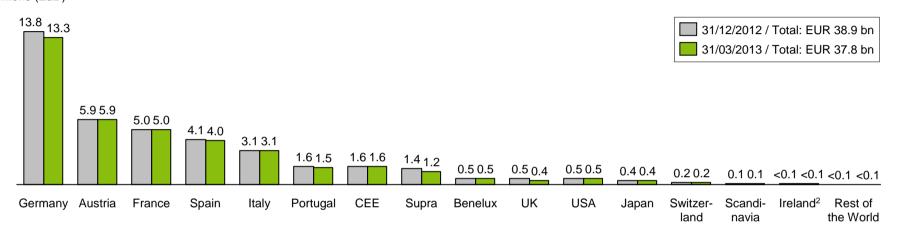


Portfolio **Public Sector Finance (PSF)**

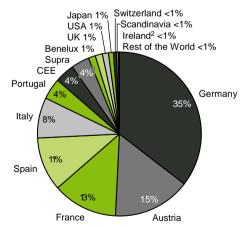


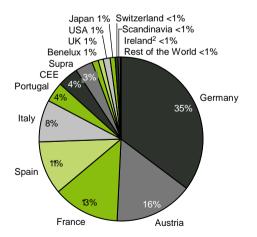
PSF: Portfolio by Region

EUR billions (EaD)1



31/12/2012 31/03/2013

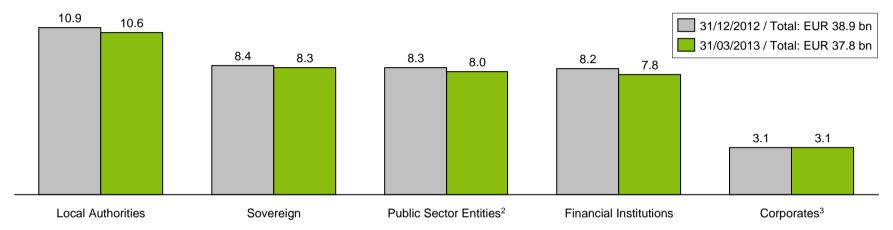




Note: Figures may not add up due to rounding 1 Excl. FMS-WM guaranteed exposure and back-to-back derivatives 2 Only exposure to other entities of HRE Group

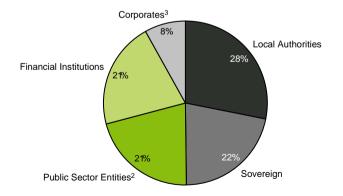
PSF: Portfolio by Counterparty Type

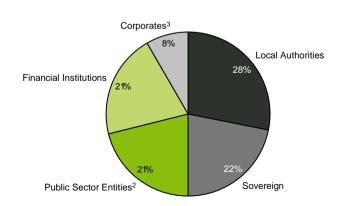
EUR billions (EaD)1



31/03/2013

31/12/2012





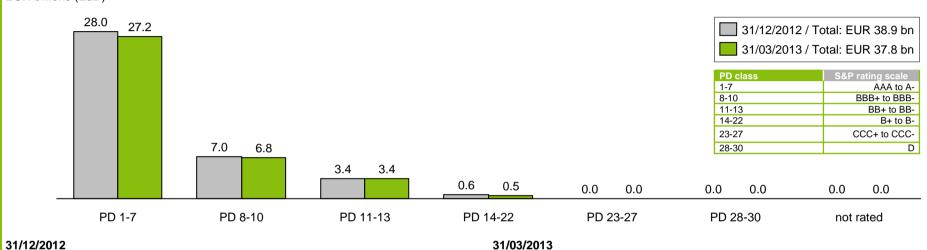
Note: Figures may not add up due to rounding 1 Excl. FMS-WM guaranteed exposure and back-to-back derivatives 2 Entities with explicit or implicit financial support from a tax raising authority 3 >50% Sovereign/Regional Government related and/or guaranteed

Portfolio Public Sector Finance (PSF)

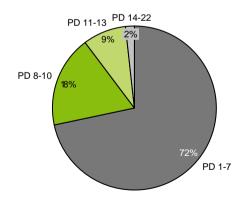


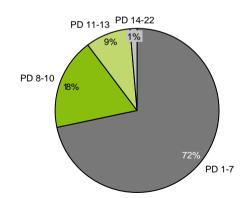
PSF: Portfolio by PD Class

EUR billions (EaD)1



31/03/2013





Note: Figures may not add up due to rounding 1 Excl. FMS-WM guaranteed exposure and back-to-back derivatives

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