

# ANALYST PRESENTATION

## Results Q1/26

12 May 2026



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## → **Strategic transformation in execution – REIS contributing € 11 mn operating income**

- Deutsche Investment (DI) fully contributing to REIS segment starting January 1<sup>st</sup>, 2026
- REFS segment: new business increased by +18% y-o-y – RoTE of ~7% accretive for strategic targets
- US NPL significantly reduced by ~30% in Q1/26

## → **Profit before tax of € 6 mn in line with expectation**

- Income affected by expected US SRT costs of € -11 mn and lower portfolio volume
- Operating expenses down q-o-q on a like-for-like basis, unchanged including integration of DI
- Risk costs (LLP and US fair value charges) in line with expectation and supported by net release from US portfolio

## → **Robust liquidity, CET1 affected by expected developments in F-IRBA parameters**

- CET 1 ratio at 13.4%, down as expected due to loss of eligibility for preferential LGD level for US
- More than 50% of covered funding planned for 2026 already completed, moderate unsecured funding requirement
- Liquidity remains solid at € 4.8 bn on reduced balance sheet

1. Strategic Transformation
2. Group Financials
3. Segment Reporting
4. Capital & Funding
5. Summary
6. Appendix

# MARKET SENTIMENT (1/2)

## CRE market recovery remains slow

GDP growth outlook is challenged by Iran war, higher inflation and higher rates



European CRE market recovery remains slow and uneven



Economic growth expectation lower due to Iran war



Energy price surge leads to higher inflation



Government bond yields trend higher; ECB may have to act to stabilise inflation expectations



Transactions picking up as price discoveries conclude but activity uneven among sectors & countries



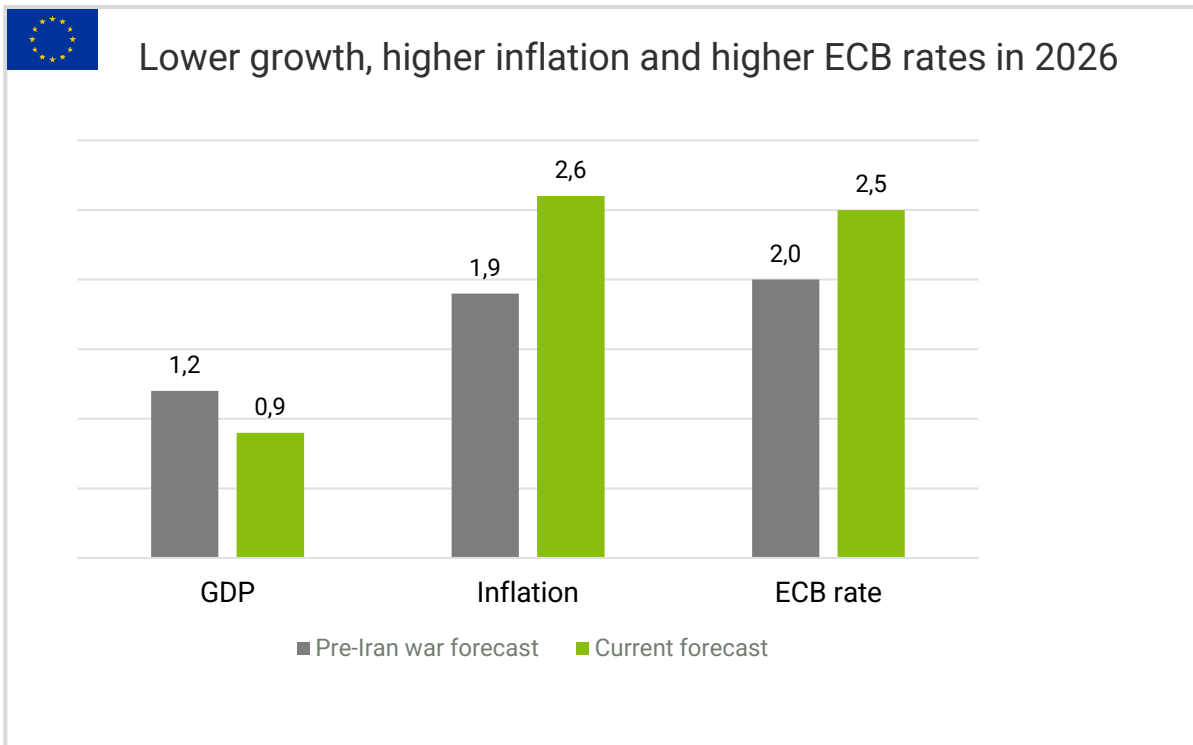
Elevated long-term rates and hence narrow spreads limit current yield compression



Polarisation continues: Asset quality, location & market selection key for future performance

# MARKET SENTIMENT (2/2)

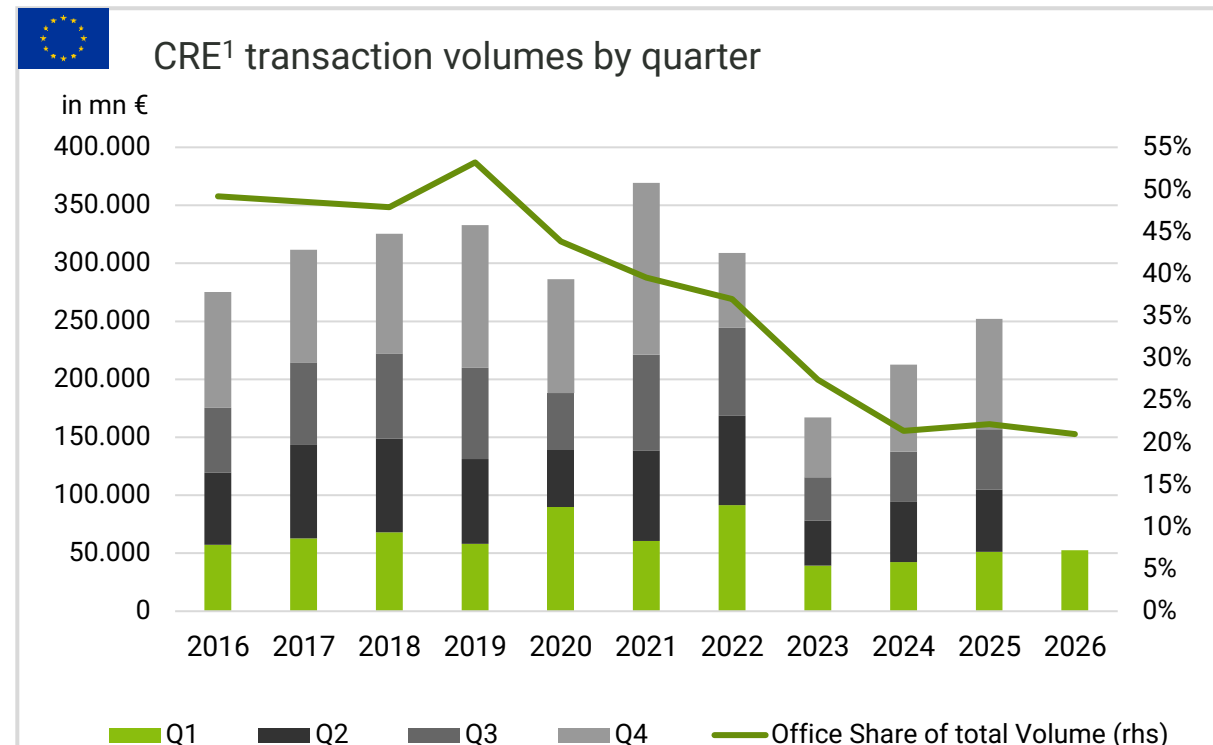
## Expectation for GDP growth lowered



- European economic growth expectation lower due to the Iran war – ECB has revised its GDP forecast for 2026 by -0.3%-pts
- Price surge in oil, gas and some other commodities leads to higher inflation
- Government bond yields trend higher; ECB may have to act to stabilise inflation expectations. Depending on the duration of the Iran war, the ECB might have to increase policy rates by up to 50 bp by the end of this year.

Source: ECB Macroeconomic Projections March 2026 vs. December 2025. Bloomberg

Results Q1/26 (IFRS, pbb Group, unaudited) 12 May 2026



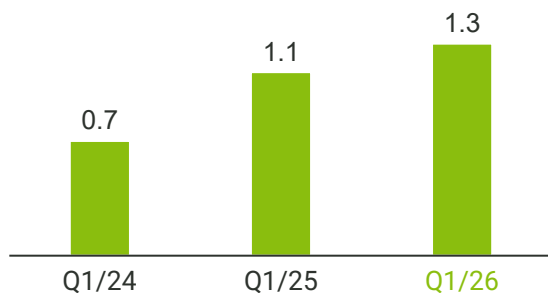
- CRE transaction volumes in Q1/26 slightly outperform Q1/25, yet a broad recovery remains constrained by geopolitical tensions and elevated long-term rates. However, the upcoming “maturity wall” could provide a tailwind for volumes going forward.
- Office share remains at historic lows

Source: CBRE 1. including UK, Norway and Switzerland

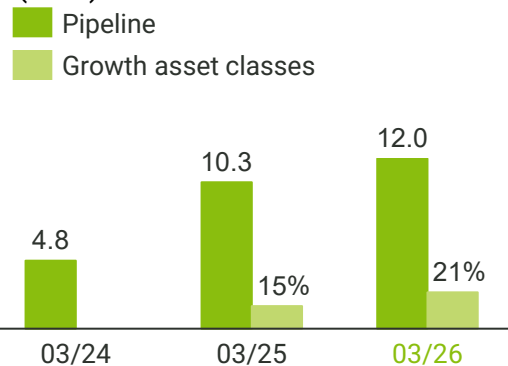
# RE FINANCE SOLUTIONS (REFS)

New business volume up by 18% y-o-y – portfolio profitability further increased

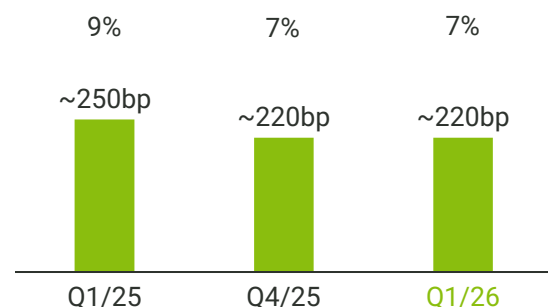
## New business volume<sup>1</sup> (€ bn)



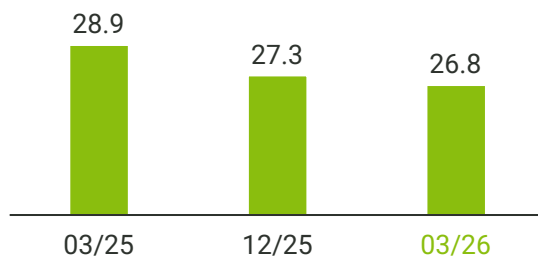
## New business pipeline (€ bn)



## Gross interest margin / RoTE<sup>2</sup>



## REFS portfolio (€ bn, financing volume)



- Ongoing diversification and increase of profitability of European REFS portfolio – new business volume increased with accretive profitability
  - New business volume of € 1.3 bn up by 18% vs. Q1/25 – share of new commitments up to 64% (2025: 42%)
  - Solid pipeline as of 03/26 with € 12.0 bn, up by 17% vs. 03/25
  - RoTE<sup>2</sup> of ~7% and gross interest margin (GIM) of ~220 bp in stable q-o-q (Q4/25: GIM ~ 220 bp; RoTE 7%)
  
- REFS portfolio in transition
  - Financing volume of € 26.8 bn down by -2% (12/25: € 27.3 bn), reflecting pre-/repayments and US exit strategy
  - Portfolio profitability further increased
  - US exit on track – total US portfolio down by -5%, US NPL portfolio down by ~30% in Q1/26

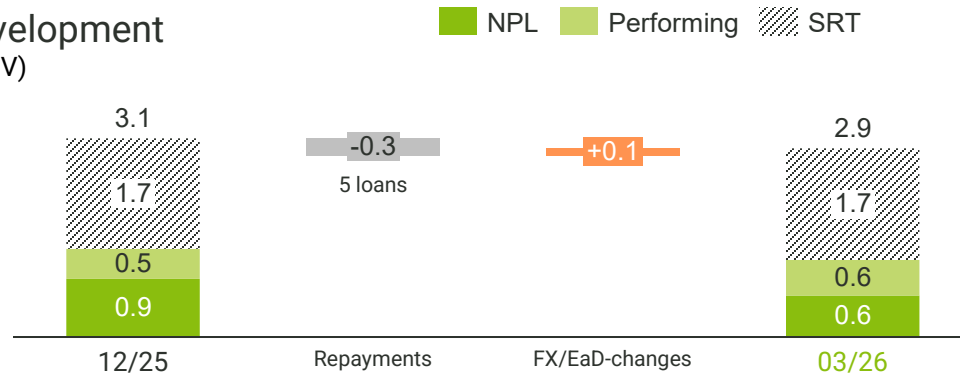
1. Including extensions >1 year 2. Based on total costs and year-end capital allocation; averaged based on weighted commitment

# US EXIT

## NPL portfolio reduced by ~30%

### Portfolio development

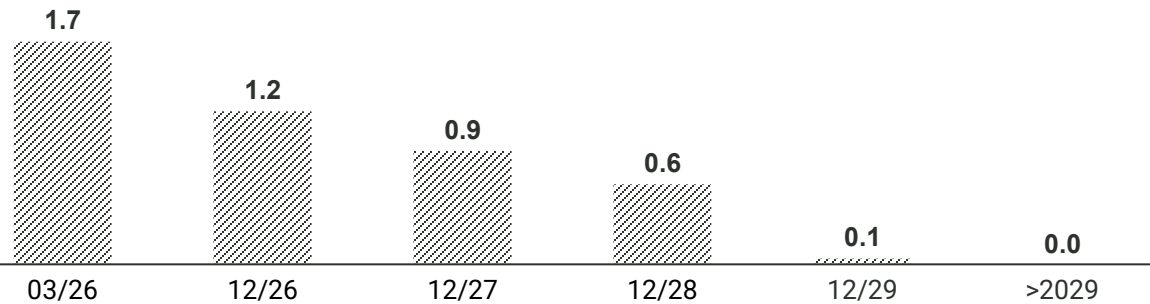
€ bn (EaD, Basel IV)



Stage 1&2 LLP	€ 85 mn		€ 80 mn
Coverage Ratio <sup>1</sup> SRT	19.0%		18.7%
Coverage Ratio <sup>1</sup> ex SRT	7.0%		6.1%
Stage 3 LLP	€ 256 mn		€ 171 mn
Coverage Ratio NPL <sup>2</sup>	36.0%		37.9%

### SRT: contractual run-down<sup>3</sup>

(EaD, Basel IV)



→ US portfolio down by € -0.2 bn q-o-q

- 1 performing loan and 4 NPL repaid/partially repaid (€ -0.3 bn) – small release of € 5 mn stage 3 LLP
- FX/EaD changes € 0.1 bn

→ NPL reduction to € ~0.4 bn in 2026 planned

- € ~0.2 bn in exit pipeline for Q2/26
- High focus to meet reduction target already in Q2/26

→ Coverage ratio<sup>2</sup> at ~38%, slightly up q-o-q (12/25: 36%)

→ SRT for performing US loan portfolio unchanged at € 1.7 bn (USD 2.0 bn)

Note: Figures may not add up due to rounding

1. Coverage Ratio= LLP/EaD 2. Coverage Ratio= (LLP + FV adjustment)/book value 3. Contractual maturities: using max. maturities incl. extension options

# RE INVESTMENT SOLUTIONS (REIS)

Deutsche Investment consolidated since 1<sup>st</sup> January 2026, fully contributing in 2026

pbb invest

Fee income<sup>1</sup>

€ 8 mn

Q1/26

pbb invest

AuM

€ 3.0 bn

03/26

- Adjusted PBT<sup>2</sup> of € +1 mn in Q1/26
- RoTE accretive capital light business

pbb invest

- Deutsche Investment (DI) consolidated from 1st January 2026
- Integration on track to be finalised – focus on further business development based on combined value proposition
- € 3 bn AuM – no own-book investments
- Capital commitments € ~180 mn in place

O&C

Op. income

€ 3 mn

Q1/26

REIS

Adjusted PBT<sup>2</sup>

€ 1 mn

Q1/26

Originate and Cooperate (O&C)

- Syndication business – arranger fees, fee and off-balance margin skims
- Loan agency and servicing business fees
- Brokerage business – strategically established, operationalised and rolled out into market

1. Fee income = net commission income + other operating income (Facility & Property Mgt.) 2. Adjusted by purchase price adjustment (PPA) and integration costs

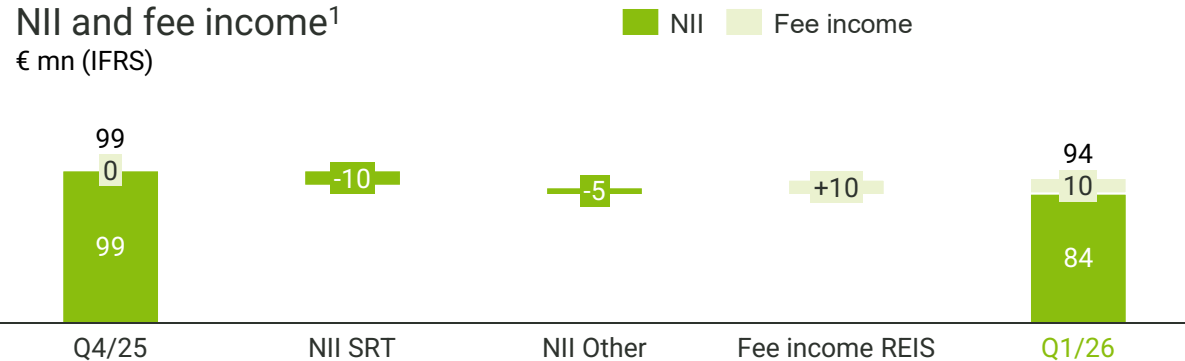
1. Strategic Transformation
2. **Group Financials**
3. Segment Reporting
4. Capital & Funding
5. Summary
6. Appendix

# OVERVIEW

## Income affected by SRT, costs stable and risk costs down

Income statement (€ mn)	Q1/25	Q4/25	Q1/26
Operating income	118	106	77
Net interest and fee income	109	99	94 <sup>1</sup>
Net income from realisation	2	10	5
Fair value result and others	7	-3	-22
Operating expenses (GAE and write-downs)	-64	-68	-68
Other income and expenses	0	1	-1
<b>Pre-provision profit</b>	<b>54</b>	<b>39</b>	<b>8</b>
Net income from risk provisioning	-26	-54	-2
<b>Pre-tax profit</b>	<b>28</b>	<b>-15</b>	<b>6</b>
<b>Net income</b>	<b>24</b>	<b>-57</b>	<b>5</b>
Cost income ratio	54.2%	64.2%	88.3% <sup>2</sup>
RoTE before tax <sup>3</sup>	2.9%	-3.2%	0.0%
RWA in € bn	17.7	17.5	18.0

### NII and fee income<sup>1</sup> € mn (IFRS)



→ Operating income down q-o-q due to several effects mainly on NII and fair value result

- NII burdened by SRT costs of € -10 mn (q-o-q) and reduced portfolio volume (REFS and non-core) which was not compensated by increased portfolio profitability and lower funding costs
- Strong increase in fee income by € 10 mn from REIS mainly reflecting integration of Deutsche Investment<sup>1</sup> (DI)
- Realisation income of € 5 mn, benefitting from rather stable REFS prepayments but reduced income from liability buybacks and non-core sales
- Fair value result and others mainly impacted by changed interest rate environment and credit induced effects – thereof € -10 mn for US NPL fair value risk charge balanced by € 11 mn release of US stage 3 LLP

→ Operating expenses down q-o-q on a like-for-like basis, unchanged including integration of DI

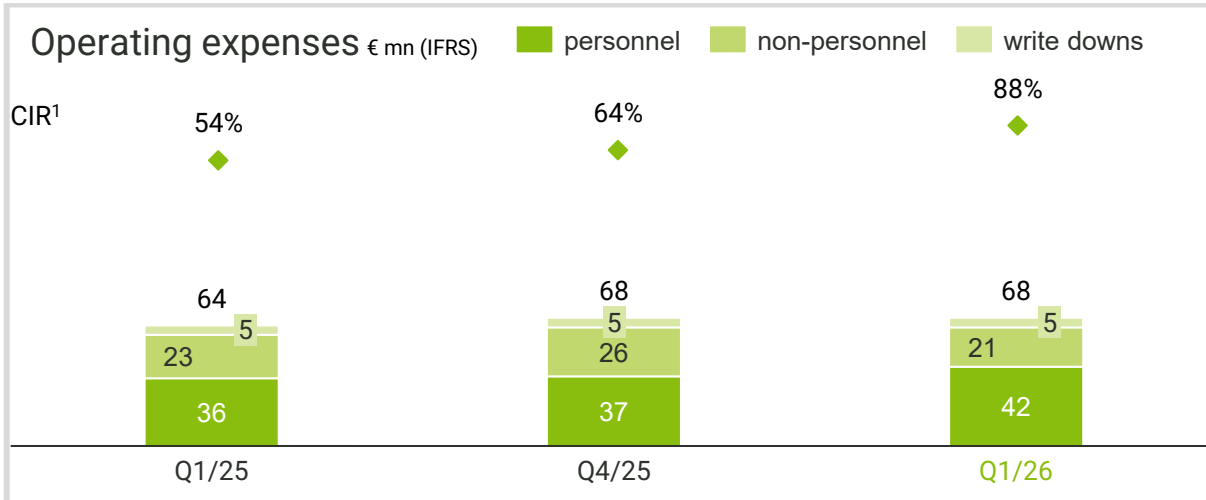
→ Risk provisioning down q-o-q – additions in stage 3 for European NPL partly compensated by releases

→ PBT of € 6 mn in line with expectations

1. Including fee income from REIS in income lines “Net commission income” (€ 5 mn, thereof € 3 mn from investment management and € 2 mn from O&C) and “Net other operating income” (€ 5 mn from property and facility management) 2. CIR adjusted for US fair value risk charges = 78.2% 3. RoTE incl. pro rata deduction of AT-1 coupon

