

# ANALYST PRESENTATION

## Annual Results 2025

05 March 2026



- 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 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.

## → Strategic transformation progressing while CRE markets recover slower than expected

- Significant de-risking of US and development NPL – SRT of € 1.7 bn (USD 2.0 bn) for performing US risks in Q4/25
- REFS new business up by +23% y-o-y to € 6.3 bn – RoTE<sup>1</sup> of ~8% fully accretive for strategic targets
- Acquisition of Deutsche Investment closed, fully contributing in 2026

## → 2025 results affected by de-risking

- PBT of € -250 mn within adjusted guidance, mainly affected by de-risking of US (€ -267 mn<sup>2</sup>) and legacy development NPL (€ -99 mn)
- Solid capitalisation with CET 1 ratio of 14.9% (12/25) – positive SRT effect offset by F-IRBA collateralised LGD changes
- Conditions for servicing AT1 instrument are met – significant annual loss provides no basis for a dividend

## → US exit to affect 2026+ – overall profitability target unchanged, but to be achieved not before 2028

- Full US exit not part of Strategy 2027, costs of SRT to affect 2026+ with diminishing effect over time
- PBT 2026 expected at € 30-40 mn
- RoTE target of 8% unchanged, but to be reached 1 year later

1. Based on total costs and year-end capital allocation 2. € -267 mn risk charges in relation to US exit since Q2/25 (Q2/25: € -314 mn, Q4/25: € +47 mn incl. € +50 mn release of Management Overlay)

1. **Strategic Transformation**
2. Operating & Financial Overview
3. Portfolio Quality
4. Capital & Funding
4. Outlook
5. Appendix

# MARKET ENVIRONMENT

CRE markets stabilised, but recovery slower than expected

Growth risks in Europe abating, ECB rates on hold this year



Economy keeps defying tariff headwinds



Inflation supports an easy monetary policy stance



Government yields look poised to stay elevated

European CRE markets keep on stabilising, but recovery remains slow and uneven



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

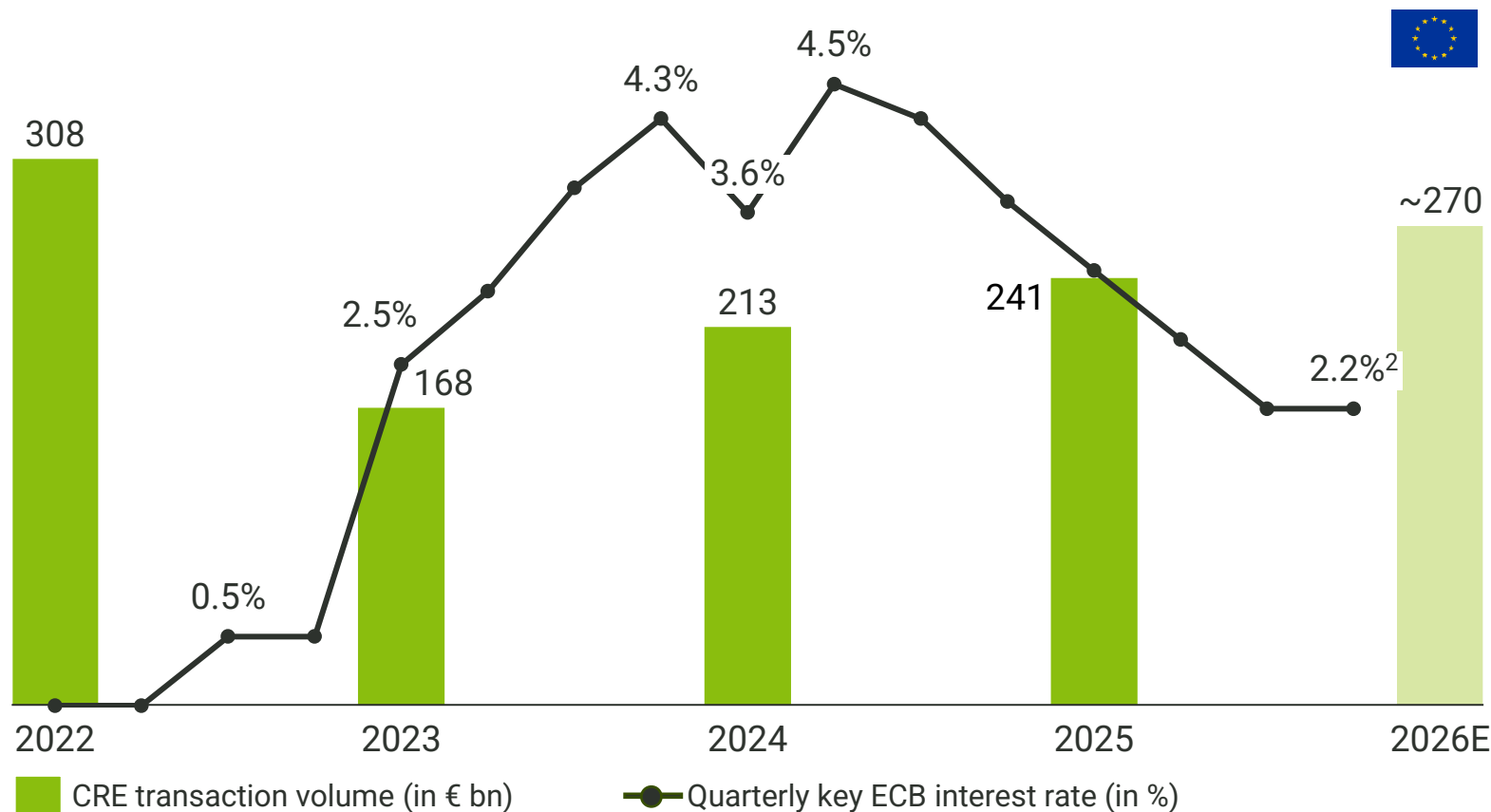


Polarisation continues: Asset quality, location & market selection key for future performance

# MARKET ENVIRONMENT

## CRE transaction volumes slowly recovering, interest rates stabilised

### Interest rate development and CRE transaction volume<sup>1</sup> in Europe



- **Rate increase since 2022 correlates with a sharp decline in transaction volumes:** High financing costs and tighter bond spreads weigh on investments
- **Only slow recovery of transaction volumes, but not expected to return to pre-2022 levels:** Despite stabilising rates, transaction activity remains structurally lower, however, beyond 2026 European markets could see continued uptick
- **Overall uncertainty extends planning horizons:** Elevated geopolitical and regulatory risks drive cautious capital allocation and longer execution timelines across CRE markets

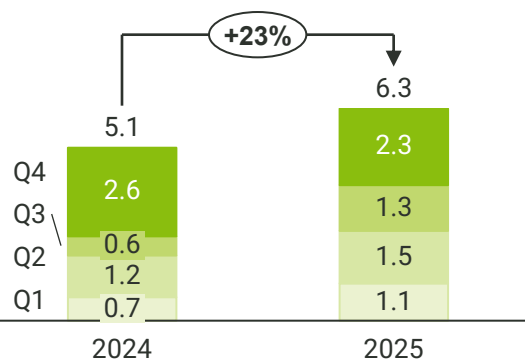
1. CRE transaction volume is defined as the total value of commercial real estate transactions including office, retail, logistics, industrial and hotel

2. Q4/25 Source: Europe Commercial Real Estate Investment Data as per Q4/25 by CBRE, OECD; ECB Quarterly interest rates by European Central Bank

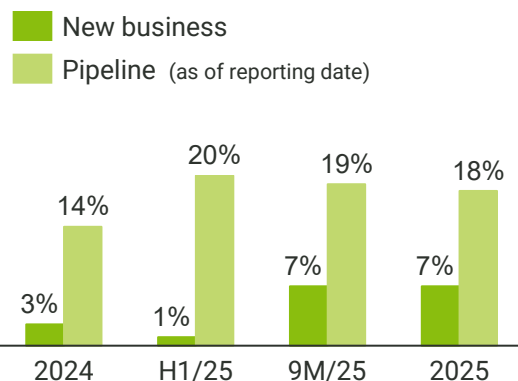
# RE FINANCE SOLUTIONS (REFS)

New business volume up 23% y-o-y – portfolio profitability further increased

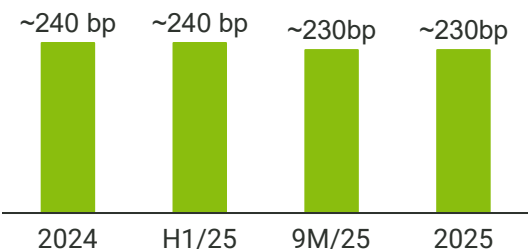
## New business volume<sup>1</sup>



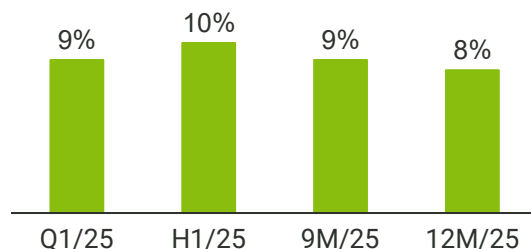
## Growth asset classes



## Gross interest margin (new business)



## RoTE<sup>2</sup> (new business)



- Diversification and increase of profitability of European REF portfolio on track
- New business growing with accretive profitability and increased share of growth asset classes:
  - € 6.3 bn up by 23% vs. 2024
  - RoTE<sup>2</sup> of ~8% (Q4/25: ~7%)
  - Share of new commitments up to 42% (Q4/25: 63%, 2024: 26%)
  - Share of growth asset classes increased to 7% (Q4/25: 8%, 2024: 3%)
- Portfolio in transition:
  - € 27.3 bn down by -6% (2024: € 29.0 bn), reflecting de-risking (US & Developments) and pre-/repayments
  - Portfolio profitability further increased

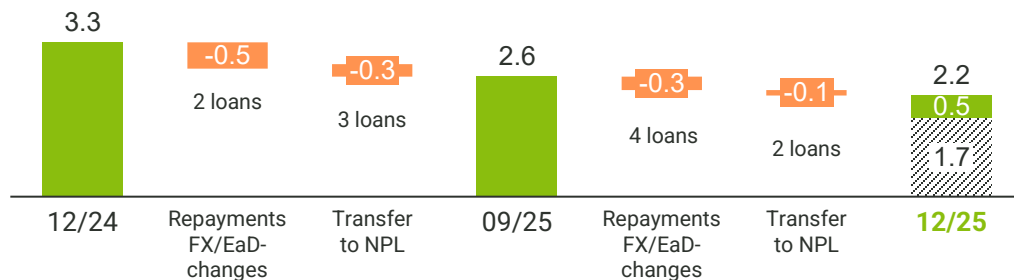
1. Including extensions >1 year 2. Based on total costs and year-end capital allocation

# US EXIT ON TRACK (1/3)

## SRT and repayments provide for significant de-risking

### Performing portfolio development

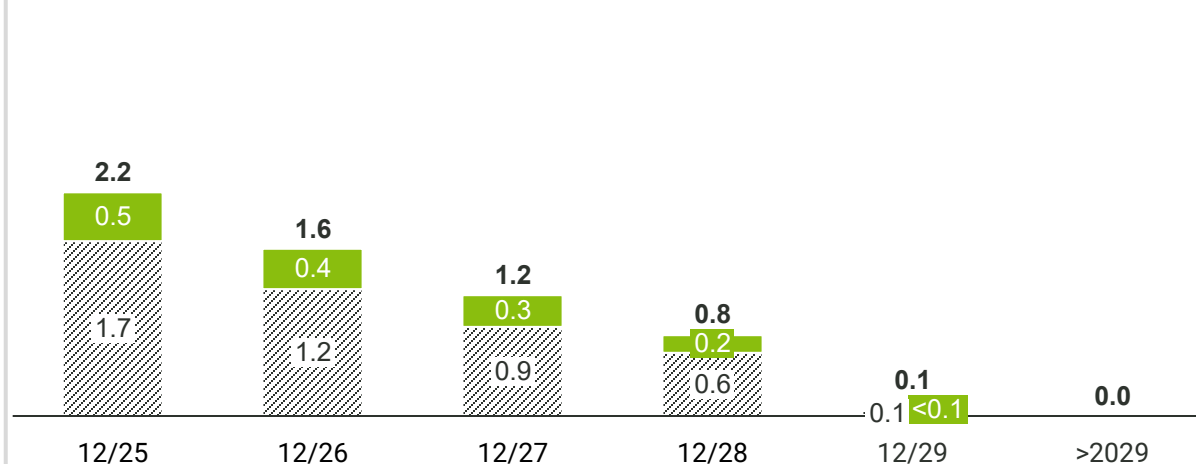
€ bn (EaD, 2024: Basel III, 2025: Basel IV)



