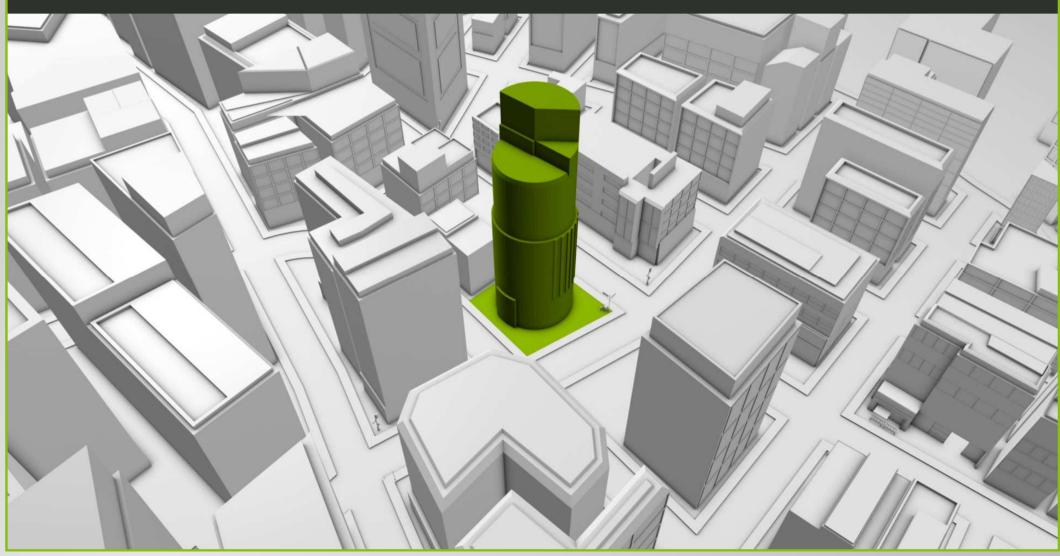
# Unaudited Results Q1 2014: Strong first quarter with pre-tax profit of EUR 38 mn

PUBLIC SECTOR FINANCE REAL ESTATE FINANCE



DEUTSCHE PFANDBRIEFBANK

Andreas Arndt, CFO



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### **Markets**

- Overall economic environment and European property markets remain intact
- New business origination successfully running
- Overall increasing competition however, new business margins still well above average portfolio margin

# **Earnings**

- Pre-tax profit of EUR 38 mn above plan and in line with full-year guidance
- Strong positive trend in revenues from lending business adjusted¹ net interest income up by 26% q-o-q
- Operating cost base significantly reduced (-18% q-o-q)

# Capital, B/S & Funding

- RWA tightly managed (-7%)
- Stable capital structure with strong CET 1<sup>2</sup> ratio of 19.7%
- Well matched ALM profile and very comfortable liquidity position

# Portfolio & Risk

- High portfolio quality with broad diversification; strong emphasis remains on core markets, especially Germany
- Strict risk management and underwriting discipline continued, hence low risk costs

1 Adjusted for one-off effects, e.g. prepayment fees 2 Pro-forma according to the 'Waiver Rule' regulated in Article 7 CRR

Capital

income			Pre-tax profit up 31% y-o-y to EUR 38 mn (Q1/13: EUR 29 mn)
statement	i PBT	EUR 38 mn	·
otatomont	İkm	ELID 90 mn	<ul> <li>Net interest income strongly up by 26% (adjusted for one-off effects)</li> </ul>

Net release of loan-loss provisions

RWA further down by 7% to EUR 17.2 bn

 Operating cost base significantly reduced by 18% following the termination of the FMS-WM servicing by end of Sep 2013

i RWA I	EUR 17 bn	
CET 1 <sup>1</sup>	19.7 %	■ Strong capitalisation under Basel III with CET 1 ratio¹ of 19.7% (simulation as of 12/13: 18.1%)

New Dusiness	NB	EUR 1.6 bn	with that meets expectation for a usually weaker Q1

- New funding

  LT

  EUR 2.2 bn
  provide good basis for upcoming new business

  EUR 0.5 bn

  Den seit platform platfor
  - Deposit platform pbbdirekt.com with total deposits of approx. EUR 1.4 bn by end of May (03/14: EUR 1.1 bn; 12/13: EUR 0.6 bn)

Portfolio & Risk	Total	EUR 68.8 bn	■ Strategic portfolios (REF+ PIF) growing – new business more than
		EUR 22.8 bn	compensates for maturities

■ Problem loans further reduced to EUR 771 mn (-18%) – workout loans remain marginally low (EUR 5 mn)

I PIF

PL

LLPs

GAE

EUR 5 mn

EUR -62 mn

EUR 8.6 bn

**EUR 771 mn** 

<sup>1</sup> Pro-forma according to the 'Waiver Rule' regulated in Article 7 CRR

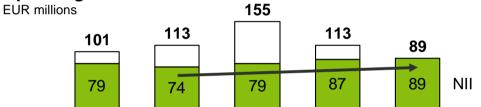
Pre-tax profit
EUR millions



Key drivers Q1/14 vs. Q1/13:

- Further increased profitability of the portfolio
- Considerably reduced operating cost base

Operating revenues



- Net interest income with strong positive trend avg. new business margins higher than in the existing portfolio
- No fee income from FMS-WM servicing<sup>1</sup> since Oct 2013 (Q1/13: EUR 22 mn)
- Lower positive one-off effects, esp. gain from sale of a restructured property in Q3/13
- Effects from derivative valuation volatile on low level

**Loan-loss provisions** 

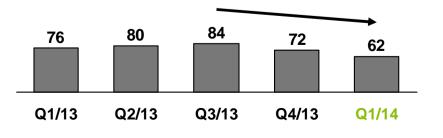
**EUR** millions



Net release of LLPs – no major individual cases

## **General administrative expenses**

**EUR** millions



- Termination of FMS-WM servicing<sup>1</sup> and transfer of related staff by end of Sep 2013
- Lower expenses for IT and professional services
- Strict cost discipline

<sup>1</sup> Except for a few services that cannot be obtained otherwise and which have continued to be provided after Sep 2013

# Income/expenses from lending business

**EUR** millions

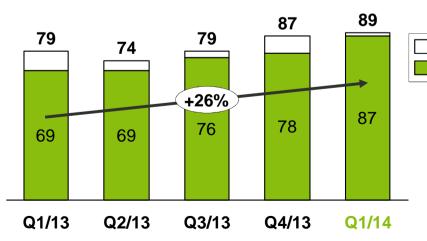
	Q1/13	Q1/14
Net interest and similar income	79	89
thereof: one-off effects	10	2
Net commission income	1	0
Net releases of provisions for losses on loans and advances	4	5