# OPERATING EXPENSES

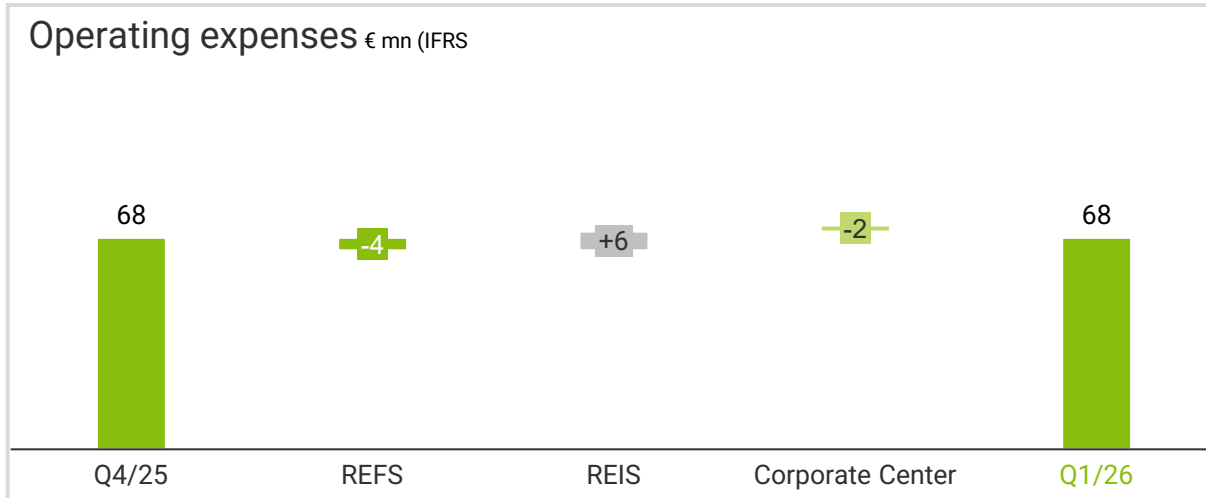
## Operating expenses stable q-o-q despite integration of Deutsche Investment



→ Due to strict cost discipline operating expenses down q-o-q on a like-for-like basis, unchanged including integration of DI

- Personnel costs: increase of € 5 mn driven by DI
- Non-personnel costs: reduction of € -5 mn mainly reflecting lower IT and strategic consulting costs (for SRT and DI acquisition)

→ CIR impacted by lower operating income q-o-q, mainly affected by € -10 mn SRT costs, € -10 mn US fair value risk charges and integration of DI – adjusted for US fair value risk charges CIR would be 78%



→ Operating expenses for REFS and Corporate Center further managed down due to strict cost discipline

→ Operating expenses for REIS up by € 6 mn, reflecting integration of DI

Note: Figures may not add up due to rounding

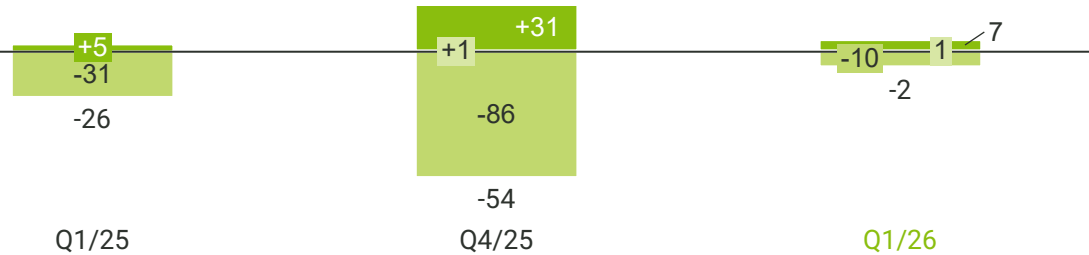
1. CIR = (General and administrative expenses + net income from write-downs and write-ups on non-financial assets)/operating income

# RISK PROVISIONING

Risk provisioning down q-o-q – additions in stage 3 partly compensated by releases

## Net income from risk provisioning € mn (IFRS)

■ Stage 1&2<sup>1</sup> ■ Stage 3 ■ Other<sup>2</sup>



→ Stage 1&2: € 7 mn net release

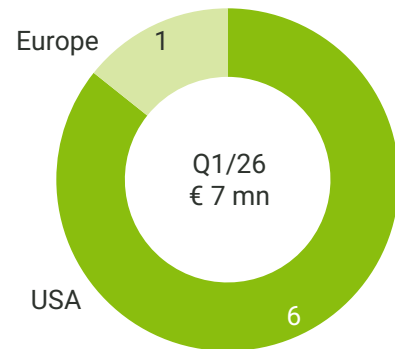
- Releases due to maturity and credit driven effects incl. releases from US management overlay due to shortening of maturities and adjustment of model parameters to actual losses
- partly counteracted by adverse development of macroeconomic parameters including interest rates

→ Stage 3: € -10 mn net addition

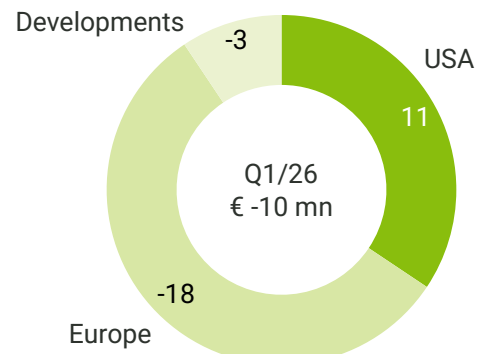
- Additions for European NPL (€ -21 mn)
- partly counteracted by net release for US NPL (€ 11 mn) – overall US risk charges (LLP + fair value) are balanced

## Stage 1&2

31/03/2026 (€ mn, IFRS)



## Stage 3

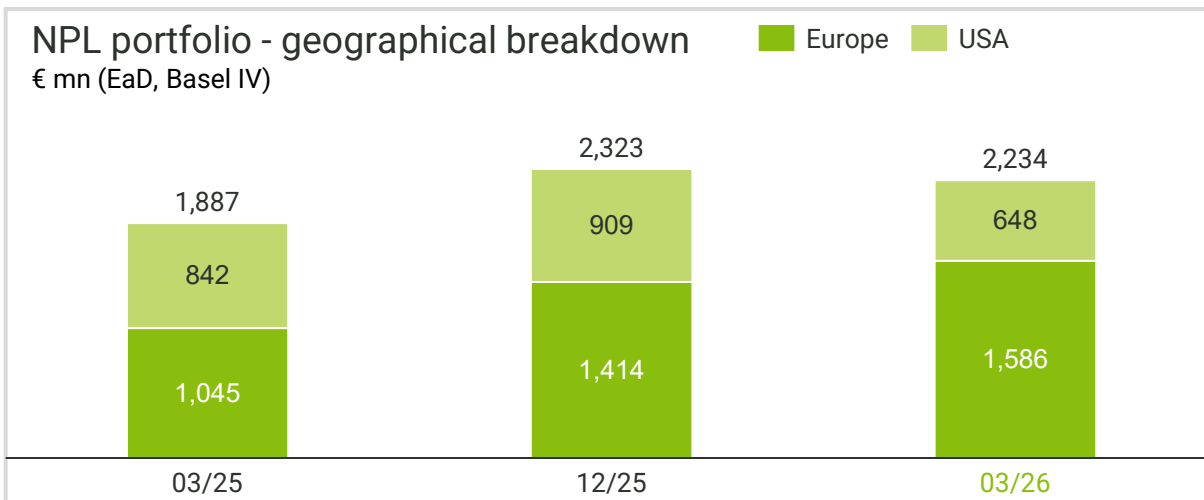
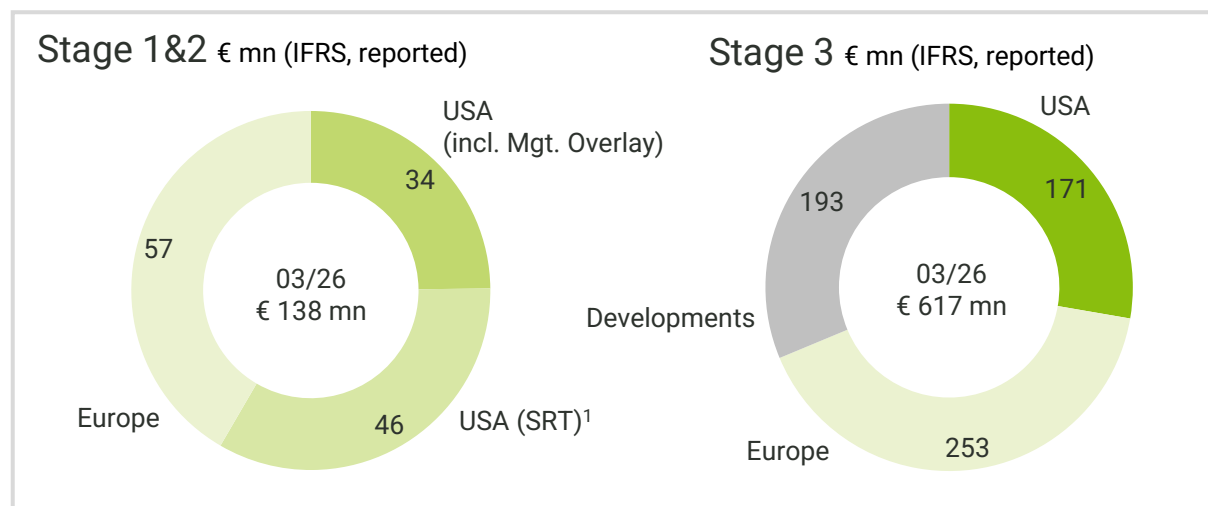
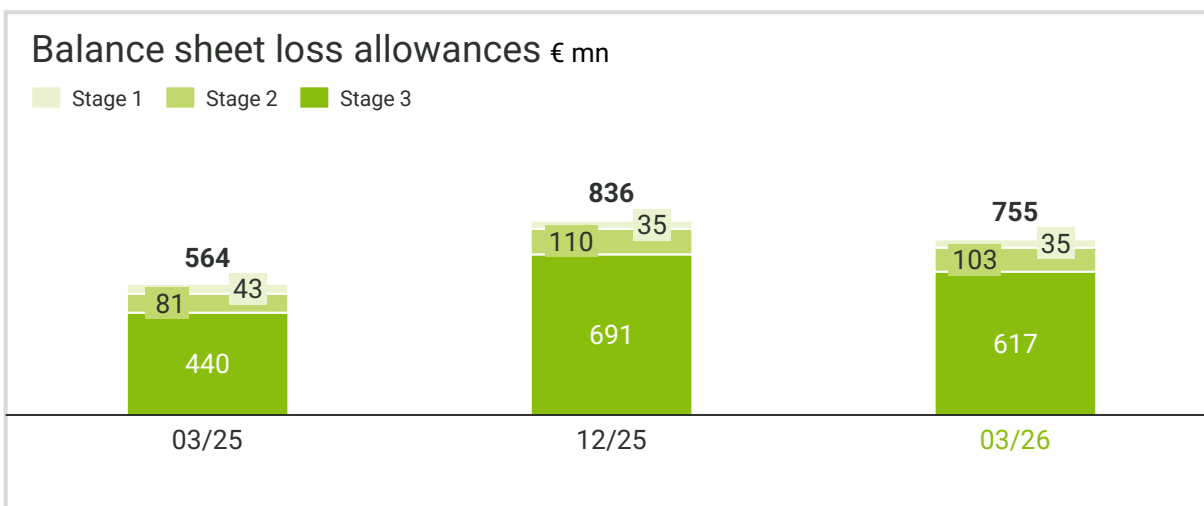


Note: Figures may not add up due to rounding

1. Incl. provisions in off balance sheet lending business 2. Net income from modifications

# LOSS ALLOWANCES

Loss allowances slightly down in line with reduced NPL portfolio



- Stages 1&2:
  - € -7 mn net decrease in Q1/26 due to maturity and credit driven effects
- Stage 3:
  - Net decrease of € -74 mn driven by consumption of loss allowances in connection with reduction of NPL portfolio
  - Repayment/partially repayment of 5 US and 2 European NPL
- REFS NPL coverage ratio<sup>2</sup> slightly down to ~28% (12/25: ~30%), reflecting usage of loss allowances

Note: Figures may not add up due to rounding

1. Release of LLP for SRT (€ -6 mn) by model driven accounting effects covered by deduction from regulatory capital

2. Based on total loss allowances stage 3

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3. **Segment Reporting**
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6. Appendix

# BUSINESS SEGMENTS

New segment reporting as further step in the bank's transformation process

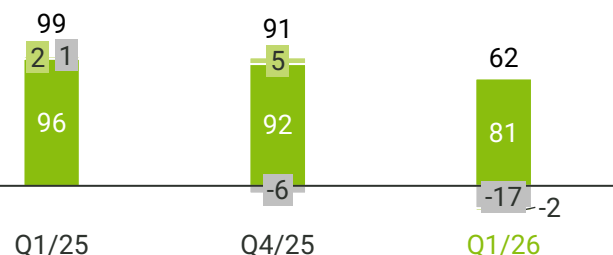
REFS	REIS	Corporate Center
<p><b>Earnings</b></p> <ul style="list-style-type: none"> <li>➤ CRE lending</li> </ul> <p><b>Operating expenses</b></p> <ul style="list-style-type: none"> <li>➤ Direct costs</li> <li>➤ Attributable costs, incl. central functions</li> </ul>	<p><b>Earnings</b></p> <ul style="list-style-type: none"> <li>➤ pbb invest</li> <li>➤ O&amp;C</li> </ul> <p><b>Operating expenses</b></p> <ul style="list-style-type: none"> <li>➤ Direct costs</li> <li>➤ Attributable costs, incl. central functions</li> </ul>	<p><b>Earnings</b></p> <ul style="list-style-type: none"> <li>➤ Investment portfolio (Non-Core &amp; Liquidity)</li> <li>➤ Liability management and hedging</li> <li>➤ Others</li> </ul> <p><b>Operating expenses</b></p> <ul style="list-style-type: none"> <li>➤ Direct costs</li> <li>➤ Attributable costs, incl. central functions</li> <li>➤ Compulsory group costs</li> </ul>
<p style="text-align: center;"><b>Proportional allocation across the segments</b></p> <ul style="list-style-type: none"> <li>➤ Equity investments</li> <li>➤ AT1 Coupon</li> <li>➤ Overhead costs from central functions</li> </ul>		

# REFS – FINANCIAL OVERVIEW

## Financial performance impacted by de-risking and portfolio transformation

### Operating income € mn (IFRS)

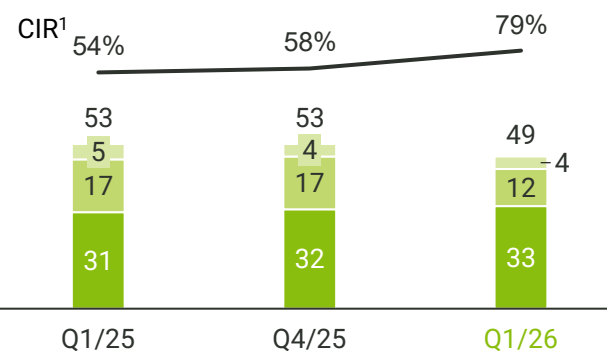
■ NII/NCI    ■ Fair value result and others  
■ Realisation income



- NII/NCI down q-o-q due to SRT costs of € -10 mn and reduced portfolio volume while portfolio profitability increased
- Fair value result and others of € -17 mn mainly impacted by fair value risk charges for US NPL (€ -10 mn, balanced by € 11 mn release of US stage 3 LLP)

### Operating expenses € mn (IFRS)

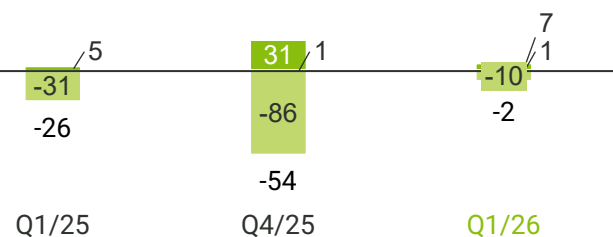
■ Personnel    ■ Non-personnel    ■ Write downs



- Operating expenses down by -8% q-o-q
  - Personnel costs: inflationary uplift and organisational transition well managed
  - Non-personnel costs: € -5 mn reduction due to cost measures
- CIR impacted by lower operating income, which was also affected by US fair value risk charges

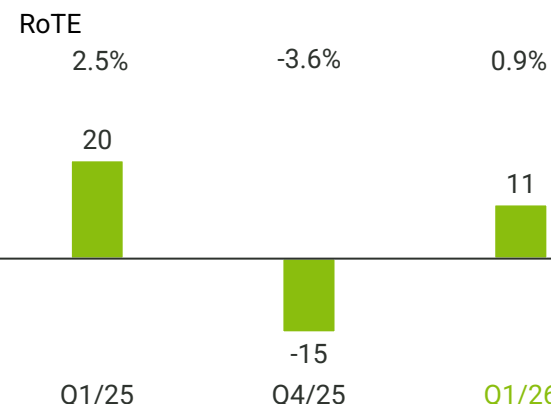
### Net income from risk provisioning € mn (IFRS)

■ Stage 1&2    ■ Stage 3    ■ Other



- Stage 1&2 net release of € 7 mn mainly from credit driven effects
- Stage 3 net addition of € -10 mn reflecting additions for European NPL (€ -21 mn), partially compensated by release for US NPL (€ 11 mn)
- Overall US risk charges (stage 3 LLP + fair value) are balanced

### Pre-tax profit € mn (IFRS)



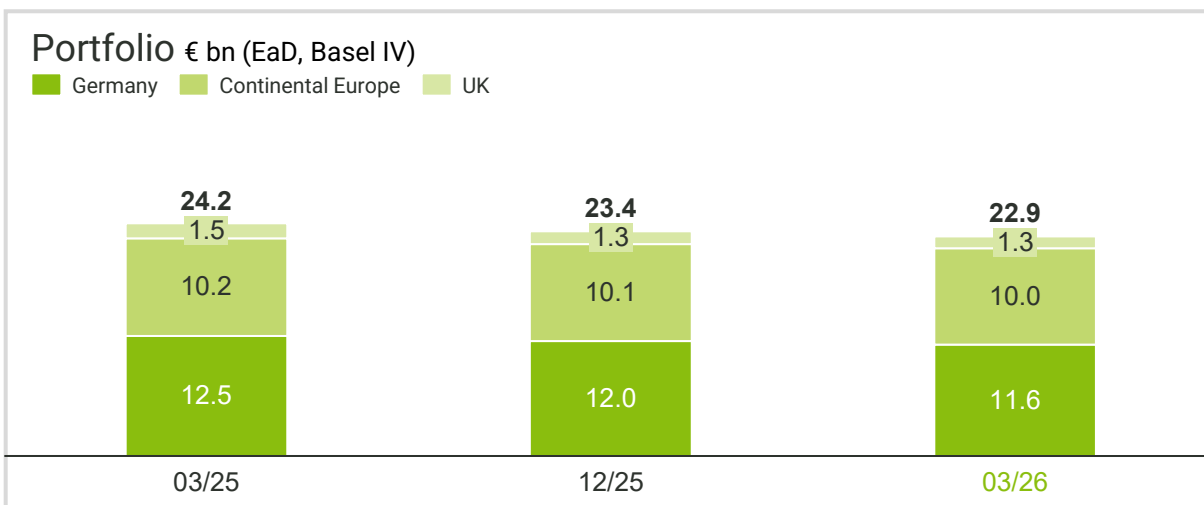
- PBT of € 11 mn up q-o-q, supported by cost discipline and lower risk costs
- RoTE of 0.9% incl. allocated pro rata deduction of AT-1 coupon
- New business RoTE of ~7% in Q1/26

Note: Figures may not add up due to rounding

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

# EUROPEAN REFS PORTFOLIO PERFORMING

Solid portfolio quality

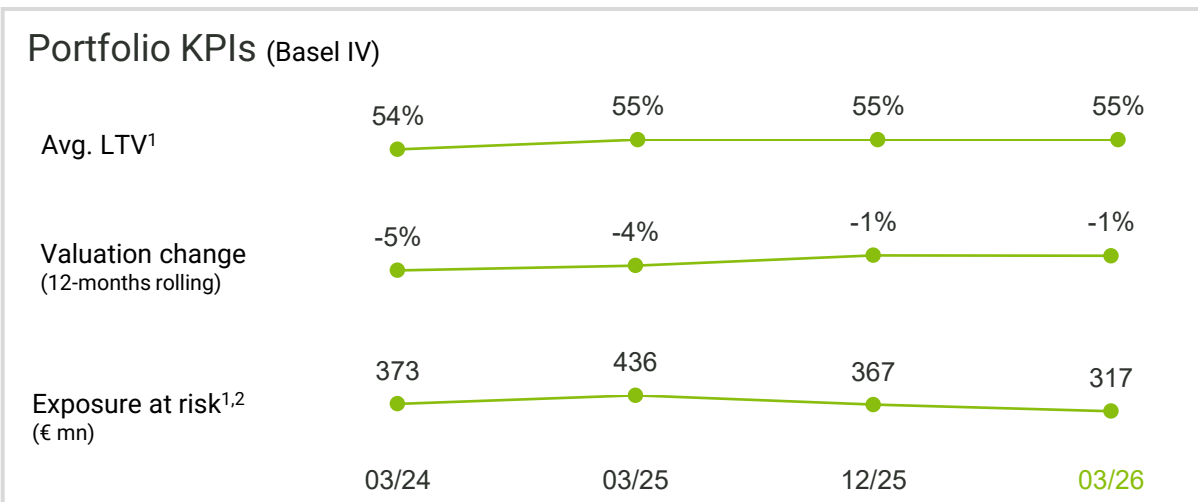
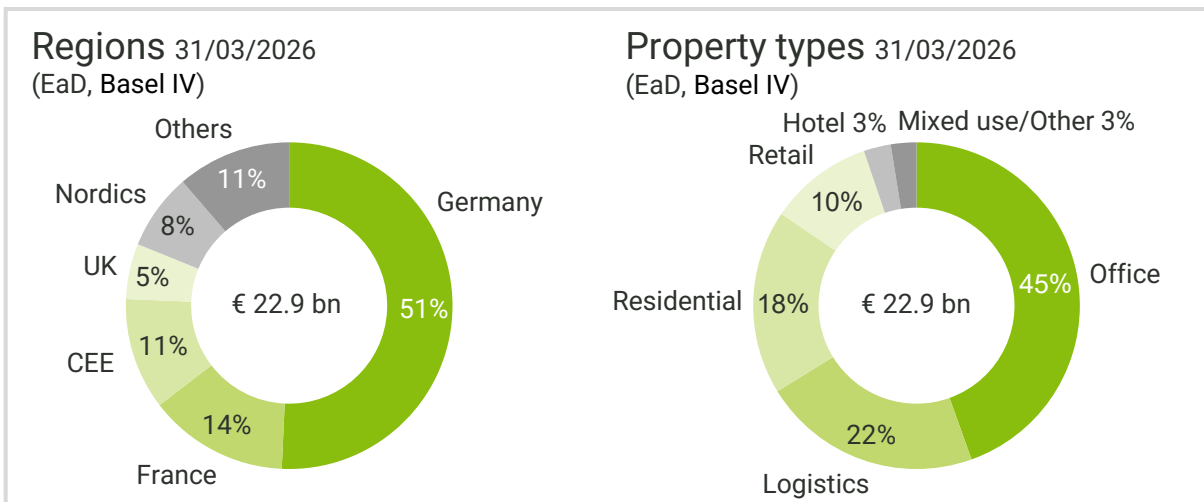