Stage 1&2 LLP	€ 84 mn		€ 135 mn		€ 85 mn
Coverage Ratio <sup>1</sup>	2.6%		5.3%		16.5%
			Coverage Ratio SRT		19.0%
			Coverage Ratio ex SRT		7.0%

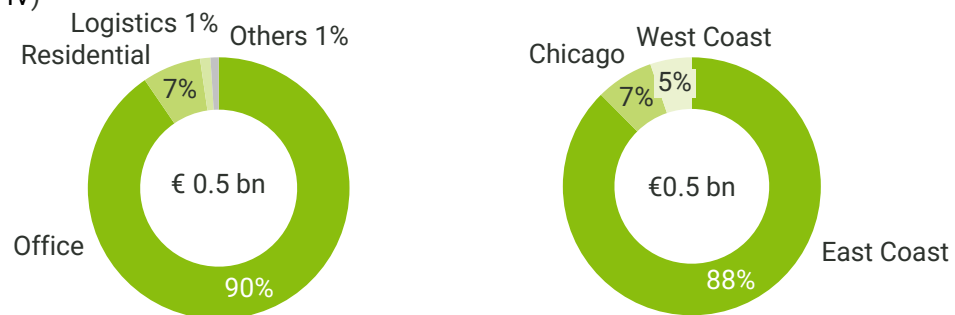
### Performing portfolio: contractual run-down<sup>2</sup>

(€ bn, EaD, Basel IV)



### Performing portfolio distribution (ex SRT)

(EaD, Basel IV)



→ Execution of US exit well on track, risk shielding for performing US loan portfolio of € ~1.7 bn (USD 2.0 bn) closed end of 2025

→ Performing portfolio significantly reduced by € 1.1 bn in 2025:

- Repayment of 6 loans (€ 0.7 bn, Q4/25: 4 loans, € 0.3 bn)
- Transfer of 5 loans to NPL (€ 0.4 bn, Q4/25: 2 loans, € 0.1 bn)

→ Performing portfolio accounts for € ~46 mn NII in 2025 (Q4/25: € 10 mn)<sup>3</sup>


Note: Figures may not add up due to rounding

1. Coverage Ratio= LLP/EaD 2. Contractual maturities: using max. maturities incl. extension options 3. Net interest income based on net revenue margin, considering initial funding costs at deal closing

# US EXIT ON TRACK (2/3)

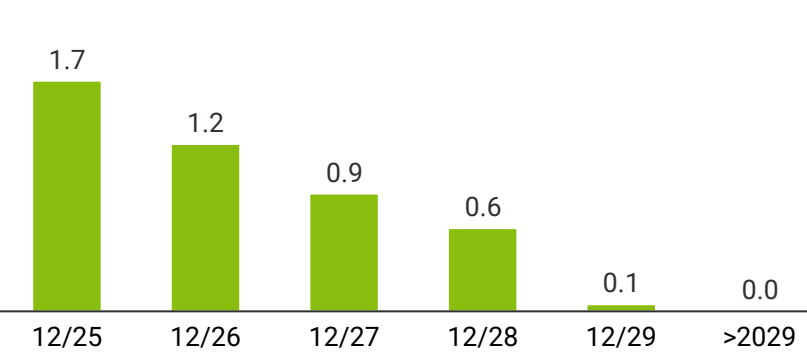
## Significant Risk Transfer (SRT)

### Transaction Structure

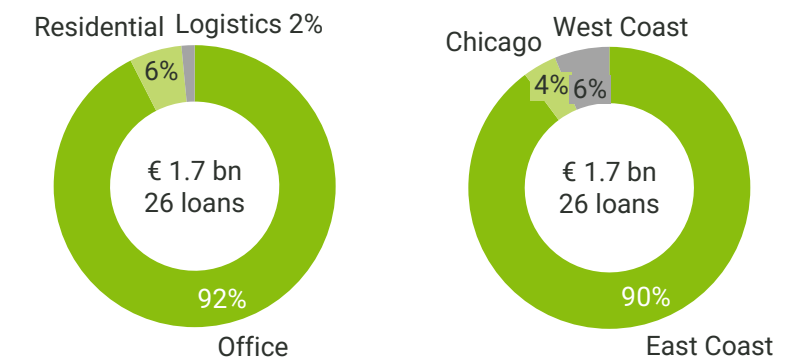
Reference Portfolio <sup>1</sup>	Tranches	%
 26 transactions € ~1.7 bn (USD ~2 bn)	Senior € ~1.4 bn	81%
	Mezzanine Tranche € ~274 mn	16%
	First Loss Piece € ~51 mn	3%

- 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

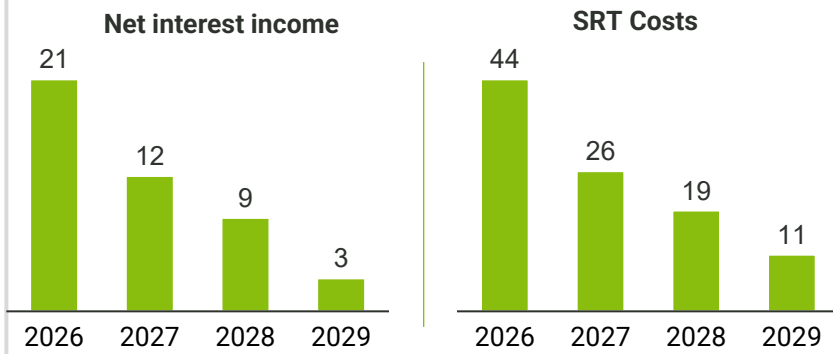
### SRT: expected contractual run-down<sup>2</sup> (€ bn, EaD, Basel IV)



### 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

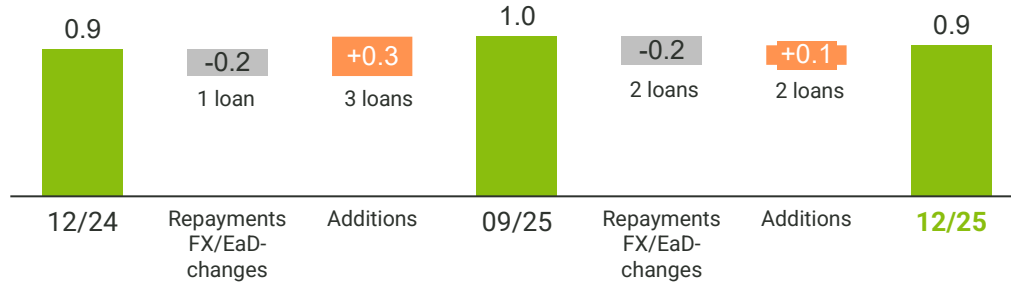
1. Reference Portfolio = 95% of the current principal 2. Contractual maturities: using max. maturities incl. extension options

# US EXIT ON TRACK (3/3)

## Focus on NPL reduction in 2026

### US NPL Portfolio development

€ bn (EaD, 2024: Basel III, 2025: Basel IV)



Stage 3 LLP	€ 138 mn		€ 297 mn		€ 256 mn
Coverage Ratio <sup>1</sup>	20.8%		38.0%		36.0%

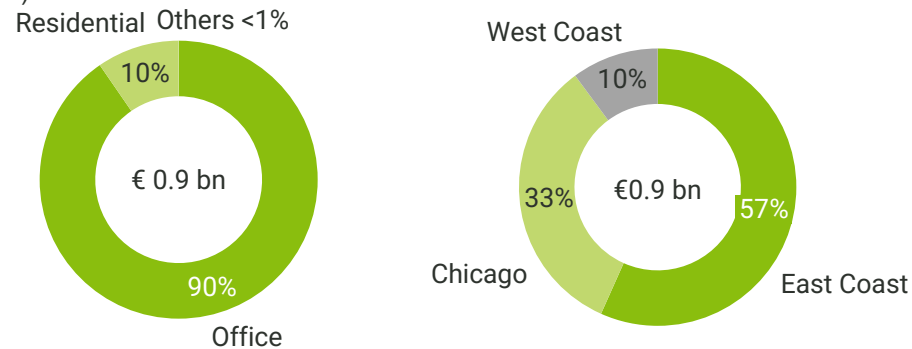
→ US NPL portfolio stable y-o-y:

- Addition of 5 new NPL (€ 0.4 bn, Q4/25: 2 loans, € 0.1 bn)
- Repayment of 3 NPL (€ -0.4 bn, Q4/25: 2 loans, € -0.2 bn)

→ Coverage ratio increased to ~36% y-o-y – slight decrease in Q4/25, partially results from exited loans entailing an over-average coverage whilst new NPL loans entered with below-average LLP requirements

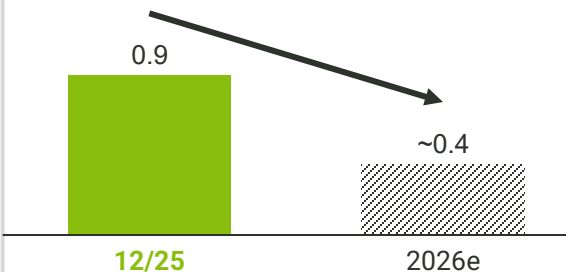
### US NPL Portfolio distribution

(EaD, Basel IV)



### Outlook US NPL Portfolio development

€ bn (EaD, Basel IV)



→ 5 NPL loans (€ 0.3 bn) with contracted exit in Q1/26 (1 repaid / 1 restructured to performing / 3 contracted, closing pending)

→ No new NPL in Q1/26

Note: Figures may not add up due to rounding

1. Coverage Ratio= (LLP + FV adjustment)/book value

### pbb invest



- Acquisition of Deutsche Investment closed, fully contributing in 2026
  - AUM of € ~3 bn in equity products
  - Expected fee income<sup>1</sup> of € ~40 mn in 2026, underpinning target of >10% of operating income from REIS
  - Acquisition RoTE accretive in 2026
  - Creating a track record for further expansion
  - Integration project well underway
  - Combination of strong alliance of banking expertise and entrepreneurial investment culture
- In-depth discussions with potential investors on debt fund products and separately managed accounts

### Originate & Cooperate

- Business segment strategically established, operationalised and rolled out into market
  - Product range defined and developed (deal referrals, structuring, underwriting, execution and servicing)
  - Partner network established – key partners identified and co-operations strengthened
  - Active sales and dedicated origination started with teams in London, Paris and Munich
  - Deal pipeline established

1. Fee income = net commission income + other operating income (Facility & Property Mgt.)

# TARGET OPERATING MODEL (TOM)

Organisational optimisation to drive efficiency and profitability

## Strengthening of efficient management structures

~ 20%

streamlined senior management functions

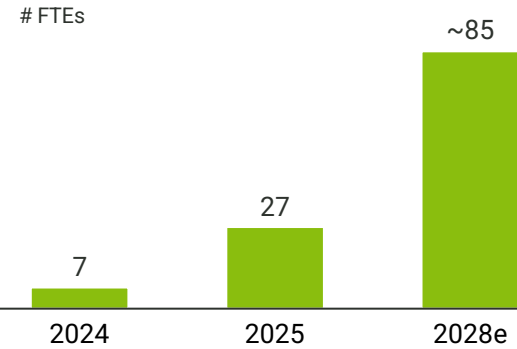
- Streamlining of senior management functions by ~20% while expanding span of control at team level
- Modernisation of management principles, supported by significant strengthening of specialist career options

## Organisational optimisation

- ✓ Set-up of an **efficient, international platform**
- ✓ Application of **state-of-the-art technology**
- ✓ Reflection of latest **market requirements**

