Solid H1/22 with PBT of € 107 mn – full-year PBT guidance confirmed

Results Q2/H1 2022

Analyst Conference

9 August 2022

DEUTSCHE PFANDBRIEFBANK

Please think about the environment before printing!

Disclaimer

DEUTSCHE PFANDBRIEFBANK

- This presentation is not an offer or invitation to subscribe for or purchase any securities in any jurisdiction, including any jurisdiction of the United States. Securities may not be offered or sold in the United States absent registration or pursuant to an available exemption from registration under the U.S. Securities Act. Deutsche Pfandbriefbank AG (pbb) does not intend to conduct a public offering of securities in the United States.
- No warranty is given as to the accuracy or completeness of the information in this presentation. You must make your own independent investigation and appraisal of the business and financial condition of pbb and its direct and indirect subsidiaries and their securities. Nothing in this presentation shall form the basis of any contract or commitment whatsoever.
- This presentation may only be made available, distributed or passed on to persons in the United Kingdom in circumstances in which section 21(1) of the Financial Services and Markets Act 2000 does not apply.
- This presentation may only be made available, distributed or passed on to persons in Australia who qualify as 'wholesale clients' as defined in section 761G of the Australian Corporations Act.
- This presentation is furnished to you solely for your information. You may not reproduce it or redistribute to any other person.
- This presentation contains forward-looking statements based on calculations, estimates and assumptions made by the company's top management and external advisors and are believed warranted. These statements may be identified by such words as 'may', 'plans', 'expects', 'believes' and similar expressions, or by their context and are made on the basis of current knowledge and assumptions. Various factors could cause actual future results, performance or events to differ materially from those described in these statements. Such factors include general economic conditions, the conditions of the financial markets in Germany, in Europe, in the United States and elsewhere, the performance of pbb's core markets and changes in laws and regulations. No obligation is assumed to update any forward-looking statements.
- By participating in this presentation or by accepting any copy of the slides presented, you agree to be bound by the noted limitations.

Agenda

DEUTSCHE
PFANDBRIEFBANK

Highlights Q2/H1 2022

pbb remains on track – solid PBT of € 107 mn in H1/22, increased REF new business volume with margins on previous year level

DEUTSCHE PFANDBRIEFBANK

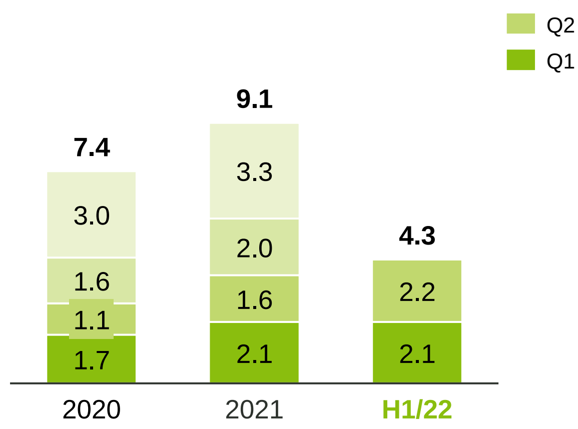
Financials	▪ Solid **PBT** of € 107 mn in H1/22 (H1/21: € 114 mn) reflects continued good performance in core business ▪ **NII** relatively stable (H1/22: € 242 mn, H1/21: € 246 mn) – mainly affected by lower floor income, largely compensated by increased average REF financing volume ▪ **Prepayment fees** remain on moderate level as in Q1/22 (realisation income H1/22: € 10 mn; H1/21: € 38 mn) after exceptionally high level in 2021 ▪ **Operating income** thus slightly down to € 272 mn (H1/21: € 287 mn) ▪ **GAE** slightly up y-o-y (H1/22: € 106 mn; H1/21: € 102 mn) mainly due to higher project costs ▪ **Risk provisioning** of € -1 mn in Q2/22 (Q2/21: € -23 mn) resulting in € -19 mn for H1/22 (H1/21: € -33 mn); scenarios adequately cover current macroeconomic forecasts (high weighting of 40% for downside scenario maintained); management overlay stable at € 42 mn (03/22: € 44 mn, 12/21: 54 mn)
New business[1]	▪ **REF new business volume** up y-o-y to € 4.3 bn (H1/21: € 3.8 bn) with continued low avg. LTV of 56%[2] ▪ Avg. **gross interest margin** back on previous year level to ~170 bp in H1/22 (Q1/22: ~150 bp, H1/21: ~170 bp), Q1/22 negatively impacted by a few, partly large-volume loans with low LTVs
Portfolio	▪ **REF financing volume** up ytd (06/22: € 28.4 bn, 12/21: € 27.6 bn; 06/21: € 26.8 bn) ▪ **NPL ratio** remains on low level of 1.1% (06/22: € 591 mn, 12/21: € 580 mn; 06/21: € 546 mn)
Funding	▪ Total **new funding volume** of € 3.2 bn in H1/22 (H1/21: € 2.3 bn) – continued focus on Pfandbrief, asset matching currencies and green refinancing ▪ **ALM profile** and **liquidity position** remain comfortable (NSFR >100%; LCR >150%)
Capital	▪ **CET 1 ratio** stable y-o-y at 17.1%[3] (12/21: 17.1%[4])
Guidance	▪ **Full-year PBT guidance of € 200-220 mn confirmed** ▪ While CRE transaction levels decline, **new business volume** still expected at lower end of guidance of € 9.5-10.5 bn ▪ In case of further or even worsening market disruptions, **guidance** will be newly assessed by pbb
ESG	▪ **ESG programme** in plan – continued focus on strategy 2.0, „green" lending/funding, ESG risk management, ESG data management and ESG disclosure requirements ▪ **Green loan** volume (06/22: € 1.0 bn; 03/22: € 0.8 bn; 12/21: € 0.2 bn) and **green bond** volume (06/22: € 1.95 bn; 03/22: € 1.75 bn; 12/21: € 1.0 bn) further increased ▪ **Progress** well acknowledged by ECB and ESG rating agencies (upgrade MSCI from A to AA)

1 Commitments, incl. extensions >1 year 2 New commitments; avg. LTV (extensions): H1/22: 61%; H1/21: 54% 3 Excl. Interim result 4 Incl. full-year result, post proposed dividend 2021

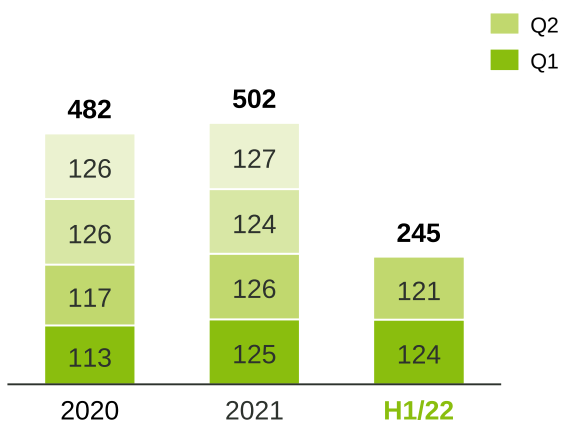
Operating and financial overview

pbb
DEUTSCHE PFANDBRIEFBANK

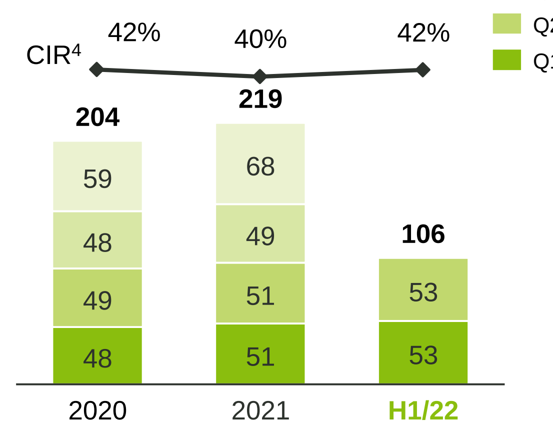
New business
€ bn (commitments, incl. extensions >1 yr)



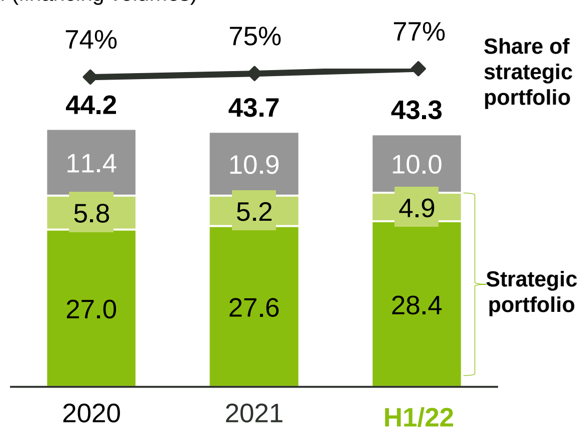
Net interest and commission income [1]
€ mn (IFRS)



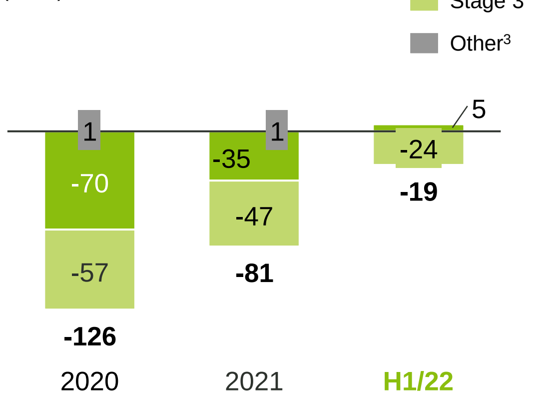
General and admin. expenses
€ mn (IFRS)



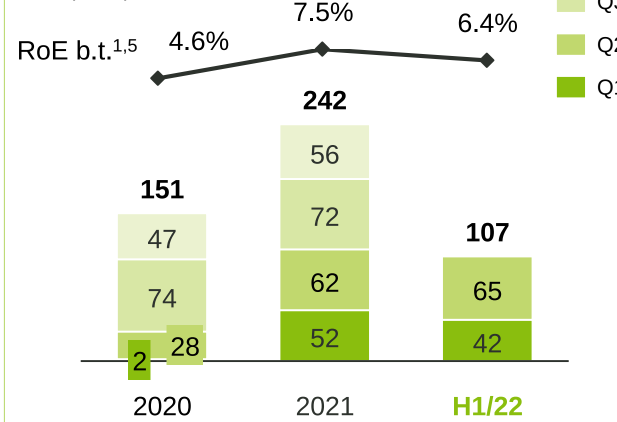
Portfolio
€ bn (financing volumes)



Net income from risk provisioning
€ mn (IFRS)



Pre-tax profit[1]
€ mn (IFRS)



Note: Figures may not add up due to rounding 1 2020 figures retrospectively adjusted according to IAS 8.42 2 Incl. provisions in off balance sheet lending business 3 Recoveries from written-off financial assets
4 CIR = (GAE + net income from write-downs and write-ups on non-financial assets) / operating income 5 After AT1 coupon (2020: € -17 mn; 2021: € -17 mn; H1/22: € -9 mn)

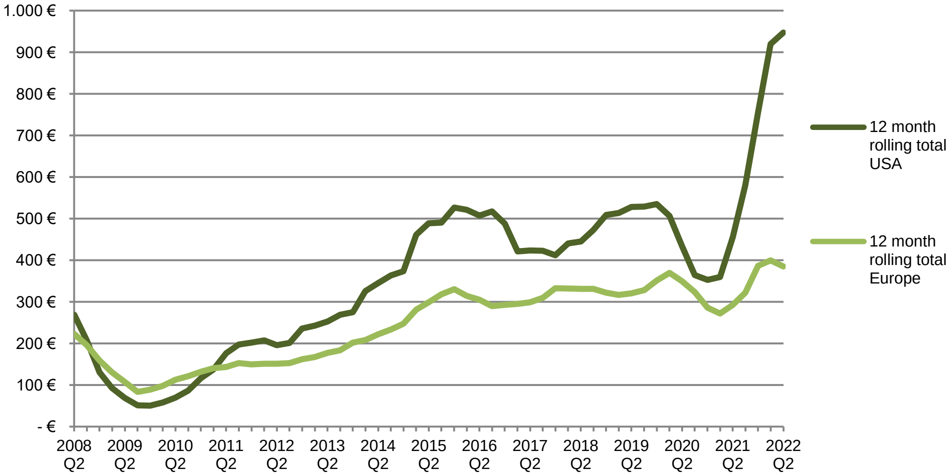
Agenda

DEUTSCHE PFANDBRIEFBANK

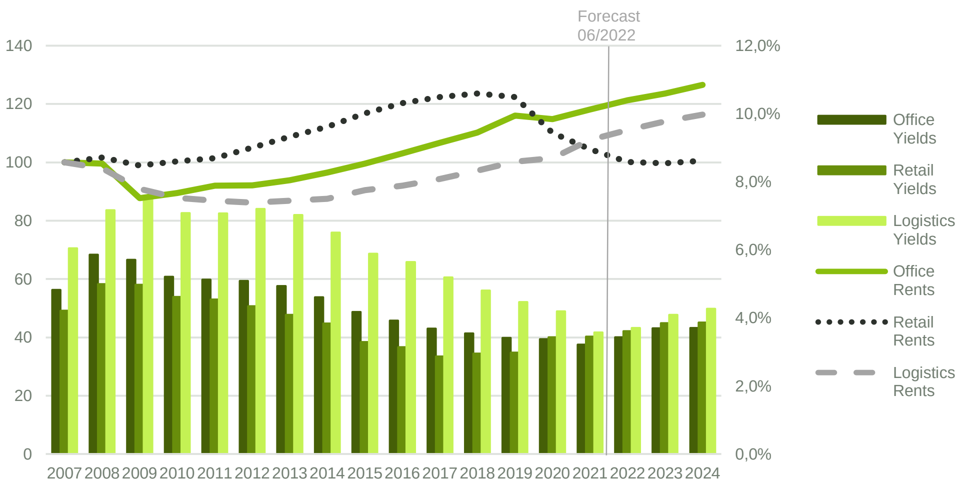
CRE Markets

Investment volumes remain solid in Q2/22, but expectations more subdued

European and US Investment volume[1]
(€ bn)



European Prime Rents (2007=100; LHS) and Prime Yields (RHS)[2]



- Despite slowing volume growth US CRE **investment volumes** still with strong performance in Q2 2022
- European property investment volume declined in the second quarter of 2022, as the emergence of a multitude of risks caused some investors to pause and reassess the outlook for commercial real estate
- Europe:
  - With the exception of **hotel and retail,** market values were in general relatively stable
  - Prime **office** yields are now expected to increase in all markets
  - **UK office** and **retail** values are expected to decline less due to relatively favorable pricing
  - **Logistic** expected to see decreasing prices while **residential** values are expected to decline less
- Germany:
  - **Office** markets are very expensive by historical standards and yields are expected to move out in the short and medium term
  - Investor sentiment deteriorates also for **logistic**, while **residential** and food-based or big box **retail** assets are expected to fare better
  - Yields for prime **high street shops** and **shopping centers** are projected to increase
- USA:
  - Overall still commercial property price growth
  - Weaker trends for the **office** sector, counteracted by strength in the **industrial** and **apartment** sectors
  - Yields for **office** properties are likely to increase slightly in the short term before stabilising again in the medium term

1All property types. Based on independent reports of properties and portfolios over € 5 million (over $ 2.5 mn for US), USD to EUR = end years FX rates Source: Real Capital Analytics (RCA) 2 Source: pbb Property Market Analysis (PMA) as of June 2022

Macroeconomic Challenges

Inflation, increasing interest rates and slow down of global economic growth

DEUTSCHE PFANDBRIEFBANK

Economy

- Downside risks to the economic outlook have increased, due to elevated and persistent inflation, anticipated aggressive monetary policy tightening as well as the threat of a sudden end of Russian gas imports – economic forecasts downwardly revised
  - **Inflation** likely to stay high - broadly-based inflation on record levels in Europe (06/22: 9.6%) and the US (06/22: 9.1%), esp. driven by elevated energy and commodity prices, as well as increase service price inflation
  - **Interest rates** likely to increase – interest rates sharply increased in the UK by +150bp to 1.75% and in the US by +225bp to 2.50%[1], both in three steps in 2022, ECB increased on 21 July 2022 by 50bp to 0.50%[2]
  - Slow down of **economic growth** – pbb's scenario assumptions in line with ECB (reduction base case by -0.9%-pts. to +2.8% for Europe in 2022) and Bundesbank (reduction base case by -2.3%-pts. to +1.9% for Germany in 2022), but more conservative than current forecasts of economic institutes; downside scenario covers oil / gas embargo

CRE Markets

- **European property investment volume** declined by ~22% q-o-q and ~19% y-o-y in the second quarter as the emergence of a multitude of risks caused some investors to pause and reassess the outlook for commercial real estate.
- **Property prices** are still stable at the moment, but on the back of relatively few representative transactions. The market appears to be slowing in response to a worsening economic outlook and rising interest rates - yields trending upwards.
- **Developments** suffer from supply chain disruptions, rise in energy costs (esp. Germany) and scarcity of building materials, driving up construction costs – in addition, sector struggles with skills shortage; some relaxation recently (building material)
- **Real Estate** generally being decent **hedge on inflation** (core/prime), but
  - increasing interest rates will lower yield premium vs. gov. bonds further and increase the cost of debt – debt costs may exceed property yields (neg. leverage)
  - lower demand put property prices under pressure – higher resilience of core/prime (flight to quality)