→ Portfolio down by € 0.5 bn in Q1/26

- Transfer to NPL € -0.2 bn
- Repayments & others € -0.3 bn

→ Ongoing improvement of performing portfolio KPIs

- Avg. LTV<sup>1</sup> stabilised
- Valuation adjustments (12-months rolling) remain below peak
- Exposure at risk<sup>2</sup> for performing investment loans declined
  - ~1.4% of portfolio<sup>1</sup> (12/25: ~1.6%)
  - covered by ~15% via existing total stage 1&2 LLP of € 47 mn (12/25: ~13%)

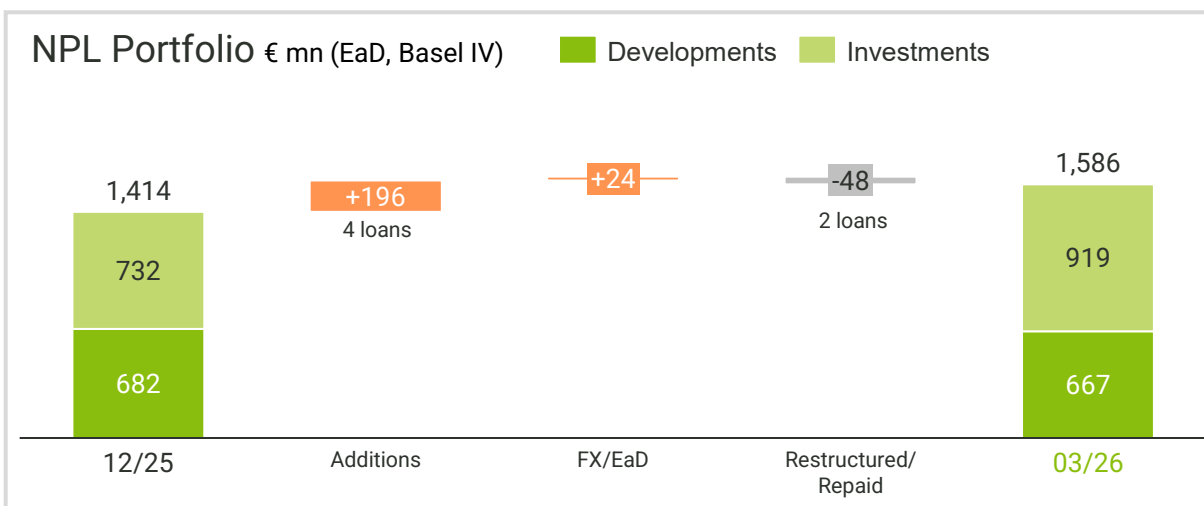


Note: Figures may not add up due to rounding

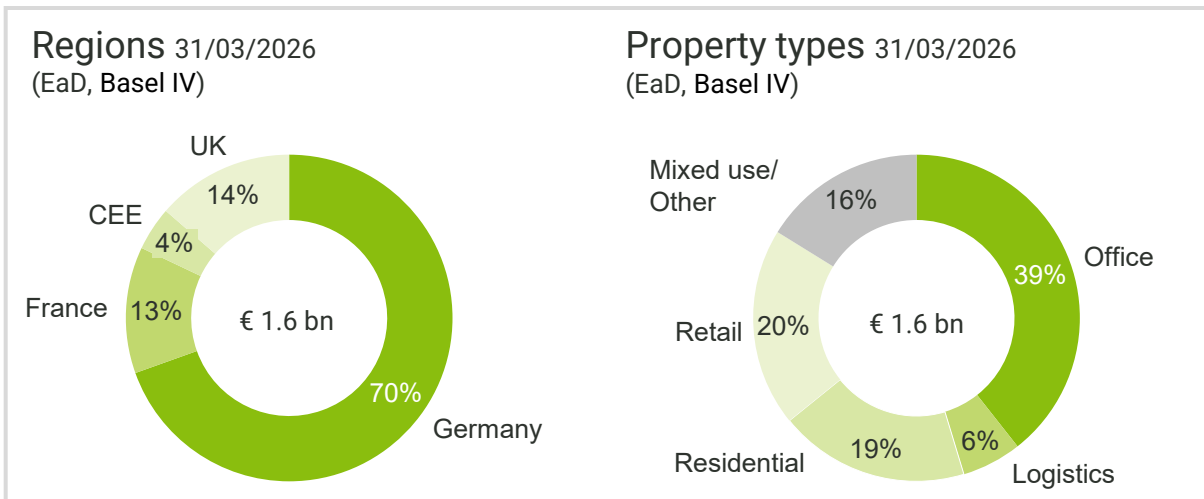
1. Performing investment loans, based on commitments 2. Volume with layered LTV >70%

# EUROPEAN NPL PORTFOLIO

## NPL portfolio in line with expectation



- Net increase of European NPL portfolio by € 172 mn in Q1/26
  - Addition of 4 European loans € 196 mn, thereof 1 loan € -94 mn repaid in 04/26
  - FX/EaD-effects of € 24 mn
  - Repayment of 2 NPL € -48 mn, thereof one development NPL (€ -34 mn)
- Slight decrease of development NPL volume in Q1/26 – portfolio de-risked in 2025
  - No new NPL in Q1/26
  - 2 cases land phase, 1 construction phase (mixed use) and 2 finishing phase (residential & office)



- NPE<sup>1</sup> ratio 6.5% – reflecting increased NPL on reduced European portfolio (12/25: 5.7%)
- NPL coverage ratio of ~28% (12/25: ~31%)

Note: Figures may not add up due to rounding

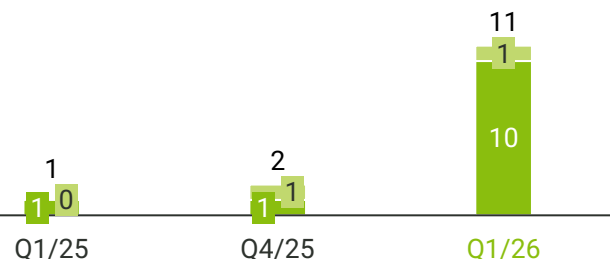
1. Non-Performing Exposure ratio = Non-performing loans and bonds / total European portfolio (EaD)

# REIS – FINANCIAL OVERVIEW

## Q1/26 benefits from 1<sup>st</sup> time consolidation of Deutsche Investment (DI)

### Operating income € mn (IFRS)

■ Fee income ■ NII

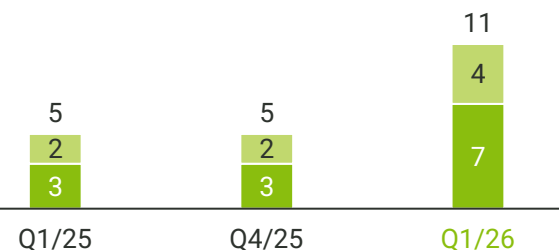


→ Strong increase in operating income by € 9 mn q-o-q driven by acquisition of DI

- Fee income includes income from pbb invest<sup>1</sup> and O&C
- NII contains € 1 mn from O&C

### Operating expenses € mn (IFRS)

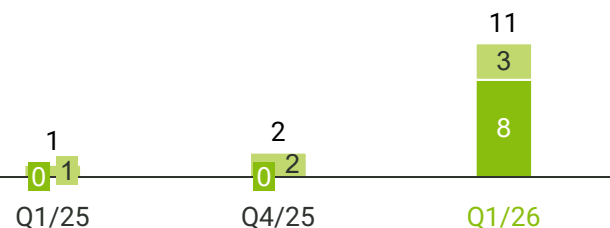
■ Personnel ■ Non-personnel<sup>2</sup>



→ Operating expenses up by € 6 mn q-o-q, including one-off integration costs and effect from purchase price adjustment (€ 1 mn) arising from 1<sup>st</sup> time consolidation of DI

### Operating income € mn (IFRS)

■ pbb invest ■ O&C



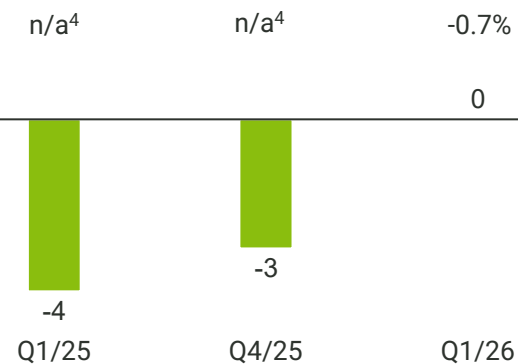
→ pbb invest: 100% fee income

- Investment management fee (€ 3 mn)
- Property and facility management fee (€ 5 mn)

→ O&C: fees and NII € 3 mn

### Pre-tax profit € mn (IFRS)

RoTE



→ PBT up by € 3 mn q-o-q, supported by integration of DI

→ Adjusted PBT<sup>3</sup> of € 1 mn in Q1/26

→ RoTE accretive capital light business

→ RoTE of -0.7% incl. PPA<sup>3</sup> and allocated pro rata deduction of AT1 coupon

Note: Figures may not add up due to rounding

1. Fee income = net commission income + other operating income (Facility & Property Mgt.) 2. Non-personnel costs incl. write downs 3. Adjusted by purchase price adjustment (PPA) and integration costs 4. not applicable

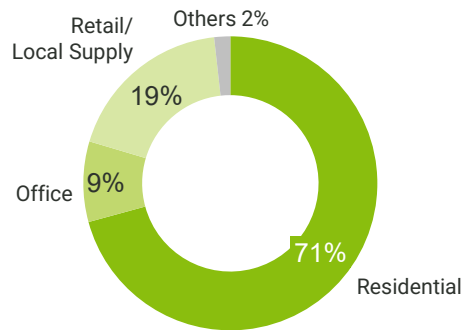
# REIS – PORTFOLIO DEVELOPMENT

## pbb invest: Diversified portfolio and investor base

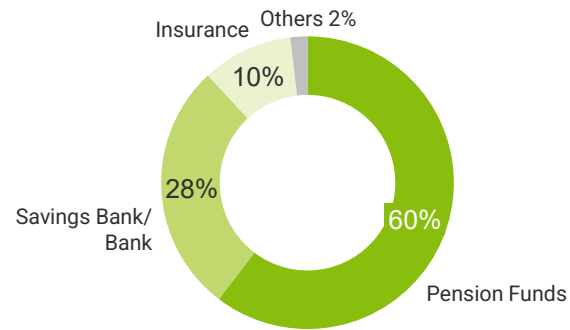
### Assets under Management (AuM)<sup>1</sup> € bn



### AuM: Property type 31/03/2026 (square meters)



### AuM: Investor type 31/03/2026



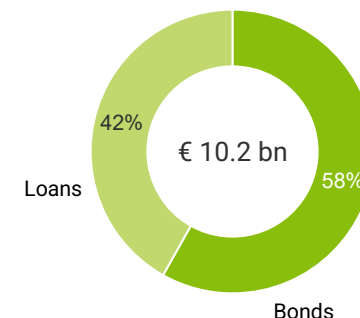
Note: Figures may not add up due to rounding  
1. Based on market values

- Deutsche Investment Group provides full value chain (360° approach), combining RE Investment / Asset Management with integrated property & facility management
- Focus and expertise on future-proof asset class German Residential (71% of AuM) with a strong company track record of 25 years
- Solid Core/Core+ strategies, supplemented by minor share of value-add/transform-to-green and developments
- Long-term partnerships with institutional capital only – diversified, Germany focused investor base
- Deep access to diversified institutional investor base with open investment commitments
- Capital commitments € ~180 mn in place
- No own book investments

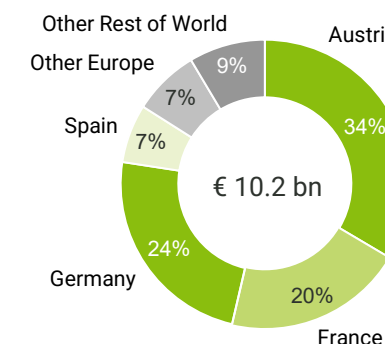
Income statement (€ mn)	Q1/25	Q4/25	Q1/26
Operating income	18	13	4
Net interest income	13	7	3
Net income from realisation	-	4	7
Fair value result & others	5	2	-6
Operating and other expenses	-6	-10	-9
<b>Pre-tax profit</b>	<b>12</b>	<b>3</b>	<b>-5</b>
RWA € bn	0.9	0.7	1.1

### Investment portfolio € bn (31/03/2026, EaD, Basel IV)

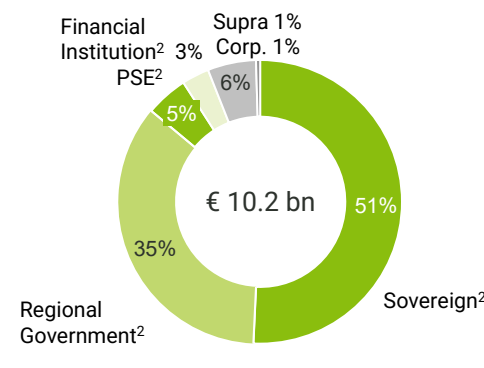
#### Product class



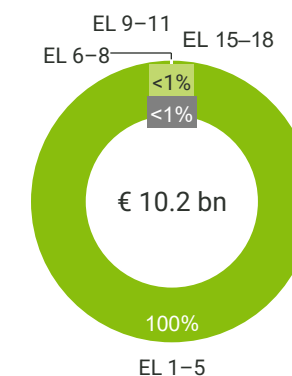
#### Regions



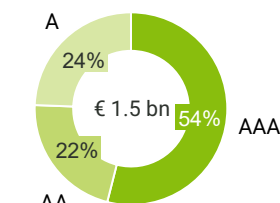
#### Borrower classification



#### Internal ratings (EL classes<sup>3</sup>)



#### thereof: Liquidity portfolio (Ratings<sup>4</sup>)



#### → Operating income down q-o-q:

- Mainly due to lower NII from maturing investment portfolio
- Realisation income compensating interest-rate driven effects in fair value result & others

#### → Operating and other expenses relatively stable q-o-q with slight decrease in non-personnel expenses

#### → NII generating investment portfolio of € 10.2 bn includes:

- Former non-core portfolio: € 8.7 bn
- Liquidity portfolio<sup>1</sup>: € 1.5 bn with 100% HQLA

Note: Figures may not add up due to rounding

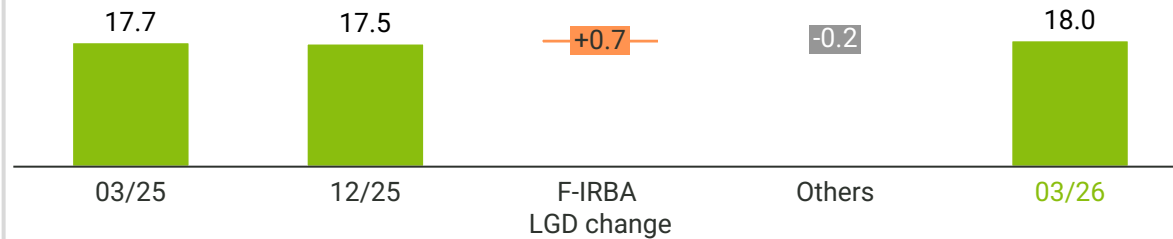
1. Part of total liquidity buffer of € ~4.8 bn 2. Incl. related institutions 3. Internal EL Classes 1-8 = Investment grade; Internal EL classes 9-18 = Non-investment grade 4. Based on lowest available external ratings from S&P, Moodys and/or Fitch

1. Strategic Transformation
2. Group Financials
3. Segment Reporting
4. **Capital & Funding**
5. Summary
6. Appendix

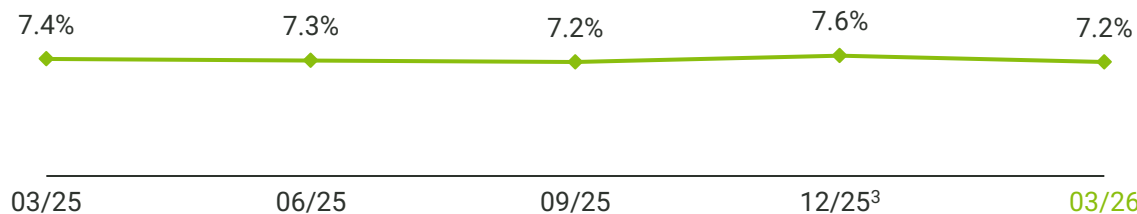
### Capital ratios (IFRS, F-IRBA)

%	03/25 <sup>1</sup>	12/25 <sup>2,3</sup>	03/26 <sup>4</sup>	Pro-forma
				CRSA <sup>5</sup>
CET 1	15.5	14.7	13.4	15.2
Own funds	18.6	18.6	17.1	18.9

### RWA € bn (IFRS, F-IRBA)



### Leverage ratio (IFRS, F-IRBA<sup>2</sup>)

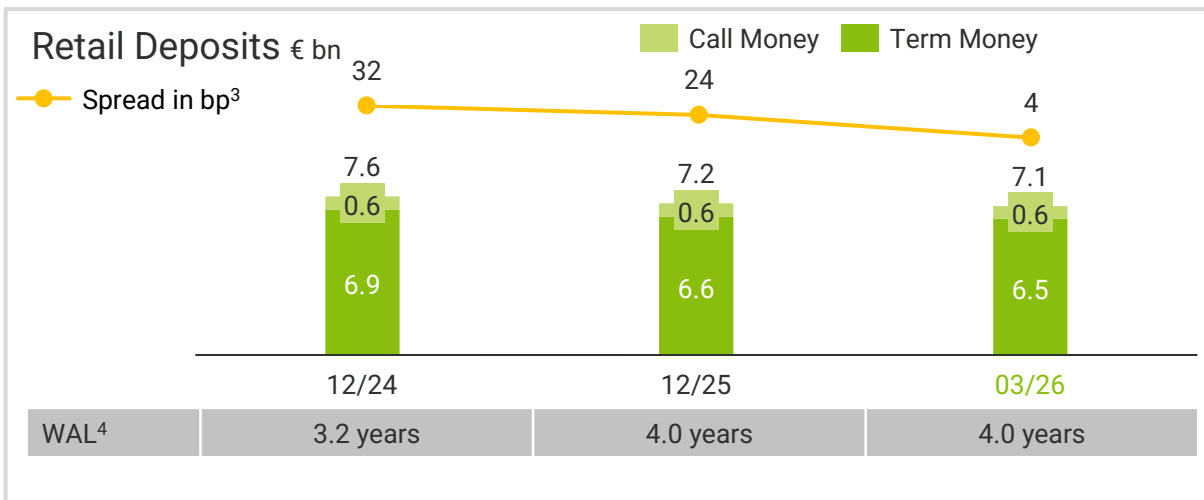
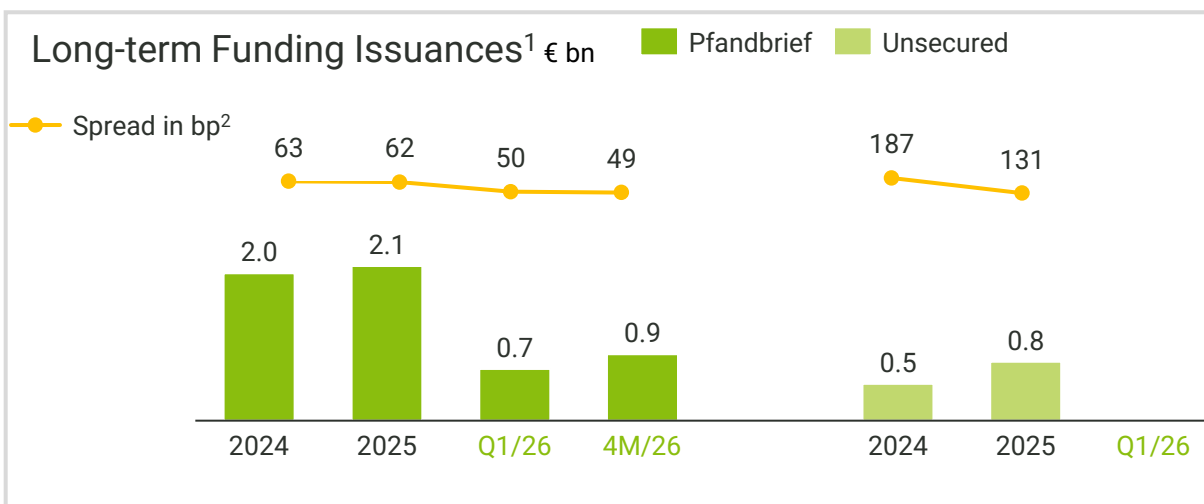


- CET1 ratio down q-o-q from 14.7%<sup>3</sup> to 13.4% in line with previous guidance
  - Adoption of EBA position on non-equivalence of US data for computation of US LGD in F-IRBA<sup>6</sup> leads to full loss of preferential collateralised LGD treatment for entire US REFS business per Q1/26 – total effect of around -110 bp (RWA and capital)<sup>7</sup>
  - Acquisition of Deutsche Investment with capital impact of about -20 bp
- F-IRBA RWA are pro-cyclically elevated – F-IRBA CET1 ratio of 13.4% is below the pro-forma standardised (CRSA) CET1 ratio of 15.2%
- Capital ratios well above SREP capital ratio requirements<sup>8</sup> for 2026
  - CET 1 ratio 9.93% (MDA<sup>9</sup> buffer ~340 bp)
  - Own Funds Ratio 14.85% (buffer ~220 bp)
  - ADI<sup>10</sup> € ~2.0 bn
- In line with long-term through the cycle minimum level of >13% for CET1 ratio

Note: Figures may not add up due to rounding 1. Excl. interim result, post proposed dividend 2024 2. Incl. full-year result 3. As per Annual Disclosure Report 2025 in accordance with Part 8 of the Capital Requirements Regulation (CRR) 4. Incl. interim result 5. CRR Credit Risk Standardised Approach 6. On 27/02/26, EBA communicated its position that US data is not viewed equivalent 7. See appendix page 39 for details, countries currently eligible for preferential LGD treatment are significantly below quantitative threshold for loss of preferential application of LGD level 8. SREP requirement (Minimum Distributable Amount – MDA): 4.5% P1R + 1.83% P2R + 2.5% Capital Conservation Buffer + 1.10% anticipated additional buffer (CCyB + SyRB) 9. MDA = Minimum Distributable Amount 10. ADI = Available Distributable Items