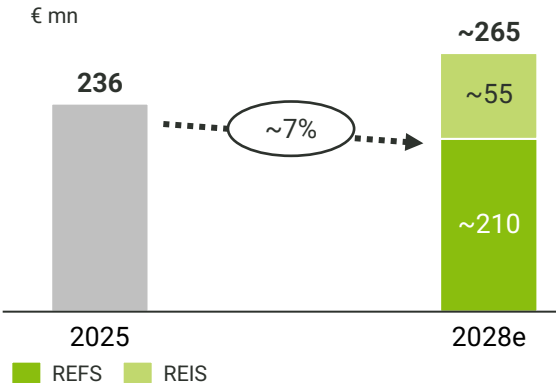
- Target Operating Model aligned with strategy 2027, forming basis to drive efficiency and profitability
- Streamlined set-up takes account of developing technological and market requirements

## Madrid production hub



- Expansion of production hub in Madrid to ~85 positions by 2028
- Relocation of selected corporate, risk, IT and loan management functions to optimise cost base, while streamlining all other locations

## General adm. expenses



- Structural efficiency gains in REFS driven by strict cost discipline and organisational realignment
- Cost savings in REFS (~7%) to be re-invested in accretive REIS business

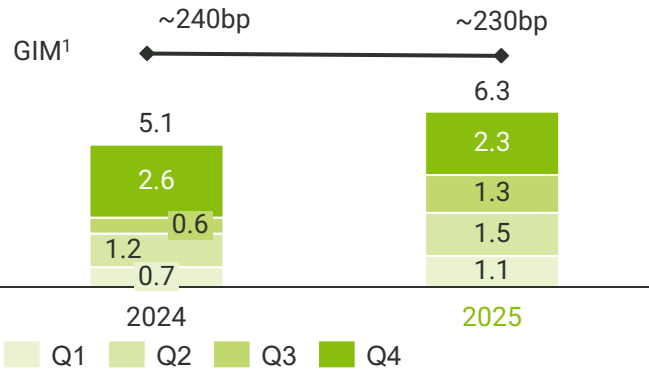
1. Strategic Transformation
2. **Operating & Financial Overview**
3. Portfolio Quality
4. Capital & Funding
4. Outlook
5. Appendix

# OPERATING OVERVIEW

## Transition underway – focus on profitability

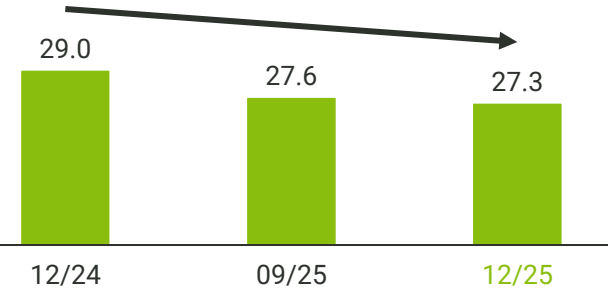
### REF new business

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



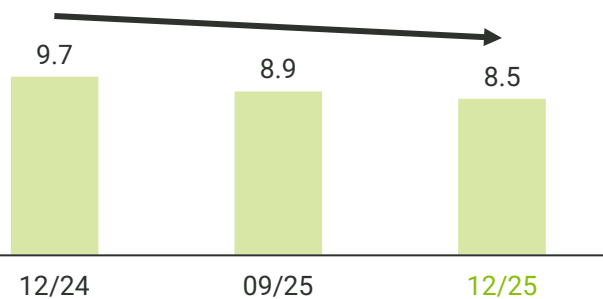
- Selective new business with strict focus on profitability
- New business volume up by 23% y-o-y
- Avg. gross interest margin slightly down as expected
- RoTE<sup>2</sup> of ~8% accretive for profitability targets

### REF portfolio € bn (financing volume)



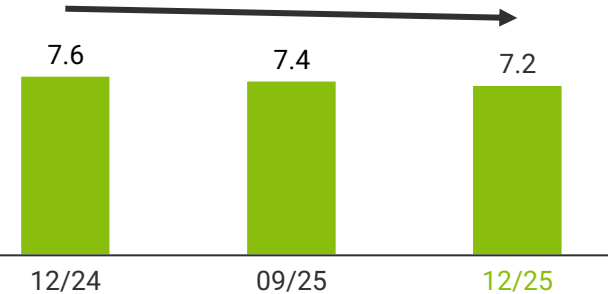
- Decreased portfolio volume in 2025 reflects portfolio transition with
  - selective new business focus and ongoing pre-/repayments
  - de-risking US and developments (€ -1.0 bn)
  - USD-effect (€ -0.5 bn)
- Transition into more profitable European portfolio underway – avg. gross portfolio margin up by ~5% (~9% since 2024)

### Non-Core portfolio € bn (financing volume)



- Reduction due to maturities and ongoing selective asset sales
- Ongoing value-preserving optimisation

### Funding – retail deposits € bn



- Volume managed to needs
- Focus on cost efficiency and optimisation on reduced balance sheet

Note: Figures may not add up due to rounding

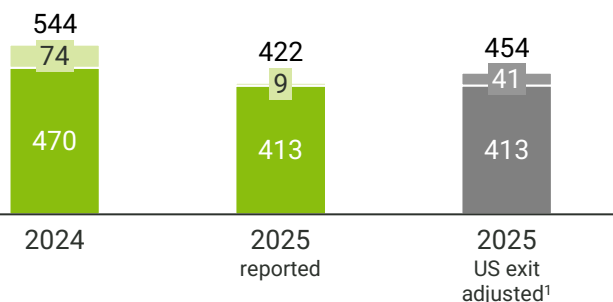
1. Gross interest margin 2. Based on total costs and year-end capital allocation

# FINANCIAL OVERVIEW

## Financial performance impacted by de-risking

### Operating income € mn (IFRS)

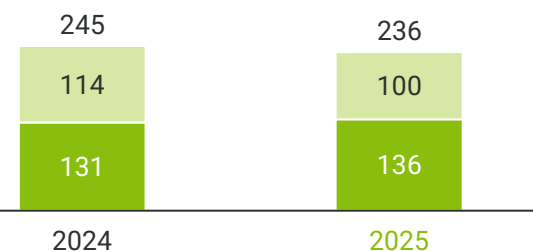
■ NII/NCI ■ Realisation & other income



- Operating income reflecting
- decreased NII/NCI due to reduced portfolio volume, funding cost transition and capital optimisation
  - lower realisation & other income impacted by US fair value<sup>1</sup> risk charges (€ -32 mn) and less income from active balance sheet management

### General admin. expenses € mn (IFRS)

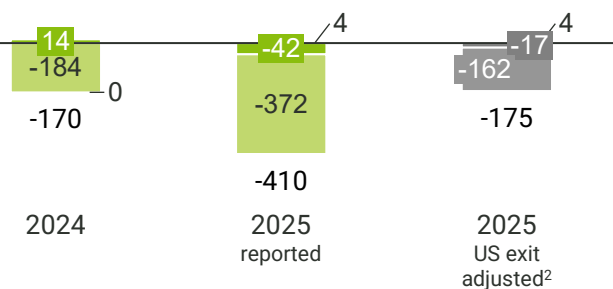
■ Personnel ■ Non-personnel



- GAE down y-o-y as expected, while investments into strategic transformation are ongoing
- Personnel costs: inflationary uplift and organisational transition well managed
  - Non-personnel costs: significant reduction after finalisation of IT transformation in 2024

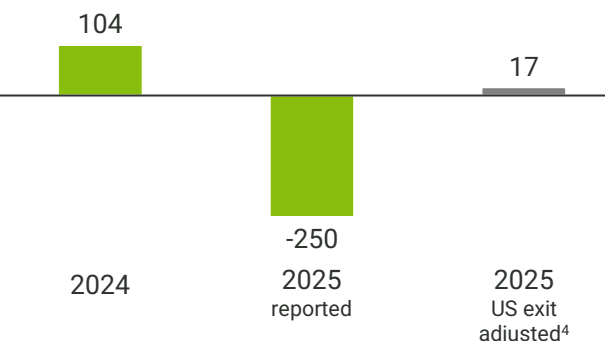
### Net income from risk provisioning € mn (IFRS)

■ Stage 1&2 ■ Stage 3 ■ Other



- LLP of € -410 mn in 2025 mainly reflecting de-risking of US and development portfolio in 2025
- € -235 mn US exit
  - € -99 mn German legacy development NPL
- European investment loan portfolio with risk costs of 30 bp<sup>3</sup> (€ -68 mn)

### Pre-tax profit € mn (IFRS)



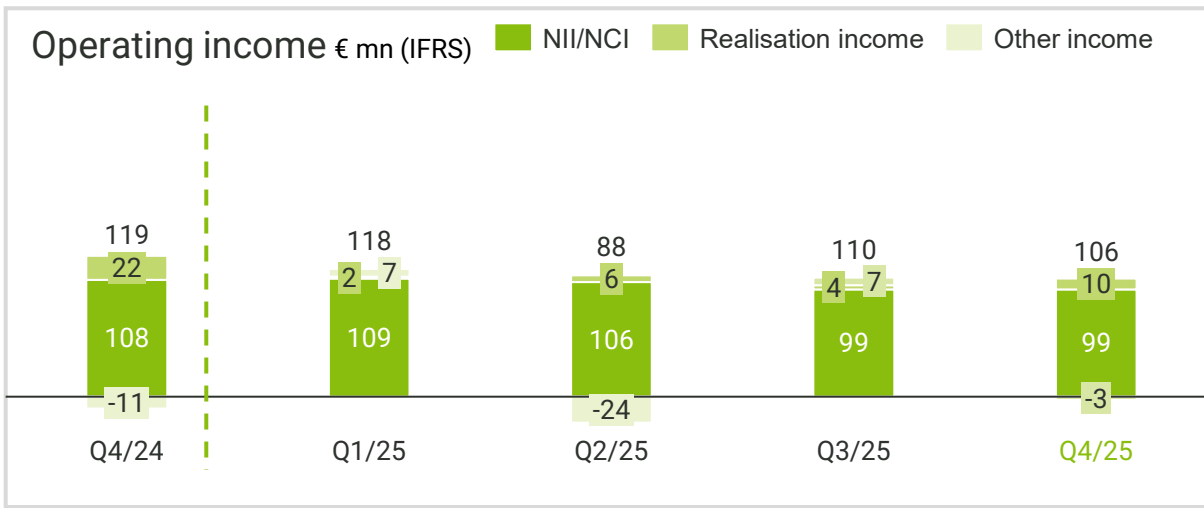
- Reported loss before tax of € -250 mn in line with adjusted guidance
- Negative PBT of € -15 mn in Q4/25 due to de-risking mainly for legacy development NPL
- US exit adjusted<sup>4</sup> PBT at € 17 mn for 2025

Note: Figures may not add up due to rounding

1. Excl. € -32 mn fair value risk charges in relation to US exit since 2025 (Q2/25: € -31 mn, Q4/25: -1 mn), fair value including at equity accounting 2. Excl. € -235 mn LLP risk charges in relation to US exit since 2025 (Q2/25: € -283 mn, Q4/25: € +48 mn, incl. € +50 mn release of Management Overlay) 3. in relation to the financing volume 4. Excl. € -267 mn US risk charges in relation to US exit since 2025 (Q2/25: € -314 mn, Q4/25: € +47 mn, incl. € +50 mn release of Management Overlay)