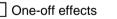
## Key drivers Q1/14 vs. Q1/13:

- NII strongly up
  - Avg. new business margins remain higher than in the existing portfolio
  - Lower positive one-off effects, e.g. prepayment fees
- Additions to LLPs more than offset by releases
  - no major individual cases

### Net interest income and similar

EUR millions





NII (adjusted for one-off effects)



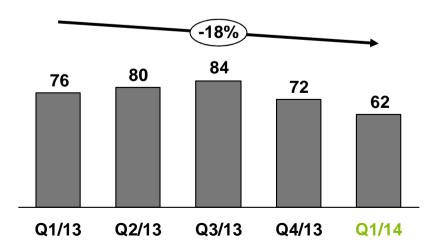
# Income/expenses from further business activities

**EUR** millions

	Q1/13	Q1/14
Balance of other operating income/expenses	32	13
thereof: FMS-WM servicing IT services DEPFA	22 9	0 7
General administrative expenses	-76	-62
Balance of other income/expenses	0	6

## **General administrative expenses**

EUR millions



# Key drivers Q1/14 vs. Q1/13:

- No fee income from FMS-WM servicing¹ since Oct 2013
- Operating cost base significantly reduced
  - Termination of FMS-WM servicing<sup>1</sup> and transfer of related staff by end of Sep 2013
  - Lower expenses for IT and professional services
  - Strict cost discipline
- Release of restructuring provisions

Unaudited Results Q1 2014, 2nd June 2014

<sup>1</sup> Except for a few services that cannot be obtained otherwise and which have continued to be provided after Sep 2013

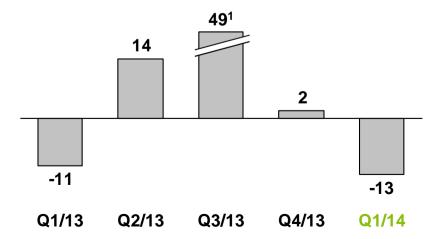
# Income/expenses from financial instruments preliminary driven by derivative valuation



# Income/expenses from financial instruments

**EUR** millions

	Q1/13	Q1/14
Net trading income	-12	-9
Net income from financial investments	1	-1
Net income from hedge relationships	0	-3
Total	-11	-13



## Key drivers Q1/14 vs. Q1/13:

- Net trading income driven by derivative valuation
  - Negative valuation effects on derivatives due to declined long-term interest rates
  - EUR -3 mn bCVA, primarily reflecting improved credit spread of pbb (Q1/13: EUR -9 mn; Q4/13: EUR 3 mn)
- EUR 2 mn addition to portfolio based provisions for bonds
- Only marginal P/L effect from hedge accounting

1 Incl. gain from sale of a restructured property (EUR 92 mn) and negative one-off effect from change to OIS discounting and termination of a derivative (EUR -55 mn)

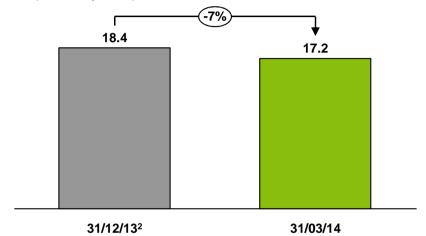
Capital pbb with solid capital ratios under Basel III

The regulatory capital ratios stated are calculated on an unaudited pro-forma basis. According to the 'Waiver Rule' regulated in Article 7 CRR, Deutsche Pfandbriefbank AG is exempt from calculating the equity capital ratio and the core capital ratio on a sub-group level.

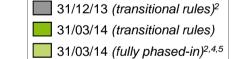


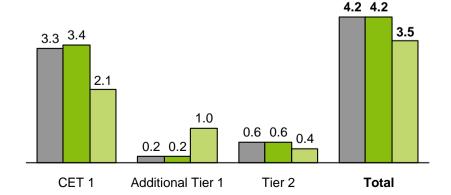
### **Basel III: RWA**

EUR billions (IFRS, fully IRBA)1









## **Basel III: Capital Ratios**

% (IFRS, fully IRBA)<sup>3</sup>

	31/12/13 (transitional rules) <sup>2</sup>	31/03/14 (transitional rules)	<b>31/03/14</b> (fully phased-in) <sup>2,4,5</sup>
CET 1 (min.)	18.1 <sub>(4.0)</sub>	<b>19.7</b> <sub>(4.0)</sub>	<b>12.2</b> <sub>(7.0)</sub>
Tier 1 (min.)	<b>19.3</b> <sub>(5.5)</sub>	<b>21.0</b> <sub>(5.5)</sub>	<b>18.1</b> <sub>(8.5)</sub>
Own funds (min)	<b>22.6</b> <sub>(8.0)</sub>	<b>24.6</b> <sub>(8.0)</sub>	<b>20.5</b> <sub>(10.5)</sub>

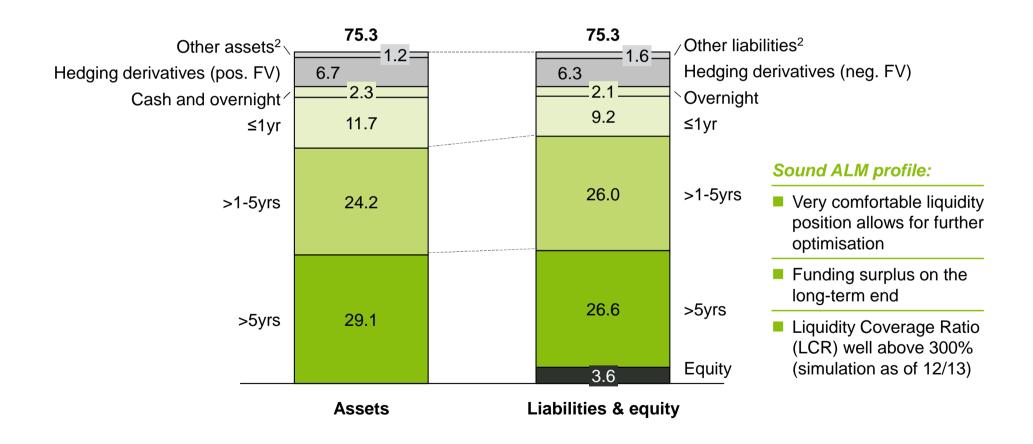
- RWA tightly managed (-7%)
- SoFFin silent participation (EUR 1 bn) currently recognised in CET 1 (fully phased-in: Additional Tier 1)
- Hybrid capital (EUR 350 mn) currently recognised with 80% in Additional Tier I (fully phased-in: not eligible)
- Basel III leverage and liquidity requirements expected to be fulfilled