# FUNDING AND LIQUIDITY

## Strong start to 2026 in capital markets funding



### → Strong start to 2026 in capital markets funding

- € 1.75 bn Pfandbrief and up to one Senior Preferred benchmark issuance planned for 2026
- More than 50% of Pfandbrief funding planned for 2026 completed until 04/26 (€ 500 mn 4-year benchmark, SEK 1.4 bn and € 300 mn taps)
- Moderate senior funding needs and comfortable liquidity position enables tactical funding approach avoiding volatile market phases with elevated secondary market spreads

### → Cost efficient retail deposit funding

- Deposit volume stable at around € 7 bn accommodating de-risked balance sheet needs
- 50:50 split with unsecured wholesale funding in line with diversified funding strategy

### → Robust liquidity

- LCR at 185%, NSFR at 114%
- Liquidity position at € 4.8 bn – in line with balance sheet reduction

Note: Figures may not add up due to rounding

1. Excl. retail deposit business and “own-use” Pfandbriefe 2. Issuance all-in spread vs. 3M Euribor 3. Spread vs. 3m EURIBOR for new pbb direkt term deposits (volume weighted across year or quarter; excl. external costs)

4. WAL = weighted average lifetime

1. Strategic Transformation
2. Group Financials
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4. Capital & Funding
5. **Summary**
6. Appendix

- Strategic transformation in execution – REIS contributing € 11 mn operating income
- Diversification and profitability increase of European REFS portfolio ongoing with currently strong new business pipeline
- Profit before tax of € 6 mn in line with expectations
- Robust liquidity, CET1 ratio of 13.4% as expected
- Solid start into Q2/26 – we remain confident to achieve our full-year targets despite macroeconomic uncertainties

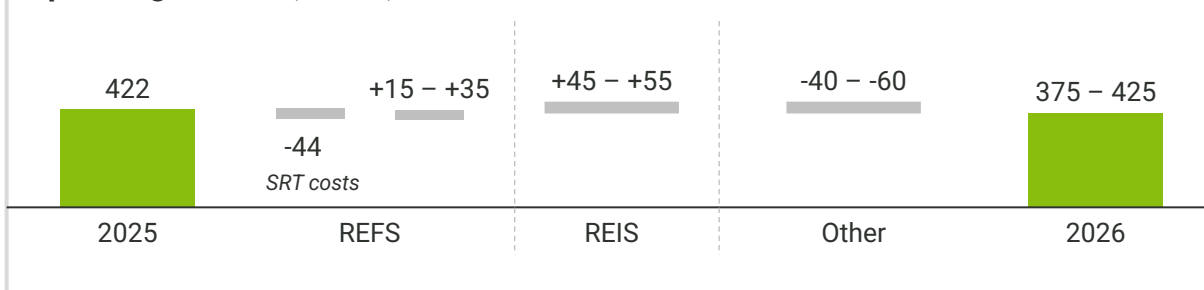
1. Strategic Transformation
2. Group Financials
3. Segment Reporting
4. Capital & Funding
4. Summary
5. Appendix

1. **Guidance 2026 & Outlook 2028**
2. Financials
3. REFS New Business
4. Portfolio profile
5. Funding & Ratings
6. ESG

Contact Details

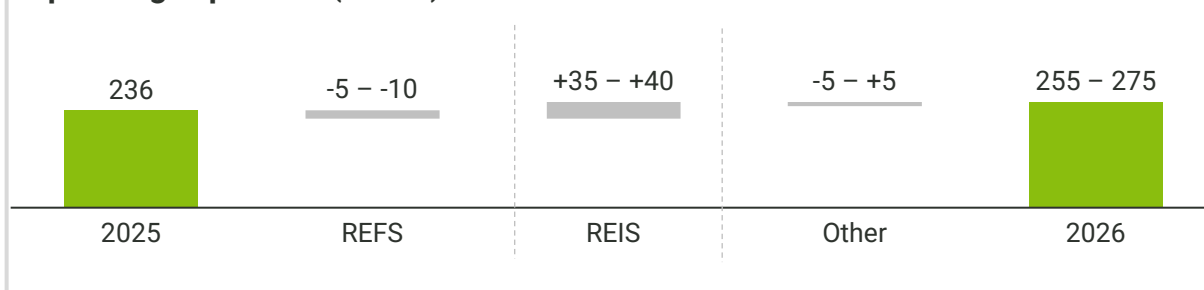
## Operating income, operating expenses and risk provisioning

### Operating income (in € mn)



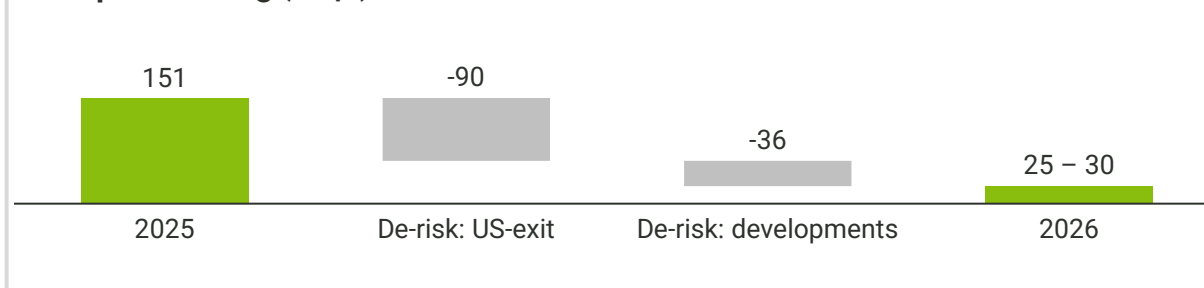
- Operating income expected to decline in 2026, reflecting strategic transition
- REFS burdened by US SRT costs (€ -44 mn), positive impacts by continued increase of gross portfolio margin and benefit from optimised funding costs
- REIS (pbb invest, O&C) boosted by full-year contribution of Deutsche Investment
- Other affected by significantly lower one-offs<sup>3</sup> and lower income from further run-down of Non-Core portfolio

### Operating expenses<sup>1</sup> (in € mn)



- Structural and stringent cost management initiatives established in REFS to support streamlined, cost-efficient operational setup in 2026 and beyond
- Increase of operating expenses in REIS mainly driven by acquisition of Deutsche Investment and ongoing investments in strategic initiatives
- CIR expected to reach 70–75% in 2026 mainly due to lower operating income level and on the back of a higher REIS cost level

### Risk provisioning (in bp<sup>2</sup>)



- Significant de-risking from US exit and of legacy development business to significantly lower risk provisions to 25–30 bp by the end of 2026

Note: Numbers may not add up due to rounding 1. General admin. expenses 2. Risk cost related to outstanding volume  
3. Incl. D&O insurance payment from HRE legal case settlement (2025: € 16 mn), asset sales (2025: € 13 mn) and other  
Results Q1/26 (IFRS, pbb Group, unaudited) 12 May 2026

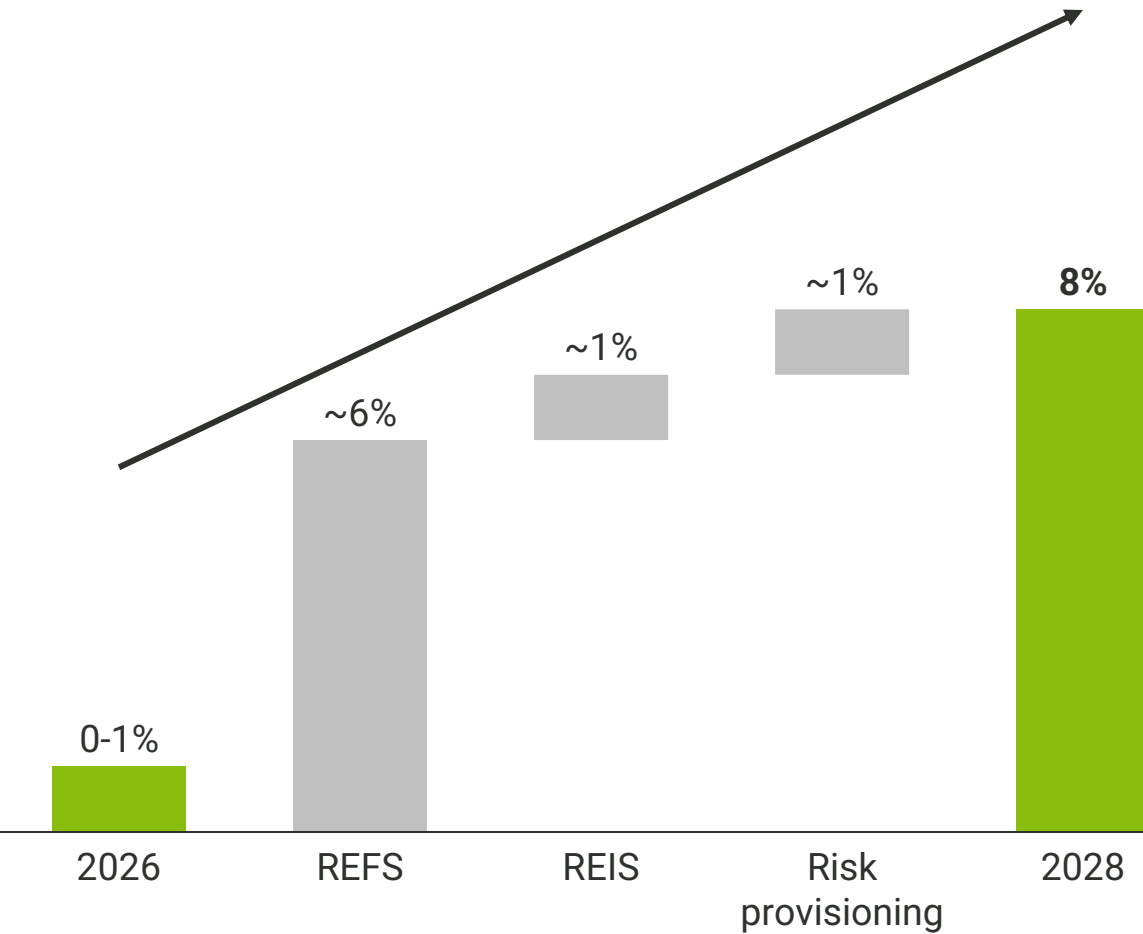
<b>Portfolio</b>	REFS: New business volume <sup>1</sup>	€ 7.5–8.5 bn
	REFS: Financing volume	€ 27.0–28.0 bn
	REIS: Assets under management	€ 3.3–3.7 bn
<b>P&amp;L</b>	Operating income	€ 375–425 mn
	Share of fee income <sup>2</sup>	>10%
	CIR <sup>3</sup>	70–75%
<b>Profitability</b>	Pre-tax profit	€ 30–40 mn

1. Incl. extensions > 1 year 2. Comprises net commission income and other operating income

3. CIR = (General and administrative expenses + net income from write-downs and write-ups on non-financial assets)/operating income

## Strategic RoTE target of 8% confirmed but postponed to 2028

### RoTE before taxes



### OPERATING INCOME

Increasing REFS portfolio profitability and growth of REIS are expected to drive operating income to € ~600 mn towards 2028

#### REFS:

- Declining SRT costs (€ -25 mn)
- Increasing portfolio profitability
  - Higher gross portfolio margin through accretive new business
  - Stable portfolio volume at € 27-28 bn with increasing interest bearing volume due to reduction of NPL portfolio down to <5% (12/25: 7.5%)<sup>1</sup>
  - Improving refinancing costs due to optimised and more cost-efficient liability and equity side

#### REIS:

- Build-out of REIS to € 7-8 bn AuM serve as key pillar to grow and further diversify operating income streams
- Fee income targeted >10% of operating income

### RISK PROVISIONING

- Significantly de-risked portfolio provides for reduced risk profile
- Further normalisation expected in a long-term range of 15-25 bp

### OPERATING EXPENSES

- Operating expenses expected stable due to strict cost discipline and streamlined organisational structure – positive effects in REFS compensate for build-out of REIS
- CIR expected to decrease to 45–50% in 2028

Note: Numbers may not add up due to rounding

1. EBA definition

Results Q1/26 (IFRS, pbb Group, unaudited) 12 May 2026



While **significant de-risking** has led to a material decline in operating income in 2025 and 2026, **increasing REFS portfolio profitability and growth of REIS are expected to substantially drive operating income towards 2028**. The acquisition of Deutsche Investment and the build-out of REIS are expected to become an even more important pillar for the **long-term diversification of operating income streams**.



**Strict cost discipline** and existing initiatives will further streamline the pbb target operating model. In combination with a growing topline, **CIR is expected to normalise at 45–50% by 2028**.



After significant de-risking in 2025, **risk provisioning is expected to normalise** at 25–30 bp by the end of 2026. Initiated de-risking from US exit and legacy development portfolio are cornerstones to achieve long-term target range of 15–25 bp.



**RoTE is projected to reach 8%** by the end of 2028. This positive trajectory is underpinned by a **substantial operating income improvement** that is driven by a more profitable REFS business as well as the capital-light build-out of REIS.



Going forward, the **long-term minimum CET1 ratio is above 13% through the cycle, reflecting a significantly de-risked portfolio**.

1. Guidance 2026 & Outlook 2028
2. **Financials**
3. REFS New Business
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5. Funding & Ratings
6. ESG

Contact Details

# KEY FIGURES

pbb Group

Income statement (€ mn)	2024	Q1/25	Q2/25	Q3/25	Q4/25	2025	Q1/26
Net interest income	465	107	104	99	99	409	84
Net fee and commission income	5	2	2	0	0	4	5
Net income from fair value measurement	-3	3	-19	-11	-6	-33	-22
Net income from realisations	79	2	6	4	10	22	5
Net income from hedge accounting	3	2	0	2	-1	3	2
Impairments on equity method entities	0	0	-11	0	3	-8	-
Net other operating income	-5	2	6	16	1	25	3
<b>Operating Income</b>	<b>544</b>	<b>118</b>	<b>88</b>	<b>110</b>	<b>106</b>	<b>422</b>	<b>77</b>
Net income from risk provisioning	-170	-26	-297	-33	-54	-410	-2
General and administrative expenses	-245	-59	-56	-58	-63	-236	-63
Expenses from bank levies and similar dues	-4	0	-3	0	0	-3	-1
Net income from write-downs and write-ups on non-financial assets	-21	-5	-6	-5	-5	-21	-5
Net income from restructuring	0	0	-3	0	1	-2	-
<b>Pre-tax profit</b>	<b>104</b>	<b>28</b>	<b>-277</b>	<b>14</b>	<b>-15</b>	<b>-250</b>	<b>6</b>
Income taxes	-14	-4	11	1	-42	-34	-1
<b>Net income</b>	<b>90</b>	<b>24</b>	<b>-266</b>	<b>15</b>	<b>-57</b>	<b>-284</b>	<b>5</b>
EpS <sup>1</sup>	0.48	0.13	-2.03	0.07	-0.47	-2,30	-0.01
<b>Key ratios (%)</b>	<b>2024</b>	<b>Q1/25</b>	<b>Q2/25</b>	<b>Q3/25</b>	<b>Q4/25</b>	<b>2025</b>	<b>Q1/26</b>
CIR <sup>2</sup>	48.9	54.2	70.5	57.3	64.2	60.9	88.3
RoTE before tax <sup>10</sup>	2.7	2.9	-40.1	1.2	-3.2	-9.9	0.0
RoTE after tax <sup>10</sup>	2.1	2.3	-37.0	1.2	-9.1	-10.6	-0.2
<b>Balance sheet (€ bn)</b>	<b>12/24</b>	<b>03/25</b>	<b>06/25</b>	<b>09/25</b>	<b>12/25</b>	<b>03/26</b>	
Total assets	44.2	42.3	42.4	42.6	39.9	39.7	
Equity	3.4	3.4	3.1	3.2	3.1	3.1	
Financing volume REFS	29.0	28.9	28.2	27.6	27.3	26.8	
Assets under Management						3.0	
<b>Regulatory capital ratios<sup>3</sup></b>	<b>12/24</b>	<b>03/25</b>	<b>06/25</b>	<b>09/25</b>	<b>12/25</b>	<b>03/26</b>	
RWA (€ bn)	20.6	17.7	17.7	17.5	17.5	18.0	
CET 1 ratio – phase in (%)	14.7 <sup>4</sup>	15.7 <sup>5</sup>	15.3 <sup>6</sup>	15.4 <sup>6</sup>	14.7 <sup>7,8</sup>	13.4 <sup>9</sup>	
Tier 1 ratio – phase in (%)	15.9 <sup>4</sup>	17.2 <sup>5</sup>	17.0 <sup>6</sup>	17.1 <sup>6</sup>	16.4 <sup>7,8</sup>	15.0 <sup>9</sup>	
<b>Personnel</b>	<b>12/24</b>	<b>03/25</b>	<b>06/25</b>	<b>09/25</b>	<b>12/25</b>	<b>03/26</b>	
Employees (FTE)	778	776	791	795	794	1,148	

Note: annual results audited, interim results Q1 2025/26 and Q3 2025 unaudited, interim results H1 2025 unaudited, but reviewed 1. After AT1 coupon ( 2024 und 2025: € -25 mn, Q1-Q4/25 & Q1/26: pro-rata € -6 mn) 2. CIR = (GAE + net income from write-downs and write-ups on non-financial assets)/operating income 3. Transition rules: Basel III, 2025: Basel IV 4. Incl. full-year result, post proposed dividend 2024 5. Excl. Interim result, post proposed dividend 2024 6. Incl. Interim result, post dividend 2024 7. Incl. full-year result 2025 8. As per Disclosure Report in accordance with Part 8 of the Capital Requirements Regulation (CRR) 9. Incl. interim result 10. RoTE incl. pro rata deduction of AT-1 coupon

# KEY FIGURES

## Segmental Reporting

Income statement (€ mn)	REFS			REIS			Corporate Center			pbb Group		
	Q1/25	Q4/25	Q1/26	Q1/25	Q4/25	Q1/26	Q1/25	Q4/25	Q1/26	Q1/25	Q4/25	Q1/26
Net interest income	94	92	80	-	-	1	13	7	3	107	99	84
Net fee and commission income	2	-	1	1	1	5	-1	-1	-1	2	-	5
Net income from fair value measurement	-1	-10	-15	-	-	-	4	4	-7	3	-6	-22
Net income from realisations	2	5	-2	-	1	-	-	4	7	2	10	5
Net income from hedge accounting	-	-	-	-	-	-	2	-1	2	2	-1	2
Impairments on equity method entities	-	3	-	-	-	-	-	-	-	-	3	-
Net other operating income	2	1	-2	-	-	5	-	-	-	2	1	3
<b>Operating Income</b>	<b>99</b>	<b>91</b>	<b>62</b>	<b>1</b>	<b>2</b>	<b>11</b>	<b>18</b>	<b>13</b>	<b>4</b>	<b>118</b>	<b>106</b>	<b>77</b>
Net income from risk provisioning	-26	-54	-2	-	-	-	-	-	-	-26	-54	-2
General and administrative expenses	-48	-49	-45	-5	-4	-10	-6	-10	-8	-59	-63	-63
Expenses from bank levies and similar dues	-	-	-	-	-	-	-	-	-1	-	-	-1
Net income from write-downs and write-ups on non-financial assets	-5	-4	-4	-	-1	-1	-	-	-	-5	-5	-5
Net income from restructuring	-	1	-	-	-	-	-	-	-	-	1	-
<b>Pre-tax profit</b>	<b>20</b>	<b>-15</b>	<b>11</b>	<b>-4</b>	<b>-3</b>	<b>-</b>	<b>12</b>	<b>3</b>	<b>-5</b>	<b>28</b>	<b>-15</b>	<b>6</b>

Note: interim results Q1/Q4 2025 pro-forma, Q1 2026 unaudited

# BALANCE SHEET

Balance Sheet IFRS, € bn

Assets	31/03/26	31/12/25	Liabilities & equity	31/03/26	31/12/25
Financial assets at fair value through P&L	0.9	0.9	Financial liabilities at fair value through P&L	0.3	0.2
thereof			thereof		
Positive fair values of stand-alone derivatives	0.1	0.2	Negative fair values of stand-alone derivatives	0.3	0.2
Debt securities	0.0	0.0	Financial liabilities measured at amortised cost	35.5	35.8
Loans and advances to customers	0.8	0.7	thereof		
Financial assets at fair value through OCI	1.4	1.4	Liabilities to other banks (incl. central banks)	1.3	1.4
thereof			thereof		
Debt securities	1.4	1.4	Registered Mortgage Pfandbriefe	0.2	0.2
Loans and advances to customers	0.0	0.0	Registered Public Pfandbriefe	0.3	0.4
Financial assets at amortised cost (after credit loss allowances)	35.0	35.6	Liabilities to other customers	16.6	16.8
thereof			thereof		
Debt securities	4.8	4.8	Registered Mortgage Pfandbriefe	3.2	3.3
Loans and advances to other banks	1.3	1.2	Registered Public Pfandbriefe	3.7	3.7
Loans and advances to customers	29.6	30.4	Bearer Bonds	17.0	17.0
Positive fair values of hedge accounting derivatives	0.1	0.1	thereof		
Other assets	2.3	1.8	Mortgage Pfandbriefe	11.6	10.9
			Public Pfandbriefe	1.6	1.6
			Subordinated liabilities	0.6	0.6
			Negative fair values of hedge accounting derivatives	0.6	0.6
			Other liabilities	0.2	0.2
			Equity (attributable to shareholders)	2.8	2.8
			AT1-capital	0.3	0.3
<b>Total Assets</b>	<b>39.7</b>	<b>39.9</b>	<b>Total liabilities &amp; equity</b>	<b>39.7</b>	<b>39.9</b>

Share  
of Pfandbriefe  
of refinancing  
liabilities

58%/56%

Note: Figures may not add up due to rounding

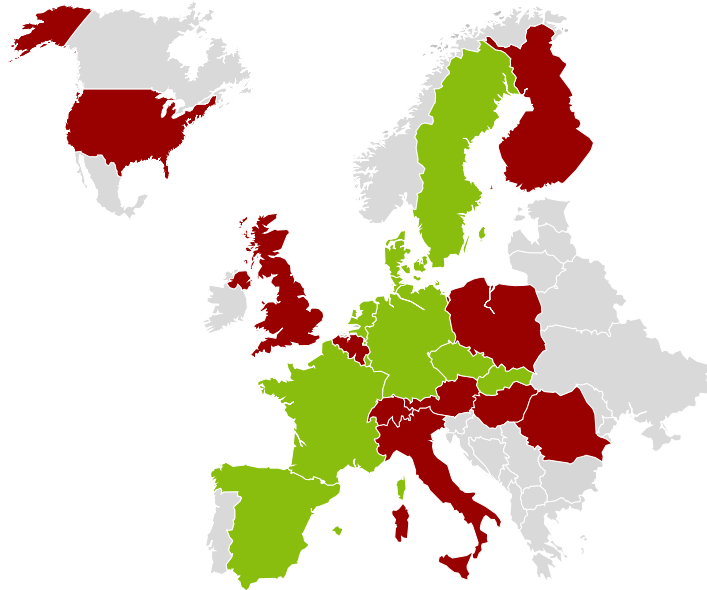
# RoTE definition

Return on Tangible Equity (RoTE)			Q1/26	
RoTE before tax (IFRS)	$\frac{\text{Profit before tax attributable to shareholders}^1 \text{ minus AT1-coupon}}{\text{IFRS equity}^2 \text{ minus AT1-capital and non-controlling interests}^2 \text{ minus goodwill and other intangible assets}^2 \text{ minus deferred tax income assets}^2}$	➤	$\frac{€ -1 \text{ mn}^1}{€ 2,657 \text{ mn}^2}$	0.0%
RoTE after tax (IFRS)	$\frac{\text{Net income after tax attributable to shareholders}^1 \text{ minus AT1-coupon}}{\text{IFRS equity}^2 \text{ minus AT1-capital and non-controlling interests}^2 \text{ minus goodwill and other intangible assets}^2}$		$\frac{€ -5 \text{ mn}^1}{€ 2,746 \text{ mn}^2}$	-0.2%
Return on Equity (RoE)			Q1/26	
RoE before tax (IFRS)	$\frac{\text{Profit before tax attributable to shareholders}^1 \text{ minus AT1-coupon}}{\text{IFRS equity}^2 \text{ minus AT1-capital and non-controlling interests}^2}$	➤	$\frac{€ -1 \text{ mn}^1}{€ 2,805 \text{ mn}^2}$	0.0%
RoE after tax (IFRS)	$\frac{\text{Net income after tax attributable to shareholders}^1 \text{ minus AT1-coupon}}{\text{IFRS equity}^2 \text{ minus AT1-capital and non-controlling interests}^2}$		$\frac{€ -5 \text{ mn}^1}{€ 2,805 \text{ mn}^2}$	-0.2%

Please note: OCI and Cash Flow Hedge-Reserve are not deducted in the denominator

1) Annualized during the year. 2) Average is the arithmetic mean based on the amount at the beginning of the year and the amounts as disclosed at the quarterly reporting dates of the current financial year.