# OPERATING INCOME

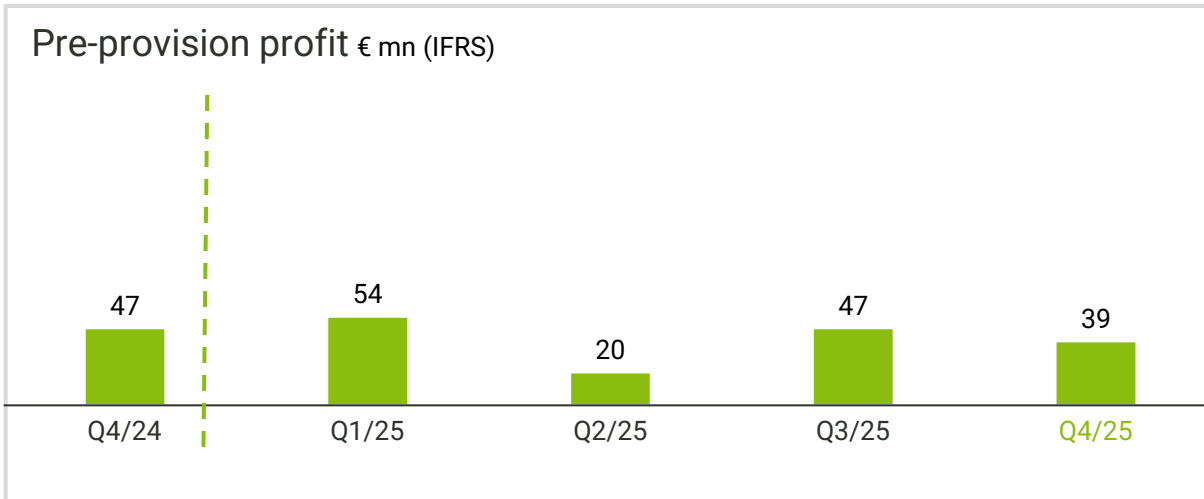
NII/NCI stable q-o-q – REF portfolio profitability up while portfolio volume down



→ Operating income slightly down q-o-q

- NII/NCI stable at € 99 mn – higher portfolio profitability almost compensating lower portfolio volume supported by moderate tailwind from reduced previous funding excess
- Realisation income up to € 10 mn (Q3/25: € 4 mn) mainly driven by prepayment fees and non-core asset sales plus liability buybacks
- Other income down to € -3 mn (Q3/25: € 7 mn) due to one-off gain in Q3/25

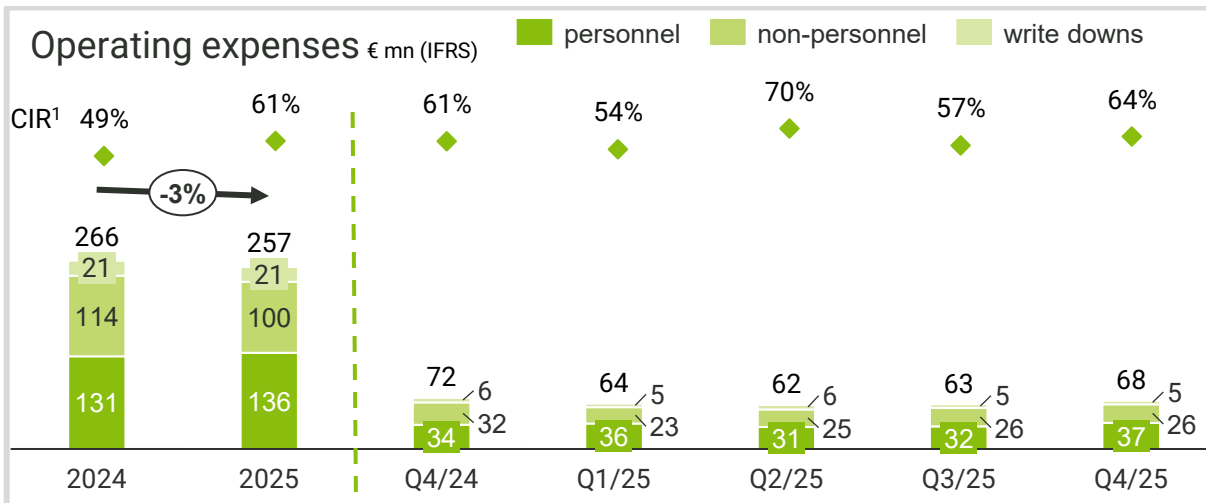
→ Pre-provision profit of € 39 mn in Q4/25 impacted by increased total expenses (€ -4 mn) (Q3/25: € 47 mn)



Note: Figures may not add up due to rounding

# OPERATING EXPENSES

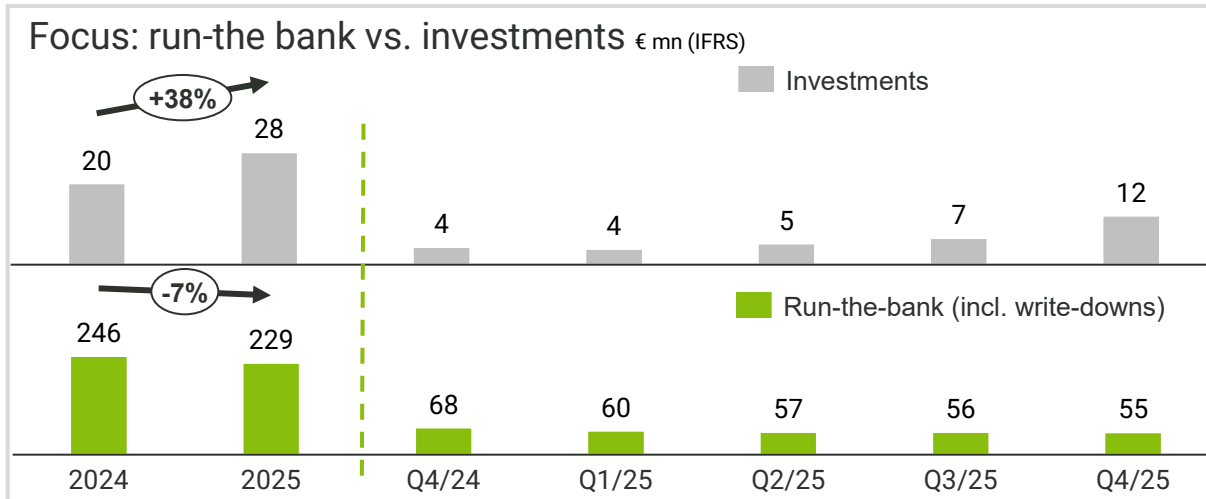
Operating expenses down while strategic investments are ongoing



→ Operating expenses well managed q-o-q, increase in Q4/25 as expected due to ongoing investments into strategic initiatives

- Personnel costs: impacted on measures regarding the strategic transformation of the bank in Q4/25
- Non-personnel costs: investments, mainly for US exit and implementation of target operating model

→ CIR impacted by lower operating income y-o-y



→ Run-the-bank costs down by -7% y-o-y in 2025 through strict cost discipline

→ Ongoing strategic investments

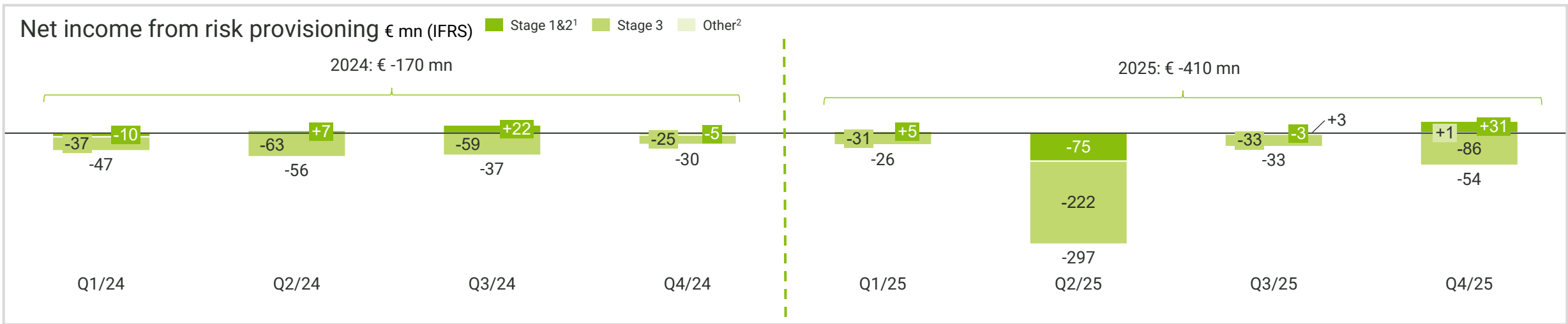
- IT transformation 2024 finished
- Strategic transformation of the bank mainly into
  - diversification of profitability and portfolio (Deutsche Investment acquisition, US portfolio exit)
  - target operating model

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

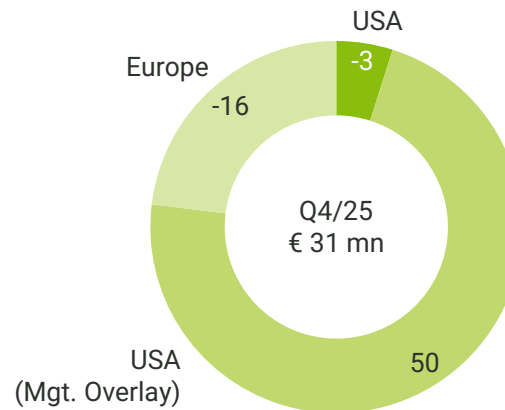
Risk provisioning affected by de-risking of German legacy development NPL in Q4/25



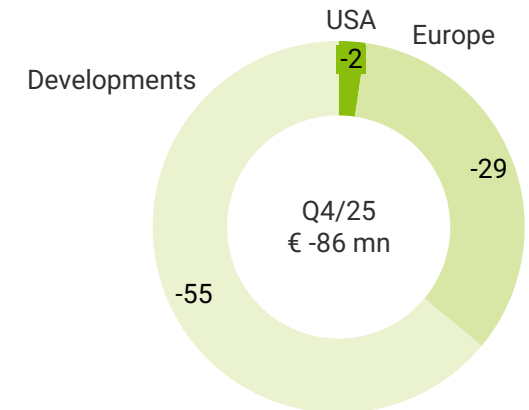
→ LLP of € -54 mn in Q4/25 mainly reflecting LLP for legacy NPL loans

- € 31 mn net release in stage 1&2 from
  - release of Management Overlay (€ 50 mn) due to ordinary repayments and SRT transaction
  - partly counteracted by additions mainly from macroeconomic scenario and parameter updates (€ -19 mn)
- € -86 mn net addition in stage 3 mainly from de-risking measures for idiosyncratic legacy development NPLs (€ -55 mn) and European NPL (€ -29 mn)

Stage 1&2 € mn (IFRS)



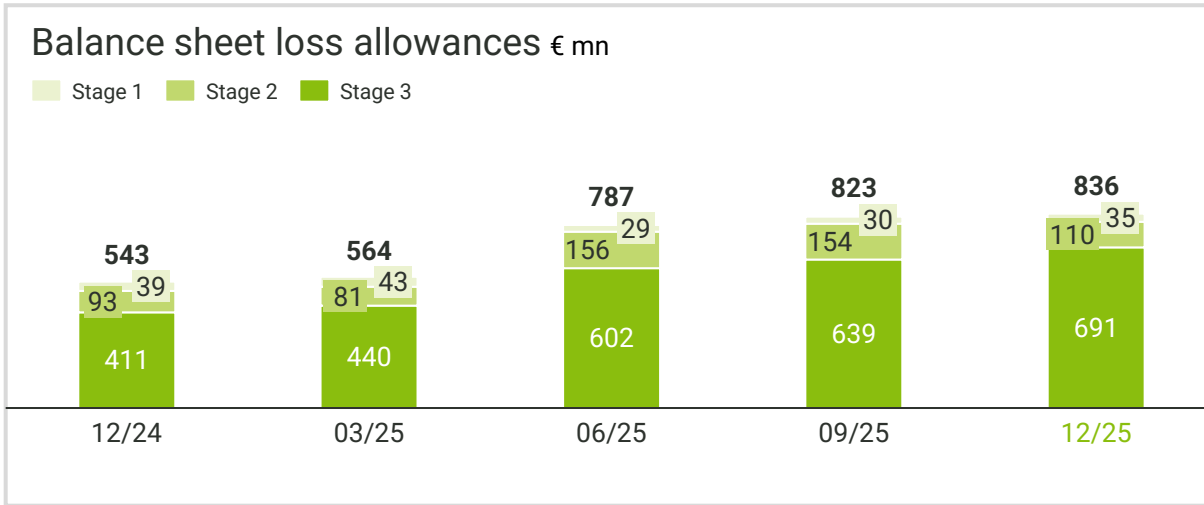
Stage 3 € mn (IFRS)