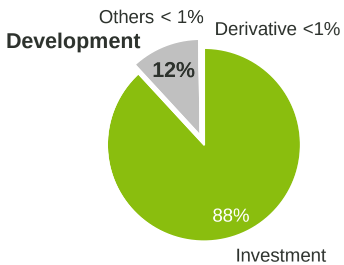
1 Upper end of range 2 Main refinancing rate

Special focus: Developments

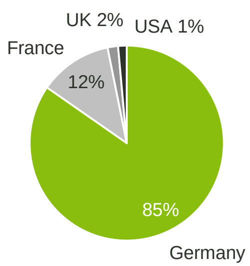
Due to rather strict credit quality approach, at present pbb's development portfolio is not of particular concern

DEUTSCHE PFANDBRIEFBANK

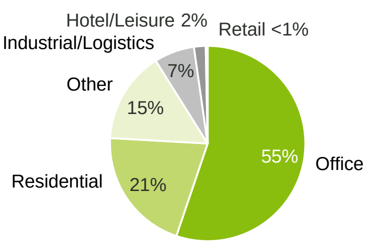
REF portfolio: Loan types
30/06/2022: € 30.2 bn (EaD, Basel III)



Developments: Countries
30/06/2022: € 3.5 bn (EaD, Basel III)



Developments: Property Types
30/06/2022: € 3.5 bn (EaD, Basel III)



Note: Figures may not add up due to rounding

Portfolio profile

- **Portfolio share** of 12% with focus on Office (55%) and Residential (21%), mainly in Germany (85%) and France (12%)
- Strong focus on **risk-mitigating factors**:
  - Experienced sponsors
  - Good locations / excellent infrastructure
  - High pre letting / pre-sales requirements for new transactions, alternatively high equity injections, substantial recourse elements
  - Long stop dates in lease and sales contracts providing comfortable buffers in terms of construction delays
  - Loan disbursements strictly linked to respective project and corresponding construction/letting progress
  - Adequate risk and cost buffers applied in risk assessment / calculation
- Close **monitoring** of construction progress, cost developments and letting process
- **No default cases in development portfolio yet**

Current developments

- **Sales of condominiums** (business line in Germany only) seem to have plateaued and in some locations trend to slow down. However, **pbb with substantial risk buffers** in terms of e.g. loan provided per sqm, property quality, sponsor quality.
- **Increasing construction costs** (due to, inter alia, increasing costs for raw material) **addressed** via consequently including elements like **cost overrun guarantees** of sponsors (recourse) and **substantial cost buffers** in budgets.
- **Risk of delayed sale / reduced price** addressed by **very strict selection criteria**

Agenda

DEUTSCHE
PFANDBRIEFBANK

1. Highlights
2. Markets
3. Financials
4. New Business
5. Portfolio Profile
6. Funding
7. Capital
8. Summary & Outlook

Appendix
Contact details

Financials

Solid operating performance continued

Income statement

€ mn	Q2/21	Q2/22	H1/21	H1/22
Operating Income	**141**	**123**	**287**	**272**
Net interest income	123	120	246	242
Net fee and commission income	3	1	5	3
Net income from fair value measurement	0	5	2	14
Net income from realisations	17	5	38	10
Net income from hedge accounting	-2	-2	-3	-1
Net other operating income	0	-6	-1	4
Net income from risk provisioning	-23	-1	-33	-19
General and administrative expenses	-51	-53	-102	-106
Expenses from bank levies and similar dues	-1	-	-29	-31
Net income from write-downs and write-ups on non-financial assets	-4	-4	-9	-9
Pre-tax profit	**62**	**65**	**114**	**107**
Income taxes	-7	-10	-17	-16
Net income	**55**	**55**	**97**	**91**

RoE before tax[1] (%)	7.8	7.9	7.1	6.4
RoE after tax[1] (%)	6.9	6.7	6.0	5.4
CIR[2] (%)	39.0	46.3	38.7	42.3
EpS[1] (€)	0.38	0.38	0.66	0.62

Key drivers Q2/H1 2022

- **NII** relatively stable y-o-y – mainly affected by lower floor income, largely compensated by increased average REF financing volume
- **Fair value measurement** up y-o-y – mainly impacted by credit spread and cross-currency effects
- **Net income from realisations** down y-o-y – previous year strongly benefitted from higher individually driven prepayment fees
- **Net other operating income** up y-o-y – release of provisions mainly for tax and legal topics in Q1/22, overcompensates for negative FX changes in Q2/22
- **Risk provisioning** down y-o-y – scenarios adequately cover current macroeconomic forecasts (high weighting of 40% for downside scenario maintained); management overlay stable at € 42 mn
- **GAE** slightly up y-o-y – mainly higher project costs
- **Bank levy** up y-o-y – increased target volume of the European Deposit Protection Fund resulted in higher fee (H1/22: € -31 mn, H1/21: € -29 mn, 2021: € -29 mn)
- **RoE** and **EpS** taking into account AT1 coupon[1]

1 After AT1 coupon (Q2/H1 2021: pro-rata € 4 mn / € 9 mn; Q2/H1 2022: pro-rata € 4 mn / € 9 mn) 2 CIR = (GAE + net income from write-downs and write-ups on non-financial assets) / operating income

Financials
Underlying income from lending business remains solid

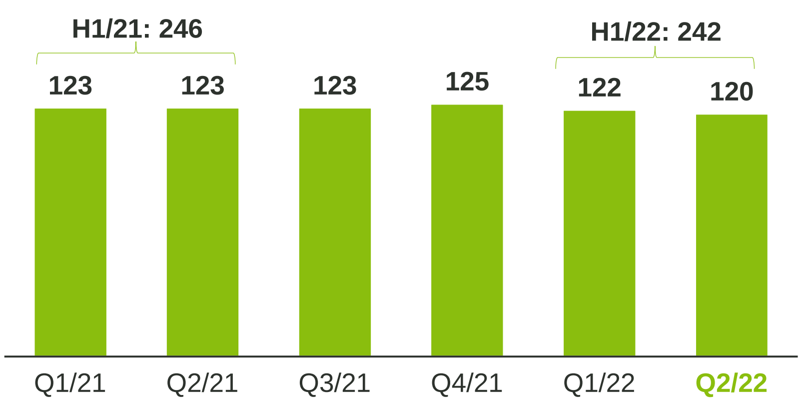
DEUTSCHE PFANDBRIEFBANK

Income from lending business
€ mn

	Q2/21	Q2/22	H1/21	H1/22
Net interest income	123	120	246	242
Net fee and commission income	3	1	5	3

	Q2/21	Q2/22	H1/21	H1/22
Net income from realisations	17	5	38	10

Net interest income
€ mn



Key drivers Q2/H1 2022

- **NII** relatively stable y-o-y
  - **Continued low refinancing costs** (incl. positive effect from TLTRO III) and
  - **increase in average REF financing volume** (H1/22: € 28.0 bn, H1/21: € 27.1 bn)

  largely compensating for
  - **slight decrease in gross portfolio margin** accompanied by decreasing public sector portfolio (VP+PIF) and
  - **lower floor income** from increasing interest rate environment
- **Net income from realisations** down y-o-y, mainly driven by **lower income from prepayments**
  - H1/22 figure (€ 10 mn) significantly lower than exceptionally high and by one-off gains supported previous year level (H1/21: € 38 mn; 2021: € 81 mn)
  - Since inception of the Russian/Ukrainian war, increasing reluctance by investors to churn transactions quickly due to increasing uncertainties and rising loan costs driven by increasing interest rates
  - Prepayments subject to individual considerations of investors and not steerable

Financials

Risk provisioning down y-o-y – scenarios adequately cover current macroeconomic forecasts, management overlay maintained

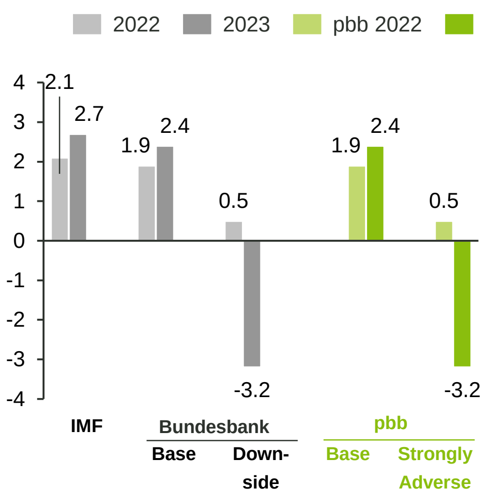
DEUTSCHE PFANDBRIEFBANK

Net income from risk provisioning

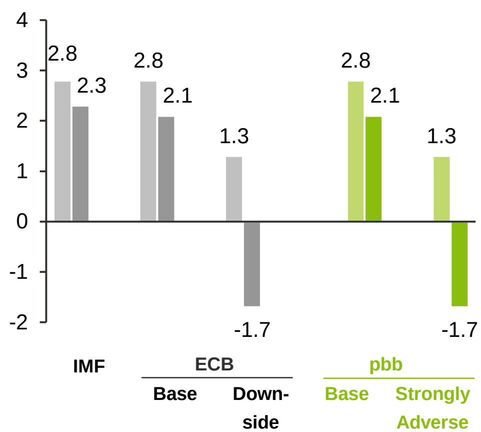
€ mn

	Q2/21	Q2/22	H1/21	H1/22
Net income from risk provisioning	-23	-1	-33	-19
thereof				
stage 1	*-2*	*5*	*-9*	*8*
stage 2	*-10*	*14*	*-10*	*8*
stage 3	*-8*	*-16*	*-13*	*-24*
Off-balance sheet lending business	*-3*	*-4*	*-1*	*-11*
Recoveries	-	-	-	-

GDP Germany (%)



GDP Eurozone (%)



Key drivers Q2/H1 2022

- **Net income from risk provisioning** of € -1 mn in Q2/22 (H1/22: € -19 mn; H1/21: € -33 mn) – net releases in stage 1&2 compensate for additions in stage 3
- **Stage 1&2: Net release[1]** of € 15 mn in Q2/22 (H1/22: € 5 mn; H1/21: € -20 mn)
  - Release in Q2/22 prompted by actual observed risk parameters being less severe than assumed at beginning of the year
  - Most recent model-/risk-parameters revised downward in line with actual economic forecasts till 2024
  - Downside (Strongly Adverse) scenario takes into account recession and oil/gas embargo, high weighting of 40% for downside scenario maintained
  - **Management overlay** stable with € 42 mn (03/22: € 44 mn; 12/21: € 54 mn); this corresponds to more than 20% of loss allowances in stage 1&2
- **Stage 3:** Net additions of € -16 mn in Q2/22 (H1/22: € -24 mn; H1/21: € -13 mn)
  - additions for 2 UK shopping centres (€ -22 mn) in Q2/22 (decrease of market value)
  - release for office building in Poland (€ 6 mn)
- **Coverage ratio:** Stage 3 coverage ratio[2] at 33% (06/21: 24%; 12/21: 30%); gap covered by colateral

1 Incl. provisions in off balance sheet lending business 2 Coverage ratio = credit loss allowances on financial assets in stage 3 / gross book values in stage 3 (loans and securities)

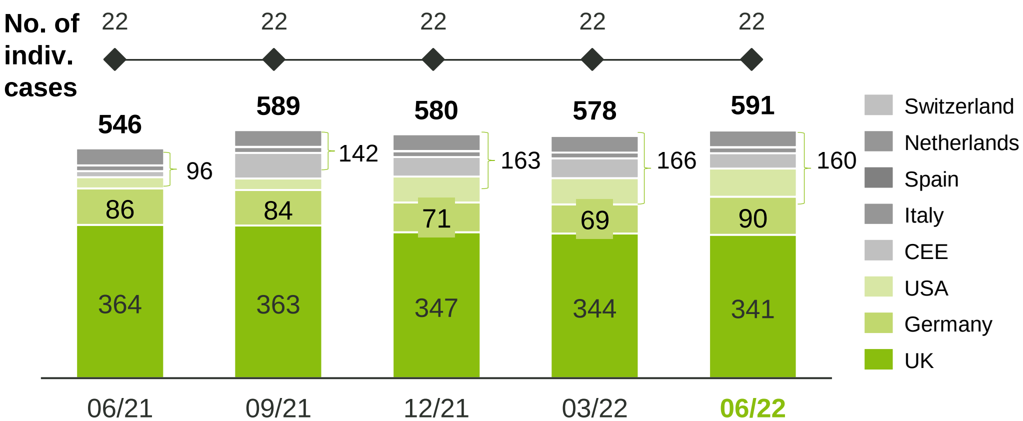
Financials

NPLs remain on low level – solid loss allowances on balance sheet

DEUTSCHE PFANDBRIEFBANK

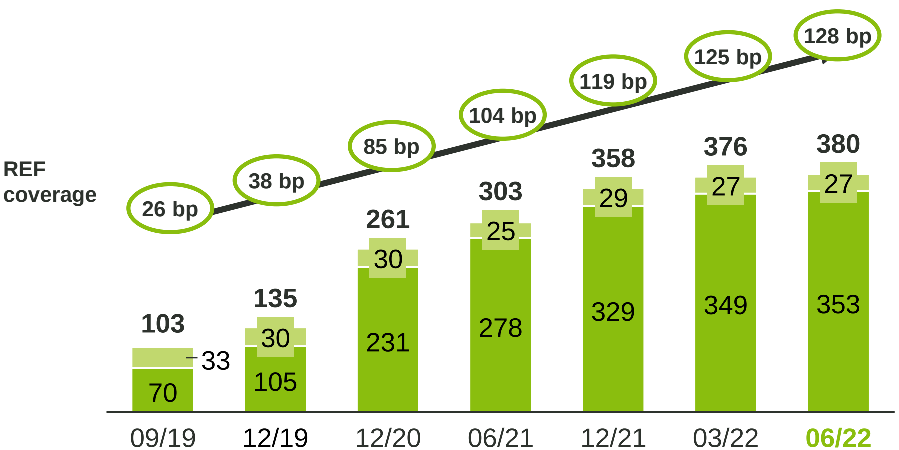
Non-performing loans – regions

€ mn (EaD, Basel III)



Balance sheet – loss allowances

€ mn



Key drivers Q2/H1 2022

- **Non-performing loans** (NPLs) remain on low level
  - **Restructuring loans** slightly up at € 577 mn (03/22: € 564 mn)
    - newly added € 27 mn ECA-guaranteed PIF loan (100% Euler-Hermes guaranteed, no provisioning necessary)
    - € 1 mn net increase in Q2/22 mainly from FX effects

    partially compensated by incoming payments from
    - € -10 mn office loan, Poland (release of € 6 mn risk provisioning)
    - € -5 mn ECA-guaranteed PIF loan with ties to Russia
  - **Workout loans** stable at only € 14 mn
- **NPL ratio**[3] of 1.1% remains on low level (03/22: 1.0%; 12/21: 1.0%)
- **pbb with significant build-up of loss allowances**, while loss allowances in the German banking sector were mainly reduced in 2021 (KPMG benchmarking analysis[4])
- Solid **loss allowances on balance sheet**
  - **REF coverage** of 128 bp
  - Approx. 50% **stage 1&2** allowances

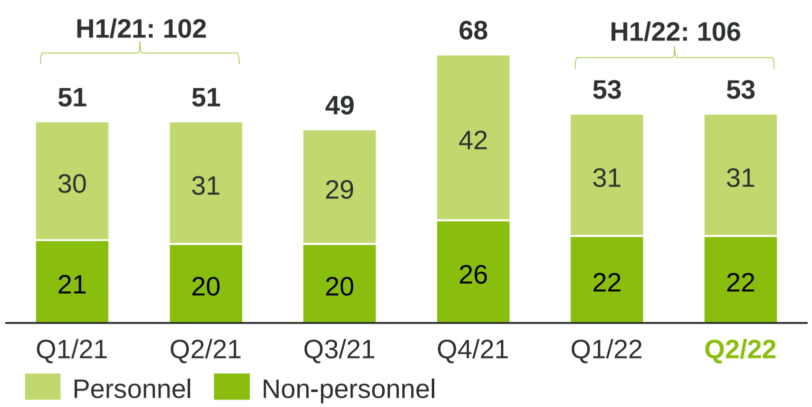
Note: Figures may not add up due to rounding
1 Internal PD class 30: No signs that the deal will recover soon, compulsory measures necessary 2 Internal PD class 28+29: Payments more than 90 days overdue or criteria acc. to respective policy apply 3 NPL ratio = NPL volume / total assets
4 Source: KPMG: Benchmarkuing Kreditrisikovorsorge – Analyse von Kreditrisiken in deutschen Bankbilanzen zum 31.12.2021

Financials
Operating costs under control

General & administrative expenses and depreciations
€ mn

€ mn	Q2/21	Q2/22	H1/21	H1/22
General admin. expenses	-51	-53	-102	-106
Personnel	*-31*	*-31*	*-61*	*-62*
Non-personnel	*-20*	*-22*	*-41*	*-44*
Net income from write-downs and write-ups on non-financial assets	-4	-4	-9	-9
CIR (%)[1]	*39.0*	*46.3*	*38.7*	*42.3*