### CRE market dependent F-IRBA LGD levels – Country by country



■ eligible   
 ■ Potentially not eligible   
 ■ Not eligible   
 ■ No impact/ no pbb market

! Status "eligible"/"not eligible" is based on quantitative threshold for preferential application of LGD level as of 31/03/26 – "not eligible" if i) CRE market loss rate in specific country > 0.50% or ii) no loss rate published by national competent authority (e.g. Switzerland) or iii) non-EU-country not deemed 'equivalent' by European Commission (e.g. United Kingdom) or EBA (e.g. US)

	Status <sup>1</sup>		REFS EAD <sup>2</sup> in € bn	Credit RWA <sup>2</sup> (in € bn)	CRE market loss rate not eligible >0.5% (in %)
	12/25	03/26	03/26	03/26	03/26
Germany	●	●	9.1	5.3	0.05
France	●	●	3.3	1.6	0.02
Sweden	●	●	0.9	0.6	0.01
Netherlands	●	●	1.0	0.5	0.13
Spain	●	●	0.6	0.3	0.22
Others – eligible <sup>3</sup>	●	●	0.6	0.3	0.00–0.23
USA	●	●	2.7	1.4	0.26 <sup>4</sup>
Poland	●	●	2.0	1.9	0.50
UK	●	●	1.4	1.4	n/a <sup>5</sup>
Others – not eligible <sup>6</sup>		●	1.0	0.9	0.50–1.11
<b>TOTAL</b>			<b>22.6</b>	<b>14.2</b>	

- The banking supervisory authority of the respective country collects and publishes the avg. CRE market loss rate from their supervised banks
- If the CRE market loss rate in a respective country is >0.5%, CRE transactions no longer qualify for preferential collateralised LGD level in F-IRBA
- In Q1/26, RWA requirements increased by € ~0.7 bn due to consideration of failed status for US (in line with EBA communication on 27/02/26).

1. Status indication means eligible as part of overall loss rate 2. CRE portfolio excl. residential 3. All listed markets with EAD <€ 0.5 bn, incl. CZ (EAD: € 0.4 bn), Slovakia (EAD: € 0.09 bn), Luxembourg (EAD: € 0.04 bn), Denmark (EAD: € 0.06 bn) 4. Write-off rates published by the Fed transformed into market loss rates 5. Regulatory regime not equivalent to EU 6. All listed markets with EAD <€ 0.5 bn, incl. Finland (EAD: € 0.3 bn), Austria (EAD: € 0.3 bn), Hungary (EAD: € 0.1 bn), Italy (EAD: € 0.2 bn), Belgium (EAD: € 0.09 bn), Romania (EAD: € 0.03 bn), CH (EAD: € 0.03 bn)

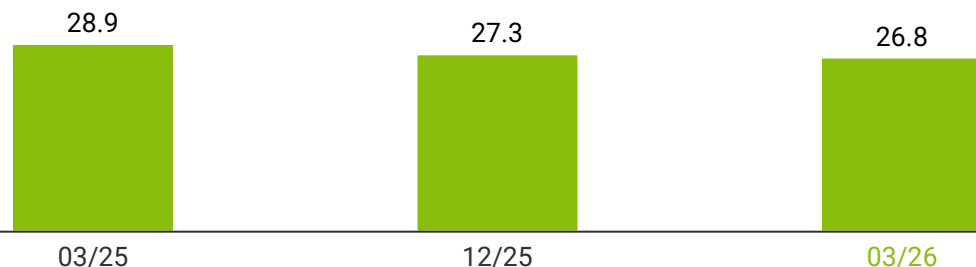
1. Guidance 2026 & Outlook 2028
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3. REFS New Business
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6. ESG

Contact Details

# REF NEW BUSINESS

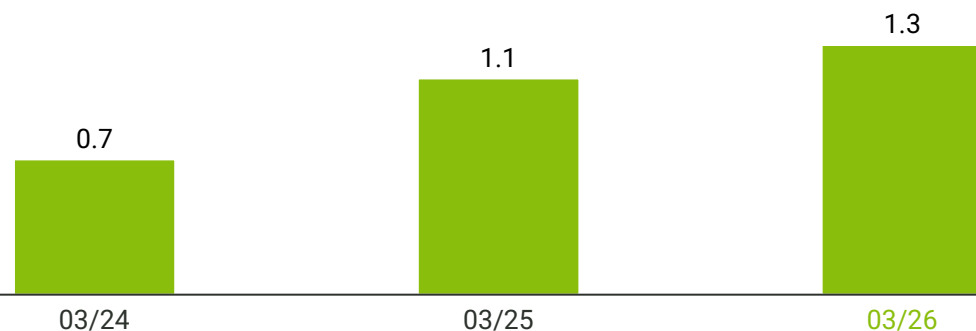
New business volume up by 18%, RoTE of ~7% accretive to target

Volume of REFS portfolio in € bn  
financing volume



- REF portfolio down by re-/prepayments and selective new business approach
- Avg. portfolio margin further up by ~2% q-o-q
- New business volume of € 1.3 bn up by ~18% vs. Q1/25, although transaction markets still restrained
- Increased share of new commitments vs. extensions of 64% in Q1/26 (Q1/25: 14%, 2025: 42%)
- New business profitability with RoTE of ~7% (2025: 8%, Q4/25: ~7%) accretive for RoTE target of ~8%
- Diversification well in progress:
  - Share of growth asset classes 2% in Q1/26 (Q1/25: 0%, 2025: 7%), share in deal pipeline ~21% (12/25: 18%)

New business in € bn  
commitments, incl. extensions > 1 year



New Business	03/25	03/26
Share of extension >1 year (%)	86	36
Ø Gross interest margin (bp) <sup>2</sup>	~250	~220
Ø LTV <sup>1</sup> (%)	50	62
Ø Maturity <sup>3</sup> (years)	~3.2	~3.2
No. of Deals	18	27

1. New commitments; avg. LTV (extensions): 03/26: 67%, 03/25: 61% 2. Net of FX-effects; gross revenue margin: 03/26: ~240 bp, 03/25: ~290 bp 3. Legal maturities

# REFS NEW BUSINESS

Diversification supports management of the cycle

As of 31/03/26

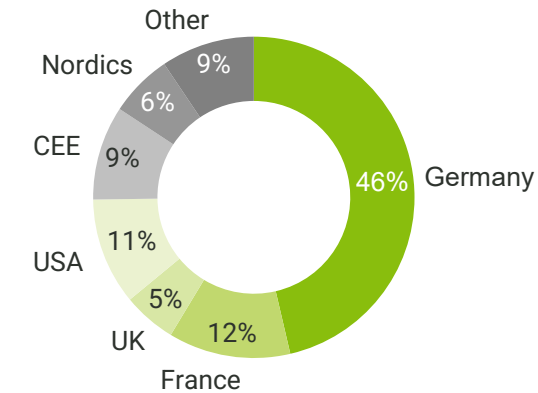
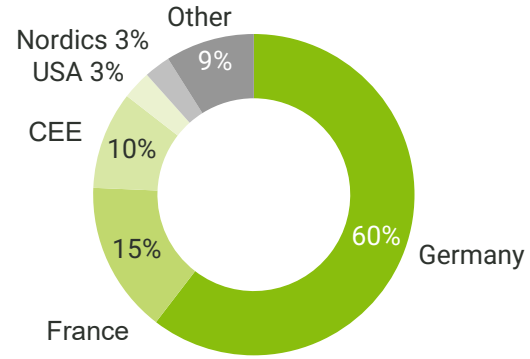
€ 1.3 bn

New business  
Commitments,  
incl. extensions > 1 year

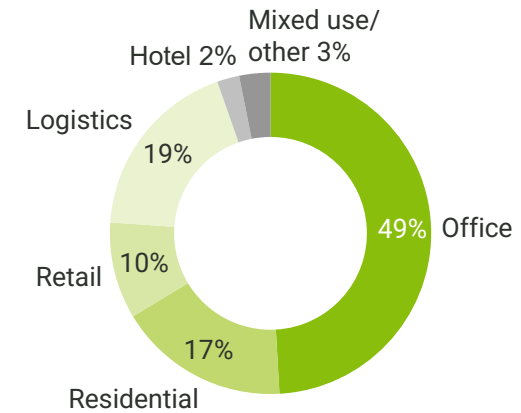
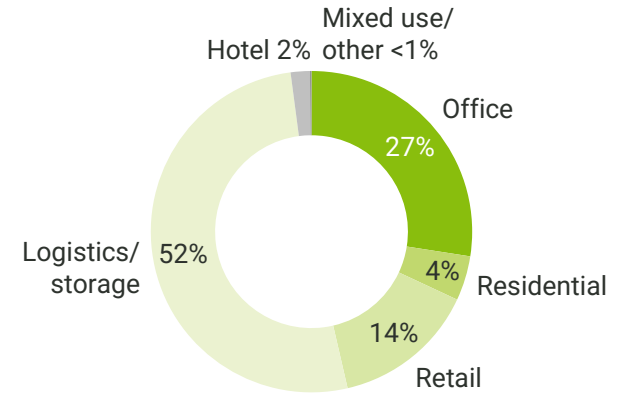
€ 27.4 bn

Portfolio  
EaD, Basel IV

Regions



Property types



Note: Figures may not add up due to rounding

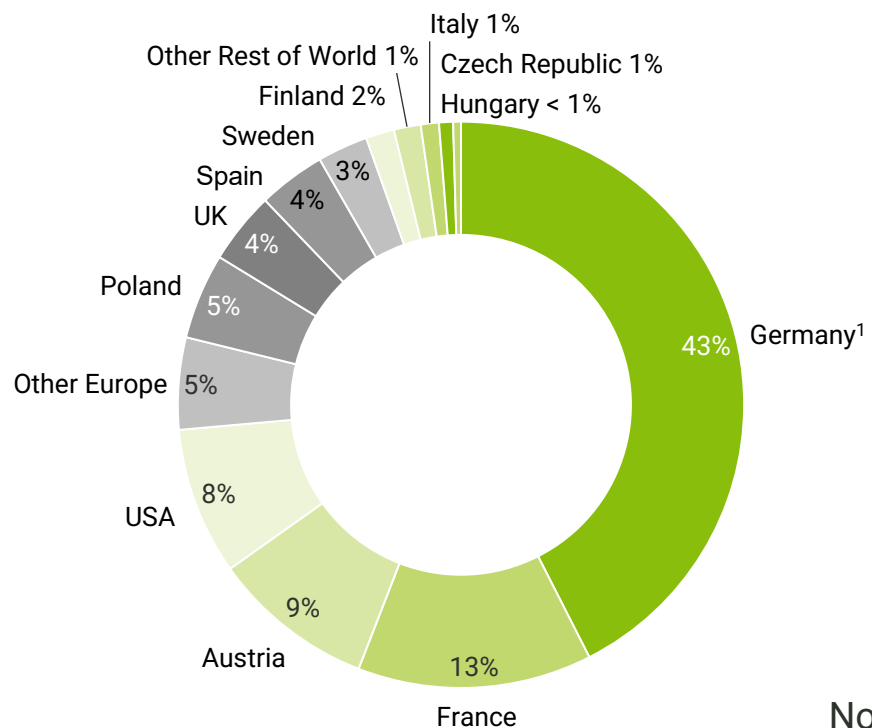
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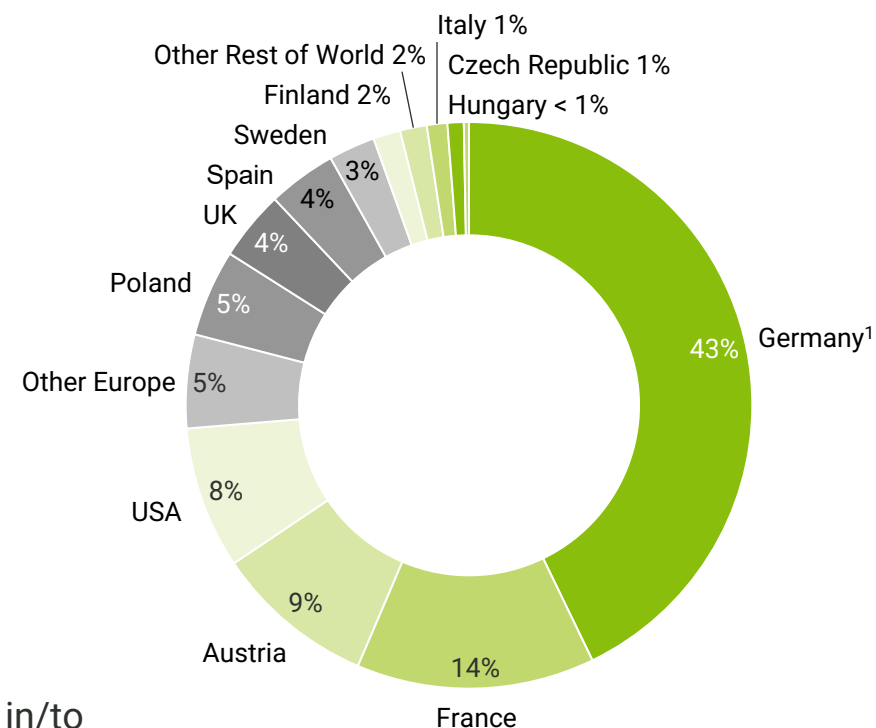
### Regions

EaD, Basel IV

31/12/2025 / Total: € 40.4 bn



31/03/2026 / Total: € 40.1 bn



No direct exposure in/to  
Ukraine, Russia and Belarus

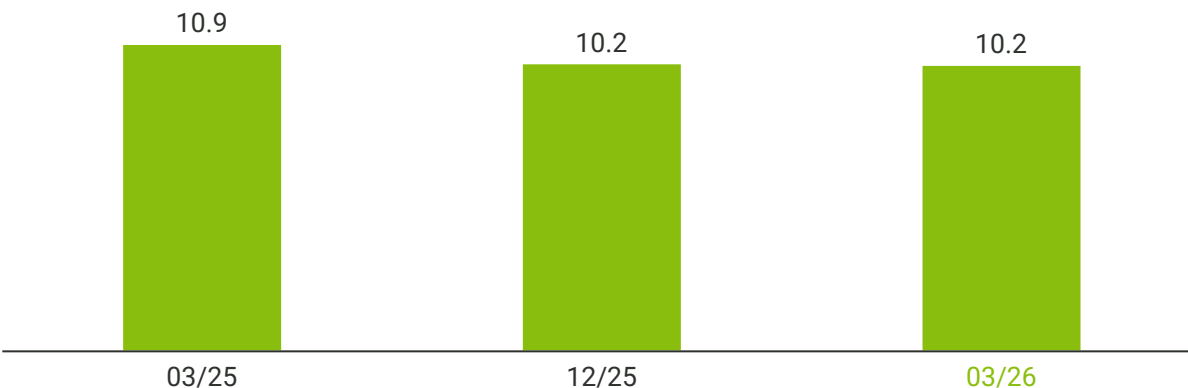
Note: Figures may not add up due to rounding

1. Incl. Bundesbank accounts (03/26: € 1.9 bn; 12/25: € 1.6 bn)

# EUROPEAN OFFICE PORTFOLIO PERFORMING

Stabilisation in core locations, few selective sub-markets difficult

Portfolio € bn (EaD, Basel IV)



→ Performing portfolio stable q-o-q

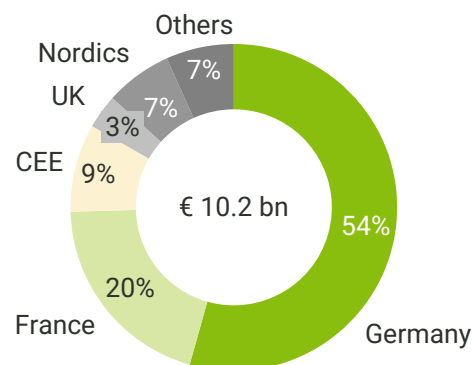
- FX/EaD change of € 0.1 bn
- Transfer of 1 European office loan € -0.1 bn to NPL

→ 100% of total office portfolio reviewed/revalued in last 12 months – avg. value change<sup>1</sup> slightly improved to -1% (12/25: -2%)

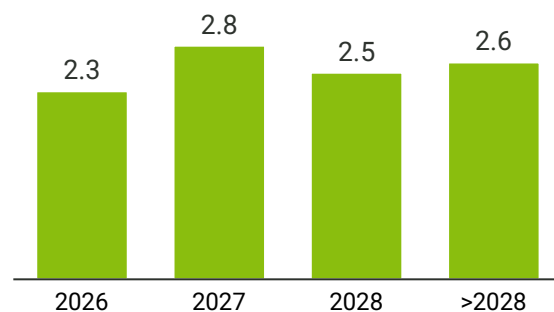
→ LTV stress metrics for performing investment loans improving:

- Exposure at risk: down at ~2.5% of portfolio<sup>2</sup> (12/25: ~2.9%)
- Coverage ratio: ~13% via existing total stage 1&2 LLP of € 31 mn (12/25: ~10%)

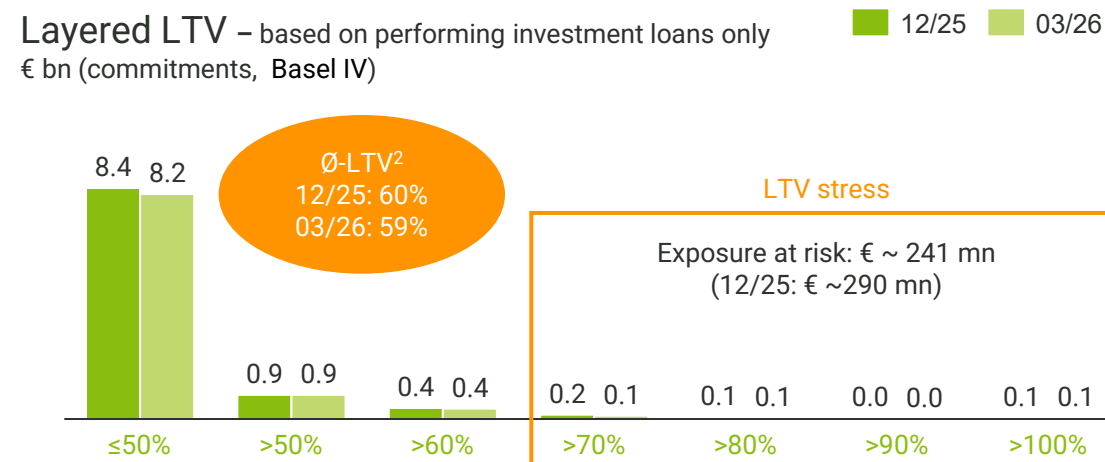
Regions 31/03/2026  
(EaD, Basel IV)



Maturities 31/03/2026  
(€ bn, EaD, Basel IV)



Layered LTV – based on performing investment loans only  
€ bn (commitments, Basel IV)



Note: Figures may not add up due to rounding

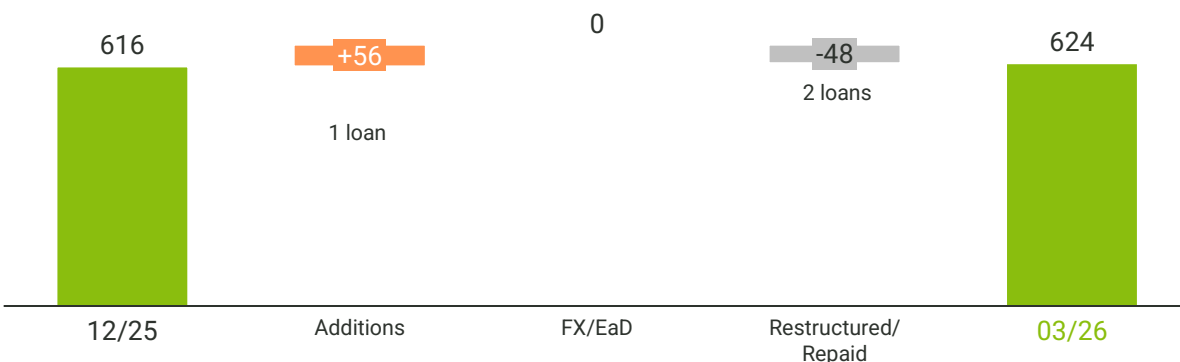
1. On the portfolio part for which a revaluation was necessary