1. Incl. provisions in off balance sheet lending business 2. Recoveries from written-off financial assets

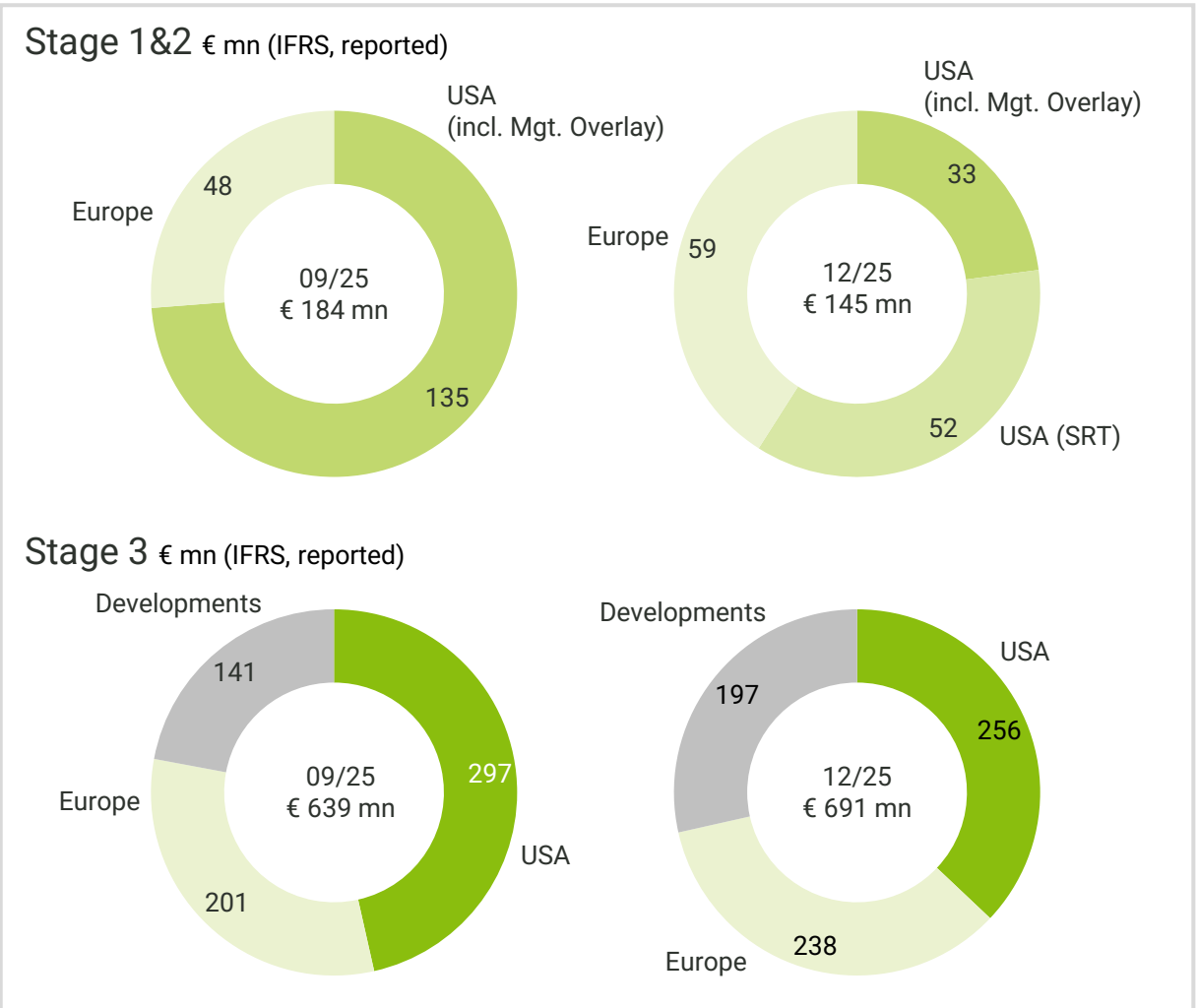
# LOSS ALLOWANCES

REF NPL coverage ratio stable at ~30%



- Stages 1&2: € -39 mn net decrease in Q4/25 – negative model effects (mainly macroeconomic effects) overcompensated by release of € 50 mn Management Overlay
- Stage 3: € 52 mn net increase mainly driven by idiosyncratic legacy development NPLs and 2 new European office NPL; decrease of US LLP by usage due to repayment of 2 US NPL
- REF NPL coverage ratio<sup>1</sup> stable at ~30% (09/25: ~30%, 12/24: ~22%)

Note: Figures may not add up due to rounding  
1. Based on total loss allowances stage 3

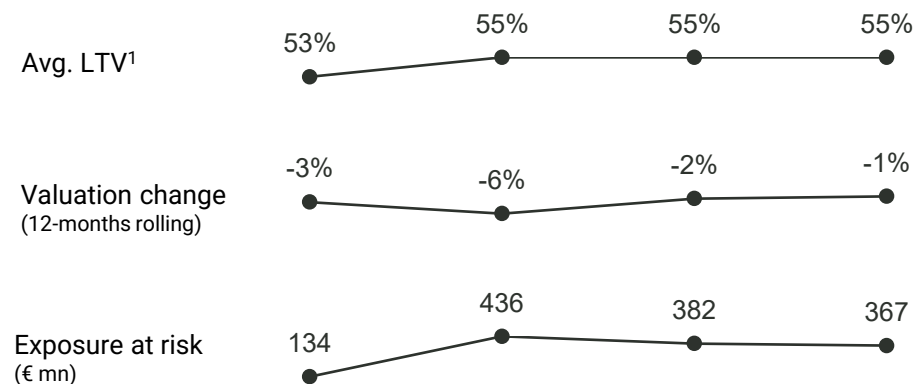


1. Strategic Transformation
2. Operating & Financial Overview
3. **Portfolio Quality**
4. Capital & Funding
4. Outlook
5. Appendix

# EUROPEAN REF PORTFOLIO PERFORMING

## European CRE markets gradually but slowly recovering

Portfolio KPIs (2023/24: Basel III, 2025: Basel IV)

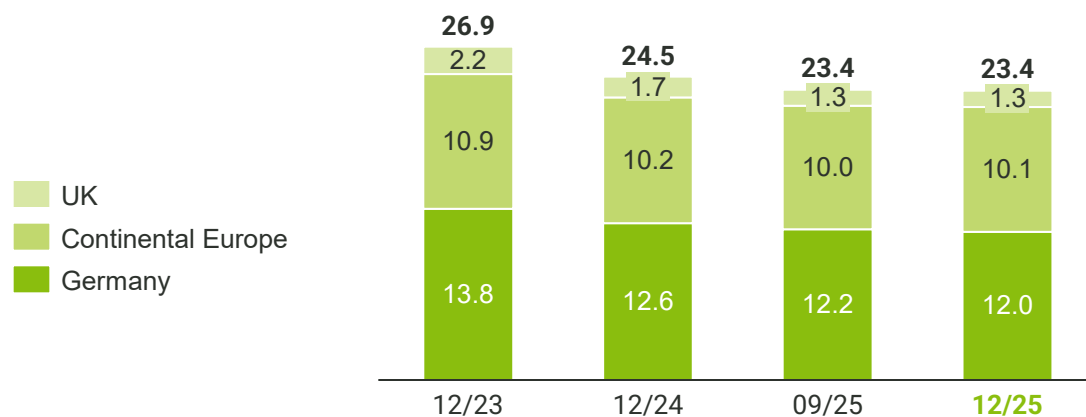


→ With significant de-risking and CRE markets gradually but slowly recovering, the quality of the performing portfolio stabilised further

→ Ongoing improvement of performing portfolio KPIs since 12/24

- Avg. LTV<sup>1</sup> further stabilised
- Valuation adjustments (12-months rolling) below peak and further improved
- When looking at layered LTV, also the exposure at risk for performing investment loans declined again q-o-q

Portfolio € bn (EaD, 2023/24: Basel III, 2025: Basel IV)

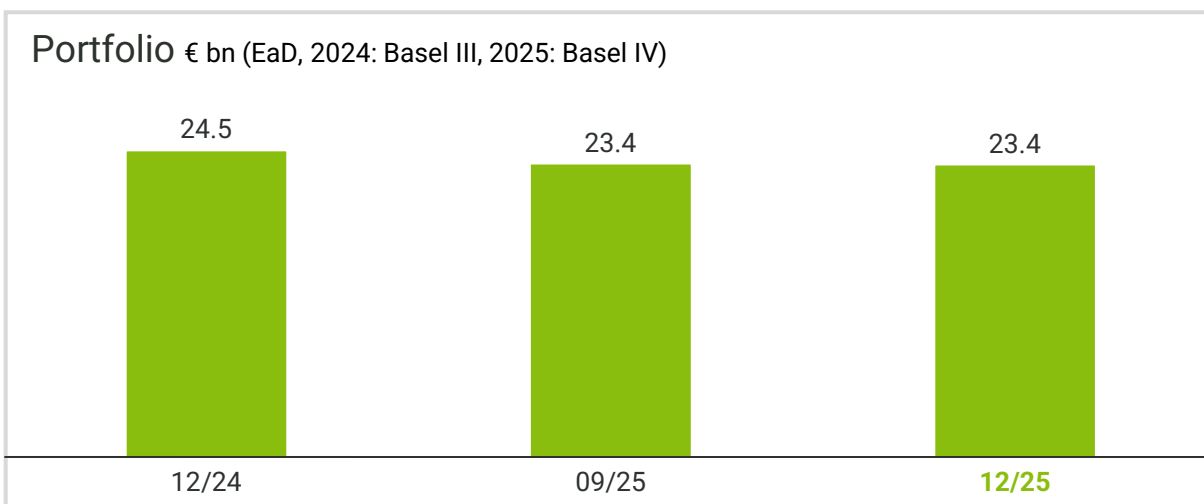


Note: Figures may not add up due to rounding

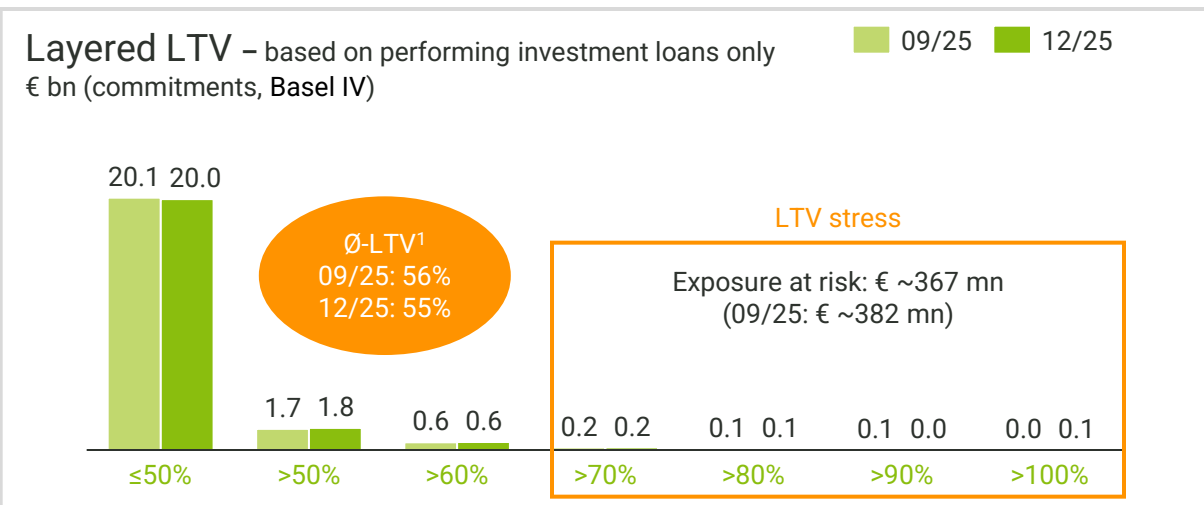
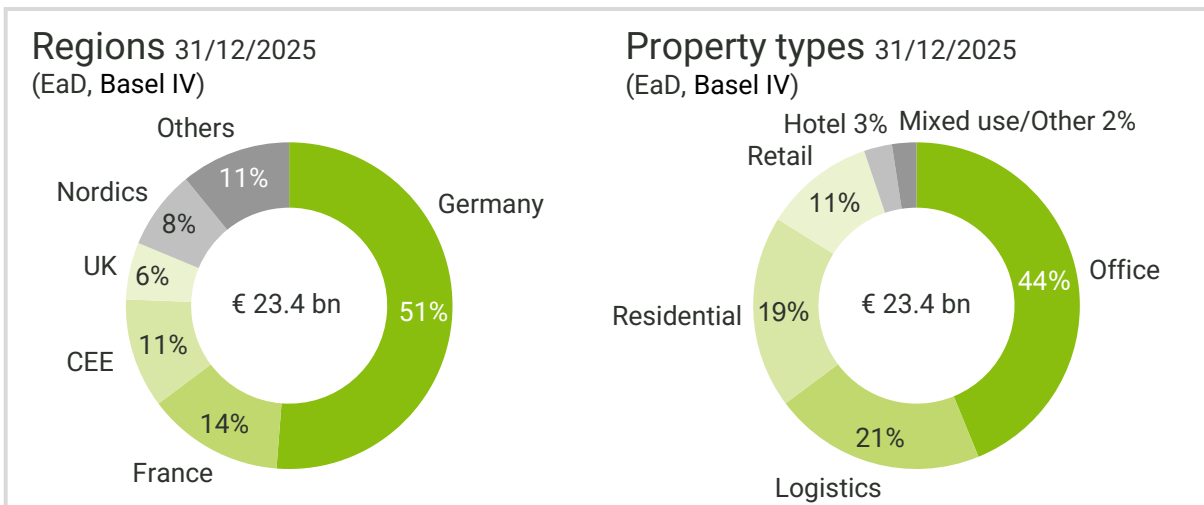
1. Performing investment loans only, based on commitments