General admin. expenses
€ mn



Key drivers Q2/H1 2022

- **GAE** slightly up y-o-y
  - **Personnel expenses** up € 1 mn y-o-y due to vacation accruals in Q1 – Q4/21 impacted from **€ 11 mn provision** in connection with our efficiency initiatives
  - **Non-personnel expenses** up € 3 mn y-o-y – higher project costs (regulatory, strategic, ESG, digitalisation)
- **Cost-Income-Ratio** slightly increased but still at low level (06/22: 42%), reflecting continued strict cost management and driven by lower income from realisations
- **Net income from write-downs and write-ups** on non-financial assets driven by scheduled depreciations
- **Investment in strategic projects** to continue in difficult times
  - **Client portal** – new business usage rate between 60-70%
  - **Digital credit work place** further developed from design to implementation phase
  - **ESG** build-out to continue (see also page 26)
    - Significant **ESG progress** positive acknowledged by regulator / ECB and **ESG risk governance** confirmed
    - **ECB stress test** for physical climate risks successfully passed with almost no additional provisioning requirement
    - Progress also positively acknowledged by **ESG rating** agencies – upgrade from MSCI from A to AA

1 CIR = (GAE + net income from write-downs and write-ups on non-financial assets) / operating income

Agenda

1. Highlights
2. Markets
3. Financials
4. **New Business**
5. Portfolio Profile
6. Funding
7. Capital
8. Summary & Outlook

Appendix
Contact details

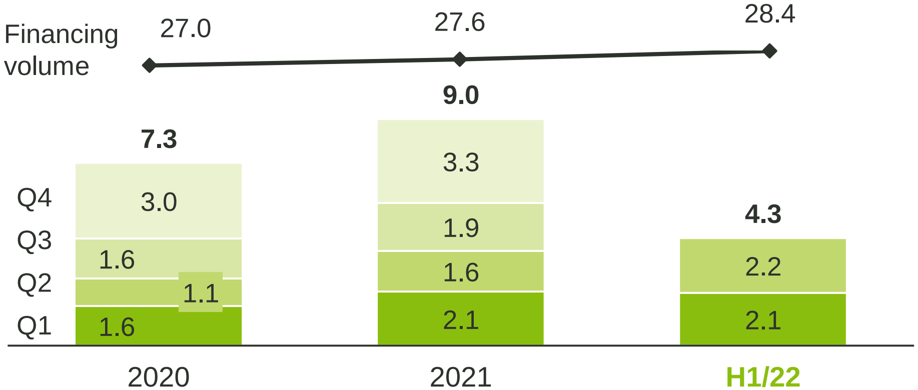
New business

REF new business volume up by € 0.5 bn to € 4.3 bn y-o-y – average gross margin with ~170 bp back on previous year level

DEUTSCHE PFANDBRIEFBANK

REF New business

€ bn (commitments, incl. extensions >1 yr)



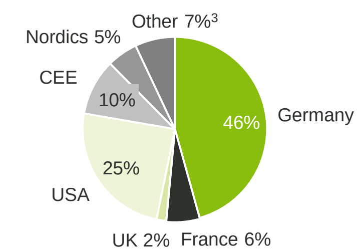
REF new business

	H1/21	FY21	H1/22
Total volume (€ bn)	3.8	9.0	4.3
thereof: *Extensions >1 year*	*1.1*	*2.6*	*1.1*
No. of deals	72	166	68
Avg. maturity (years)[1]	~5.2	~4.8	~4.5
Avg. LTV (%)[2]	54	56	56
Avg. gross interest margin (bp)	~170	~170	~170

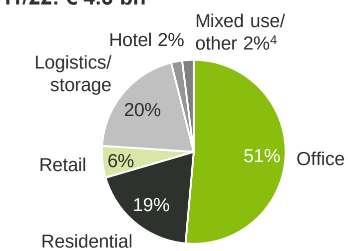
Regions | **Property types**

New business (Commitments, incl. extensions > 1year)

H1/22: € 4.3 bn

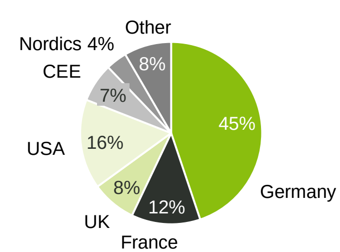


H1/22: € 4.3 bn

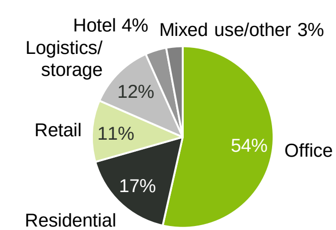


Portfolio (EaD, Basel III)

30/06/22: € 30.1 bn



30/06/22: € 30.1 bn



Key drivers Q2/H1 2022

- **REF new business** of € 4.3 bn on solid level despite continued selective approach and increased competition
  - **Avg. gross interest margin** up on previous year level to ~170 bp in H1/22 (Q1/22: ~150 bp; 2021: ~ 170 bp), Q1/22 impacted by a few, partly large-volume low leverage lending loans
  - High share in **Germany, US** and **Office**
  - Low share in **France** and **UK**
  - Unchanged conservative risk positioning with **avg. LTV** of 56%[2]
  - **No new commitments** in property types Hotel and Retail Shopping Centres since March 2020 – only extensions at conservative conditions
  - Good **deal pipeline** supports solid new business level for Q3/22 – while CRE transaction levels decline, **new business volume** still expected at lower end of **guidance** of € 9.5-10.5 bn

ESG – Green Loans

- **Green Loan volume** further increased to more than € 1.0 bn (03/22: € 0.8 bn; 12/21: € 0.2 bn)

Note: Figures may not add up due to rounding 1 Legal maturities 2 New commitments; avg. LTV (extensions): H1/22: 61%; H1/21: 54% 3 Netherlands, Belgium, Spain, Austria 4 Land

Agenda

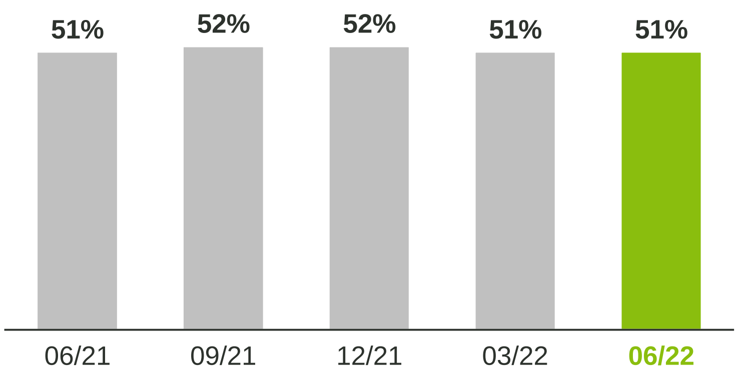
Portfolio

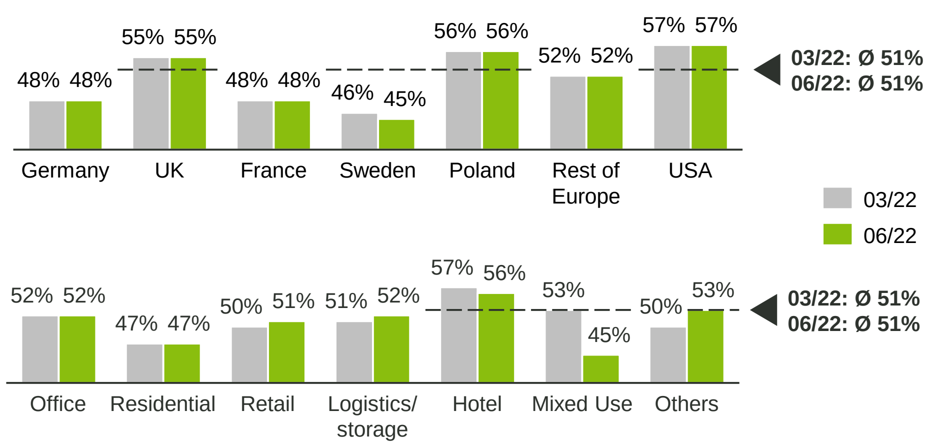
Business approach reflected in stable risk parameters and low average LTV of 51%, which provides solid risk buffer

DEUTSCHE PFANDBRIEFBANK

REF Portfolio: Avg. weighted LTVs

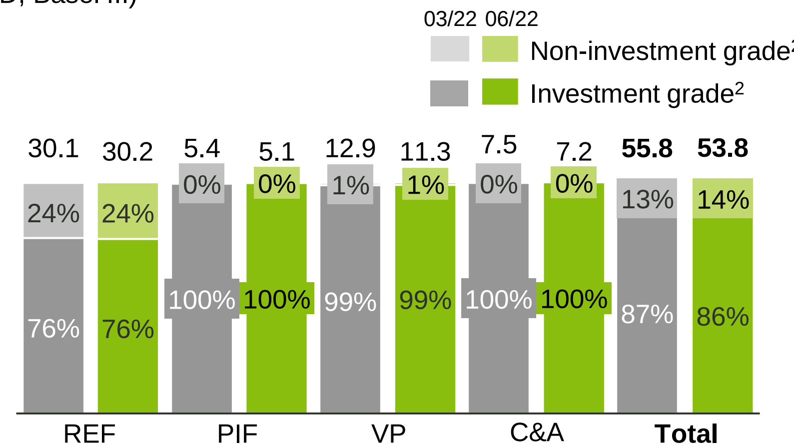
% (commitments)[1]





Total portfolio: Internal ratings (EL classes)

€ bn (EaD, Basel III)



Key messages

- **Avg. LTV** of 51% slightly improved y-o-y, stable q-o-q, reflecting pbb's business approach – LTV changes in regions and loan types reflect structural portfolio changes due to repayments and new business
- Stable development of **internal ratings** q-o-q
- **Ukraine/Russia:**
  - **No direct exposure** in/to Ukraine, Russia and Belarus
  - **Secondary risks minor**

Note: Figures may not add up due to rounding 1 Based on performing investment loans only 2 EL classes 1-8 = Investment grade; EL classes 9-18 = Non-investment grade

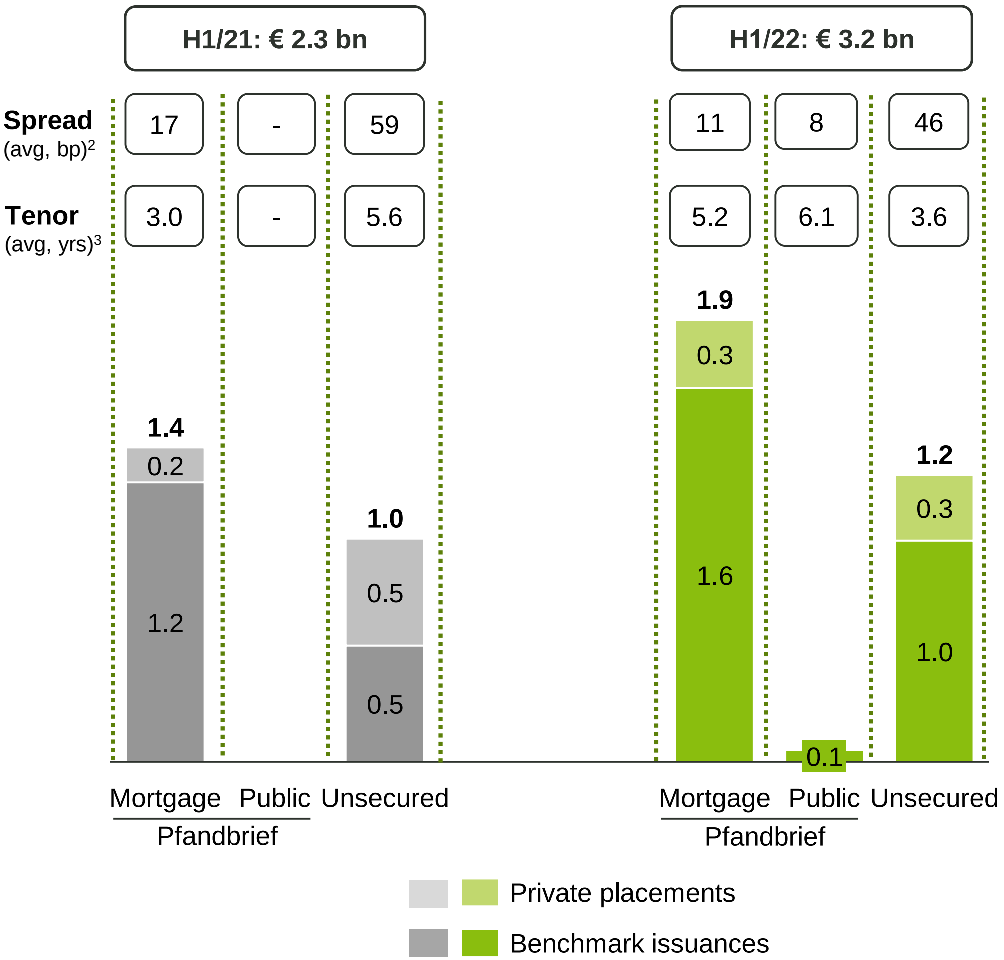
Agenda

DEUTSCHE PFANDBRIEFBANK

Funding

Strong funding in H1/22 – focus on Pfandbriefe, asset matching currencies and Green refinancing

New long-term funding[1]
€ bn



Funding Q2/H1 2022

- Strong **Pfandbrief** funding ytd.:
  - US$ 750 mn Pfandbrief
  - € 1.5 bn Pfandbrief Benchmarks (2 x € 750 mn in April and July)
  - € 250 mn Pfandbrief taps

  Additionally, pbb has again successfully placed SEK Pfandbriefe with Nordic investors

- € 750 mn **Green Senior Preferred** Benchmark issued in January 2022 and € 200 mn tap of a Green Senior Preferred Benchmark in April 2022

- **Retail deposit** funding increased, counterbalancing higher capital market spreads – in H1/22 pbb direkt deposits amounted to € 3.4 bn (Q/22: € 3.2 bn; H1/21: € 3.2 bn)

- **ALM profile** and **liquidity position** remain comfortable (NSFR >100%; LCR >150%)

ESG – Green Bonds

- Green Bond **volume further increased** – as of 06/22, outstanding volume at € 1.95 bn (03/22: € 1.75 bn)
- With three Green Benchmarks and one tap, pbb is **one of the most active issuers** in Green senior funding

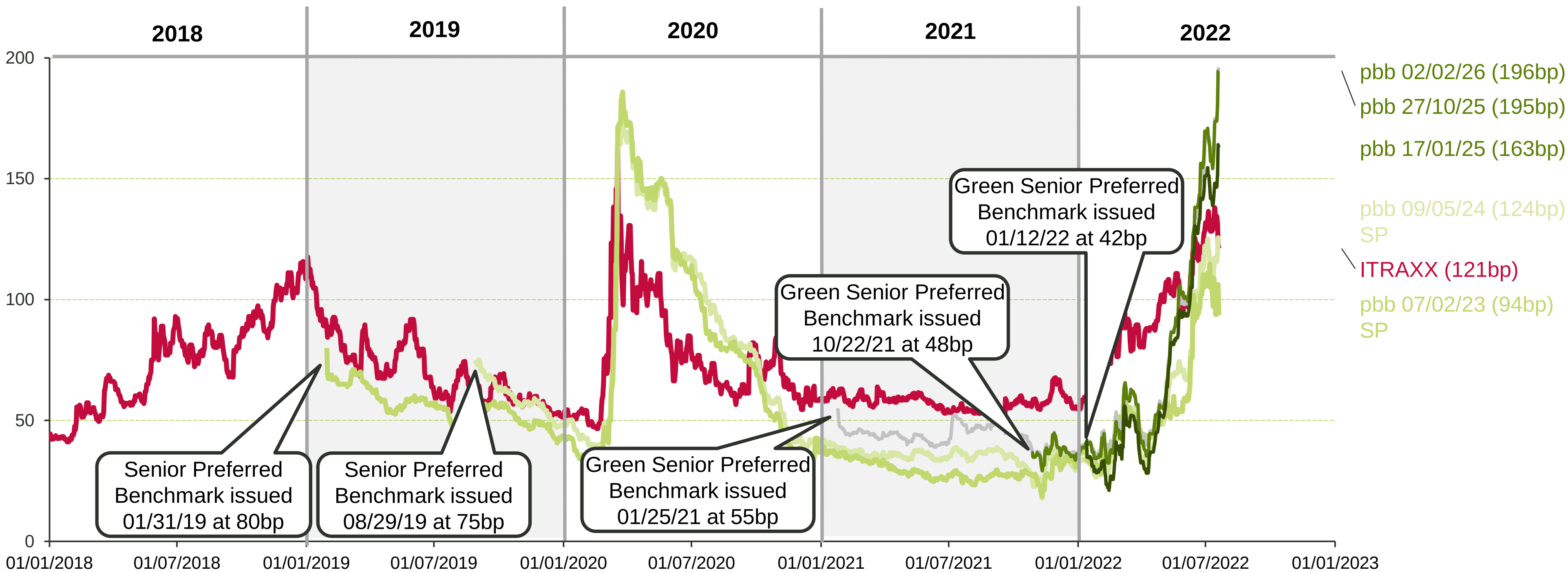
Note: Figures may not add up due to rounding 1 Excl. retail deposit business and "own-use" Pfandbriefe 2 vs. 3M Euribor 3 Initial weighted average maturity

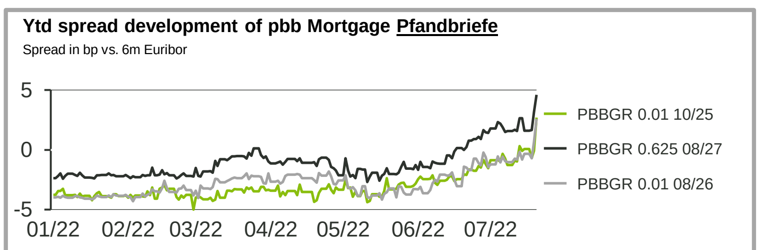
Funding

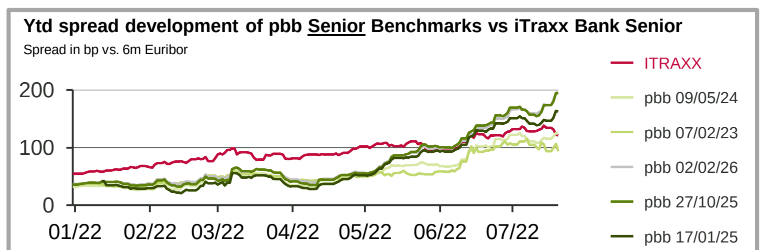
Widening secondary spreads reflect high volatility and uncertainty in capital markets