2. Performing investment loans, based on commitments

# EUROPEAN OFFICE PORTFOLIO NPL

## Office NPL portfolio stable

### Non-Performing Portfolio € mn (EaD, Basel IV)



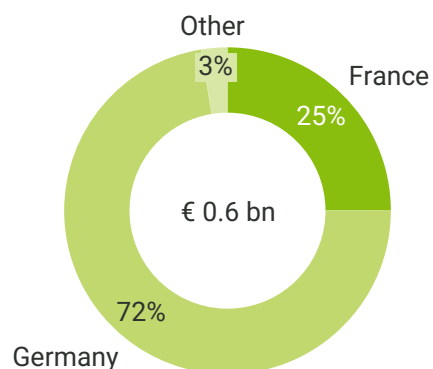
→ Portfolio stable q-o-q

- addition of 1 office loans € 56 mn
- and repayment of 2 loans € -48 mn, thereof 1 development loan € -34 mn

→ 100% of the portfolio reviewed/revalued in last 12 months – avg. value change<sup>1</sup> of -6% incl. FX-change (12/25: -14%)

→ Office NPE<sup>2</sup> ratio ~6% (12/25: ~6%) / Coverage ratio of ~11% via existing stage 3 LLP of € 70 mn (12/25: ~12%)

### Regions 31/03/2026 (EaD, Basel IV)

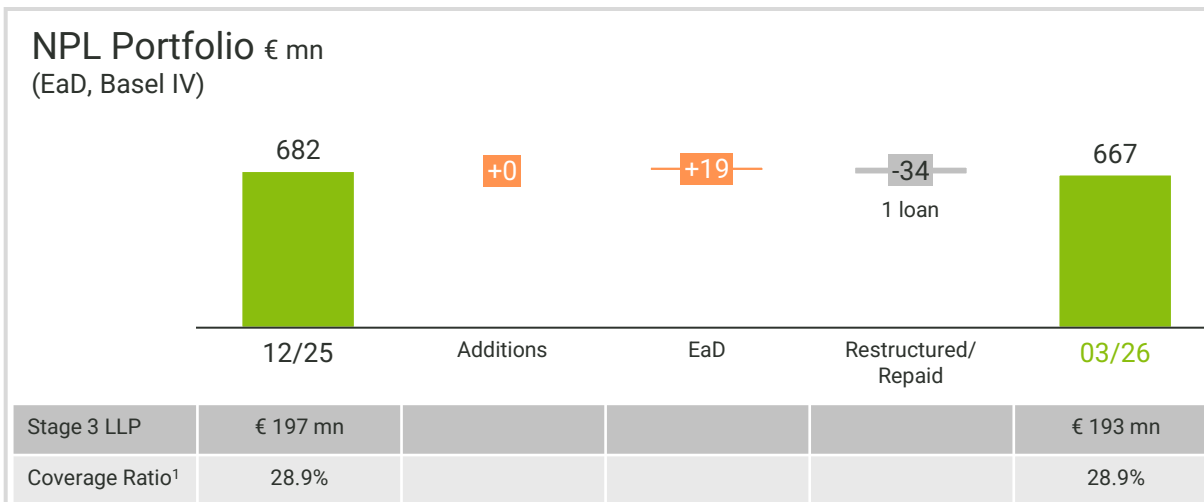
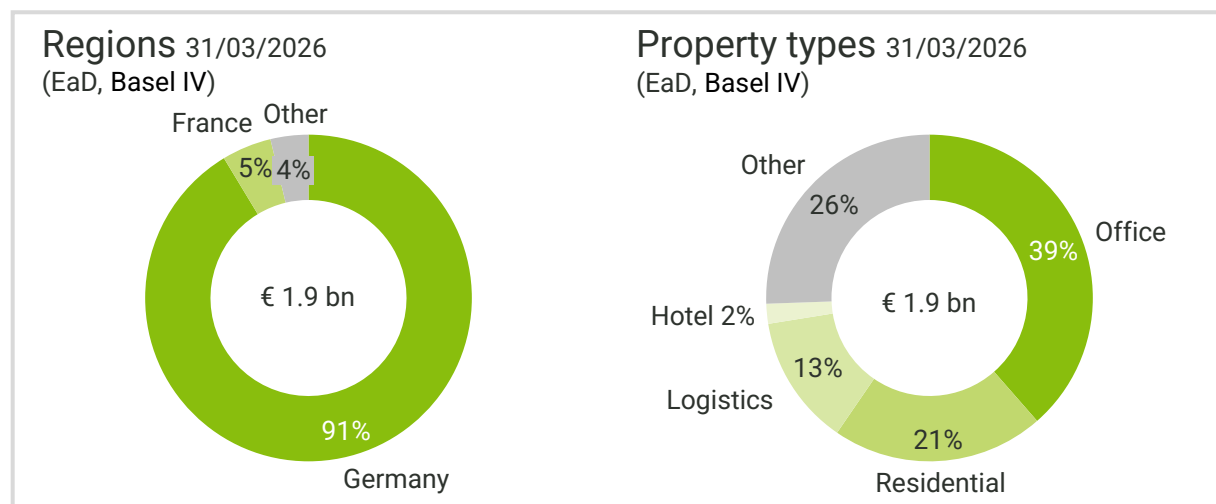
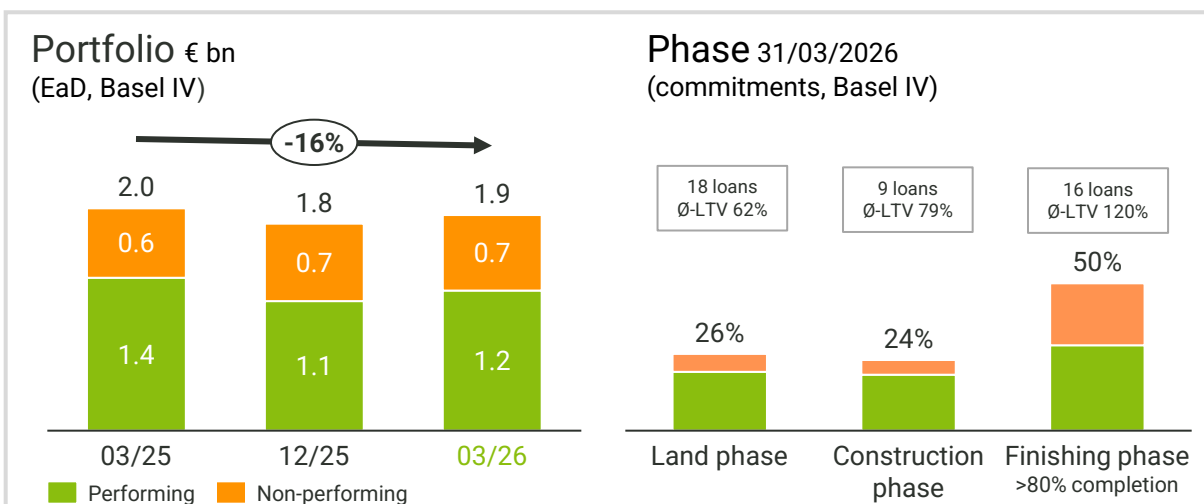


Note: Figures may not add up due to rounding

1. On the portfolio part for which a revaluation was necessary 2. Non-Performing Exposure ratio = Non-performing loans / total Office portfolio (EaD)

# DEVELOPMENT PORTFOLIO

Development portfolio significantly de-risked – no new NPL




- Portfolio increased by € 0.1 bn q-o-q
  - 1 loan (€ 34 mn, NPL land phase) repaid
  - 4 new development loans (€ 92 mn)
- No new NPL in Q1/26 – slight decrease of NPL volume
  - 1 loan repaid (€ 34 mn), EaD increase of € 19 mn
  - 2 cases land phase, 1 construction phase (mixed use) and 2 finishing phase (residential & office)
  - Reduction of NPL portfolio by € -0.3 bn expected till 12/26 based on value preserving exit strategies

Note: Figures may not add up due to rounding

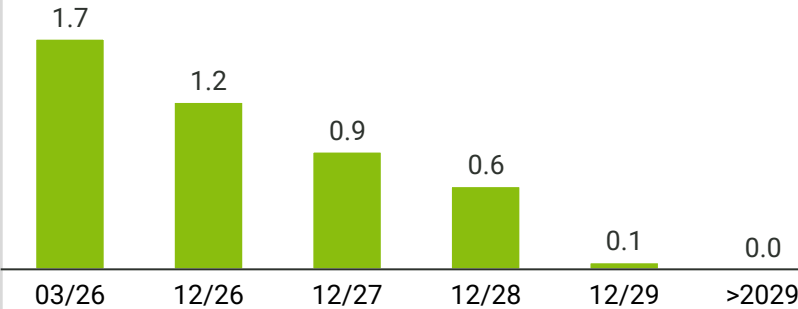
1. Coverage Ratio= LLP/EaD

### Transaction Structure

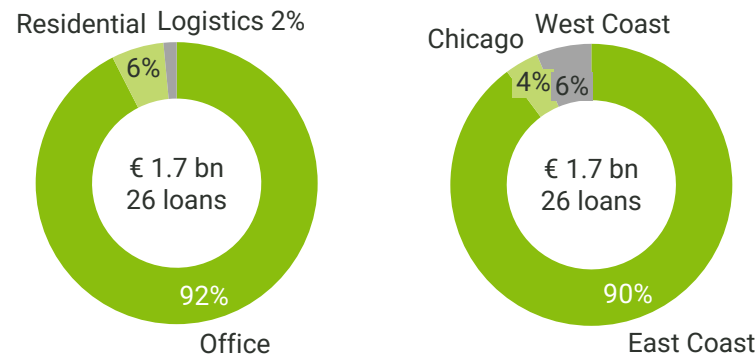
Reference Portfolio <sup>1</sup>	Tranches	%
 26 transactions € ~1.7 bn (USD ~2 bn)	Senior € ~1.4 bn	81%
	Mezzanine Tranche € ~274 mn	16%
	First Loss Piece € ~51 mn	3%

- First-loss piece of 3% is secured by loan loss provision in stage 1 & 2 of € 52 mn (100% coverage)
- Mezzanine tranche of 16% bought by Oaktree has capacity to absorb defaults and severe stress
- pbb risk retention 5% per exposure for regulatory purposes considered in ex SRT Portfolio

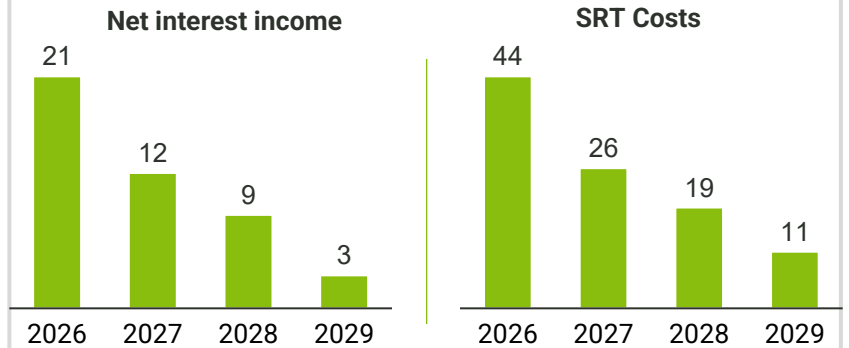
### SRT: expected contractual run-down<sup>2</sup> (€ bn, EaD, Basel IV)



### SRT: Portfolio distribution (€ bn, EaD, Basel IV)



### Expected economics on the contractual run-down<sup>2</sup> (€ mn)



- SRT costs declining over time, depending on the run-down of the underlying portfolio
- SRT costs mitigated by
  - net interest income from underlying portfolio
  - release of € 35 mn Management Overlay in Q4/25
- SRT achieves a strong RWA relief of € -1.1 bn with positive CET 1 effect of ~120 bp as of 12/25

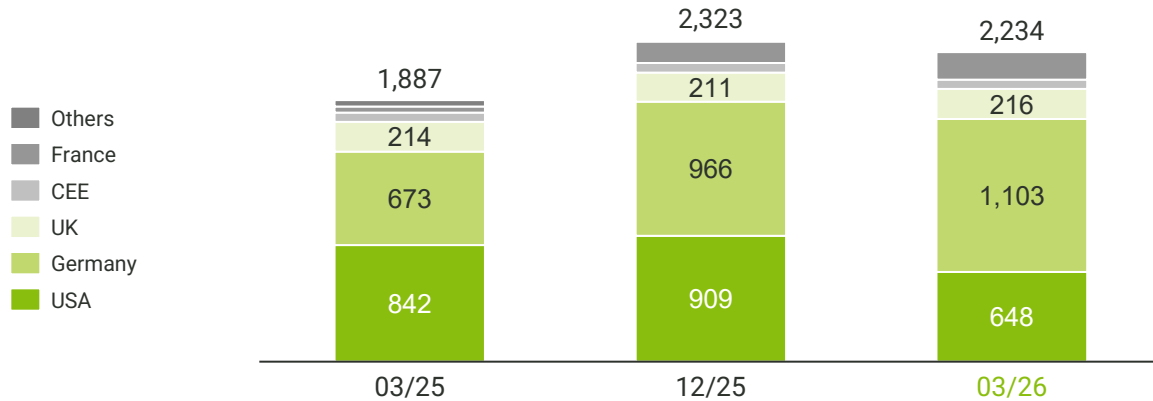
Note: Figures may not add up due to rounding

1. Reference Portfolio = 95% of the current principal 2. Contractual maturities: using max. maturities incl. extension options

# NPL PORTFOLIO

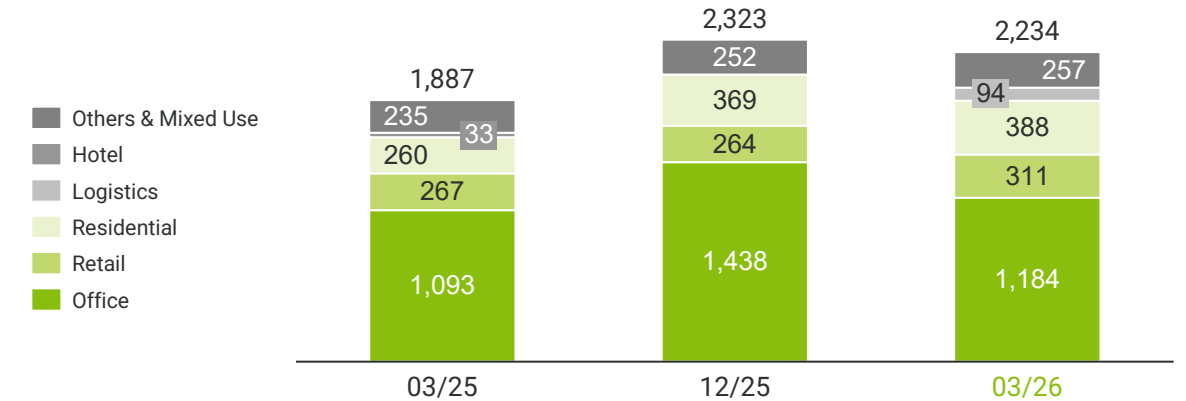
## Active restructuring/work-out ongoing

Geographical breakdown € mn (EaD, Basel IV)



- USA: Reduction of non-performing loans by € 261 mn – 4 loans repaid/partially repaid
- Europe: Net increase of European NPL portfolio by € 172 mn – 3 new NPL (€ 196 mn) only partially compensated by repayment of 2 loans (€ -48 mn)

Breakdown by property type € mn (EaD, Basel IV)



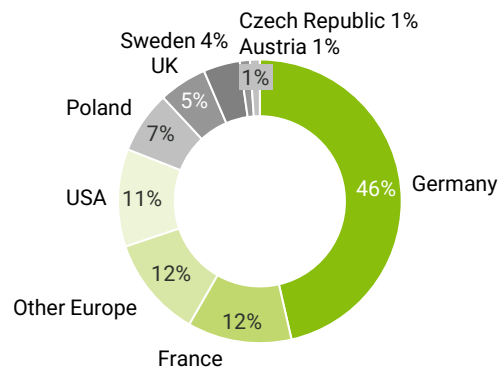
- Office: 1 new office loan (€ 56 mn) overcompensated by full repayment of 1 European development loan (€ -34 mn) and repayment/partially repayment of 4 US office loans (€ -261 mn) and FX/EaD-effects (€ -15 mn) in Q1/26
- Retail and logistic impacted from addition of 1 European loan each and FX/EaD-changes
- Residential and others: De-/increase resulting from FX-/EaD-changes

Note: Figures may not add up due to rounding

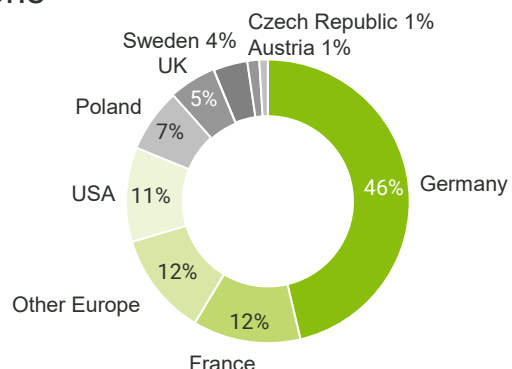
# PORTFOLIO

## Real Estate Finance (EaD, Basel IV)

### Regions

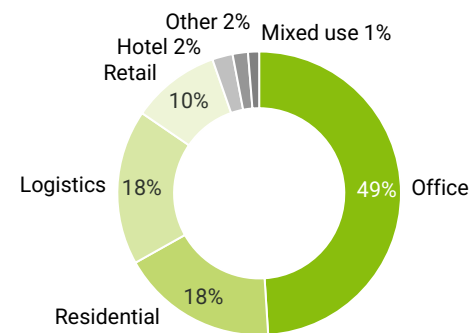


31/12/2025: € 27.9 bn

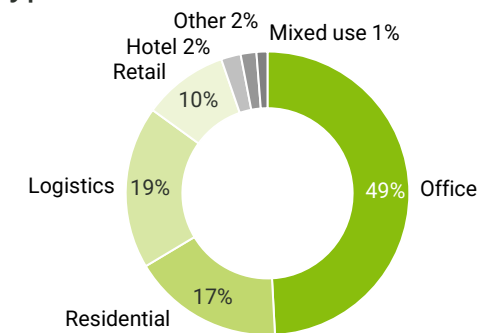


31/03/2026: € 27.4 bn

### Property types

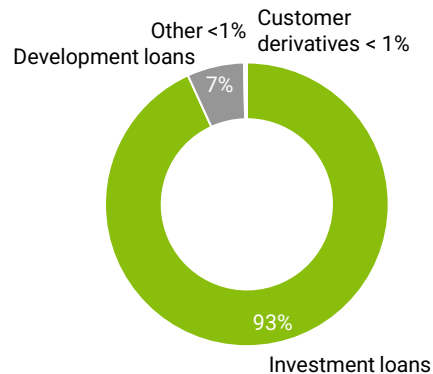


31/12/2025: € 27.9 bn

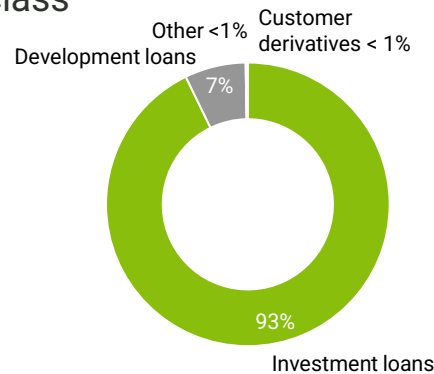


31/03/2026: € 27.4 bn

### Product class

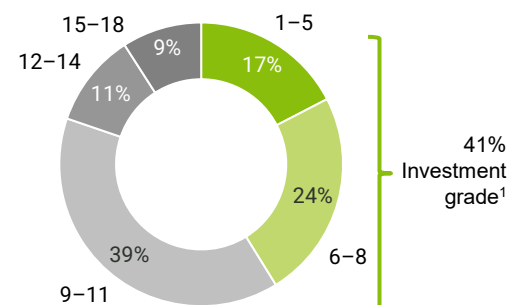


31/12/2025: € 27.9 bn

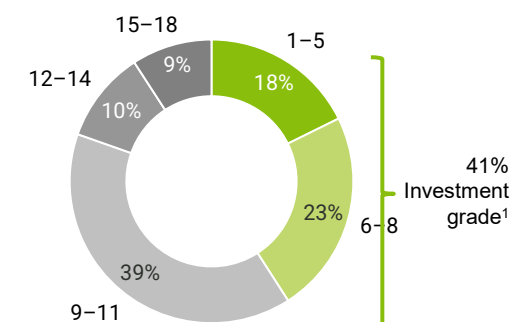


31/03/2026: € 27.4 bn

### Internal ratings (EL classes)



31/12/2025: € 27.9 bn



31/03/2026: € 27.4 bn

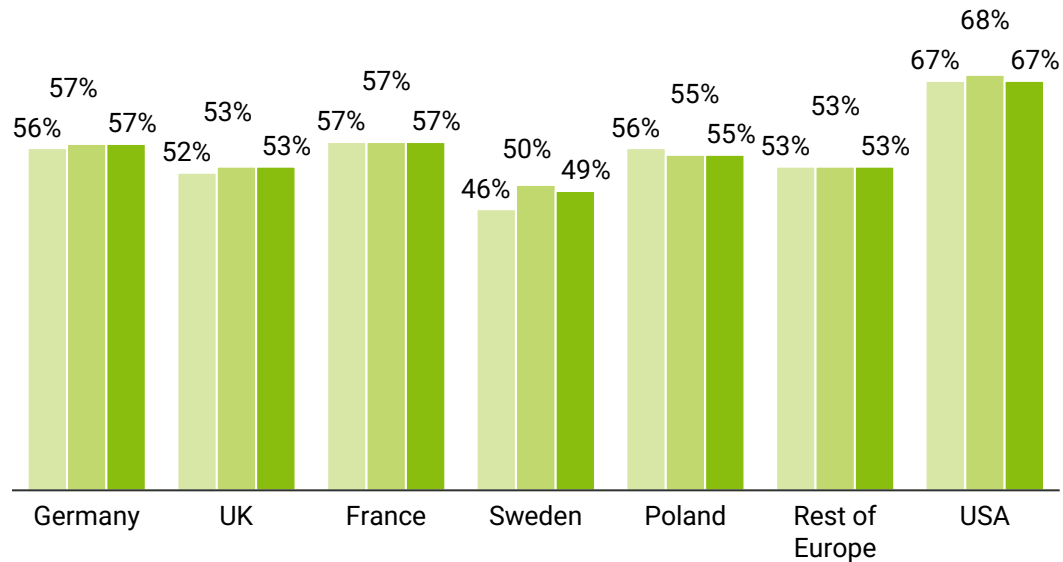
1. Internal EL Classes 1-8 = Investment grade; Internal EL classes 9-18 = Non-investment grade Note: Figures may not add up due to rounding, EaD, 2024: Basel III, 2025: Basel IV