# EUROPEAN REF PORTFOLIO PERFORMING

Solid portfolio quality



- Portfolio stable in Q4/25 (FY 25: € -1.1 bn)
  - Net change & others € +0.2 bn (FY 25: € -0.7 bn)
  - Transfer to NPL € -0.2 bn (FY 25: € -0.4 bn)
- LTV stress KPIs for performing investment loans improved:
  - Exposure at risk: ~1.6% of portfolio<sup>1</sup> (09/25: ~1.7%)
  - Coverage ratio exposure at risk: ~13% via existing total stage 1&2 LLP of € 49 mn (09/25: ~11%)

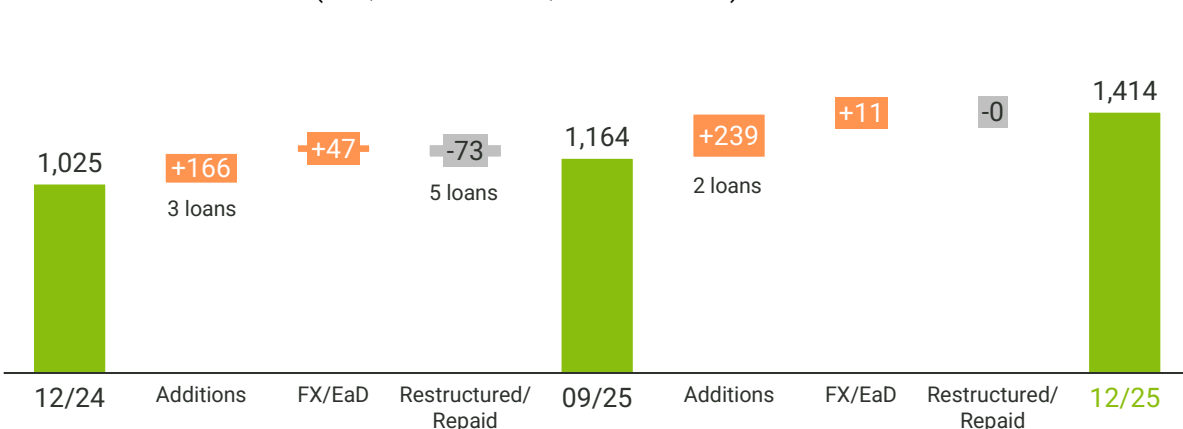


Note: Figures may not add up due to rounding  
1. Performing investment loans, based on commitments

# EUROPEAN NPL PORTFOLIO

## NPL coverage ratio increased to ~31%

NPL Portfolio € mn (EaD, 2024: Basel III, 2025: Basel IV)



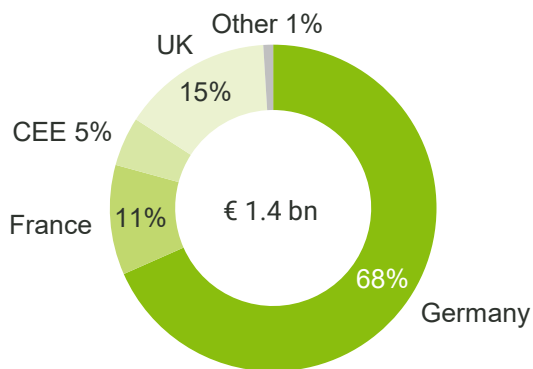
- Increase of European NPL portfolio by € 250 mn in Q4/25 (FY 25: € 389 mn) driven by
  - 2 European office loans € 239 mn (FY 25: 5 loans, € 405 mn)
  - EaD-effects of € 11 mn (FY 25: € 58mn)

No loan repaid/restructured in Q4/25 (FY 25: 5 loans repaid, € 73 mn)

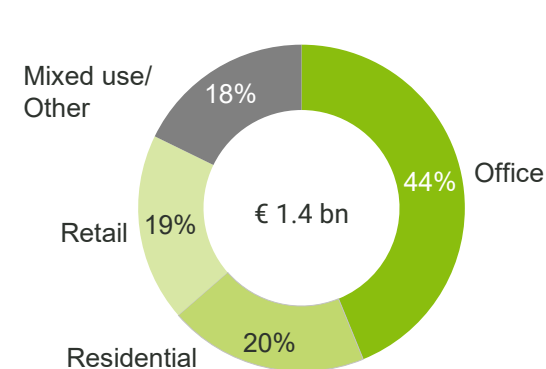
- NPE<sup>1</sup> ratio 5.7% – up in Q4/25 due to increased NPL over stable European portfolio (09/25: 5.0%, 12/24: 4.2%)

- NPL coverage ratio of ~31% slightly increased due to increased stage 3 LLP of € 435 mn (09/25: ~29%, 12/24: ~27%)

Regions 31/12/2025  
(EaD, Basel IV)



Property types 31/12/2025  
(EaD, Basel IV)

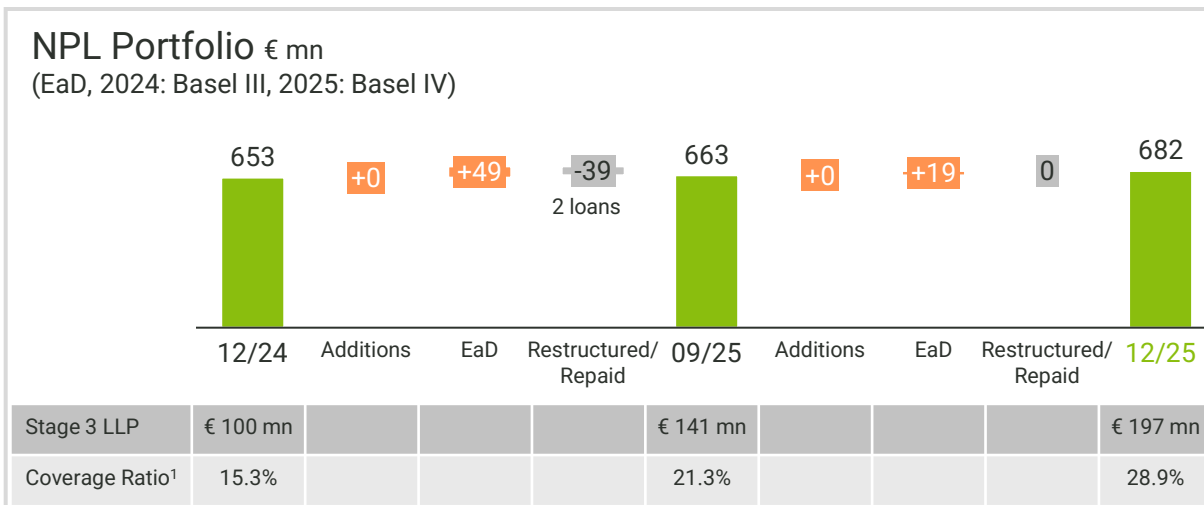
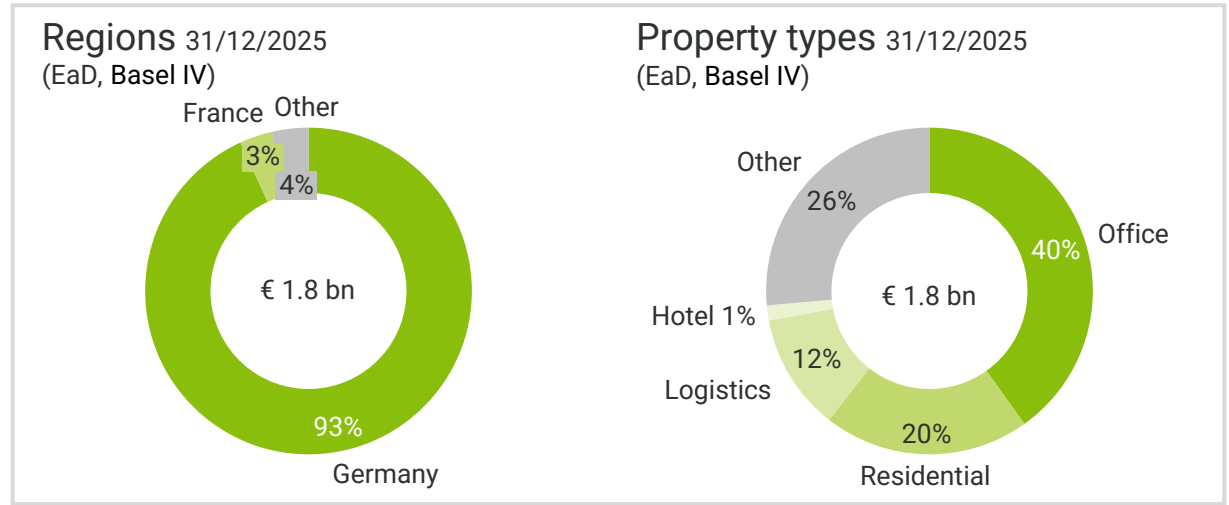
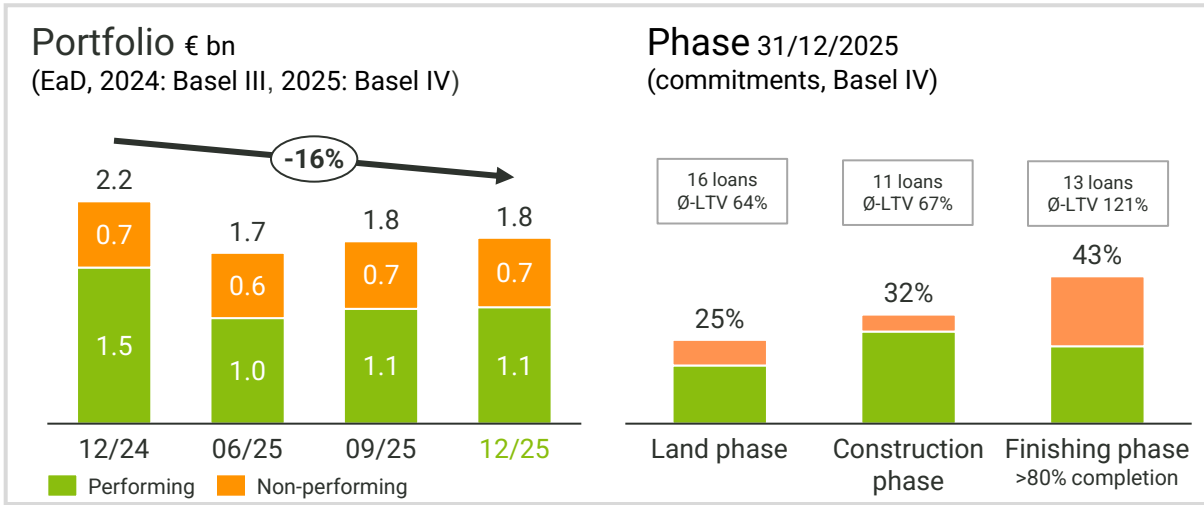