1 No transitional rules to be applied 2 Simulation 3 Incl. full-year result 2013 4 Based on currently known Basel III rules 5 Actual figures may vary significantly from simulation



### **Balance Sheet**

31/03/2014: EUR billions



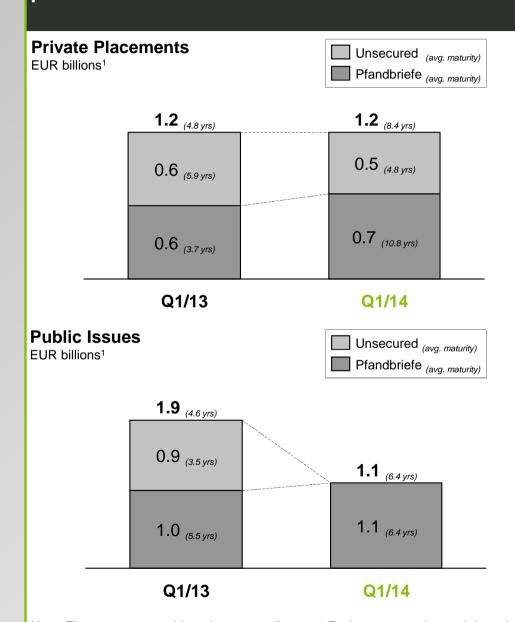
Note: Figures may not add up due to rounding

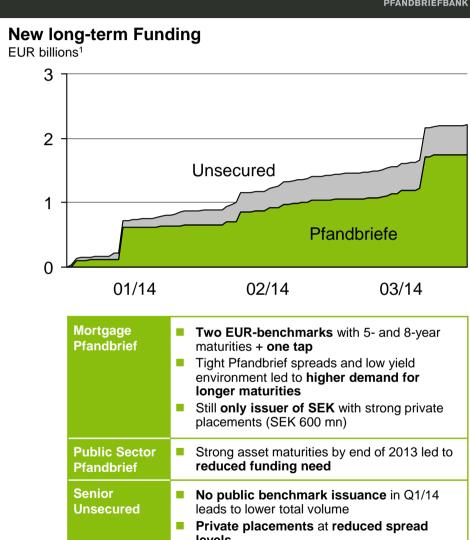
1 Revised due to retrospective first time application of IFRS 10 2 Incl. income tax assets/liabilities (EUR 1.2 bn each)

Capital, B/S Funding

# New long-term funding of EUR 2.2 bn with two public benchmark transactions in line with plan







(SEK 550 mn)

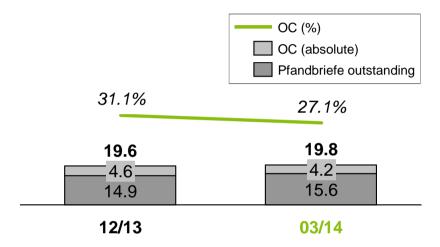
Issuance of first unsecured bonds in SEK

Note: Figures may not add up due to rounding 1 Excl. money market and deposit business

Capital, B/S Funding

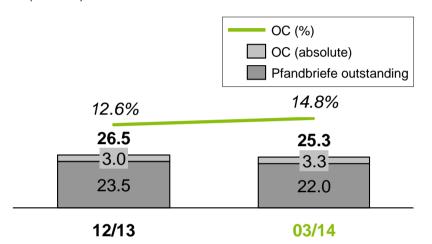
# **Mortgage Cover Pool: Total Cover Funds**

EUR billions (Nominal)



# **Public Sector Cover Pool: Total Cover Funds**

EUR billions (Nominal)



# Key drivers Q1/14:

Over-collateralisation in line with mid-term target of ~25%

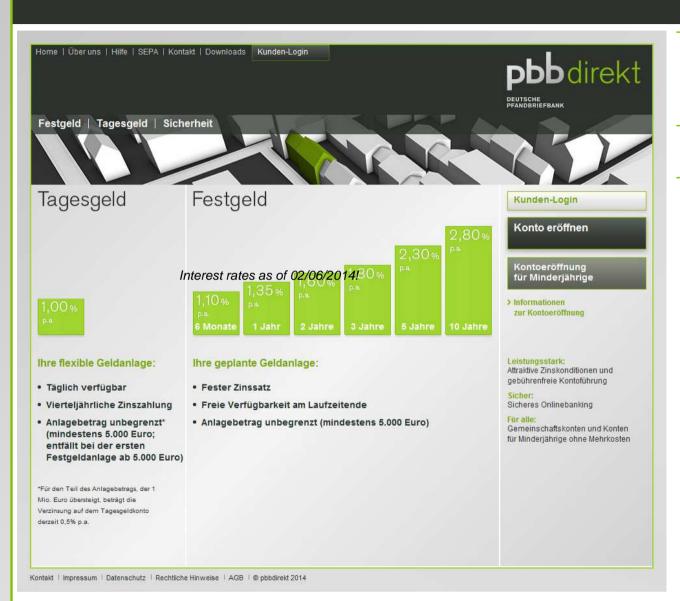
# Key drivers Q1/14:

- Planned run-down of the non-strategic Public Budget Finance portfolio
- Over-collateralisation provides basis for new issuances

# **Funding**

Deposit business platform pbbdirekt.com with total deposits of approx. EUR 1.4 bn by end of May



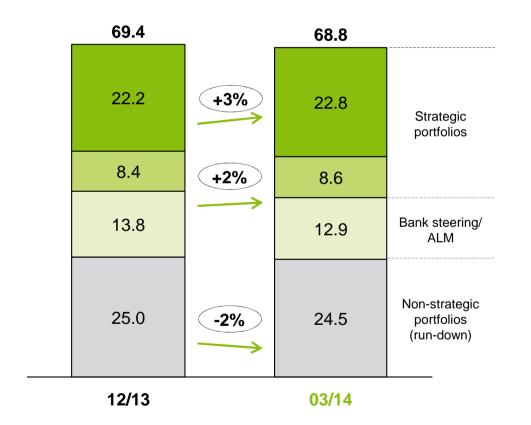


- Significant increase of EUR 0.8 bn in 2014 to a total volume of approx. EUR 1.4 bn by end of May (03/14: EUR 1.1 bn; 12/13: EUR 0.6 bn)
- Constantly growing number of clients nearly 32.000 accounts<sup>1</sup> in place
- Weighted average maturity of term deposits~2.6 years