Spread development of pbb Senior Benchmarks vs iTraxx Bank Senior

(Spread in bp vs. 6m Euribor)







Source: Bloomberg

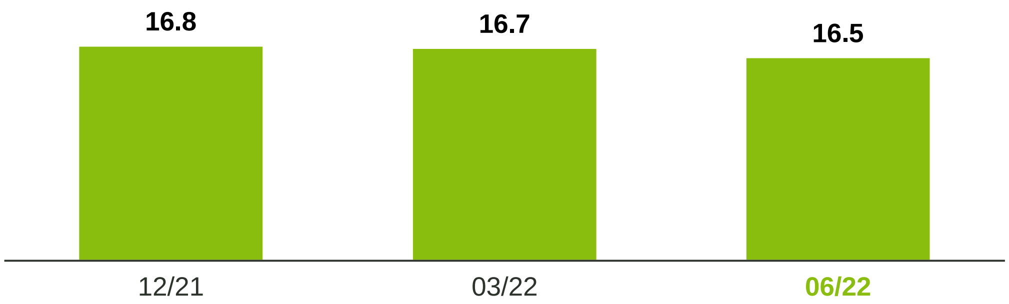
Agenda

DEUTSCHE
PFANDBRIEFBANK

Capital
Capitalisation remains strong

DEUTSCHE PFANDBRIEFBANK

Basel III: RWA
€ bn (IFRS)



Basel III: Equity and capital ratios
(IFRS)

Capital in € bn	12/21[1]	03/22[2]	06/22[3]
CET 1	2.9	2.8	2.8
AT 1	0.3	0.3	0.3
Tier 2	0.6	0.6	0.6
Total Equity	**3.8**	**3.7**	**3.7**

Capital ratios in %	12/21[1]	03/22[2]	06/22[3]
CET 1	17.1	16.9	17.1
Tier 1	18.9	18.7	18.9
Own funds	22.4	22.1	22.4
Leverage ratio	6.0	6.0	5.7[4]

RWA development Q2/H1 2022

- RWA down mainly due to
  - Maturity, interest rate movements; reclassification and syndication effects
  - Smaller opposite effect from increase in REF portfolio and FX effects
  - No material RWA effect from individual rating deteriorations
- RWA already calibrated towards Basel IV (fully-loaded) – thus, no major further effects expected from implementation

Capital ratios

- CET 1 ratio stable y-o-y and slightly up q-o-q to 17.1%[3] (03/22: 16.9%[2], 12/21: 17.1%[1]) – decrease in regulatory CET 1 capital vs. 12/21 mainly resulting from EL shortfall; interim profit not included

Capital requirements

- Unchanged P2R of 2.5% results in the following SREP requirements (incl. anticipated countercyclical buffer):
  - CET 1 ratio: 8.86%
  - Tier 1 ratio: 10.83%
  - Own funds ratio: 13.45%
- pbb intends to account for upcoming changes of country-specific countercyclical buffers and German sectoral systemic risk buffer with increase of already anticipated countercyclical buffer from 45bp to ~75bp in 2023

Note: Figures may not add up due to rounding 1 Incl. full-year result, post proposed dividend 2021 2 Excl. interim result, post proposed dividend 2021 3 Excl. interim result 4 Regulatory technical reasons (exemption for Central Bank deposits expired)

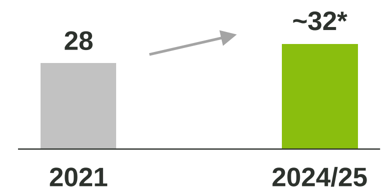
Agenda

Summary & Outlook

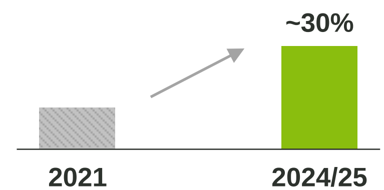
Initiatives – good progress achieved

DEUTSCHE PFANDBRIEFBANK

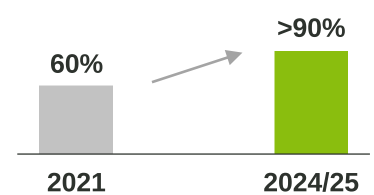
Initiatives	Key measures	Status quo H1/22
1 **Organic growth**	**Product expansion** (Loan-on-loan, non-senior lending) **Build-out US business** **Low-leverage lending**	**All prerequisites** for respective product lines **in place; origination started** **Strong origination focus** on the **US** – **new business share of 25%** in H1/22 (portfolio 06/22: 16%); portfolio thus increased by € 1.2 bn in H1/22 to € 4.9 bn Low-leverage lending remains core element in current market situation with **rd. 35-40% new business share** in H1/22
2 **"Green" finance**	**Green loans** **Green development loans** **Green capex facilities**	pbb embarking as **transition lender** for real estate industry **"Green" finance products** integral part of our loan origination and actively marketed **Green Loan** volume further increased to more than € 1.0 bn (03/22: € 0.8 bn; 12/21: € 0.2 bn)
3 **Digitalization**	**Value-add through digital client interface** **State of the art infrastructure and capabilities** **Scalable platform to allow further growth**	**Client Portal** well accepted – still some volatility in usage rate: new business usage rate at 61% (based on number of deals) **Efficiency measures** constantly pushed forward to cover entire primary process Significant rise in **business activity** on Capveriant platform – quadrupling of transactions placed on platform compared to H1/21



REF portfolio (in € bn)
(*incl. green finance)



Green REF portfolio share



Client portal usage
(*business supported by client portal)

Summary & Outlook

PBT remains on track despite current geopolitical and economic developments – full-year PBT guidance of € 200-220 mn confirmed

DEUTSCHE PFANDBRIEFBANK

Strong H1/22 result with PBT of € 107 mn

- **NII** remains on high level – lower floor income, largely compensated by increased average REF financing volume
- **GAE** slightly up as expected – costs under control
- **Risk provisions** on moderate level, management overlay stable at € 42 mn – underlines conservative risk profile of our portfolio
- **New business** at solid volume, stable margins and low avg. LTV – continuing our selective approach
- **Capitalisation** stays comfortable

Full-year PBT guidance of € 200-220 mn confirmed

- While CRE transaction levels decline, **new business volume** still expected at lower end of guidance of € 9.5-10.5 bn
- **NII** slightly lower y-o-y due to fading out of supportive income elements, i.e. TLTRO benefit (expiry in 06/22) and lower floor income due to rising interest rates
- **Operating costs** largely stable y-o-y
- **Risk provisioning** lower y-o-y

In case of further or even worsening market disruptions, guidance to be newly assessed by pbb

Appendix

Appendix

DEUTSCHE
PFANDBRIEFBANK

Guidance 2022 and mid-term ambition

Sustainable PBT level in 2022 despite income headwinds and investments to achieve growth ambition 2024/25 – uncertainties from geopolitical situation

DEUTSCHE PFANDBRIEFBANK

Financials (€ mn)	2020	2021	Guidance 2022
PBT	151	242	**PBT of € 200-220 mn** in line with past sustainable level
NII and NCI	482	502	**Slightly lower** due to fading out of supportive income elements, i.e., TLTRO benefit (expiry in 06/22) and lower floor income due to rising interest rates; prepayment fees expected to stay above long-term average
General and administrative expenses (excl. restructuring expenses)	-204	-208[1]	**Stable,** despite investments in strategic initiatives
Risk provisioning	-126	-81	**Significantly lower level**, depending on market recovery in the light of COVID-19
REF new business volume (€ bn)	7.3	9.0	**Increase** to **€ 9.5-10.5 bn** at moderately lower **avg. gross interest margins**
REF financing volume (€ bn)	27.0	27.6	**Moderate growth** based on new business increase with add-on initiatives to gradually impact 2nd half of 2022
CET1 ratio (in %)[2]	16.1	17.1	**Slight decrease** due to growth, but still **significantly above SREP** requirements

Uncertainties remain regarding the geopolitical situation and the possible impact on macro-economic development

Ambition 2024/2025

1 Organic growth

~ € 32 bn
REF portfolio

Growing REF portfolio supported by growth initiatives and stable client relationships that continue to lead to **strong new business**

2 "Green" finance

~ 30%
Green REF portfolio share

Growing our impact as **sustainable finance bank** and **transformation partner**

3 Digitalization

Portal and digital credit workplace fully established

Moving to **full blown digitalization approach** with materialization of **significant efficiency improvements**

Strategic initiatives enhance and strengthen our business model while maintaining our conservative risk approach

1 Reported €219M, including €11M restructuring expenses 2 Basel IV calibrated, fully-loaded

Appendix

DEUTSCHE PFANDBRIEFBANK

Green Loan

pbb Green Loan Framework aligned with current regulatory and market developments – specific metrics defined for each criteria

DEUTSCHE PFANDBRIEFBANK

pbb Scoring Model

MAX SCORE: 100 Points

Criteria

I. Energy Efficiency	II. Building Certification	III. Additional Sustainability Factors
• Energy demand/-consumption [kWh/(m²·a)] **OR** • Energy Reduction in Planning [kWh/(m²·a)]	• “Green” building certification	• Surface sealing (green field vs. brown field) • Type of/distance to public transportation • Local supply • Materials recycling* • Type of heating • Consumption of green energy • Biodiversity* • Existing energy/ environmental management*
MAX SCORE: 50 Points	**MAX SCORE: 20 Points**	**MAX SCORE: 30 Points**
MAX SCORE: 70 Points		

pbb Green Bond

Minimum score for pbb Green Loan: ≥ 60 Points

* Aligned with the EU Taxonomy
* **D**o **N**ot **S**ignificant **H**arm Principles according to EU Taxonomy

OR

Compliance with EU Taxonomy

pbb Green Loan

ESG Ratings

Continuous improvement reflected in ESG ratings – Upgrade from MSCI from “A“ to “AA“

▶ pbb rating/score

ISS ESG

LAST UPDATE: March 2022

A+	Prime	
A	Prime	
A-	Prime	
B+	Prime	
B	Prime	
B-	Prime	
C+	Prime	
C	Prime	▶ 50.9
C-		
D+		
D		
D-		

- “Prime” Rating since initiation in 2012

MSCI

LAST UPDATE: May 2022

AAA (8.571 – 10.0)	
AA (7.143 – 8.571)	▶ 7.9
A (5.714 – 7.143)	
BBB (4.286 – 5.714)	
BB (2.857 – 4.286)	
B (1.429 – 2.857)	
CCC (0.0 - 1.429)	

- Second-best rating on MSCI rating scale
- Upgrade to from “A” to „AA“ in 03/22

Moody‘s ESG Solutions

LAST UPDATE: April 2022

80-100	
60-80	
40-60	▶ 44
20-40	
0-20	

- Solid rating with score of 44 (scale of 100)
- „Limited“ Performance Level since 2019

- Continuous improvement of ESG organisational set-up, governance, strategy and operative integration reflected in above average ESG ratings
- Recent upgrade from MSCI from „A“ to „AA“ mainly reflects strongly increased Environmental score
- ISS ESG confirms „Very High“ transparency level
- No involvement in controversial activities identified by agencies depicted

Appendix

DEUTSCHE
PFANDBRIEFBANK

Key figures
pbb Group

DEUTSCHE PFANDBRIEFBANK

Income statement (€ mn)	2019	2020	Q1/21	Q2/21	Q3/21	Q4/21	2021	Q1/22	Q2/22	H1/22
Net interest income	458	476[8]	123	123	123	125	494	122	120	242
Net fee and commission income	6	6	2	3	1	2	8	2	1	3
Net income from fair value measurement	-7	-8	2	-	1	7	10	9	5	14
Net income from realisations	48	26	21	17	17	26	81	5	5	10
Net income from hedge accounting	-2	4	-1	-2	1	2	-	1	-2	-1
Net other operating income	3	22	-1	-	-1	-	-2	10	-6	4
Operating Income	**506**	**526**	**146**	**141**	**142**	**162**	**591**	**149**	**123**	**272**
Net income from risk provisioning	-49	-126	-10	-23	-17	-31	-81	-18	-1	-19
General and administrative expenses	-202	-204	-51	-51	-49	-68	-219	-53	-53	-106
Expenses from bank levies and similar dues	-24	-26	-28	-1	1	-1	-29	-31	-	-31
Net income from write-downs and write-ups on non-financial assets	-18	-19	-5	-4	-5	-6	-20	-5	-4	-9
Net income from restructuring	3	-	-	-	-	-	-	-	-	-
Pre-tax profit	**216**	**151**	**52**	**62**	**72**	**56**	**242**	**42**	**65**	**107**
Income taxes	-37	-30[8]	-10	-7	-11	14	-14	-6	-10	-16
Net income	**179**	**121**	**42**	**55**	**61**	**70**	**228**	**36**	**55**	**91**

Key ratios (%)	2019	2020	Q1/21	Q2/21	Q3/21	Q4/21	2021	Q1/22	Q2/22	H1/22
CIR[1]	43.5	42.4[8]	38.4	39.0	38.0	45.7	40.4	38.9	46.3	42.3
RoE before tax	6.9	4.6[8]	6.4	7.8	8.9	6.7	7.5	4.8	7.9	6.4
RoE after tax	5.7	3.6[8]	5.1	6.9	7.5	8.5	7.0	4.1	6.7	5.4

Balance sheet (€ bn)	12/19	12/20	03/21	06/21	09/21	12/21	03/22	06/22
Total assets	56.8	58.9	58.1	59.0	58.8	58.4	56.3	55.1
Equity	3.2	3.3	3.3	3.3	3.4	3.4	3.4	3.3
Financing volume	45.5	44.2	44.6	43.4	43.4	43.7	43.8	43.3

Regulatory capital ratios[2]	12/19	12/20	03/21	06/21	09/21	12/21	03/22	06/22
RWA (€ bn)	17.7	17.7	18.3	18.0	18.1	16.8	16.7	16.5
CET 1 ratio – phase in (%)	15.9[3]	16.1[4]	15.4[5]	15.4[6]	14.9[6]	17.1[7]	16.9[9]	17.1[10]

Personnel	12/19	12/20	03/21	06/21	09/21	12/21	03/22	06/22
Employees (FTE)	752	782	779	779	782	784	780	777

Note: annual results audited, interim results Q1 2021/22 and Q3 2021 unaudited, interim results Q2 2021/22 unaudited, but reviewed 1 CIR = (GAE + net income from write-downs and write-ups on non-financial assets)/operating income 2 Basel III transition rules 3 Adjusted, incl. full-year result 2019, based on resolution of AGM to allocate the distributable profit 2019 to other revenue reserves on 28 May 2020 4 After approved year-end accounts 5 Excl. Interim result, post proposed dividend 2020 6 Excl. Interim result 7 Incl. full-year result, post proposed dividend 2021 8 2020 figures retrospectively adjusted according to IAS 8.42 9 Excl. Interim result, post proposed dividend 2021 10 Excl. Interim result

Segment reporting

Segment performance reflects strong performance of strategic REF portfolio in H1/22

pbb DEUTSCHE PFANDBRIEFBANK

	REF				PIF				Value Portfolio			
Income statement (IFRS, € mn)	Q2/21	Q2/22	H1/21	H1/22	Q2/21	Q2/22	H1/21	H1/22	Q2/21	Q2/22	H1/21	H1/22
Operating income	124	108	250	234	9	7	18	17	8	8	18	20
thereof: Net interest income [1]	*104*	*103*	208	*207*	9	8	18	*16*	10	9	19	*18*
Net income from realisations	*17*	*5*	38	*10*	-	-	-	-	-	-	-	-
Net income from risk provisioning	-23	-3	-34	-22	-	1	-	-1	-	1	1	4
General administrative expenses	-44	-47	-88	-93	-5	-4	-9	-8	-2	-2	-5	-5
Net other revenues/expenses	-5	-4	-26	-28	-	1	-5	-4	-	-1	-7	-8
Pre-tax profit	**52**	**54**	**102**	**91**	**4**	**5**	**4**	**4**	**6**	**6**	**7**	**11**
Key indicators	**Q2/21**	**Q2/22**	**H1/21**	**H1/22**	**Q2/21**	**Q2/22**	**H1/21**	**H1/22**	**Q2/21**	**Q2/22**	**H1/21**	**H1/22**
CIR (%)[2]	38.7	47.2	38.4	43.2	55.6	57.1	55.6	52.9	25.0	25.0	27.8	25.0
RoE before tax (%)	10.1	9.0	10.0	7.8	11.6	15.4	5.5	5.7	4.4	5.8	2.3	4.8
Financing volume (€ bn)	26.8	28.4	26.8	28.4	5.5	4.9	5.5	4.9	11.1	10.0	11.1	10.0

Key drivers Q2/H1 2022

REF

- Financial **segment performance** mainly impacted from reduced net income from realisations, partly compensated by lower risk provisioning y-o-y
- **NII** stable y-o-y, lower floor income compensated by increase in average REF financing volume
- **Risk provisioning down** y-o-y – model adjustments due to deterioration of macroeconomic outlook (stage 1&2); stage 3 increased interest rates and UK shopping centres
- **GAE** up y-o-y, due to higher project costs
- **Financing volume** up y-o-y