Note: Figures may not add up due to rounding

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

# DEVELOPMENT PORTFOLIO

Development portfolio significantly de-risked – no new NPL



- Portfolio stable q-o-q (FY 25: down by -16%)
  - 3 loans (€ 157 mn) repaid/transferred to investment loans in Q4/25 (12M/25: 17 loans, € 867 mn)
  - 5 new development loans (€ 261 mn) in Q4/25 (12M/25: 10 loans, € 498 mn)
- No new NPL in 2025 – largely stable NPL volume
  - 2 repayments (€ -39 mn) and EaD increase of € 68 mn (Q4/25: € 19 mn)
  - 3 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

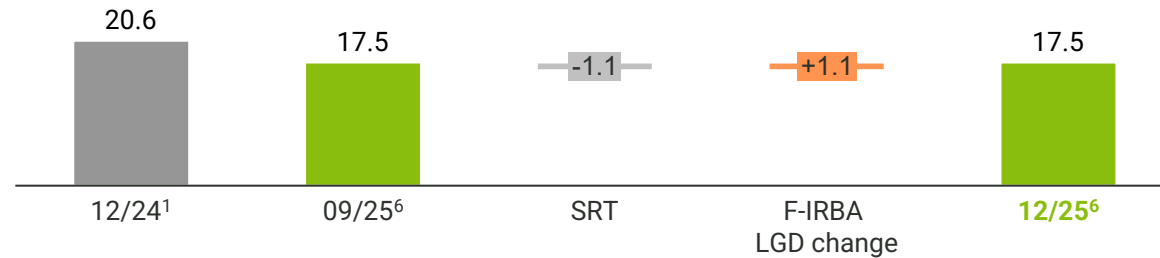
1. Coverage Ratio= LLP/EaD

1. Strategic Transformation
2. Operating & Financial Overview
3. Portfolio Quality
4. **Capital & Funding**
4. Outlook
5. Appendix

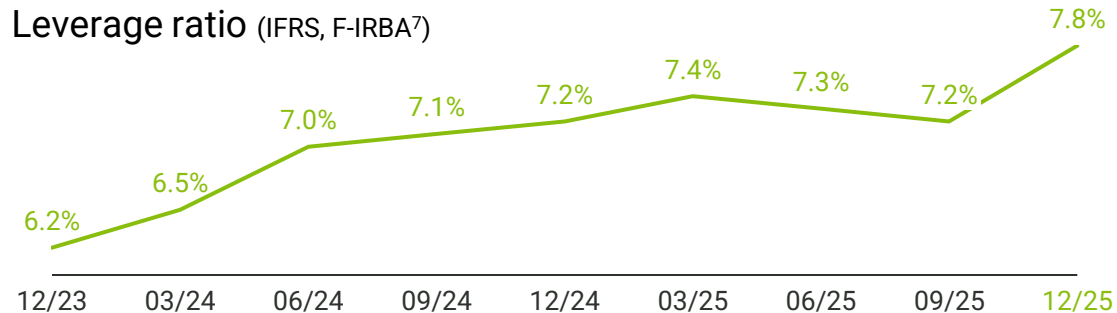
### Capital ratios (IFRS)

%	B3 F-IRBA <sup>1</sup> standardised	B4 F-IRBA		Pro-forma CRSA <sup>2</sup>
	12/24 <sup>3</sup>	09/25 <sup>4</sup>	12/25 <sup>5</sup>	12/25 <sup>5</sup>
CET 1	14.4	15.4	14.9	15.3
Own funds	17.2	19.7	18.8	19.2

### RWA € bn (IFRS)



### Leverage ratio (IFRS, F-IRBA<sup>7</sup>)



→ CET1 ratio moderately down q-o-q from 15.4% to 14.9%

- RWA affected by two opposing effects in Q4/25
  - € -1.1 bn reduction from SRT for performing US portfolio
  - € +1.1 bn increase from change of applicable regulatory LGD level in F-IRBA (see next page for full detail)
- Net capital reduction in Q4/25 by € -0.1 bn due to prudential backstops including EL shortfall, NPL backstop as well as Q4 result and deductions of AT1 coupon (CET1 capital: 12/25: € 2.6 bn)

→ CET1 ratio of 14.9% remains solid

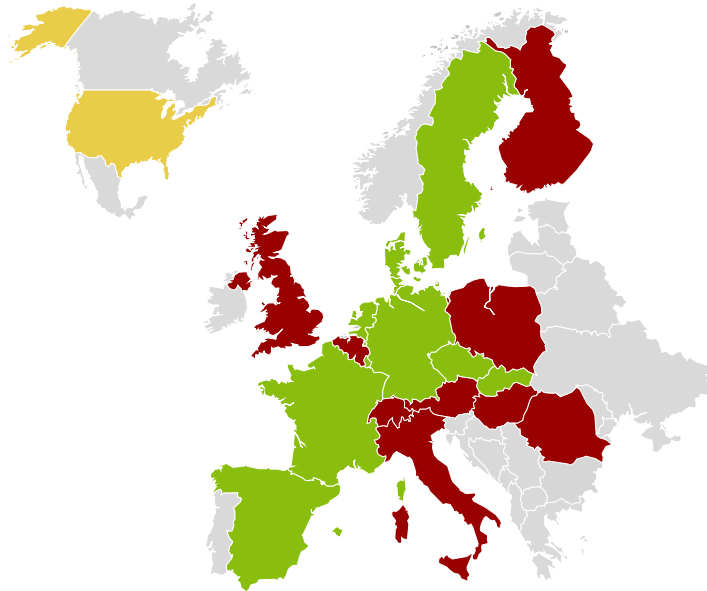
- SREP capital ratio requirements<sup>8</sup> for 2026 remain well exceeded
  - CET 1 ratio 9.89% (buffer >500 bp)
  - Own Funds Ratio 14.78% (buffer >400 bp)
- F-IRBA RWA are pro-cyclically elevated – F-IRBA CET1 ratio of 14.9% is below the pro-forma standardised (CRSA) CET1 ratio of 15.3%
- Following the consistent de-leveraging since 2024, the leverage ratio increased close to 8%

→ Substantial economic portfolio de-risking achieved, allowing for a through the cycle, long-term minimum level for CET1 ratio of >13% , still providing ample of buffer to MDA

→ Conditions for payment of AT1 coupon met: buffer to MDA<sup>8</sup> >500 bp, ADI<sup>9</sup> € ~2 bn

Note: Figures may not add up due to rounding 1. B3 F-IRBA calibrated to standardised risk parameters in transitional period 2. CRR Credit Risk Standardised Approach 3. Incl. full-year result, post dividend 2024 4. Incl. interim result 5. Incl. full-year result 6. B4 F-IRBA 7. Pro-forma for: 12/23–12/24 8. SREP requirement (Minimum Distributable Amount – MDA): 4.5% P1R + 1.83% P2R + 2.5% Capital Conservation Buffer + 1.03% anticipated additional buffer (CCyB + SyRB) 9. Available Distributable Items – ADI Annual Results 2025 (IFRS, pbb Group, audited, approval by the Supervisory Board pending), 05 March 2026

### 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 31/12/25 – "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)

	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 %)
	09/25	12/25	12/25	12/25	12/25
Germany	●	●	9.1	5.3	0.05
France	●	●	3.3	1.6	0.02
Sweden	●	●	1.0	0.6	0.01
Netherlands	●	●	1.0	0.5	0.13
Spain	●	●	0.6	0.3	0.22
Others – eligible <sup>3</sup>	●	●	0.5	0.2	0.00–0.23
USA	●	●	2.9	0.6	0.26 <sup>4</sup>
Poland	●	●	2.0	1.9	0.50
UK	●	●	1.5	1.5	n/a <sup>5</sup>
Others – not eligible <sup>6</sup>	●	●	1.1	1.0	0.50–1.11
<b>TOTAL</b>			<b>22.9</b>	<b>13.6</b>	

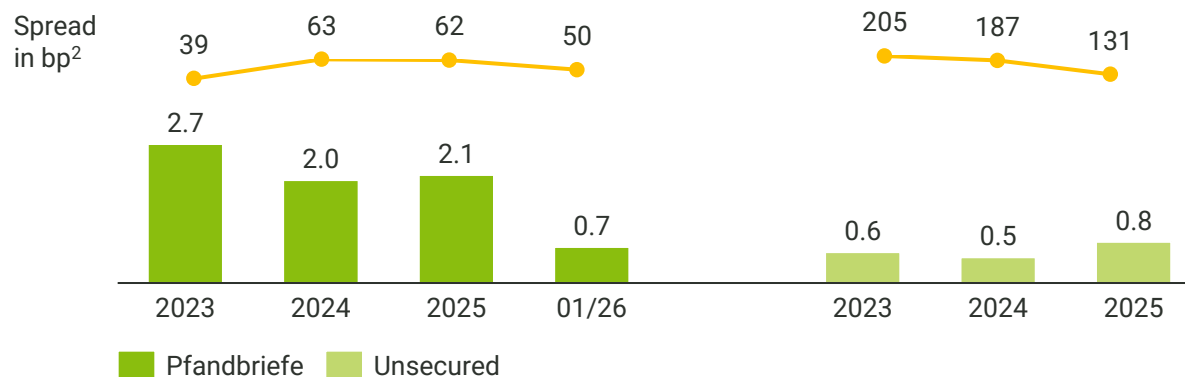
- The banking supervisory authority of the respective country collects and publishes the avg. CRE market loss rate from their supervised banks
- If the CRE market loss rate in a respective country is >0.5%, CRE transactions no longer qualify for preferential collateralised LGD level in F-IRBA
- In Q4/25, RWA requirements increased by € ~1.1 bn due to changed CRE market loss rates in some countries, esp. for Poland (€ +0.8 bn), Finland (€ +0.2 bn) and Austria (€ +0.1 bn)
- On 27/02/26, EBA communicated its position that US data is not viewed equivalent; if applied, this would result in a reduction in CET1 ratio of in total ~135 bps<sup>7</sup>

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: € 0.3 bn), Slovakia (EAD: € 0.09 bn), Luxembourg (EAD: € 0.04 bn – not eligible as of 30/09/25), Denmark (EAD: € 0.02 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 – eligible as of 30/09/25), Austria (EAD: € 0.3 bn – eligible as of 30/09/25), Hungary (EAD: € 0.2 bn – eligible as of 30/09/25), Italy (EAD: € 0.1 bn), Belgium (EAD: € 0.08 bn), Romania (EAD: € 0.04 bn), CH (EAD: € 0.03 bn) 7. Total US portfolio incl. residential