1 Only accounts with money inflow, excluding terminated accounts

### **Total Portfolio**

EUR billions (EaD, Basel III)1



- Business segments aligned to strategic scope
  - Strategic PIF business separated
  - Non-strategic portfolios now bundled in the Value Portfolio
- Strategic portfolios (REF + PIF) growing new business more than compensates for maturities
- Non-strategic portfolios further down as planned

- Real Estate Finance (REF)
- Public Investment Finance (PIF)
- Consolidation & Adjustments (C&A)
- ] Value Portfolio<sub>new</sub> (VP<sub>new</sub>)

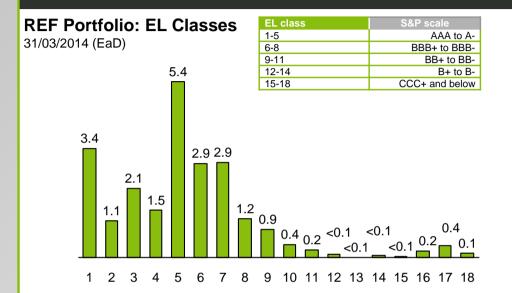
Note: Figures may not add up due to rounding 1 Excl. FMS-WM guaranteed exposure

2 Incl. other Public Sector Finance

## **Portfolio**

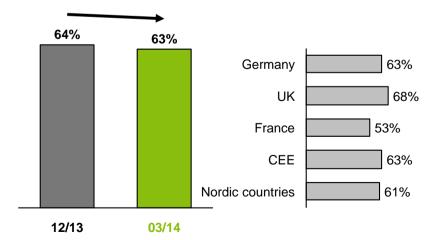
# High portfolio quality reflected in sound risk profile and low share of problem loans



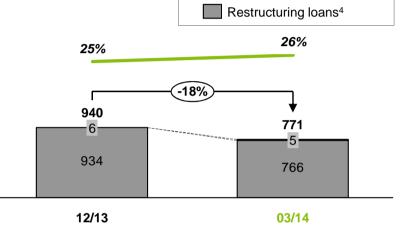


# REF Portfolio: Avg. weighted LTVs

(Commitments)







# Key drivers Q1/14:

- Nearly all problem loans refer to REF (EUR 769 mn) number of individual cases down to 73 (12/13: 81)
- Hardly any additions (EUR 1 mn)
- 1/3 of problem loans in PD class 28 without current need of individual provisioning

- 1 In addition, EUR 1 mn (31/03/2014) in C&A (31/12/2013: EUR 6 mn)
- 2 Excl. CDS covered loan parts (EUR 211 mn)
- 3 No signs that the deal will recover soon, compulsory measures necessary (PD class 30)
- 4 Payments more than 90 days overdue or criteria acc. to respective policy apply (PD classes 28+29)

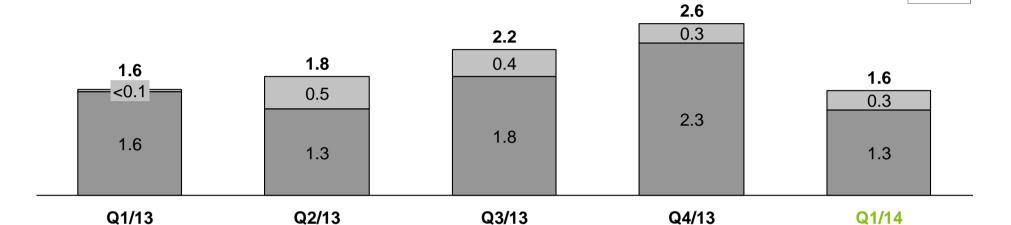
New business of EUR 1.6 bn meets expectation for a usually weaker Q1 – newly-originated loans with high share of 97%



### **Total New Business**

EUR billions (Commitments, incl. extensions >1 yr)





REF	2013	Q1/14
Total new business	€ 7.0 bn	€ 1.3 bn
New commitments	€ 5.3 bn	€ 1.2 bn
Extensions >1 year	€ 1.7 bn	€ <0.1 bn
No. of deals	131	27
Average maturity	~4.4 yrs	~7.3 yrs
Average LTV (New commitments)1	61%	63%
Average gross margin	>225 bp	>190 bp

 Lower avg. gross margin in Q1/14 reflects different business mix (e.g. only 6% UK; 2013: 17%) and increasing competition in core markets

PIF	2013	Q1/14
Total new business	€ 1.2 bn	€ 0.3 bn
No. of deals	34	11
Average maturity	~8.1 yrs	~6.5 yrs
Average gross margin	>100 bp	>50 bp

 Lower avg. gross margin in Q1/14 reflects high share (80%) of lower margin German business (2013: 38%)

Note: Figures may not add up due to rounding 1 Avg. LTV (extensions): 85%, only 2 deals (Q1 2014); 74% (2013)

- pbb continues positive devolpment
- ► New business origination and funding running successfully
- Risks tightly managed
- ► Full focus on increasing profitability
  - ► Further increase of revenues from lending business
  - Strict cost discipline

# Appendix

PUBLIC SECTOR FINANCE REAL ESTATE FINANCE



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# Income/Expenses

EUR millions

	2010	2011	2012	Q1/13	Q2/13	Q3/13	Q4/13	2013	Q1/14
Operating revenues	652	526	467	101	113	155	113	482	89
Net interest and similar income	600	371	296	79	74	79	87	319	89
Net commission income	-10	32	23	1	1	3	4	9	0
Net trading income	77	-8	10	-12	10	-51	2	-51	-9
Net income from financial investments	-17	3	13	1	0	97	-2	96	-1
Net income from hedge relationships	-45	-56	-6	0	4	3	2	9	-3
Balance of other operating income/expenses	47	184	131	32	24	24	20	100	13
Provisions for losses on loans and advances	-443	12	4	4	-3	-9	0	-8	5
General administrative expenses	-352	-357	-341	-76	-80	-84	-72	-312	-62
Balance of other income/expenses	8	7	-6	0	1	0	2	3	6
Pre-tax profit/loss	-135	188	124	29	31	62	43	165	38