PIF

- Financial **segment performance** supported by allocation effects
- **PBT** stable y-o-y
- **Financing volume** down due to maturities

Value Portfolio

- Financial **segment performance** supported by allocation effects
- **PBT** up y-o-y, mainly due to release of risk provision (stage 1&2) due to maturity effects
- **Financing volume** further down in line with strategy due to maturities

Note: Figures may not add up due to rounding 1 2020 REF figures retrospectively adjusted according to IAS 8.42 2 CIR = (GAE + net income from write-downs and write-ups on non-financial assets)/operating income

Key figures

pbb Group H1/21 vs. H1/22

Income statement (€ mn)	REF		PIF		VP		C&A		pbb Group	
	H1/21	H1/22	H1/21	H1/22	H1/21	H1/22	H1/21	H1/22	H1/21	H1/22
Net interest income	208	207	18	16	19	18	1	1	246	242
Net fee and commission income	5	3	-	-	-	-	-	-	5	3
Net income from fair value measurement	1	10	-	1	1	3	-	-	2	14
Net income from realisations	38	10	-	-	-	-	-	-	38	10
Net income from hedge accounting	-2	-	-	-	-1	-1	-	-	-3	-1
Net other operating income	-	4	-	-	-1	-	-	-	-1	4
Operating Income	**250**	**234**	**18**	**17**	**18**	**20**	**1**	**1**	**287**	**272**
Net income from risk provisioning	-34	-22	-	-1	1	4	-	-	-33	-19
General and administrative expenses	-88	-93	-9	-8	-5	-5	-	-	-102	-106
Expenses from bank levies and similar dues	-18	-20	-4	-3	-7	-8	-	-	-29	-31
Net income from write-downs and write-ups on non-financial assets	-8	-8	-1	-1	-	-	-	-	-9	-9
Pre-tax profit	**102**	**91**	**4**	**4**	**7**	**11**	**1**	**1**	**114**	**107**

Key figures

Real Estate Finance (REF)

DEUTSCHE PFANDBRIEFBANK

Income statement (€ mn)	**2019[3]**	**2020**	**Q1/21**	**Q2/21**	**Q3/21**	**Q4/21**	**2021**	**Q1/22**	**Q2/22**	**H1/22**
Net interest income	388	396[4]	104	104	103	106	417	104	103	207
Net fee and commission income	7	6	2	3	1	2	8	2	1	3
Net income from fair value measurement	-8	-6	1	-	1	4	6	6	4	10
Net income from realisations	48	24	21	17	17	26	81	5	5	10
Net income from hedge accounting	-1	3	-1	-1	1	1	-	1	-1	-
Net other operating income	2	19	-1	1	-1	-	-1	8	-4	4
Operating Income	**436**	**442**	**126**	**124**	**122**	**139**	**511**	**126**	**108**	**234**
Net income from risk provisioning	-57	-129	-11	-23	-15	-30	-79	-19	-3	-22
General and administrative expenses	-164	-175	-44	-44	-43	-58	-189	-46	-47	-93
Expenses from bank levies and similar dues	-14	-16	-17	-1	1	-1	-18	-20	-	-20
Net income from write-downs and write-ups on non-financial assets	-15	-16	-4	-4	-4	-5	-17	-4	-4	-8
Net income from restructuring	3	-	-	-	-	-	-	-	-	-
Pre-tax profit	**189**	**106**	**50**	**52**	**61**	**45**	**208**	**37**	**54**	**91**

Key ratios (%)	**2019**	**2020**	**Q1/21**	**Q2/21**	**Q3/21**	**Q4/21**	**2021**	**Q1/22**	**Q2/22**	**H1/22**
CIR[1]	41.1	43.2[4]	38.1	38.7	38.5	45.3	40.3	39.7	47.2	43.2
RoE before tax	11.3	5.5	10.0	10.2	11.4	8.2	9.9	6.3	9.0	7.8

Key figures (€ bn)	**12/19**	**12/20**	**03/21**	**06/21**	**09/21**	**12/21**	**03/22**	**06/22**
Equity[2]	1.7	1.9	1.9	2.1	2.1	2.1	2.0	2.3
RWA	15.8	16.0	16.6	16.2	16.4	15.1	15.1	15.1
Financing volume	27.1	27.0	27.5	26.8	27.0	27.6	28.0	28.4

Note: annual results audited, interim results Q1 2021/22 and Q3 2021 unaudited, interim results Q2 2021/22 unaudited, but reviewed
1 CIR = (GAE + net income from write-downs and write-ups on non-financial assets)/operating income 2 Equity allocated according to going concern view instead of liquidation approach
3 Segment allocation of net interest income and equity retrospectively adjusted 4 2020 figures retrospectively adjusted according to IAS 8.42

Key figures
Public Investment Finance (PIF)

DEUTSCHE PFANDBRIEFBANK

Income statement (€ mn)	2019[3]	2020	Q1/21	Q2/21	Q3/21	Q4/21	2021	Q1/22	Q2/22	H1/22
Net interest income	37	38	9	9	10	9	37	8	8	16
Net fee and commission income	-	-	-	-	-	-	-	-	-	-
Net income from fair value measurement	-2	-1	-	-	-	1	1	1	-	1
Net income from realisations	1	1	-	-	1	1	2	-	-	-
Net income from hedge accounting	-	-	-	-	-	-	-	-	-	-
Net other operating income	-	3	-	-	-1	1	-	1	-1	-
Operating Income	**36**	**41**	**9**	**9**	**10**	**12**	**40**	**10**	**7**	**17**
Net income from risk provisioning	-	-1	-	-	-	-	-	-2	1	-1
General and administrative expenses	-25	-19	-4	-5	-4	-6	-19	-4	-4	-8
Expenses from bank levies and similar dues	-3	-3	-4	-	-	-	-4	-4	1	-3
Net income from write-downs and write-ups on non-financial assets	-2	-2	-1	-	-	-1	-2	-1	-	-1
Net income from restructuring	-	-	-	-	-	-	-	-	-	-
Pre-tax profit	**6**	**16**	**-**	**4**	**6**	**5**	**15**	**-1**	**5**	**4**

Key ratios (%)	2019	2020	Q1/21	Q2/21	Q3/21	Q4/21	2021	Q1/22	Q2/22	H1/22
CIR[1]	75.0	51.2	55.6	55.6	40.0	58.3	52.5	50.0	57.1	52.9
RoE before tax	2.7	8.0	-0.6	11.7	14.0	11.5	9.1	-3.0	15.4	5.7

Key figures (€ bn)	12/19	12/20	03/21	06/21	09/21	12/21	03/22	06/22
Equity[2]	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.1
RWA	0.8	0.8	0.7	0.7	0.7	0.7	0.7	0.6
Financing volume	6.3	5.8	5.7	5.5	5.4	5.2	5.0	4.9

Note: annual results audited, interim results Q1 2021/22 and Q3 2021 unaudited, interim results Q2 2021/22 unaudited, but reviewed
1 CIR = (GAE + net income from write-downs and write-ups on non-financial assets)/operating income 2 Equity allocated according to going concern view instead of liquidation approach 3 Segment allocation of net interest income and equity retrospectively adjusted

Key figures
Value Portfolio (VP)

DEUTSCHE PFANDBRIEFBANK

Income statement (€ mn)	2019[3]	2020	Q1/21	Q2/21	Q3/21	Q4/21	2021	Q1/22	Q2/22	H1/22
Net interest income	29	38	9	10	9	10	38	9	9	18
Net fee and commission income	-1	-	-	-	-	-	-	-	-	-
Net income from fair value measurement	3	-1	1	-	-	2	3	2	1	3
Net income from realisations	-1	1	-	-	-1	-1	-2	-	-	-
Net income from hedge accounting	-1	1	-	-1	-	1	-	-	-1	-1
Net other operating income	1	-	-	-1	1	1	-1	1	-1	-
Operating Income	**30**	**39**	**10**	**8**	**9**	**11**	**38**	**12**	**8**	**20**
Net income from risk provisioning	8	4	1	-	-2	-1	-2	3	1	4
General and administrative expenses	-13	-10	-3	-2	-2	-4	-11	-3	-2	-5
Expenses from bank levies and similar dues	-7	-7	-7	-	-	-	-7	-7	-1	-8
Net income from write-downs and write-ups on non-financial assets	-1	-1	-	-	-1	-	-1	-	-	-
Net income from restructuring	-	-	-	-	-	-	-	-	-	-
Pre-tax profit	**17**	**25**	**1**	**6**	**4**	**6**	**17**	**5**	**6**	**11**

Key ratios (%)	2019	2020	Q1/21	Q2/21	Q3/21	Q4/21	2021	Q1/22	Q2/22	H1/22
CIR[1]	46.7	28.2	30.0	25.0	33.3	36.4	31.6	25.0	25.0	25.0
RoE before tax	1.7	3.9	0.3	5.0	3.1	4.9	3.3	4.3	5.8	4.8

Key figures (€ bn)	12/19	12/20	03/21	06/21	09/21	12/21	03/22	06/22
Equity[2]	0.6	0.5	0.4	0.4	0.4	0.4	0.5	0.4
RWA	0.5	0.4	0.4	0.4	0.3	0.3	0.3	0.3
Financing volume	12.1	11.4	11.4	11.1	11.0	10.9	10.8	10.0

Note: annual results audited, interim results Q1 2021/22 and Q3 2021 unaudited, interim results Q2 2021/22 unaudited, but reviewed
1 CIR = (GAE + net income from write-downs and write-ups on non-financial assets)/operating income
2 Equity allocated according to going concern view instead of liquidation approach
3 Segment allocation of net interest income and equity retrospectively adjusted

Balance sheet

Specialist lender with attractive German Pfandbrief as major funding instrument

DEUTSCHE PFANDBRIEFBANK

Balance sheet

IFRS, € bn

Assets	30/06/22	31/12/21	Liabilities & equity	30/06/22	31/12/21
Financial assets at fair value through P&L	**1.0**	**1.2**	**Financial liabilities at fair value through P&L**	**0.7**	**0.6**
thereof			thereof		
Positive fair values of stand-alone derivatives	0.5	0.5	Negative fair values of stand-alone derivatives	0.7	0.6
Debt securities	0.1	0.1	**Financial liabilities measured at amortised cost**	**49.7**	**52.7**
Loans and advances to customers	0.3	0.5	thereof		
Financial assets at fair value through OCI	**1.2**	**1.3**	Liabilities to other banks (incl. central banks)	10.3	10.6
thereof			thereof		
Debt securities	0.9	0.9	*Registered Mortgage Pfandbriefe*	*0.4*	*0.3*
Loans and advances to customers	0.3	0.3	*Registered Public Pfandbriefe*	*0.6*	*0.5*
Financial assets at amortised cost (after credit loss allowances)	**46.8**	**48.1**	Liabilities to other customers	17.8	20.1
thereof			thereof		
Debt securities	5.7	6.9	*Registered Mortgage Pfandbriefe*	*3.1*	*3.7*
Loans and advances to other banks	3.5	2.6	*Registered Public Pfandbriefe*	*6.5*	*7.9*
Loans and advances to customers	37.4	38.4	Bearer Bonds	21.0	21.3
Positive fair values of hedge accounting derivatives	**0.4**	**1.0**	thereof		
Other assets	**5.7**	**6.8**	*Mortgage Pfandbriefe*	*11.6*	*12.3*
			Public Pfandbriefe	*2.1*	*2.2*
			Subordinated liabilities	0.6	0.7
			Negative fair values of hedge accounting derivatives	**1.2**	**1.4**
			Other liabilities	**0.2**	**0.3**
			Equity (attributable to shareholders)	**3.0**	**3.1**
			AT1-capital	**0.3**	**0.3**
Total Assets	55.1	58.4	**Total liabilities & equity**	55.1	58.4

Share of Pfandbriefe of refinancing liabilities

49% / 51%

Note: Figures may not add up due to rounding

Appendix

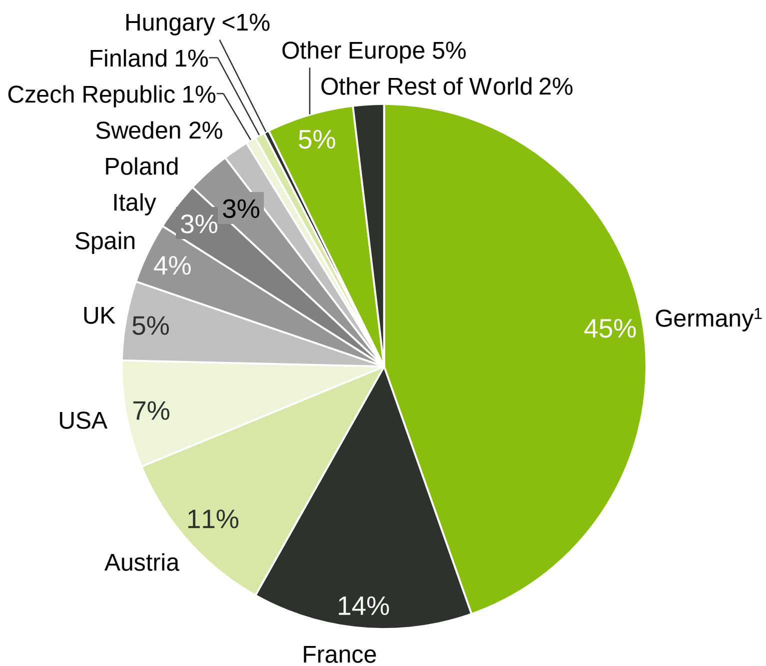
DEUTSCHE
PFANDBRIEFBANK

Portfolio
Total portfolio

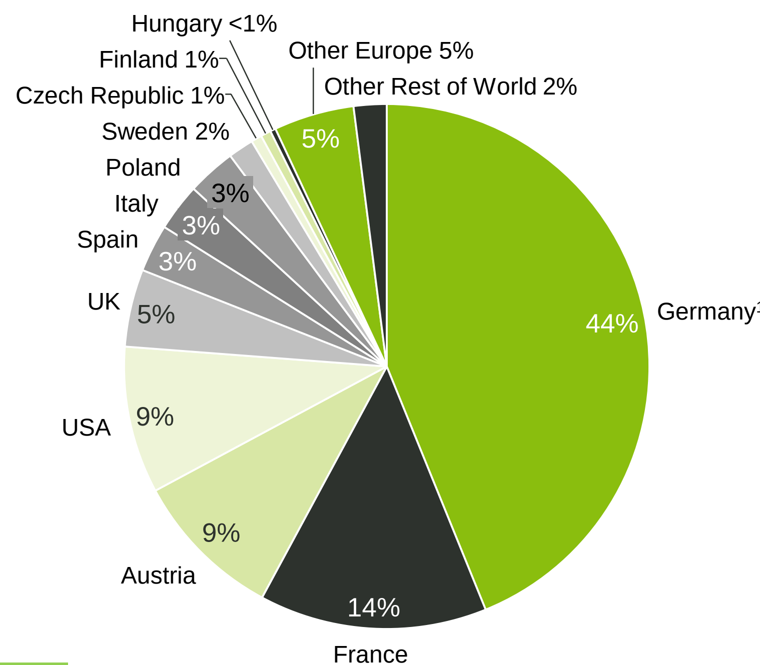
€ bn (EaD, Basel III)

Regions

31/12/2021 / Total: € 57.5 bn



30/06/2022 / Total: € 53.8 bn



No direct exposure in/to Ukraine, Russia ans Belarus

Note: Figures may not add up due to rounding   1 Incl. Bundesbank accounts (12/21: € 6.6 bn; 03/22: € 5.8 bn)

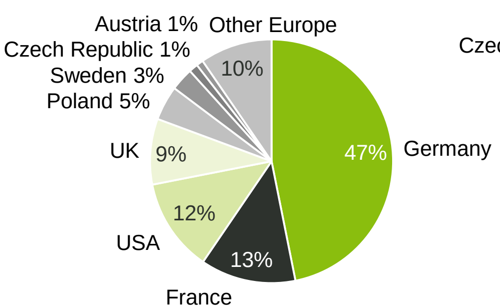
Portfolio
Real Estate Finance (REF)

DEUTSCHE PFANDBRIEFBANK

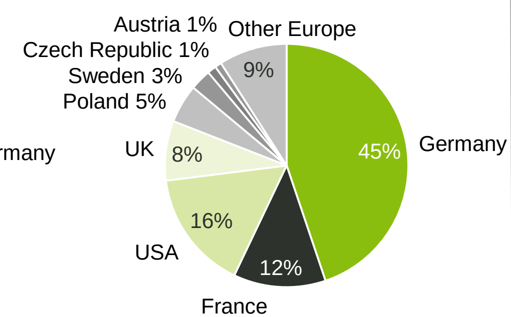
€ bn (EaD, Basel III)