### LTV – Regions

(commitments, 2024: Basel III, 2025: Basel IV) <sup>1</sup>

12/24 12/25 03/26

Avg. LTV  
12/24: 56% / 12/25: 57% / 03/26: 56%

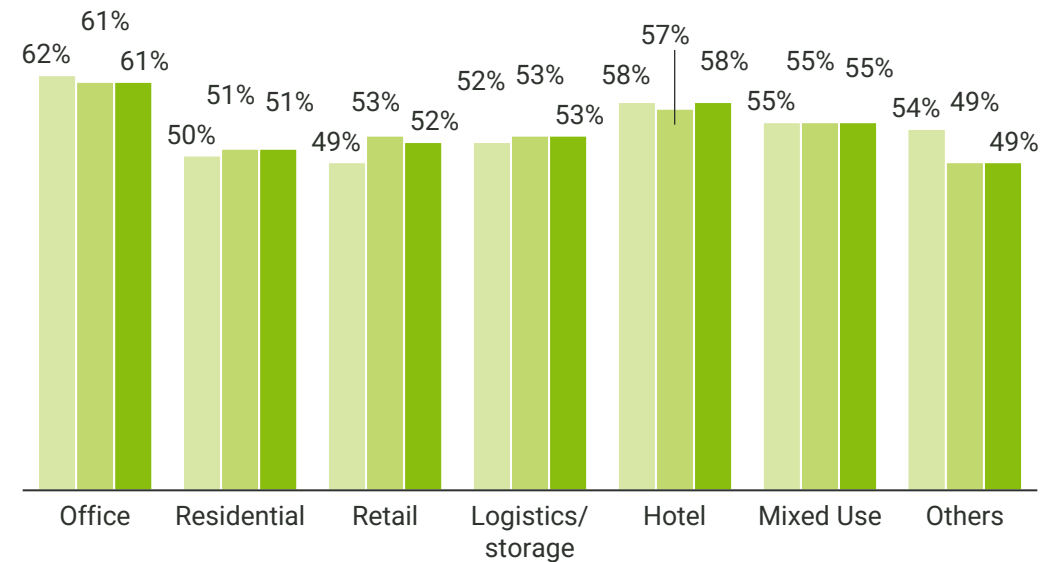


### LTV – Property types

(commitments, 2024: Basel III, 2025: Basel IV) <sup>1</sup>

12/24 12/25 03/26

Avg. LTV  
12/24: 56% / 12/25: 57% / 03/26: 56%



Note: Figures may not add up due to rounding  
1. Based on performing investment loans only

# EUROPEAN REFS PORTFOLIO

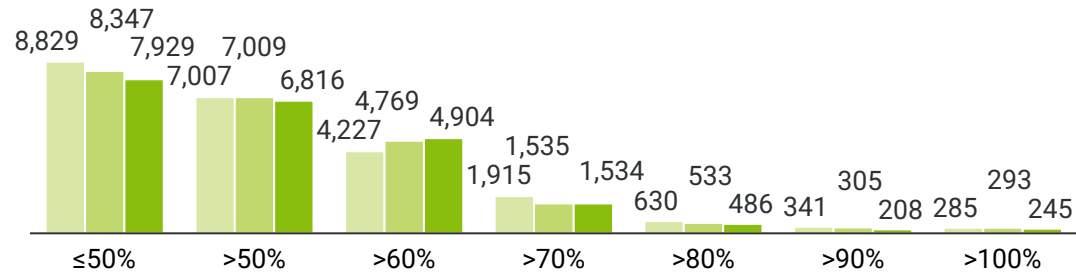
## LTV development reflects market environment

### LTV – clustered

(commitments, 2024: Basel III, 2025: Basel IV) <sup>1</sup>

12/24 12/25 03/26

Avg. LTV  
12/24: 55% / 12/25: 55% / 03/26: 55%

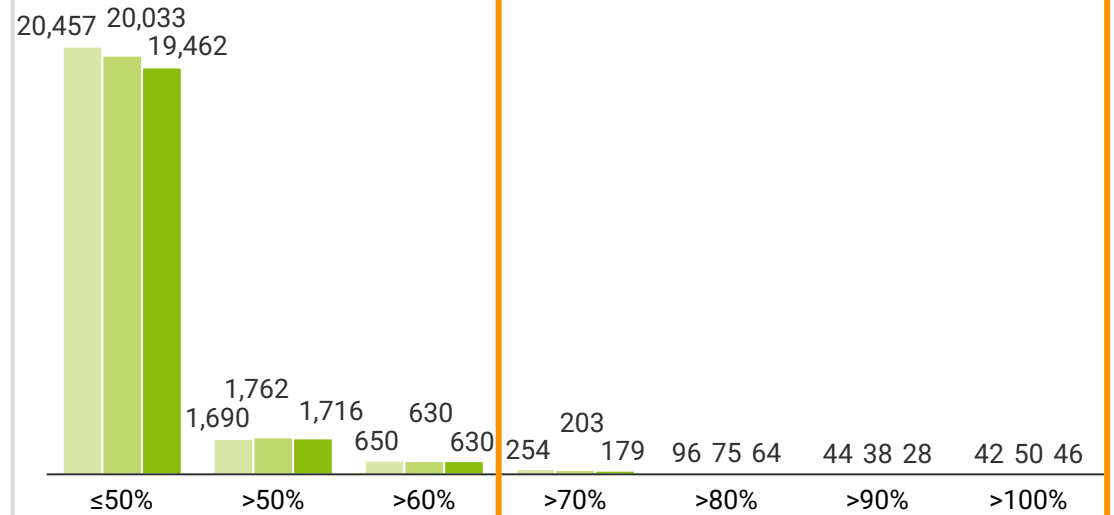


### LTV – layered

(commitments, 2024: Basel III, 2025: Basel IV) <sup>1</sup>

12/24 12/25 03/26

Exposure at risk  
12/24: € ~436 mn, 12/25: € ~366 mn /  
03/26: € ~317 mn



Note: Figures may not add up due to rounding  
1. Based on performing investment loans only

# DEFINITION OF BORROWER CLASSIFICATIONS

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

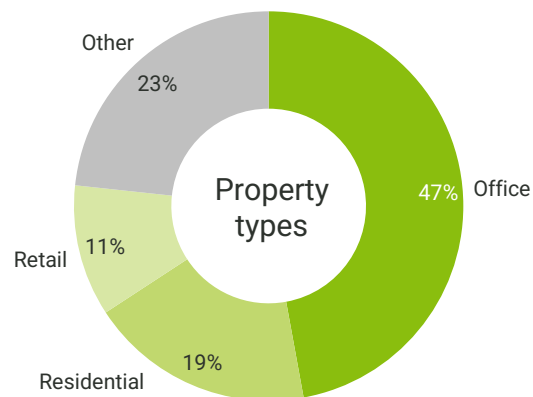
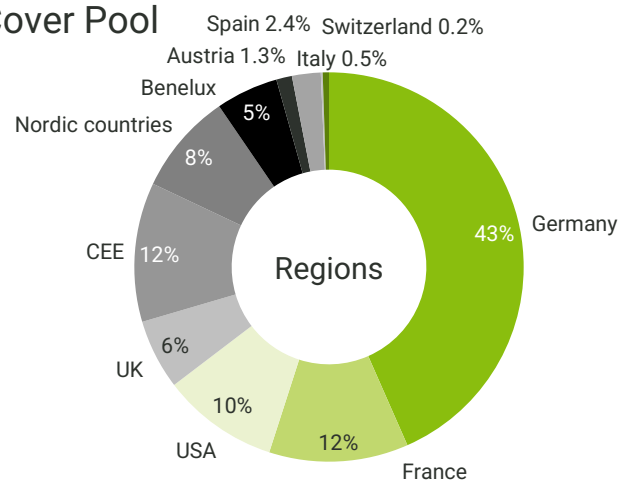
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# MORTGAGE COVER POOL

## Diversification by countries and property types

### Mortgage Cover Pool

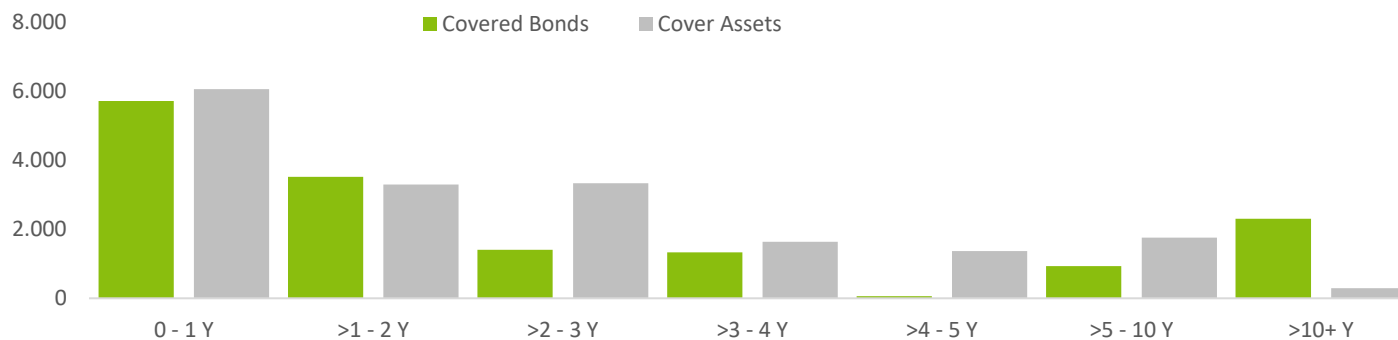


### Key metrics

Mortgage cover pool (nominal)	31/03/2026
Pfandbriefe outstanding	€ 15.3 bn
Cover funds	€ 17.7 bn
Over-collateralisation (Nominal/NPV)	16.2% / 18.1%
No. of loans	1,112
Payments ≥ 90 days overdue	€ 0.5 mn
Weighted average LTV (based on market value)	36.6%

### Maturity Profile

(nominal values, € bn)



# PFANDBRIEF COVER POOL

ISC and the effect of the Mortgage Lending Value – very simplified example!

## Interest Service Cover

(explanatory calculation for existing loans)

€ 5.0 mn rent p.a. at 5% property yield  
results in a market  
value of € 100 mn

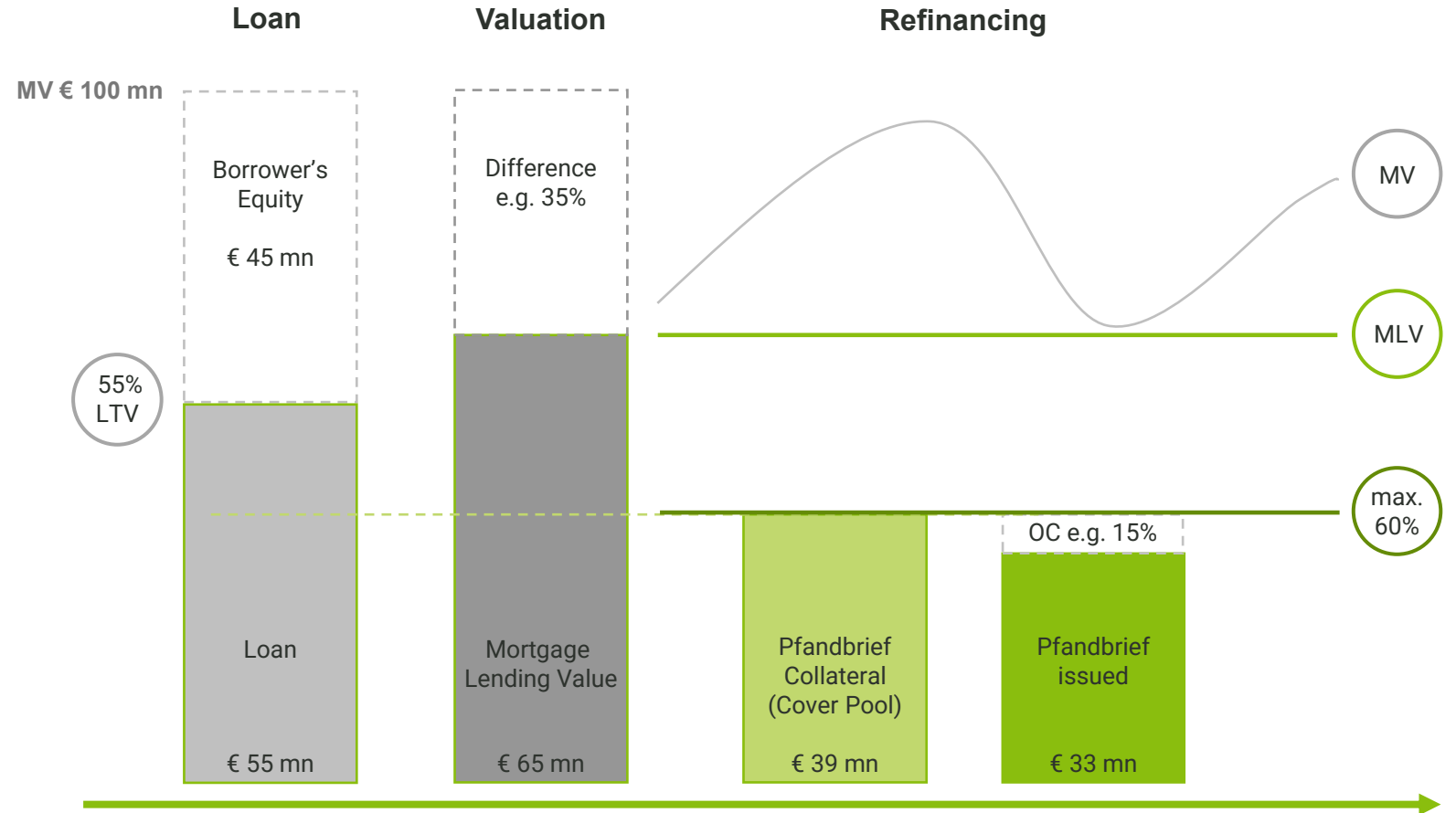
minus

€ 2.8 mn interest payment p.a.  
for a € 55 mn loan  
at 5% interest rate

€ 2.2 mn excess cash

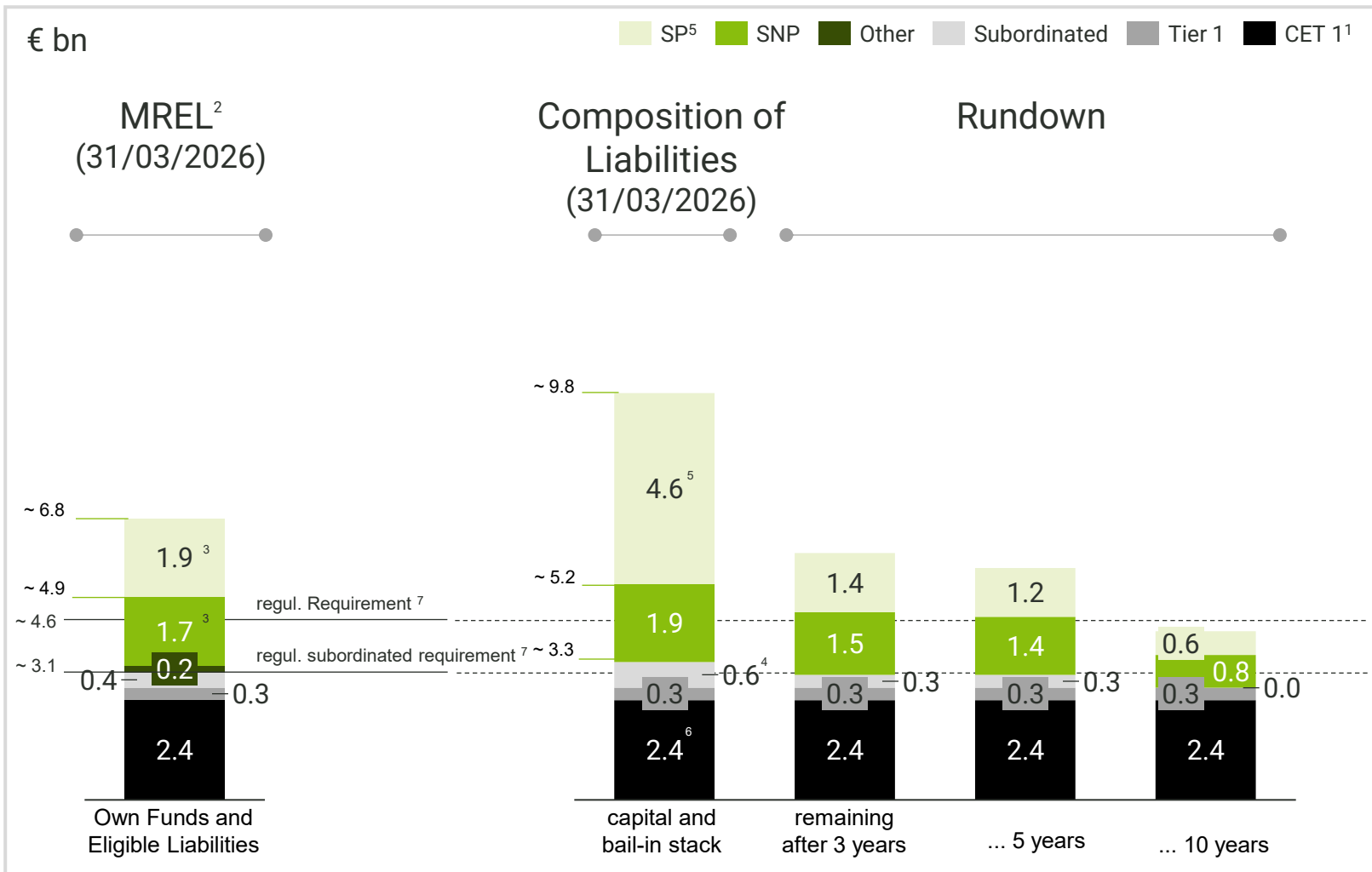
€ 5.0 mn rent  
€ 2.8 mn interest = ~ 180% ISC

## Loan-to-Value Ratio



# FUNDING

## Own Funds and Eligible Liabilities exceed regulatory requirements



- Buffer for Senior Preferred (SP) investors due to high volume of capital instruments and Senior Non-Preferred (SNP) liabilities
- Existing Senior Non-Preferred liabilities with long remaining terms
- SP currently predominant senior product, but SNP to remain a key element of pbb's funding strategy
- Regulatory requirements (SREP, MREL etc.) are met

1. incl. annual result for 2025 2. As of 31 March 2026, MREL capacity (subordinated only) amounts to ~27.3% TREA / ~13.1% LRE 3. MREL eligible Senior Non-Preferred Debt or Senior Preferred Debt > 1Y according to legal maturities 4. Nominal amount of Tier 2 instruments 5. Senior Preferred, structured unsecured and corporate deposits (excl. protected deposits) 6. CET1 assumed to be constant 7. highest MREL requirement in relation to TREA or LRE

# MANDATED RATINGS

Bank Ratings	S&P	
<b>Long-term</b>	<b>BBB-</b>	
Outlook	Negative	
Short-term	A-3	
Stand-alone Rating <sup>1</sup>	bb	
<b>Long Term Debt Ratings</b>		
“Preferred” Senior Unsecured Debt <sup>2</sup>	BBB-	
“Non-preferred” Senior Unsecured Debt <sup>3</sup>	B+	
Subordinated Debt	B	
<b>Pfandbrief Ratings</b>		<b>Moody's</b>
Mortgage Pfandbriefe		Aa1
Public Sector Pfandbriefe		Aa1