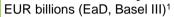
Туре	WKN	Launch Date	Maturity Date	Size	Spread <sup>1</sup>	Coupon	Issue/Reoffer Price
Senior Unsecured	A1RFBU	17.01.2013	19.07.2016	EUR 500 mn	+138bp	2.000%	99.587%
Mortgage Pfandbrief	A1RFBY	23.01.2013	30.01.2017	EUR 500 mn	+8bp	0.875%	99.585%
Senior Unsecured (1. Tap)	A1RFBU	14.02.2013	19.07.2016	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%
Mortgage Pfandbrief	A1R058	08.05.2013	16.05.2016	GBP 200 mn	+50bp <sup>2</sup>	3mL+45bp	99.852%
Public Sector Pfandbrief	A1R06C	22.05.2013	29.05.2028	EUR 500 mn	+40bp	2.375%	98.612%
Mortgage Pfandbrief (1. Tap)	A1R052	28.05.2013	18.03.2020	EUR 250 mn	+16bp	1.500%	100.835%
Mortgage Pfandbrief (1. Tap)	A1PG3M	28.05.2013	20.12.2019	GBP 75 mn	+83bp³	1.875%	99.589%
Mortgage Pfandbrief (1.Tap)	A1R058	05.08.2013	16.05.2016	GBP 50 mn	+50bp²	3mL+45bp	99.810%
Mortgage Pfandbrief (2. Tap)	A1PG3M	20.08.2013	20.12.2019	GBP 50 mn	+90bp <sup>3</sup>	1.875%	95.493%
Mortgage Pfandbrief	A1X256	21.08.2013	28.08.2018	EUR 500 mn	+9bp	1.375%	99.803%
Pub. Sec. Pfandbrief (1. Tap)	A1R06C	22.08.2013	29.05.2028	EUR 200 mn	+25bp	2.375%	94.052%
Senior Unsecured	A1X26E	02.09.2013	11.09.2017	EUR 500 mn	+115bp	2.250%	99.799%
Mortgage Pfandbrief (1. Tap)	A1RFBY	04.10.2013	30.01.2017	EUR 100 mn	-1.5bp	0.875%	100.127%
Mortgage Pfandbrief	A1X3LT	14.01.2014	21.01.2022	EUR 500 mn	+17bp	1.875%	99.362%
Mortgage Pfandbrief (2. Tap)	A1MLUW	13.02.2014	03.06.2019	EUR 50 mn	+10bp	2.125%	104.988%
Mortgage Pfandbrief	A11QAP	18.03.2014	25.03.2019	EUR 500 mn	+14bp	1.000%	99.400%

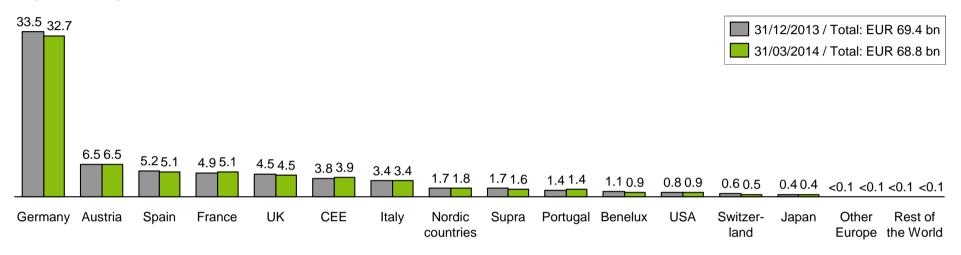
1 vs. mid-swap 2 vs. 3mGBP-Libor 3 vs. UK Gilts

# **Portfolio Total Portfolio**

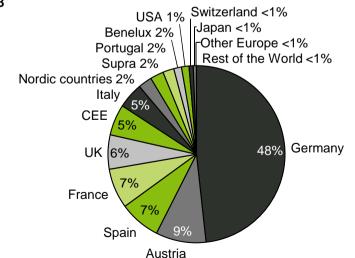




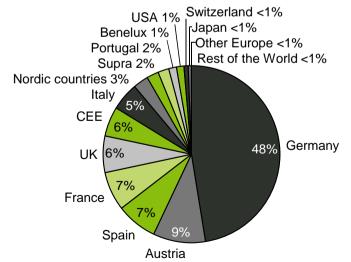




#### 31/12/2013



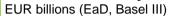
#### 31/03/2014

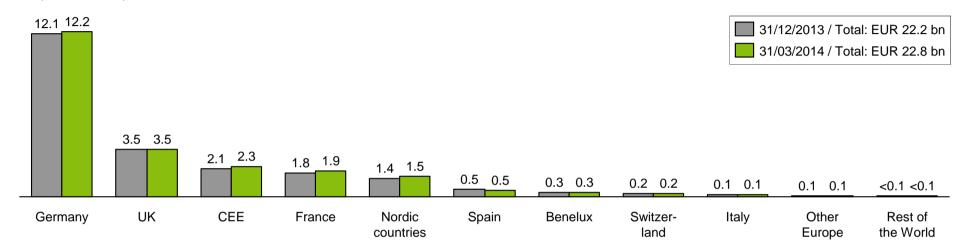


Note: Figures may not add up due to rounding 1 Excl. FMS-WM guaranteed exposure

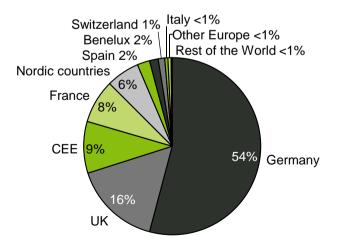


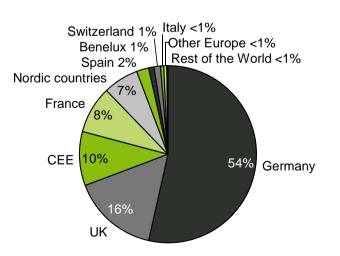






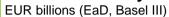
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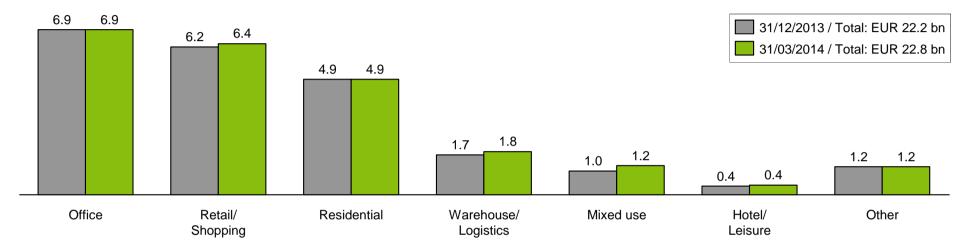