Regions

31/12/2021: € 29.7 bn

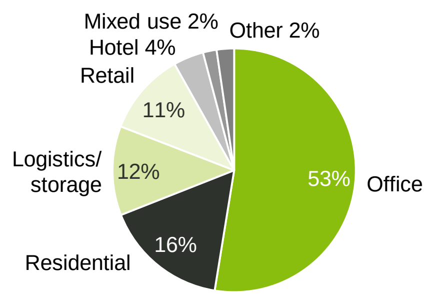


30/06/2022: € 30.2 bn

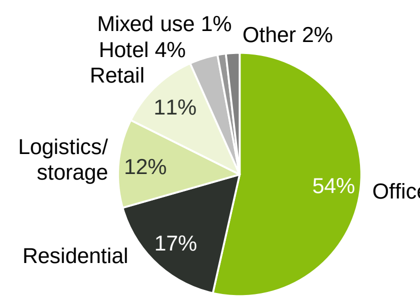


Property types

31/12/2021: € 29.7 bn

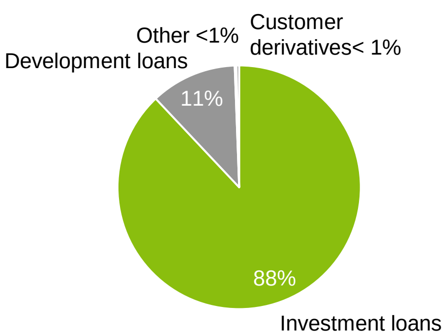


30/06/2022: € 30.2 bn

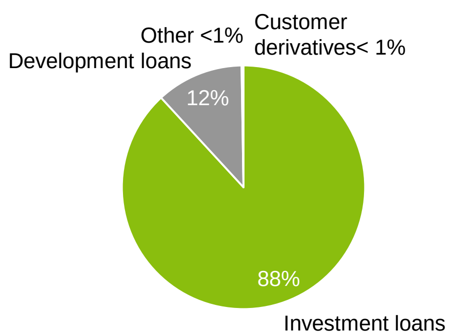


Loan types

31/12/2021: € 29.7 bn

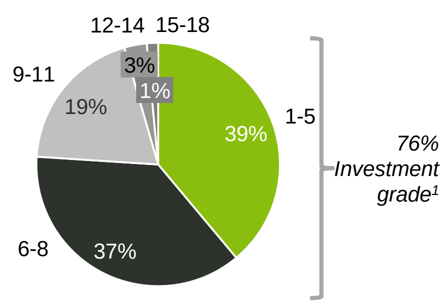


30/06/2022: € 30.2 bn

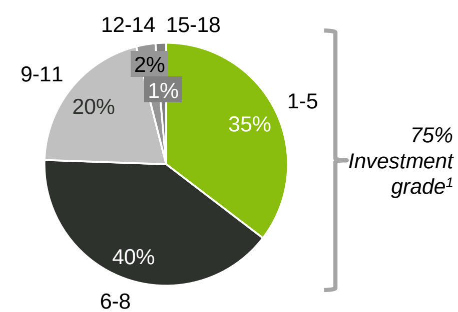


Internal ratings (EL classes)

31/12/2021: € 29.7 bn



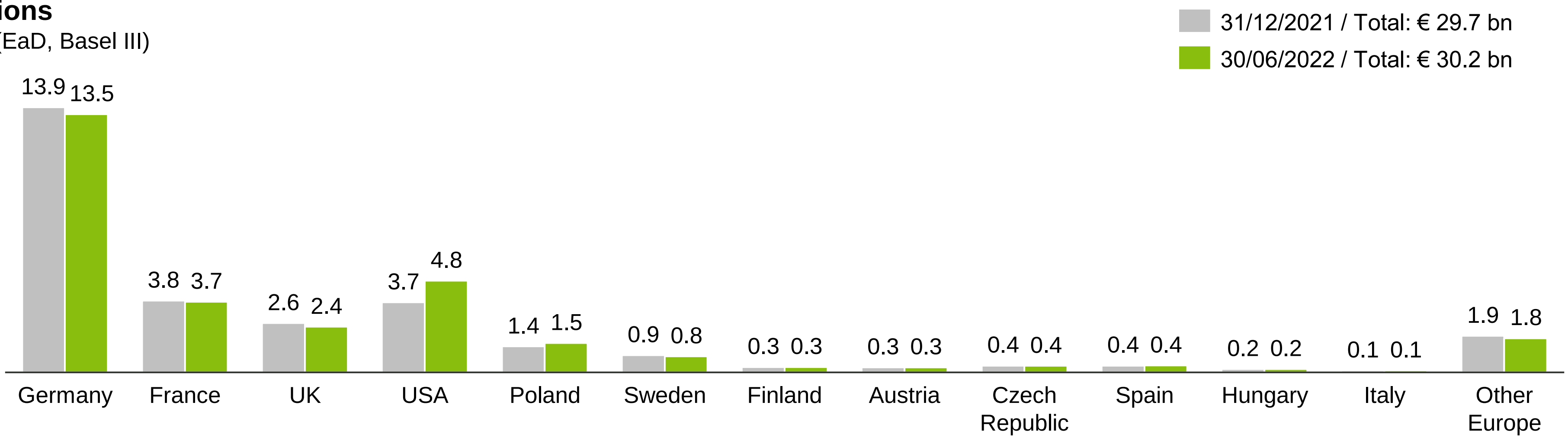
30/06/2022: € 30.2 bn



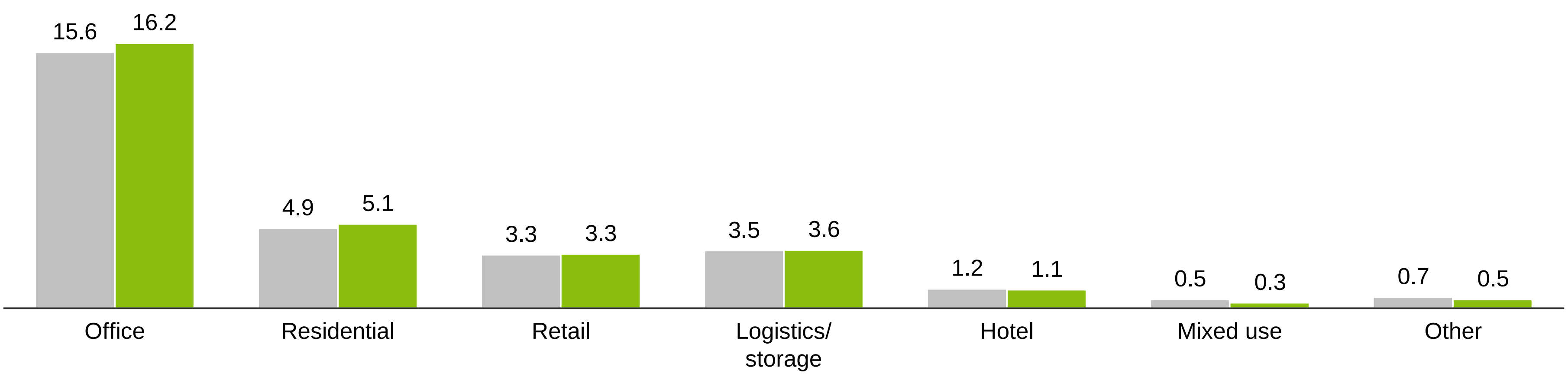
Note: Figures may not add up due to rounding 1 Internal EL Classes 1-8 = Investment grade; Internal EL classes 9-18 = Non-investment grade

Portfolio
Real Estate Finance (REF)

Regions
€ bn (EaD, Basel III)



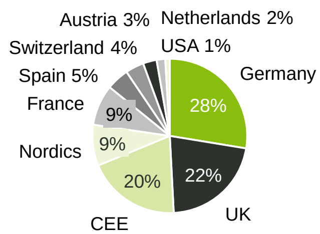
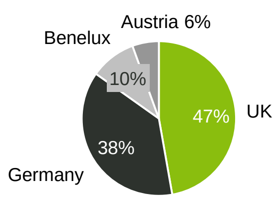
Property types
€ bn (EaD, Basel III)



Note: Figures may not add up due to rounding

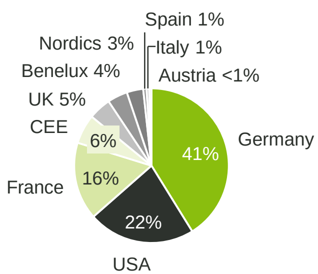
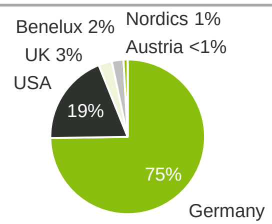
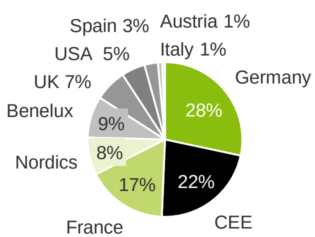
Markets
Sub-segments

DEUTSCHE PFANDBRIEFBANK

Property type	Regions	Evaluation of current situation	Challenges	Risk positioning
Retail € 3.3 bn (11%)		▪ Shopping centres: increased pressure, fashion dominated shopping centres most impacted (decline in rents, shorter lease terms, etc.). ▪ Retail-parks/discounter with strong local demand: largely positive development. ▪ High street properties: declines in rents and rise in yields. ▪ Downward trend in secondary locations and smaller cities expected to intensify. ▪ Specialized Retail (e.g. FOC) is doing good as Pre-Corona.	▪ Short Term: threads to income stability as well as decreasing consumer spendings/consumer confidence (war in Ukraine leading inter alia to strong increase of energy costs) will hamper further recovery of retail markets post COVID-19 pandemic. ▪ Mid Term: structural changes (online sale, change of high street retailer structure from smaller regional chains/owner occupied shops towards national/international chains and brands) leading to continued pressure on rents and to substantial oversupply of space in particular outside A-locations	▪ Selective approach with foresighted reduction of retail portfolio by ~55% or € 3.8 bn since 2016 (03/22: € 3.2 bn; 12/16: € 7.1 bn). ▪ Only investment loans, almost no development loans ▪ Conservative risk positioning: avg. LTV of 51%[1] provides good buffer and supports commitment of investors/sponsors ▪ Well diversified portfolio ▪ Current strategy is no new commitments for shopping centres
Hotel (Business Hotels only) € 1.1 bn (4%)		▪ Rising competition leads to insolvencies for operators and licencees and rebuild secondary hotels for other uses (temporary office, longstay, etc.). ▪ Hotels dependent on international tourist and business travelers still not expected to substantially recover in short-/mid-term. ▪ Leisure hotels focused on domestic guests with good accessibility will recover faster. Nevertheless this summer a lot of tourist get back to international destinations.	▪ Recovery in progress, however to pre-Corona-levels not expected before 2024/25 ▪ Airport/Fair hotels being late in recovery cycle due to inter alia changing travel habits as well as fairs still substantially from pre-COVID-level of activity. ▪ Recovery of business hotels expected to focus first on central locations, fringe locations expected to be late in recovery, too. ▪ Shortage of qualified personnel in parts of the industry	▪ Selective approach and strict adherence to conservative underwriting standards in particular during the hot phase of hotel investment market in 2018/19 resulting in a relatively small portfolio volume of € 1.2 bn ▪ Focus on prime location secures base value of properties ▪ Conservative risk positioning: avg. LTV of 56%[1] provides good buffer and supports commitment of investors/sponsors ▪ Focus on strong sponsors with ability to inject more equity ▪ Currently, strategy is no new commitments

1 Based on performing investment loans only

Markets
Sub-segments

Property type	Regions	Evaluation of current situation	Challenges	Risk positioning
Office € 16.2 bn (43%)		▪ Slight rise in vacancies; but still on comparatively low levels. ▪ Office investment volumes are now again below pre-COVID levels. Only 1a-properties with a long term lease with a good tenant are still in the purchase processes. ▪ The expectation is that yields will increase over the next 6 month by 50 bps, this is expected to happen to prime properties with long-term leases to first-class tenants in the later stage as well. ▪ More important criteria is the ESG aspect of the properties which is a main argument for the selling. Without a good 'Green-' rating or very good energy consumptions balance office properties are expected to not get a market in the future.	▪ Financial difficulties of tenants / insolvencies expected to increase due to impact of Ukraine war on overall economy ▪ Increased reletting/extension risks with pressure on rental level ▪ Good locations expected to remain stable ▪ Structural changes – Work from home – Hygiene/social distancing standards – Focus on green buildings expected to negatively affect older buildings in weaker locations mid/long term	▪ Focus on good locations ▪ Conservative risk positioning: avg. LTV of 53%[1] provides good buffer and supports commitment of investors/sponsors ▪ Well diversified portfolio with focus in Germany, main cities in the US (e.g. New York, Boston, Washington) and France (almost completely Paris/Isle de France region) ▪ In new business transactions detailed analysis of "green profile" of properties including associated risk
Residential € 5.1 bn (17%)		▪ At present the multifamily market seems to be stable. Especially in countries with strong social welfare programs. ▪ Growth in rental prices seen so far expected to soften in future, due to rising cost for the energy. Nevertheless inflation coupled rental contracts leads to rising rents. ▪ Condo market expected to soften because of the rising prices for financing. Longer timeline in the selling process.	▪ Call for/imposed increased rent regulation could impact value and cash flow ▪ Increasing interest level might put pressure on value. ▪ Stock listed residential companies have come under massive pressure since Q1/22 and often lost substantially in market capitalization.	▪ Conservative risk positioning ▪ Portfolio volume of € 5.1 bn with conservative avg. LTV of 47%[1] provides good buffer and supports commitment of investors/sponsors ▪ Well diversified portfolio with strong focus on Germany
Logistics € 3.6 bn (12%)		▪ Logistic properties are still very popular for investors. ▪ Prices have decoupled from overall trend and increased in last years. The expectation is now a yield widening by a minimum of 50 bps in the next half year. ▪ The benefitting from increasing focus on e-commerce and the need of more resilient supply chains rents expected to rise. ▪ Total return is balanced out by rising yields and rising rents.	▪ Currently still taking advantage from strategic developments like: – Online-shopping – Need for more resilient supply chains in the industry sector – Professionalisation of entire industry ▪ Monoline logistics centres ▪ Limited availability of new space in some countries ▪ Due to partially overheated prices, market correction expected.	▪ Strategic approach; expert team since 2014; share increase since 2013 from 8% to 12% ▪ Focus on locations: good infra-structure, connection to a variety of different transportation routes ▪ Conservative risk positioning: avg. LTV of 51% provides good buffer and supports commitment of investors/sponsors ▪ Well diversified portfolio ▪ High quality of sponsors

1 Based on performing investment loans only

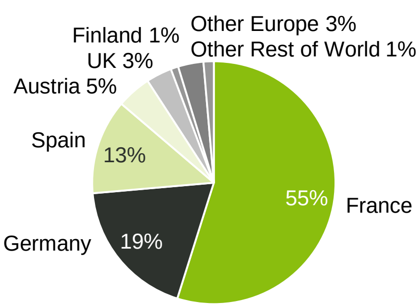
Portfolio
Public Investment Finance (PIF)

DEUTSCHE PFANDBRIEFBANK

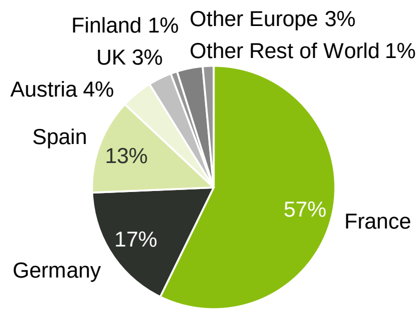
€ bn (EaD, Basel III)

Regions

31/12/2021: € 5.7 bn

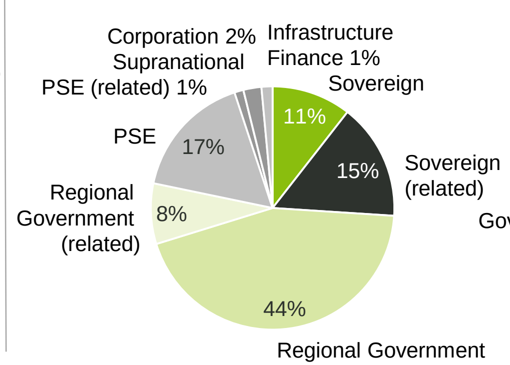


30/06/2022: € 5.1 bn

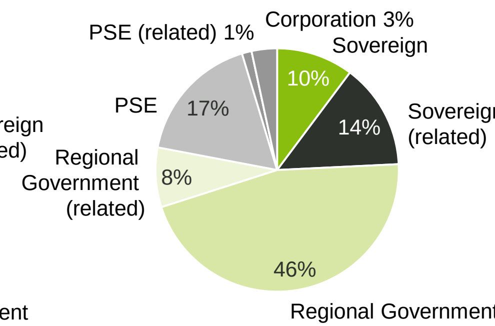


Borrower classification[1]

31/12/2021: € 5.7 bn

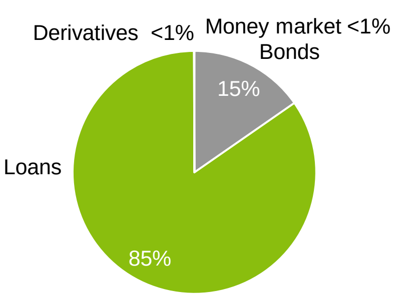


30/06/2022: € 5.1 bn

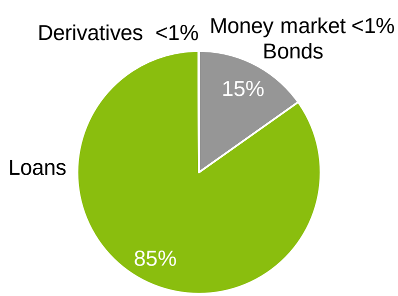


Product class

31/12/2021: € 5.7 bn

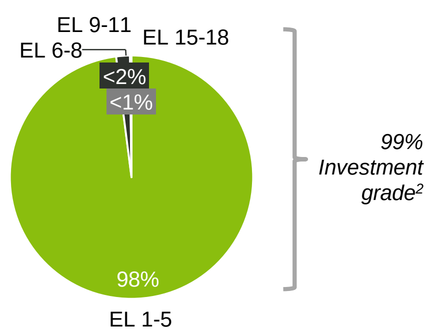


30/06/2022: € 5.1 bn

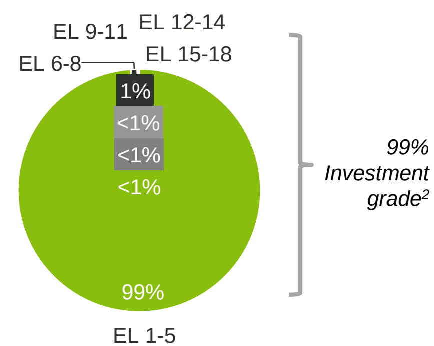


Internal ratings (EL classes)