## Disclaimer:

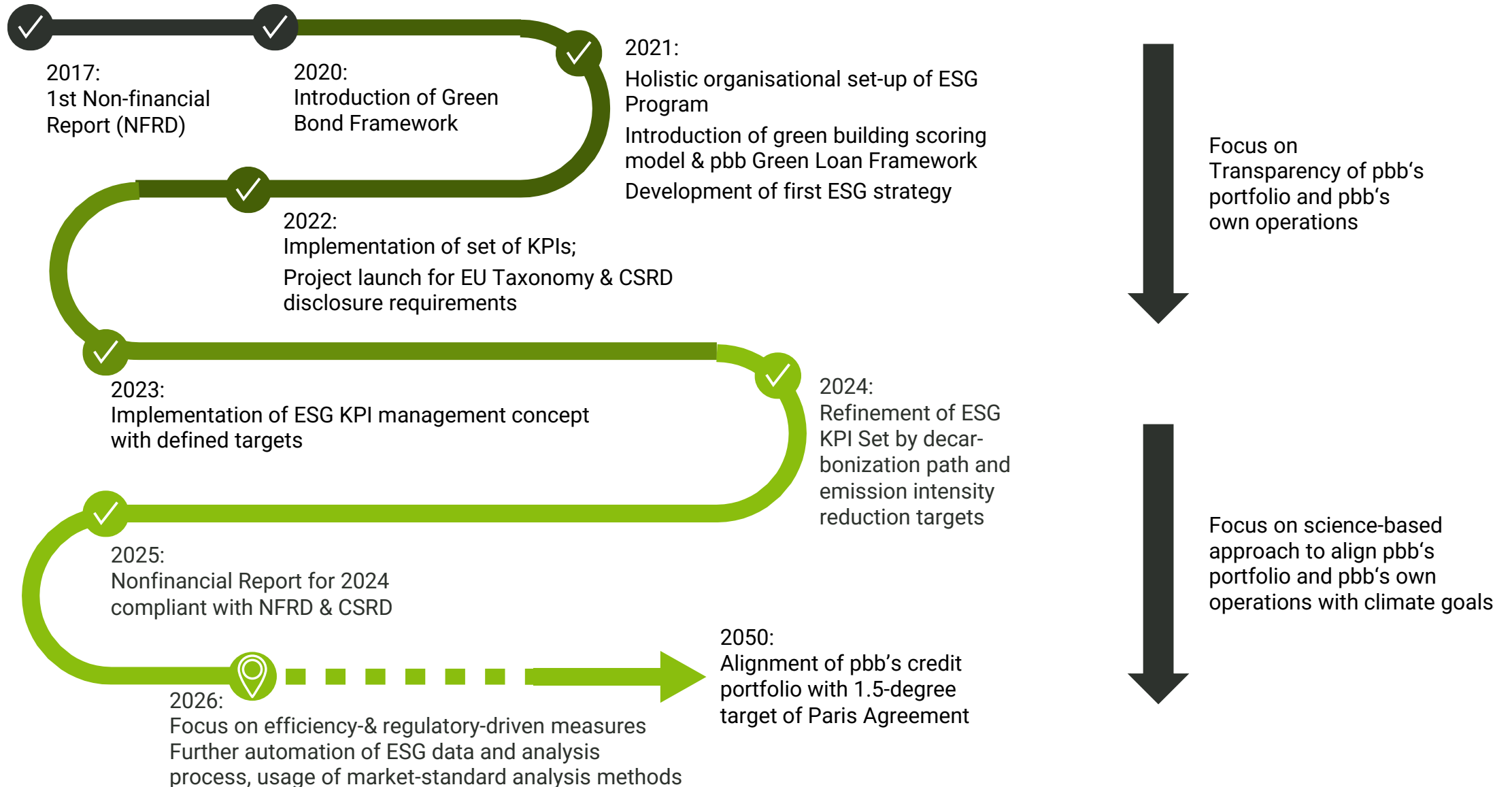
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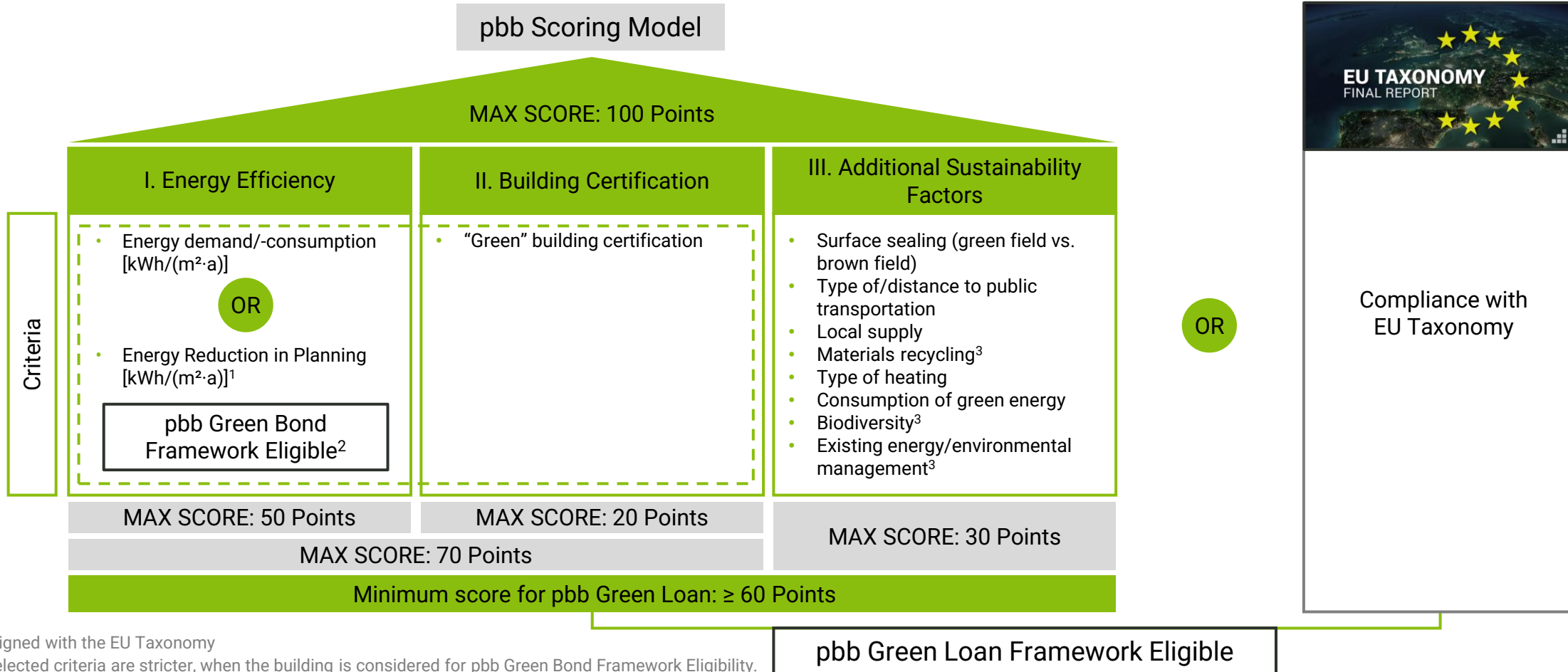
1. S&P: Stand-alone Credit Profile 2. S&P: “Senior Unsecured Debt” 3. S&P: “Senior Subordinated Debt”

1. Guidance 2026 & Outlook 2028
2. Financials
3. REFS New Business
4. Portfolio profile
5. Funding & Ratings
6. **ESG**

Contact Details



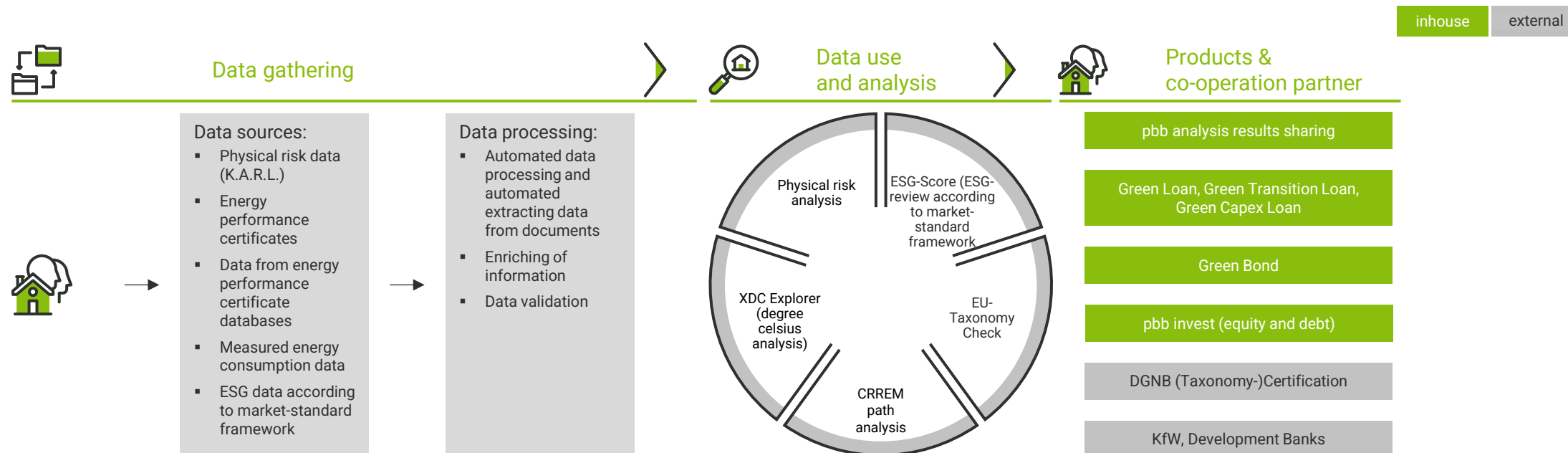
pbb Green Loan Framework aligned with current regulatory and market developments – specific metrics defined for each criterion



1. Aligned with the EU Taxonomy  
 2. Selected criteria are stricter, when the building is considered for pbb Green Bond Framework Eligibility.  
 3. Do Not Significant Harm Principles according to EU Taxonomy

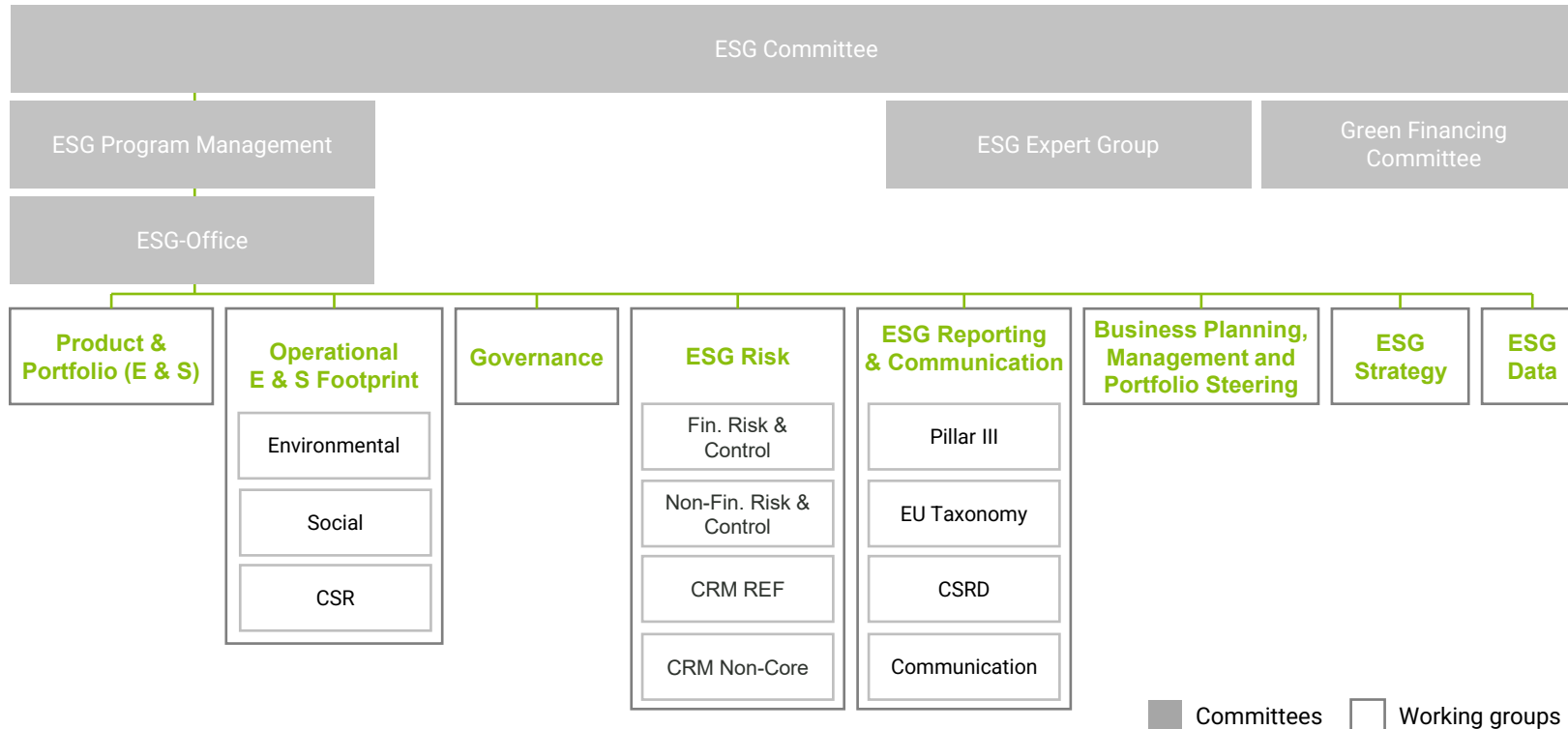
# The pbb ESG Ecosystem – Target Picture

Enabling efficient ESG (risk) analysis and client-specific ESG solutions through an integrated and automated ESG Ecosystem



- As a basis for a **proactive transformation financing**, pbb has established an **ESG ecosystem**. It is planned to further improve the ESG ecosystem with a strong focus on automation, scalability and standardization. The ecosystem is designed to improve **client interaction**, enable efficient **risk analysis** and support the development and distribution of **client-specific ESG products**.
- In the target state, all **ESG-relevant data** will be **centrally and automatically collected** via a **third-party ESG platform** (currently planned: deepki), establishing a single source of truth for ESG analyses. Energy- and emissions-related information will be automatically extracted from energy performance certificates, eliminating manual processing. Physical risk data will be directly sourced by the ESG platform from external providers. Where client-specific information is required, the pbb customer portal will serve as a structured interface, with data being automatically transferred to the ESG platform. Based on this harmonised ESG data set, a comprehensive range of ESG analyses will be performed, including EU Taxonomy alignment, ESG scoring, physical risk analysis, CRREM pathway analysis and XDC (degree Celsius) analysis. The **ESG scoring methodology** will be transitioned to a **market-established framework** (currently planned: E CORE), covering E, S and G dimensions. Both raw ESG data and analytical results will be integrated into the pbb core banking system, enabling direct use in credit decisioning and regulatory reporting.
- The outcomes of these analyses are then also used for **client engagement**, including **identifying client needs, ESG opportunities, and suitable ESG products**.

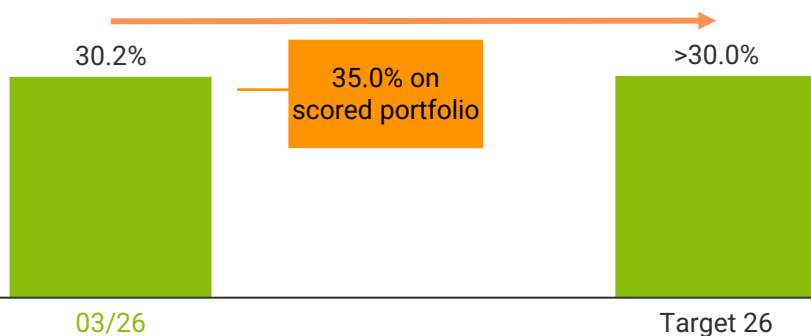
## ESG Programme



- ESG at core of pbb's strategy:
  - pbb can help to reduce the real estate sector's significant CO<sub>2</sub> impact
  - Green finance bank and transformation partner
  - Current KPIs set initial roadmap for establishing green products, science-based decarbonization path for aligning pbb's CRE portfolio with Paris 1.5° C target by 2050
- ESG risk structurally integrated in risk management landscape and overall business strategy
  - Comprehensive monitoring and steering of physical and transitional risks in REFS exposure – portfolio & individual loan basis
  - ESG risk assessment integral part of credit process
  - Transition plan developed which covers strategic and risk management aspects
- Comprehensive ESG program in place
  - Management Board responsibility – ESG targets part of variable remuneration
  - Operationally, all ESG dimensions covered with clear responsibilities assigned, e.g. EU taxonomy alignment for REF business
- Progress reflected in above industry-average ESG Ratings

	2023	2024	2025
ISS ESG	C Prime	C Prime	C Prime
MSCI	AAA	AAA	AAA
Sustainalytics	23.3 (Medium Risk)	20 (Medium Risk)	18.8 (Low Risk)

**Green share of REFS portfolio**  
(commitments, green loan eligible assets, %)



- 86.4% of REFS portfolio scored – scoring of remaining portfolio ongoing
- Green share of total REF portfolio currently at 30.2% resp. € 8.6 bn (35.0% based on scored portfolio of 86.4%) vs. target of >30% for 2026

**Green Bonds**  
(nominal volume, € bn)



- pbb is a leading issuer of senior preferred green bonds in the European market
- Current headroom between green bond eligible loans and green bonds outstanding allows further green finance activities
- Maturity of one green bond € 0.5 bn in Q1/26

# Sustainability Report 2025

Published as a separate consolidated non-financial report 2025

## CSRD-compliant sustainability report

- In March 2026, pbb published its Separate Consolidated Non-Financial Report 2025 in line with the European Sustainability Reporting Standards (ESRS) as set out by the Corporate Sustainability Reporting Directive (CSRD).
- By voluntarily complying with the ESRS standards, pbb reports even more extensively and transparently on sustainability matters.

## Content highlights

- pbb has developed a transition plan for climate change mitigation in its banking business.
- A decarbonization pathway for the REFS portfolio was defined until 2050 with interim targets for 2027 and 2030.
- pbb has defined targets and measures to reduce Scope 1, 2 and 3 emissions in its own operations by the end of 2030.
- By 2027, pbb targets a female quota of 20% in the first three management levels and 30% on the Supervisory Board (as at 12/25: first level 20%, second level 13%, third level 15%). It also invests annually in the training and development of its employees, with an average of 30.73 hours per employee in 2025 (-14.8 hours per employee compared to the previous year).
- In 2024, as part of a cultural development program a corporate vision was created, the "Purpose" was defined and corporate values were developed.

## Selected details

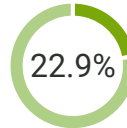


### GHG-Emissions

1,032,691 t CO<sub>2</sub>e Financed



### Gender Pay Gap



Unadjusted  
For the German locations



### Composition of the workforce

830 Employees

37 Nations



### Company values

Future-oriented. Reliable. Based on partnership

The existing ESG KPI management concept was further developed to include GHG emissions & additional social KPIs.

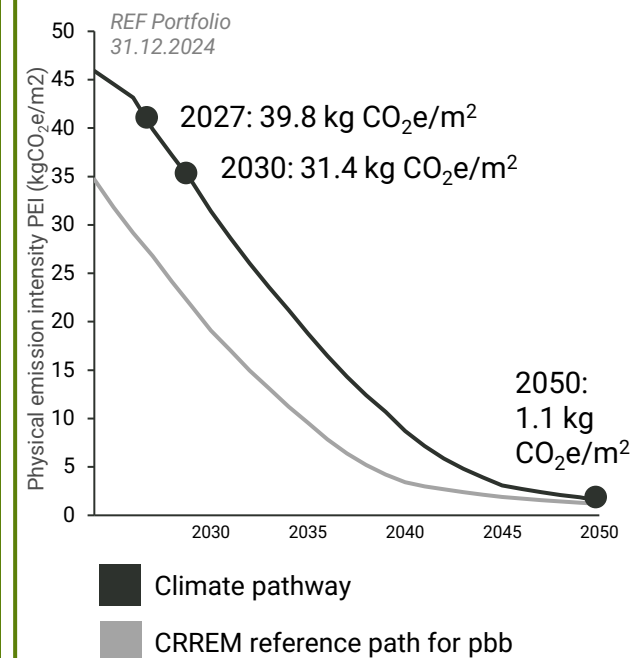
pbb has set itself the goal of taking a quantitative approach to ESG and actively managing it. The ESG KPI management concept forms a holistic, binding framework.

- The ESG KPI management concept defines target values for each KPI, allocates responsibilities and specifies steps along the management cycle.
- At the same time, internal reporting based on these KPIs.
- Key additions to the KPIs include the GHG emission intensity of the REFS Portfolio and the gender pay gap, which has been added as an additional social KPI.

Selected ESG KPI	Target value(s)	Q1/26
GHG emission intensity REF portfolio	≤ 39.8kg CO <sub>2</sub> e/m <sup>2</sup> in 2027 ≤ 31.4kg CO <sub>2</sub> e/m <sup>2</sup> in 2030	41.9 kg CO <sub>2</sub> e/m <sup>2</sup>
Portfolio share REFS Green Loan Eligible assets	> 30% till 2026 + target path	30.2%
Transparency ratio pbb Green Score in REF	target value of 75% till 2024	86.4%
Time invested in employee training and development	≥ 30 h p.a. from 2025	7.3 h
Share of women	≥ 30% in Supervisory Board ≥ 20% in ML1 to ML3 from 2027	SB: 56%; ML1: 20%; ML2: 19%; ML3: 15%
Scope 1 – 3 emissions <sup>1</sup>	Scope 1: ≤ 190t CO <sub>2</sub> e till 2030 Scope 2: ≤ 5.3t CO <sub>2</sub> e till 2030 Scope 3: ≤ 400t CO <sub>2</sub> e till 2030	Scope 1: 6t CO <sub>2</sub> e Scope 2: no data for Q2/25 Scope 3: 69t CO <sub>2</sub> e

<sup>1</sup> Data as of Q4/25

## Focus GHG emission intensity



To steer the portfolio towards 1.5°C, pbb has developed a climate pathway for the REF portfolio with targets. It provides the strategic foundation of pbb’s Transition Plan for the REFS portfolio and is imbedded into the bank’s risk strategy, risk management framework, underwriting standards and a new client engagement approach

## 1. Overall strategic objective



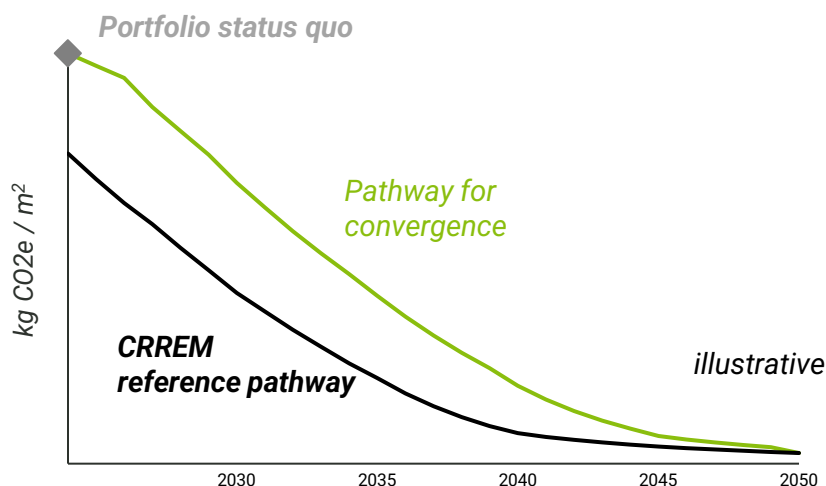
pbb has committed to the **Paris climate agreement** and the **1.5 °C climate target until 2050**  
pbb has developed a **climate pathway** with the aim of **actively steering** the **REFS portfolio** towards **1.5°C alignment** by 2050



Basic concept: Portfolio **emissions** in the form of **physical emission intensities (PEI)** are compared with reference scenarios



Benchmark scenarios are provided by CRREM with its **1.5 °C aligned decarbonization pathways** for different object types



## 2. ESG in risk management framework

- pbb pursues the goal of taking **sustainability aspects into account in all business activities** and **minimizing physical and transitional risks in business model, portfolio and operations**
- **pbb defines the ESG risk as material.** ESG risk is understood as an overarching / horizontal risk whose risk factors potentially influence the types of risk – ESG is therefore regarded as a cross-sectional risk
- ESG elements are anchored in pbb’s
  - Risk inventory and three lines of defense allocation
  - Risk strategy & risk manuals
  - Real Estate credit risk policy (loan and portfolio level)
  - ICAAP
  - Stress tests

## Selected elements

### ESG KRIs – portfolio steering and monitoring

- Main KRI focuses on transitional risks: sensitivity of expected loss of real estate portfolio for CO<sub>2</sub> price rises
- Further monitoring and management of E-risk on individual property- or portfolio-level

### ESG in credit process

- ESG due diligence embedded in the credit process, ESG analysis included in decision papers

### ESG in business planning

- ESG parameters embedded in multi-year planning
- Annual validation of the climate pathway based on updated portfolio composition and business planning

### ESG in pricing

- ESG integrated in pricing logic

### ESG in client dialogue

- Structured dialogue based on results of ESG analysis for clients where pbb finances properties with high physical / transition risks
- Aim is to align views on the ESG risk profiles and obtain further information about (planned) measures for ESG risk mitigation

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