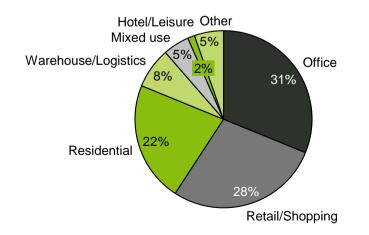


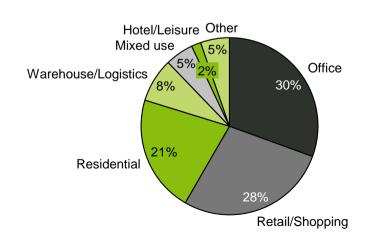




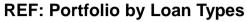


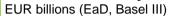
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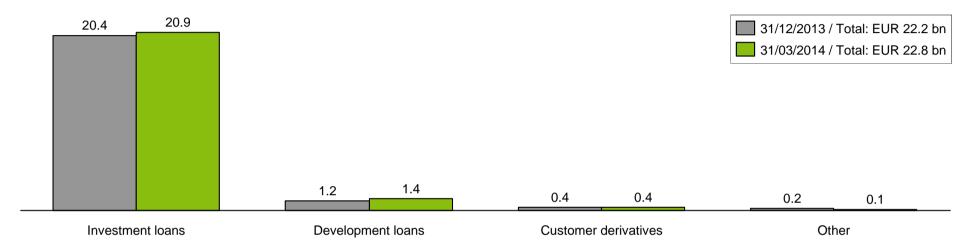




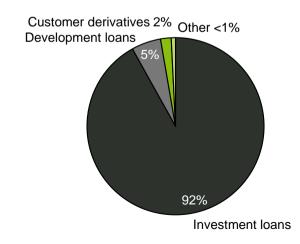


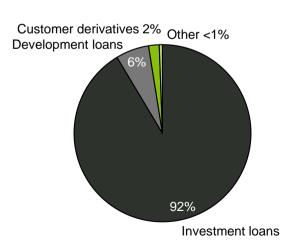






31/12/2013 31/03/2014

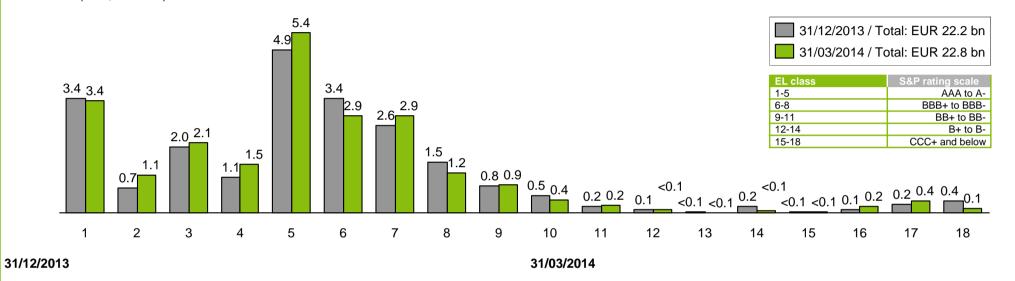


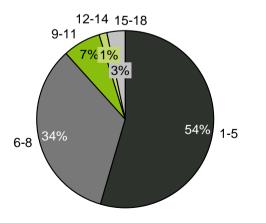


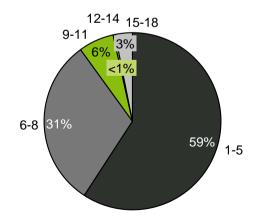


## **REF: Portfolio by EL Classes**

EUR billions (EaD, Basel III)





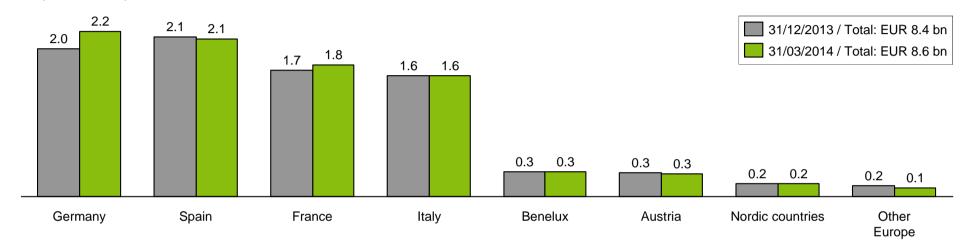


# Portfolio Public Investment Finance (PIF)

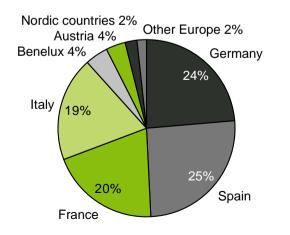


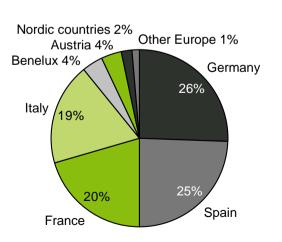
## PIF: Portfolio by Regions

EUR billions (EaD, Basel III)



31/12/2013 31/03/2014



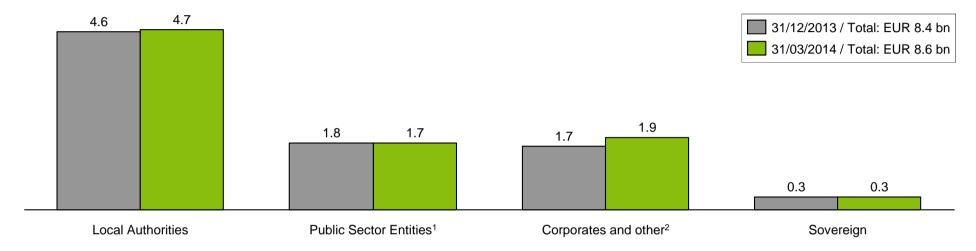


# **Portfolio Public Investment Finance (PIF)**

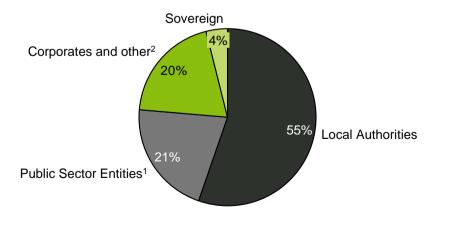


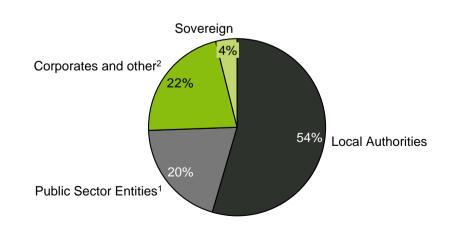
## PIF: Portfolio by Counterparty Types

EUR billions (EaD, Basel III)