31/12/2021: € 5.7 bn



30/06/2022: € 5.1 bn



Note: Figures may not add up due to rounding   1 See appendix for definition of borrower classification   2 Internal EL Classes 1-8 = Investment grade; Internal EL classes 9-18 = Non-investment grade

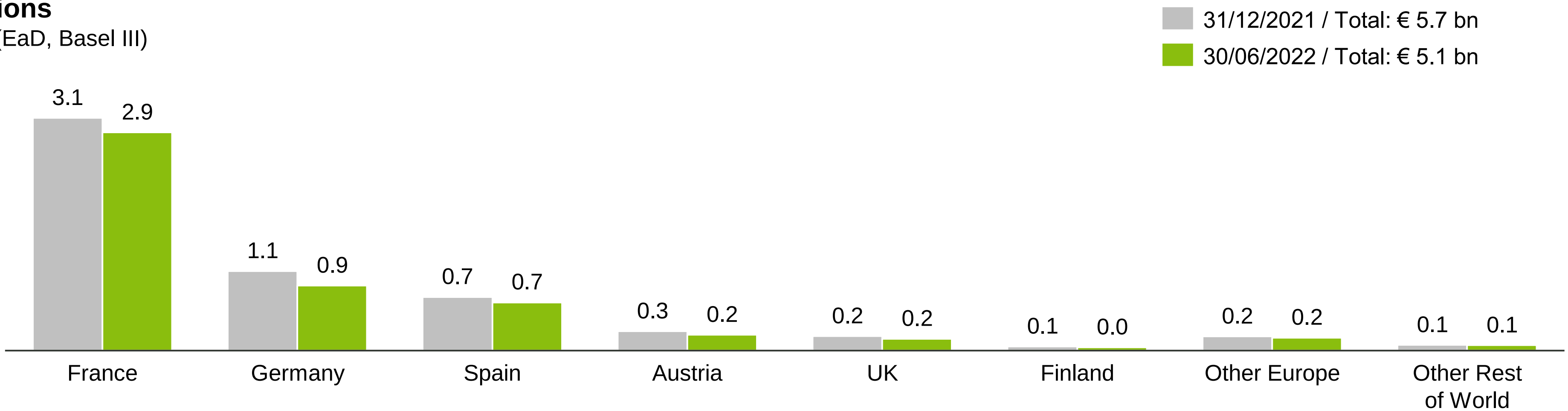
Portfolio

Public Investment Finance (PIF)

DEUTSCHE PFANDBRIEFBANK

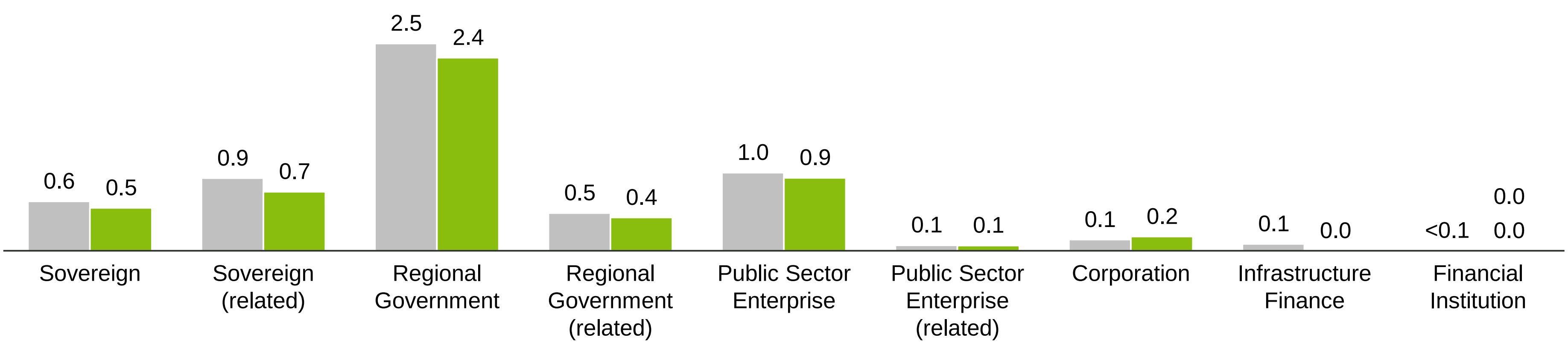
Regions

€ bn (EaD, Basel III)



Borrower classification[1]

€ bn (EaD, Basel III)



Note: Figures may not add up due to rounding

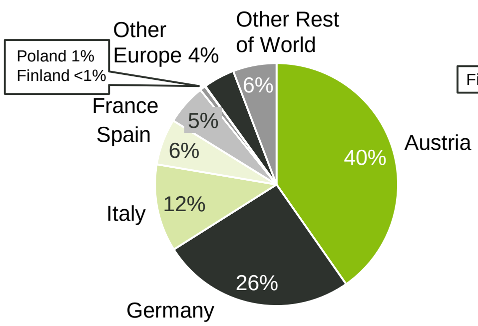
1 See appendix for definition of borrower classification

Portfolio
Value Portfolio (VP)

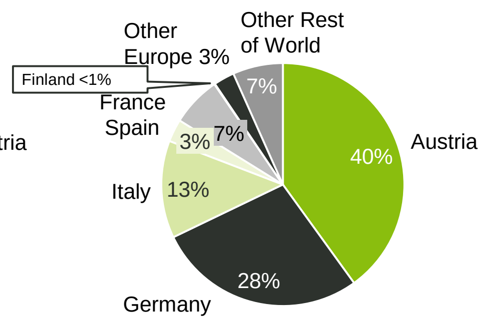
€ bn (EaD, Basel III)

Regions

31/12/2021: € 13.8 bn

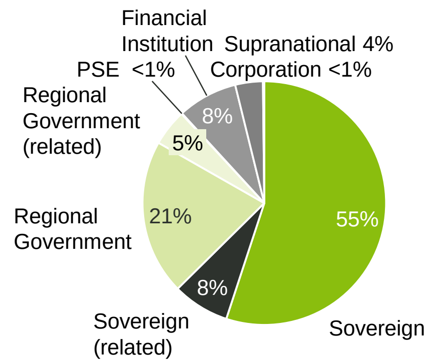


30/06/2022: € 11.3 bn

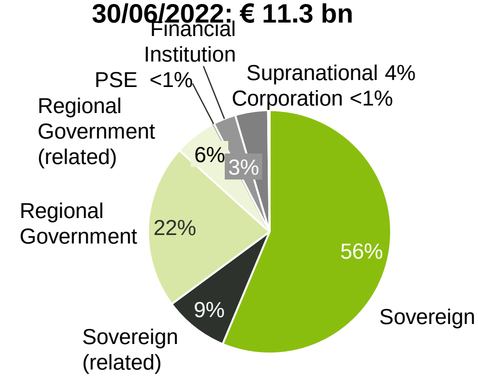


Borrower classification[1]

31/12/2021: € 13.8 bn

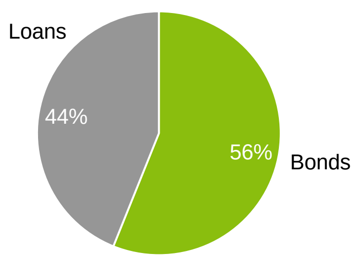


30/06/2022: € 11.3 bn

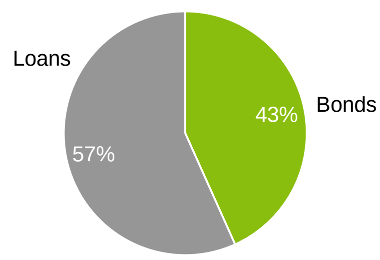


Product class

31/12/2021: € 13.8 bn

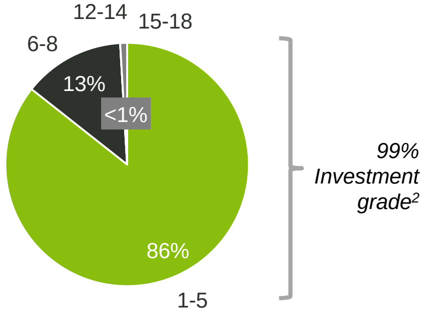


30/06/2022: € 11.3 bn

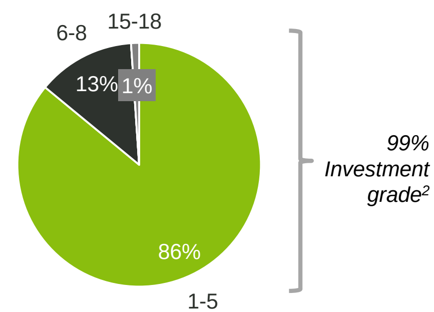


Internal ratings (EL classes)

31/12/2021: € 13.8 bn



30/06/2022: € 11.3 bn

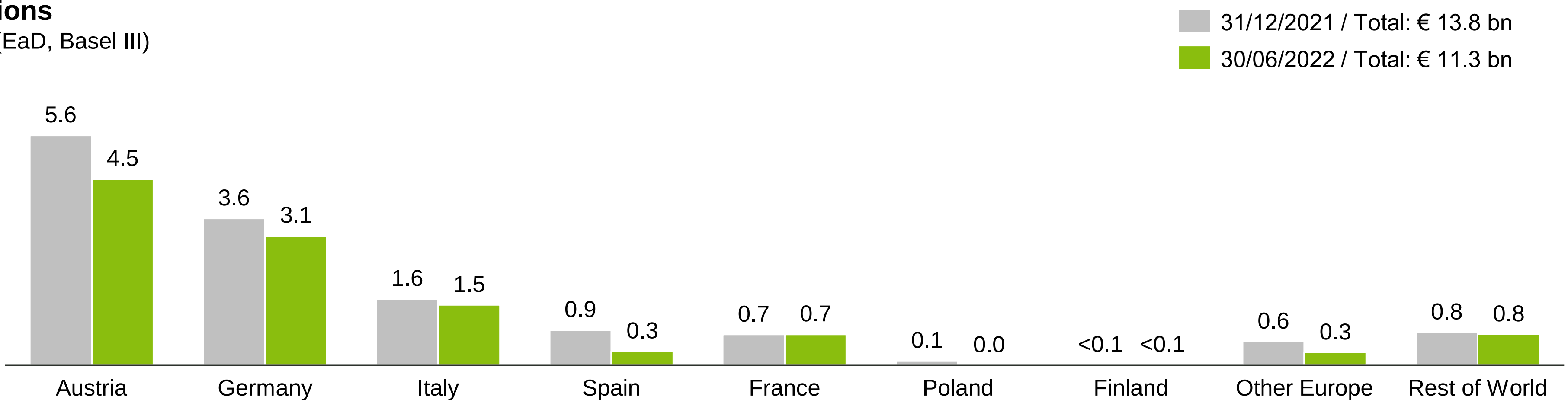


Note: Figures may not add up due to rounding 1 See appendix for definition of borrower classification 2 Internal EL Classes 1-8 = Investment grade; Internal EL classes 9-18 = Non-investment grade

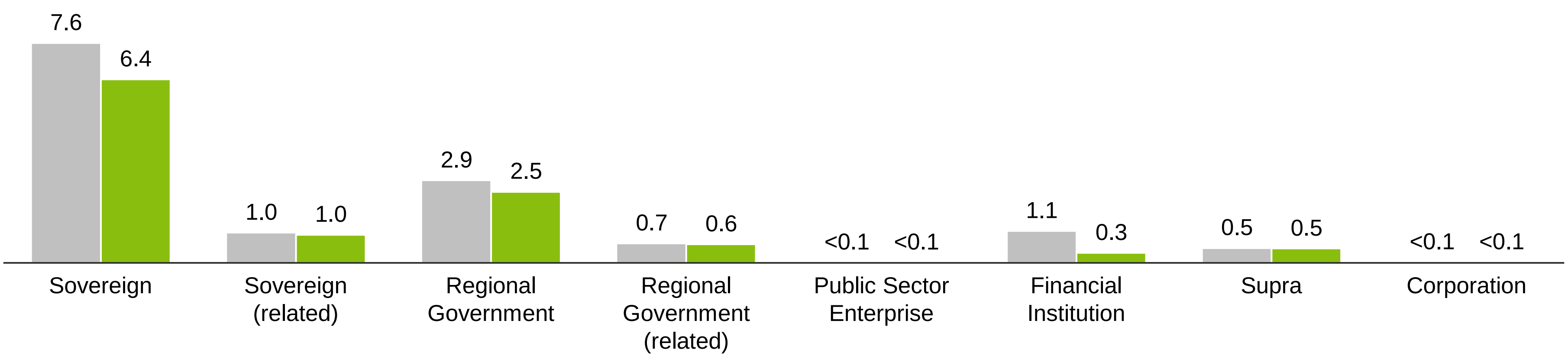
Portfolio
Value Portfolio (VP)

DEUTSCHE PFANDBRIEFBANK

Regions
€ bn (EaD, Basel III)



Borrower classification[1]
€ bn (EaD, Basel III)



Note: Figures may not add up due to rounding   1 See appendix for definition of borrower classification

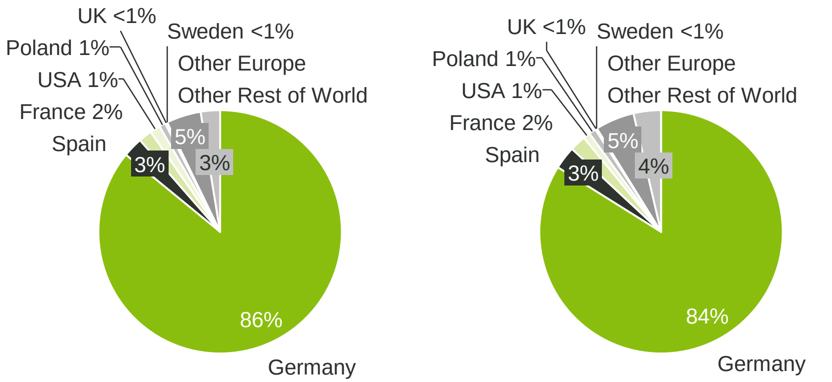
Portfolio
Consolidation & Adjustments (C&A)

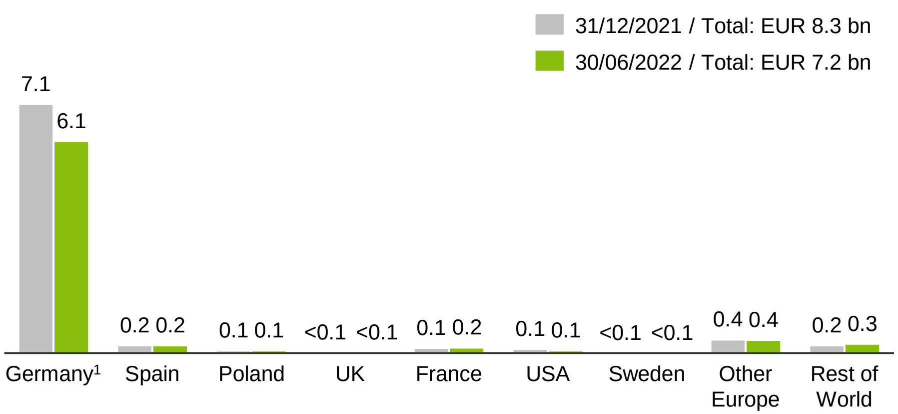
DEUTSCHE PFANDBRIEFBANK

€ bn (EaD, Basel III)

Regions

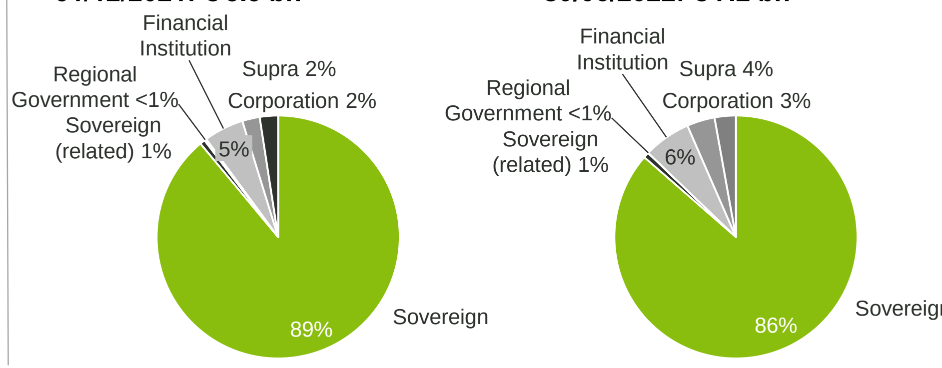
31/12/2021: € 8.3 bn **30/06/2022: € 7.2 bn**