31/12/2013 31/03/2014





Note: Figures may not add up due to rounding

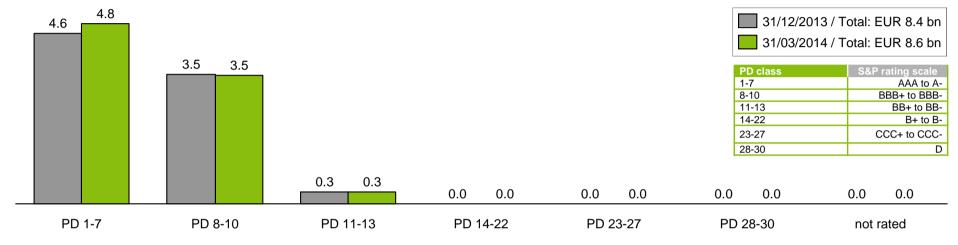
1 Entities with explicit or implicit financial support from a tax raising authority 2 >50% Sovereign/Regional Government related and/or guaranteed

# Portfolio Public Investment Finance (PIF)

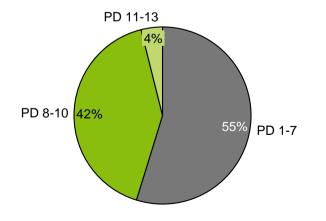


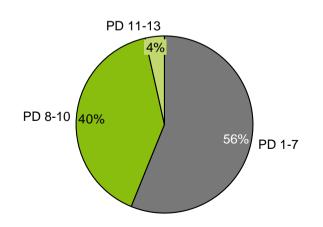
## PIF: Portfolio by PD Classes

EUR billions (EaD, Basel III)



31/12/2013 31/03/2014



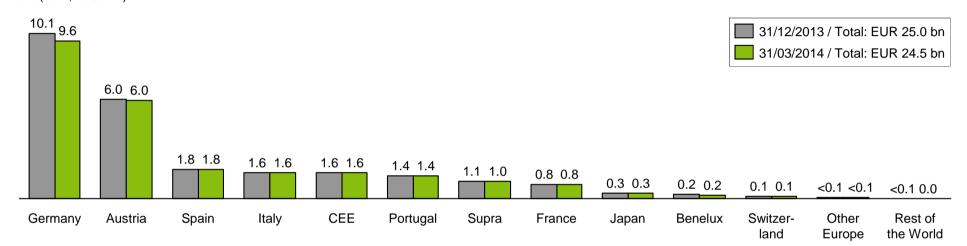


# Portfolio Value Portfolio<sub>new</sub> (VP<sub>new</sub>)

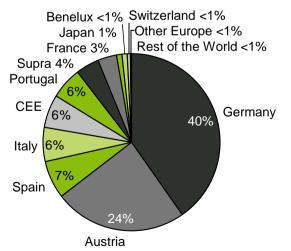


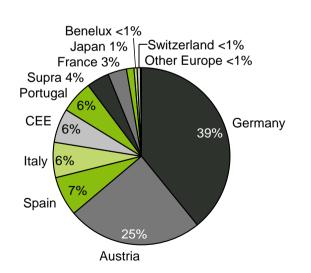


EUR billions (EaD, Basel III)1



## 31/12/2013 31/03/2014





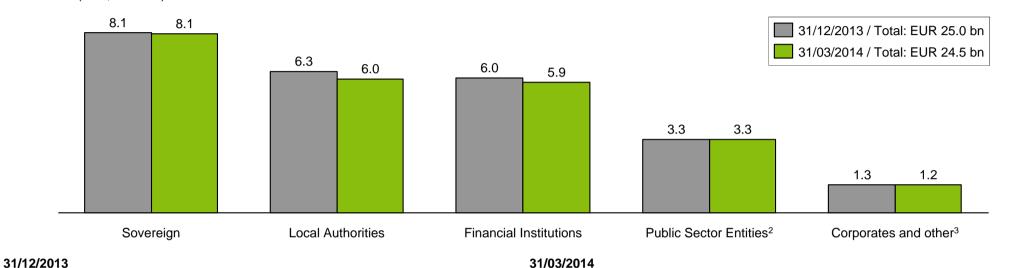
Note: Figures may not add up due to rounding 1 Excl. FMS-WM guaranteed exposure

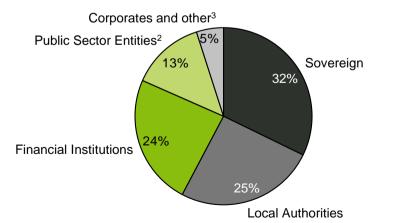
# Portfolio Value Portfolio<sub>new</sub> (VP<sub>new</sub>)

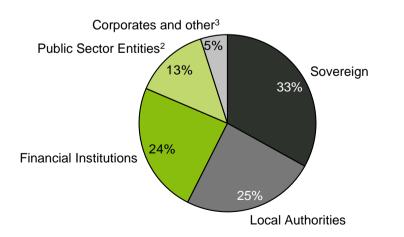


## **VP**<sub>new</sub>: Portfolio by Counterparty Types

EUR billions (EaD, Basel III)1







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

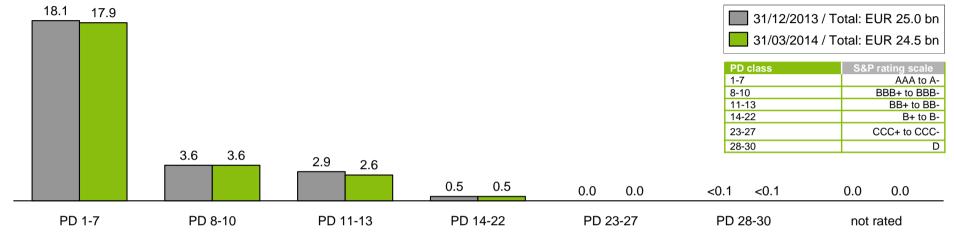
2 Entities with explicit or implicit financial support from a tax raising authority 3 >50% Sovereign/Regional Government related and/or guaranteed

# Portfolio Value Portfolio<sub>new</sub> (VP<sub>new</sub>)

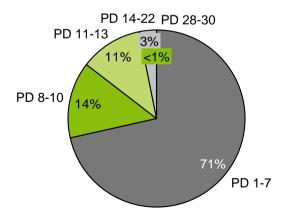


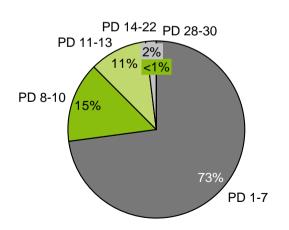
## **VP**<sub>new</sub>: Portfolio by PD Classes

EUR billions (EaD, Basel III)1



31/12/2013 31/03/2014





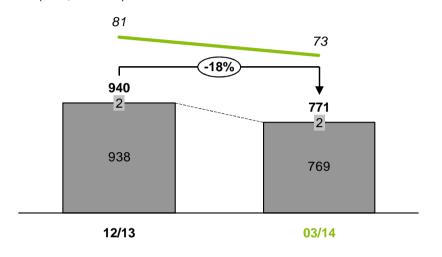
Note: Figures may not add up due to rounding 1 Excl. FMS-WM guaranteed exposure

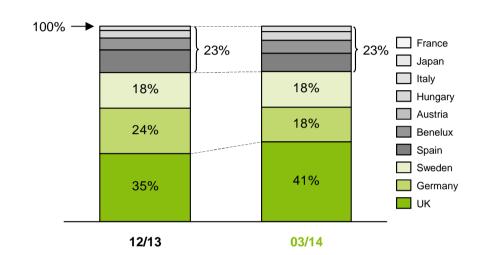
# Risk Problem loans

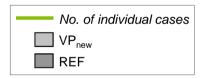


### **Total Problem Loans**<sup>1</sup>

EUR billions (EaD, Basel III)







Problem loans		31/12/13				31/03/14			
EUR millions (EaD)	REF	PIF	<b>VP</b> <sub>new</sub>	Total <sup>1</sup>	REF	PIF	<b>VP</b> <sub>new</sub>	Total <sup>1</sup>	
Workout loans <sup>2</sup>	6	_	-	6	5	-	-	5	
Restructuring loans <sup>3</sup>	932	-	2	934	764	-	2	766	
Total <sup>1</sup>	938	-	2	940	769	-	2	771	

Note: Figures may not add up due to rounding 1 In addition, EUR 1 mn (31/03/2014) in C&A (31/12/2013: EUR 6 mn)

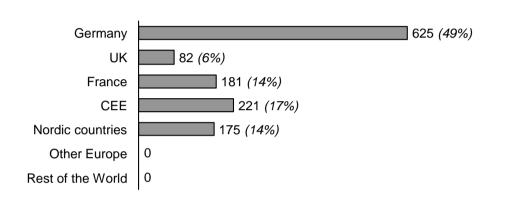
2 No signs that the deal will recover soon, compulsory measures necessary 3 Payments more than 90 days overdue or criteria acc. to respective policy apply

New Business Real Estate Finance (REF)

**New Business: Regions** 

Q1 2014: EUR 1,285 million (Commitments, incl. extensions >1 yr)

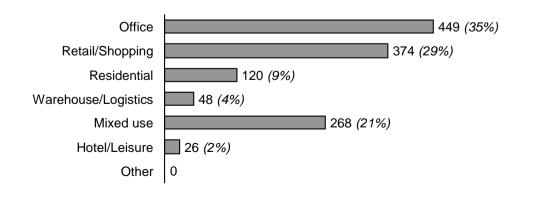
Portfolio: Regions EUR billions (EaD, Basel III)



	12/13		03/14	
Germany	12.1	54%	12.2	54%
UK	3.5	16%	3.5	16%
France	1.8	8%	1.9	8%
CEE	2.1	9%	2.3	10%
Nordic countries	1.4	6%	1.5	7%
Other Europe	1.4	6%	1.3	6%
Rest of the World	0.1	<1%	0.1	<1%
Total	22.2	100%	22.8	100%

## **New Business: Property Types**

Q1 2014: EUR 1,285 million (Commitments, incl. extensions >1 yr)



## Portfolio: Property Types

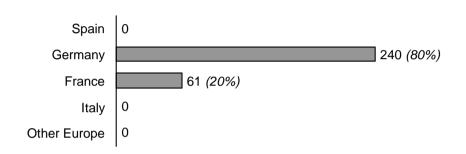
EUR billions (EaD, Basel III)

	12/13		03/14	
Office	6.9	31%	6.9	30%
Retail/Shopping	6.2	28%	6.4	28%
Residential	4.9	22%	4.9	21%
Warehouse/Logistics	1.7	8%	1.8	8%
Mixed use	1.0	5%	1.2	5%
Hotel/Leisure	0.4	2%	0.4	2%
Other	1.2	5%	1.2	5%
Total	22.2	100%	22.8	100%

**New Business Public Investment Finance (PIF)** 

**New Business: Regions** 

Q1 2014: EUR 301 million (New commitments)



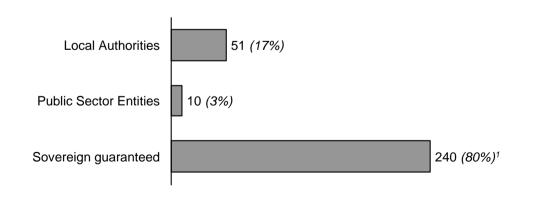
# **Portfolio: Regions**

EUR billions (EaD, Basel III)

	12/13		03/14	
Spain	2.1	25%	2.1	25%
Germany	2.0	24%	2.2	26%
France	1.7	20%	1.8	20%
Italy	1.6	19%	1.6	19%
Other Europe	1.2	12%	1.1	11%
Total	8.4	100%	8.6	100%

# **New Business: Counterparty Types**

Q1 2014: EUR 301 million (New commitments)



## **Portfolio: Counterparty Types**

EUR billions (EaD, Basel III)

	12/13		03/14	
Local Authorities	4.6	55%	4.7	54%
Public Sector Entities	1.8	21%	1.7	20%
Corporates and other	1.7	20%	1.9	22%
Sovereign	0.3	4%	0.3	4%
Total	8.4	100%	8.6	100%

Note: Figures may not add up due to rounding 1 100% Germany

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