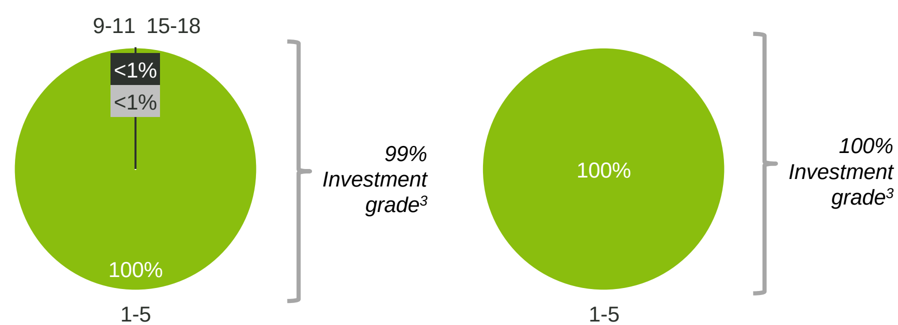
Borrower classification[2]

31/12/2021: € 8.3 bn **30/06/2022: € 7.2 bn**



Internal ratings (EL classes)

31/12/2021: € 8.3 bn **30/06/2022: € 7.2 bn**



Note: Figures may not add up due to rounding

1 Incl. Bundesbank accounts (12/21: € 6.6 bn; 03/22: € 5.8 bn) 2 See appendix for definition of borrower classification 3 Internal EL Classes 1-8 = Investment grade; Internal EL classes 9-18 = Non-investment grade

Appendix

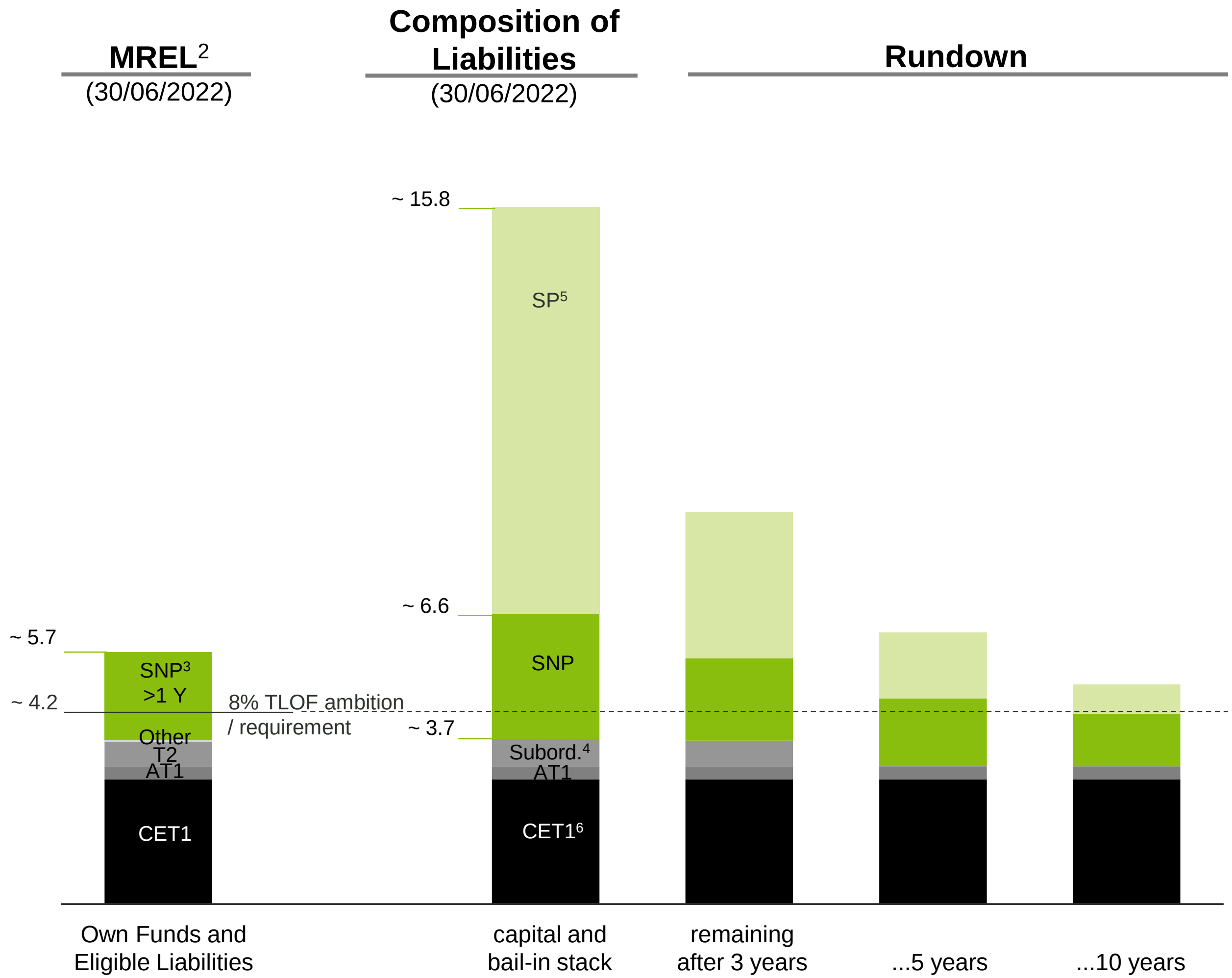
1. Guidance 2022 and mid-term ambition
2. ESG
3. P&L / Balance Sheet
4. Portfolio Profile
5. **Funding & Ratings**

Contact details

Funding

Own Funds and Eligible Liabilities significantly exceed 8 % TLOF

(in € bn as of 30/06/2022)[1)]



- Buffer for Senior Preferred (SP) investors due to high volume of capital instruments and Senior Non-Preferred (SNP) liabilities
- Existing Senior Non-Preferred liabilities have long remaining terms
- SP is the predominant senior product, but SNP will remain a key element of pbb's funding strategy
- pbb has an MREL-ambition level of 8 % TLOF in line with the binding regulatory target.
- Regulatory requirements (SREP, MREL etc.) are comfortably met

1 after confirmation of the 2021 financial statements, less the proposed dividend 2 pbb has set its ambition level at 8% TLOF with 100% subordination (i.e. Own Funds and Senior Non-Preferred), which is the currently binding regulatory target. As of 30 June 2022, MREL eligible items amounted to ~10.8% TLOF (based on the transfer to retained earnings from the 2021 annual result / TLOF as of 31.03.2022) / ~34.6% RWA / ~10.3% Leverage Exposure 3 MREL-eligible Senior Non-Preferred Debt >1Y according to legal maturities 4 Nominal amount of Tier 2 instruments; the capital stack includes € 300 mn AT1 issuance callable in 2023 and € 300 mn T2 issuance callable in 2022 5 Senior Preferred, structured unsecured and corporate deposits (excl. protected deposits) 6 CET1 assumed to be constant

Funding

Public benchmark issuances since 2018

DEUTSCHE PFANDBRIEFBANK

Types	WKN	Launch Date	Maturity Date	Size	Spread[1]	Coupon	Issue/Reoffer Price
Senior Unsecured	A2GSLC6	16.01.2018	23.02.2022	EUR 500 mn	+40 bp	0.625%	99.956%
Mortgage Pfandbrief (1st Tap)	A2E4ZE	24.01.2018	05.09.2022	EUR 250 mn	-18 bp	0.05%	99.579%
Mortgage Pfandbrief	A2GSLF	08.03.2018	15.03.2023	EUR 750 mn	-13 bp	0.25%	99.520%
Additional Tier 1	XS1808862657	12.04.2018	Perpetual	EUR 300 mn	+538 bp	5.75%	100.00%
Mortgage Pfandbrief (1st Tap)	A2E4ZK	24.04.2018	04.12.2020	GBP 50 mn	+26 bp[2]	1.00%	98.958%
Mortgage Pfandbrief	A2GSLL	15.05.2018	22.05.2024	EUR 500 mn	-9 bp	0.500%	99.912%
Mortgage Pfandbrief	A2GSLV	22.08.2018	30.08.2027	EUR 500 mn	-2 bp	0.625%	98.933%
Mortgage Pfandbrief	A2LQNH	19.09.2018	16.12.2021	GBP 300 mn	+32 bp[2]	1.50%	99.802%
Mortgage Pfandbrief	A2LQNK	13.11.2018	22.11.2021	USD 600 mn	+35 bp[3]	3.375%	99.603%
Mortgage Pfandbrief	A2LQNP	21.01.2019	29.01.2024	EUR 500 mn	+8 bp	0.25%	99.812%
Senior Preferred	A2LQNQ	31.01.2019	07.02.2023	EUR 500 mn	+80 bp	0.75%	99.679%
Mortgage Pfandbrief (1st Tap)	A13SWE	31.01.2019	01.03.2022	EUR 100 mn	+2 bp	0.20%	100.74%
Public Sector Pfandbrief (1st Tap)	A13SWG	05.02.2019	20.04.2035	EUR 100 mn	+17 bp	1.25%	99.476%
Mortgage Pfandbrief (1st Tap)	A2GSLL	07.02.2019	22.05.2024	EUR 100 mn	-9 bp	0.50%	101.638%
Mortgage Pfandbrief (2nd Tap)	A13SWE	04.03.2019	01.03.2022	EUR 100 mn	-3 bp	0.20%	100.81%
Public Sector Pfandbrief (2nd Tap)	A13SWG	04.03.2019	20.04.2035	EUR 150 mn	+14 bp	1.25%	100.057%
Senior Preferred (1st Tap)	A2LQNQ	06.03.2019	07.02.2023	EUR 250 mn	+72 bp	0.75%	100.004%
Senior Preferred	CH0419041246	15.05.2019	05.06.2023	CHF 125 mn	+65 bp[4]	0.125%	100.12%
Mortgage Pfandbrief	A2NBJ7	22.05.2019	31.05.2022	USD 600 mn	+32 bp[3]	2.50%	99.851%
Mortgage Pfandbrief (1st Tap)	A2GSLV	12.06.2019	30.08.2027	EUR 100 mn	0 bp	0.625%	104.138%
Senior Preferred	A2NBKK	29.08.2019	05.09.2024	EUR 500 mn	+75 bp	0.125%	99.498%
Mortgage Pfandbrief (3rd Tap)	A13SWE	10.09.2019	01.03.2022	EUR 50 mn	-0.5 bp	0.20%	101.795%
Mortgage Pfandbrief (1st Tap)	A2YNVK	25.09.2019	31.05.2022	USD 50 mn	32 bp[3]	2.50%	101.619%
Mortgage Pfandbrief	A2YNVM	09.10.2019	16.10.2025	EUR 500 mn	+5 bp	0.01%	101.984%
Senior Preferred	A2YNVU	13.11.2019	21.11.2022	GBP 250 mn	+114 bp[2]	1.75%	99.849%
Mortgage Pfandbrief (1st Tap)	A1X3LT	19.11.2019	21.01.2022	EUR 100 mn	0 bp	1.875%	104.77%
Mortgage Pfandbrief	A2YNVY	14.01.2020	21.01.2028	EUR 750 mn	+5 bp	0.10%	99.992%
Mortgage Pfandbrief (2nd Tap)	A1X3LT	15.01.2020	21.01.2022	EUR 150 mn	0 bp	1.875%	104.36%
Mortgage Pfandbrief (1st Tap)	A2LQNP	22.01.2020	29.01.2024	EUR 250 mn	+1 bp	0.25%	101.919%
Senior Preferred	A2YNV3	23.01.2020	28.07.2023	EUR 300 mn	+55 bp	3m-Euribor+90 bp	101.237%
Public Sector Pfandbrief (3rd Tap)	A13SWG	18.02.2020	20.04.2035	EUR 50 mn	+0 bp	1.25%	116.16%
Mortgage Pfandbrief	A289PQ	24.09.2020	29.09.2023	GBP 500 mn	+38 bp[6]	SONIA +100 bp	101.844%
Mortage Pfandbrief	A3H2ZW	13.01.2021	20.01.2023	USD 750 mn	+23bp[3]	0.50%	99.93%
Senior Preferred (Green)	A3H2ZX	25.01.2021	02.02.2026	EUR 500 mn	+55 bp	0.10%	100.00%
Mortgage Pfandbrief	A3H2Z8	20.04.2021	27.04.2024	GBP 500 mn	+27 bp[6]	SONIA +100 bp	102.178%
Mortgage Pfandbrief	A3E5K7	25.08.2021	20.08.2026	EUR 500 mm	+0 bp	0.01%	101.747%
Mortgage Pfandbrief (2nd Tap)	A2GSLV	26.08.2021	30.08.2027	EUR 50 mn	-1 bp	0.625%	105.890%
Mortgage Pfandbrief (1nd Tap)	A2YNVM	26.08.2021	16.10.2025	EUR 50 mn	-1,9 bp	0.01%	101.880%
Mortgage Pfandbrief (2nd Tap)	A2YNVM	16.09.2021	16.10.2025	EUR 50 mn	-2 bp	0.01%	101.540%
Mortgage Pfandbrief (3nd Tap)	A2YNVM	21.09.2021	16.10.2025	EUR 100 mn	-2 bp	0.01%	101.490%
Mortgage Pfandbrief	A3E5KY5	14.10.2021	11.10.2024	USD 750 mn	+20bp[3]	0.875%	99.778%
Senior Preferred (Green)	A3T0X22	20.10.2021	27.10.2025	EUR 500 mn	+48 bp	0.25%	99.754%
Senior Preferred (Green)	A3T0X97	12.01.2022	17.01.2025	EUR 750 mn	+42 bp	0.25%	99.798%
Mortage Pfandbrief	A3TOYD	09.02.2022	14.02.2025	USD 750 mn	+43 bp[7]	1.875%	99.767%
Mortgage Pfandbrief (1st Tap)	A3E5K7	17.02.2022	20.08.2026	EUR 50 mm	-3 bp	0.01%	98.70%
Mortage Pfandbrief	A3TOYH	06.04.2022	13.04.2026	EUR 750 mn	+1 bp	1.00%	99.727%
Mortgage Pfandbrief (2nd Tap)	A3E5K7	07.04.2022	20.08.2026	EUR 50 mm	-2 bp	0.01%	98.35%
Senior Preferred (Green) (1st Tap)	A3T0X22	11.04.2022	27.10.2025	EUR 200 mn	+55 bp	0.25%	95.045%
Mortage Pfandbrief	A30WFU	19.07.2022	26.07.2027	EUR 750 mn	+6 bp	1.75%	99.872%

1 vs. mid-swap 2 vs. 3m GBP-Libor 3 vs. 3m USD-Libor 4 vs. 6m CHF-Libor 5 vs 3m Euribor 6 vs SONIA 7 vs SOFR

Mandated Ratings

Bank ratings	S&P	
Long-term	**BBB+**	
Outlook/Trend	Stable	
Short-term	A-2	
Stand-alone rating[1]	bbb	
Long Term Debt Ratings		
“Preferred” senior unsecured Debt[2]	BBB+	
“Non-preferred” senior unsecured Debt[3]	BBB-	
Subordinated Debt	BB+	

Pfandbrief ratings		Moody’s
Public Sector Pfandbrief		Aa1
Mortgage Pfandbrief		Aa1

Disclaimer:

The rating information published in this presentation and on our web site are a service for our investors. The information does not necessarily represent the opinion of Deutsche Pfandbriefbank AG. Ratings should not serve as a substitute for individual analysis. The information provided should not be seen as a recommendation to buy, hold or sell securities. Deutsche Pfandbriefbank AG does not assume any liability, including for the completeness, timeliness, accuracy and selection of such information, or for any potential damages which may occur in connection with this information.

The rating agencies may alter or withdraw their ratings at any time. The rating of an individual security issued by Deutsche Pfandbriefbank AG may differ from the ratings shown above or an individual security might not be rated at all. For the evaluation and usage of the rating information (including the rating reports), please refer to the respective rating agencies’ pertinent criteria and explanations, terms of use, copyrights and disclaimers, which are to be considered.

1 S&P: Stand-alone credit profile 2 S&P: "Senior Unsecured Debt" 3 S&P: "Senior Subordinated Debt"

Definition of borrower classifications

DEUTSCHE PFANDBRIEFBANK

Borrower classification	Definition
Sovereign	Direct and indirect obligations of Central Governments, Central Banks and National Debt Agencies
Sovereign (related)	Indirect obligations of Non Sovereigns with an explicit first call guarantee by a Sovereign
Regional Government	Direct and indirect obligations of Regional, Provincial and Municipal Governments
Regional Government (related)	Indirect obligations of Non Regional Government with an explicit first call guarantee by a Regional Government
Public Sector Enterprise	Direct obligations of administrative bodies and non commercial/non-profit undertakings
Public Sector Enterprise (related)	Indirect obligations of Non Public Sector Enterprise with an explicit first call guarantee by a Public Sector Enterprise
Financial Institution	Direct and indirect obligations of Universal Banks, Investment Banks, Mortgage Institutions, Brokerages and other banks or Basel regulated institution
Corporation	Direct and indirect obligations of enterprises, established under corporate law and operating in a for profit or competitive environment
Structured Finance	Obligations of an SPV which references the risk of an underlying pool of securitised assets, either synthetically via CDS or directly, the tranches issued by the SPV have different seniority to each other
Supranational	Direct obligations to international Organisations and International Investment and Development Banks
Other	Direct obligations to Individuals

Contact details

Michael Heuber

Head of Investor Relations / Rating Agency Relations

+49 (0)89 2880 28778

michael.heuber@pfandbriefbank.com

Axel Leupold

Investor Relations / Rating Agency Relations

+49 (0)89 2880 23648

axel.leupold@pfandbriefbank.com

Website

www.pfandbriefbank.com/investor-relations.html

Parkring 28
85748 Garching/Germany
+49 (0) 89 28 80-0
www.pfandbriefbank.com