# FUNDING AND LIQUIDITY

## Successful Funding in 2025 – strong start into 2026

### New long-term funding<sup>1</sup> € bn



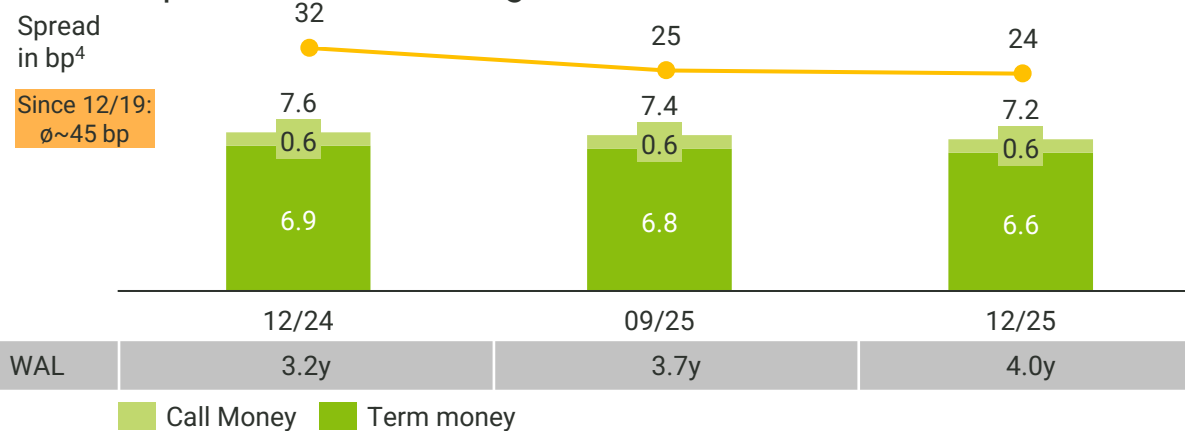
### 2025 transaction highlights

- Two successful and well-oversubscribed Mortgage Pfandbrief Benchmarks followed by cost-effective taps and issuance in SEK to match Swedish business
- Successful Tier 2 issuance of € 300 mn, following an 8-year absence
- € 750 mn Green Senior Preferred well received by investors at the lowest spread since 2022

### Robust liquidity

- LCR at 379% and liquidity of € 5 bn (12/25); move in line with balance sheet reduction

### Retail Deposits with increasing WAL<sup>3</sup> € bn



### 2026 funding outlook

- € 1.75 bn Pfandbrief and up to € 500 mn Senior Preferred funding planned
- More than 40% of Pfandbrief funding already completed in January (€ 500 mn 4-year benchmark, SEK 1.4 bn and € 100 mn tap)
- Deposit volume stable at around € 7 bn accommodating balance sheet needs and 50:50 split with unsecured capital markets funding

Note: Figures may not add up due to rounding

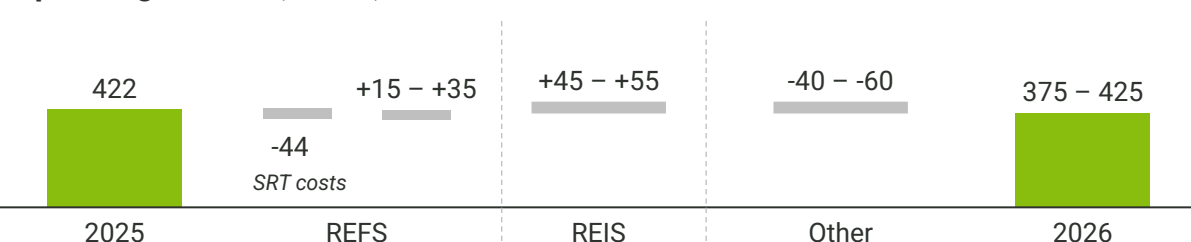
1 Excl. retail deposit business and “own-use” Pfandbriefe 2 vs. 3M Euribor, issuance all-in spread 3 WAL = weighted average lifetime 4. Spread vs. 3m EURIBOR for 3-year-term

1. Strategic Transformation
2. Operating & Financial Overview
3. Portfolio Quality
4. Capital & Funding
4. Outlook
5. Appendix

# GUIDANCE 2026 (1/2)

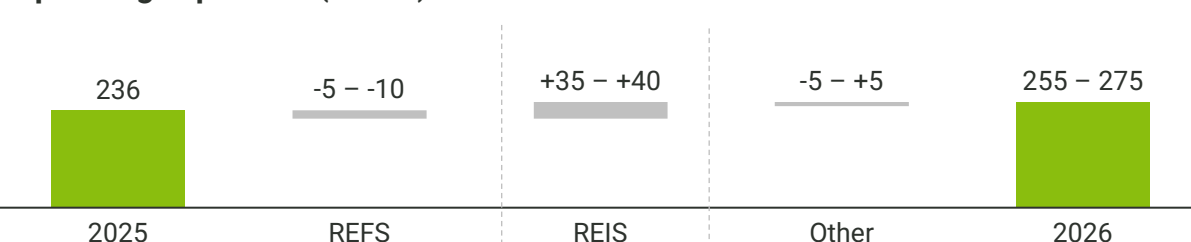
## Operating income, operating expenses and risk provisioning

### Operating income (in € mn)



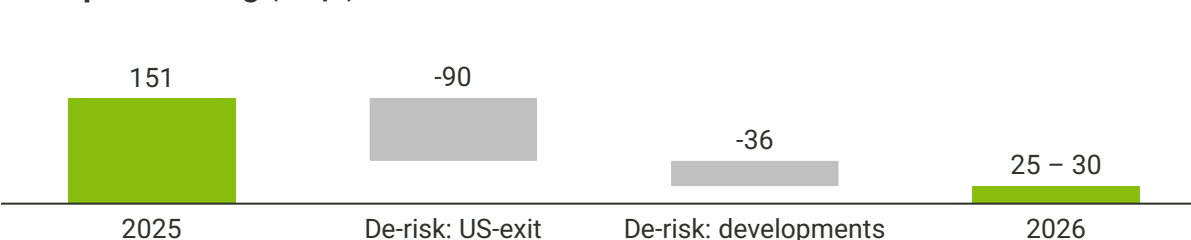
- Operating income expected to decline in 2026, reflecting strategic transition
- REFS burdened by US SRT costs (€ -44 mn), positive impacts by continued increase of gross portfolio margin and benefit from optimised funding costs
- REIS (pbb invest, O&C) boosted by full-year contribution of Deutsche 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  
Annual Results 2025 (IFRS, pbb Group, audited, approval from the Supervisory Board pending), 05 March 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

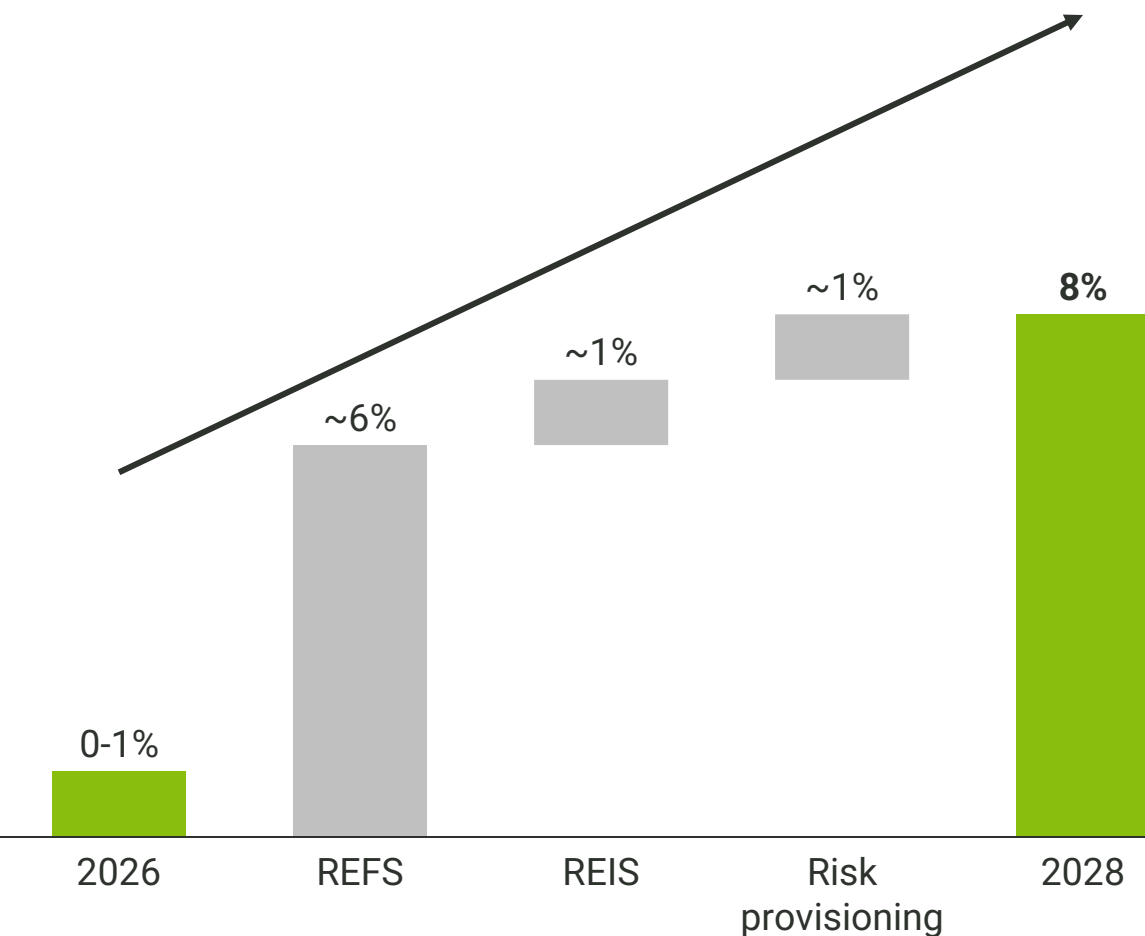
1. Incl. extensions > 1 year 2. Comprises net commission income and other operating income

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

# OUTLOOK 2028 (1/2)

## 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

Annual Results 2025 (IFRS, pbb Group, audited, approval from the Supervisory Board pending), 05 March 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. Strategic Transformation
2. Operating & Financial Overview
3. Portfolio Quality
4. Capital & Funding
4. Outlook
5. Appendix

1. **Financials**
2. REF New Business
3. Portfolio profile
4. Funding & Ratings
5. ESG

Contact Details

# KEY FIGURES

pbb Group

Income statement (€ mn)	2023	Q1/24	Q2/24	Q3/24	Q4/24	2024	Q1/25	Q2/25	Q3/25	Q4/25	2025
Net interest income	482	125	121	113	106	465	107	104	99	99	409
Net fee and commission income	3	1	2	0	2	5	2	2	0	0	4
Net income from fair value measurement	0	-3	-1	8	-7	-3	3	-19	-11	-6	-33
Net income from realisations	85	23	12	22	22	79	2	6	4	10	22
Net income from hedge accounting	1	4	2	-2	-1	3	2	0	2	-1	3
Impairments on equity method entities	0	0	0	0	0	0	0	-11	0	3	-8
Net other operating income	32	-4	-4	6	-3	-5	2	6	16	1	25
Operating Income	603	146	132	147	119	<b>544</b>	<b>118</b>	<b>88</b>	<b>110</b>	<b>106</b>	<b>422</b>
Net income from risk provisioning	-212	-47	-56	-37	-30	-170	-26	-297	-33	-54	-410
General and administrative expenses	-249	-58	-57	-64	-66	-245	-59	-56	-58	-63	-236
Expenses from bank levies and similar dues	-25	-2	-1	-1	0	-4	0	-3	0	0	-3
Net income from write-downs and write-ups on non-financial assets	-27	-5	-5	-5	-6	-21	-5	-6	-5	-5	-21
Net income from restructuring	0	0	0	0	0	<b>0</b>	<b>0</b>	-3	0	1	-2
Pre-tax profit	90	34	13	40	17	<b>104</b>	<b>28</b>	<b>-277</b>	<b>14</b>	<b>-15</b>	<b>-250</b>
Income taxes	1	-5	-2	-6	-1	-14	-4	11	1	-42	-34
Net income	91	29	11	34	16	<b>90</b>	<b>24</b>	<b>-266</b>	<b>15</b>	<b>-57</b>	<b>-284</b>
EpS <sup>1</sup>	0.51	0.17	0.03	0.21	0.07	0.48	0.13	-2.03	0.07	-0.47	-2.30
<b>Key ratios (%)</b>	<b>2023</b>	<b>Q1/24<sup>8</sup></b>	<b>Q2/24<sup>8</sup></b>	<b>Q3/24<sup>8</sup></b>	<b>Q4/24<sup>8</sup></b>	<b>2024<sup>8</sup></b>	<b>Q1/25<sup>8</sup></b>	<b>Q2/25<sup>8</sup></b>	<b>Q3/25<sup>8</sup></b>	<b>Q4/25<sup>8</sup></b>	<b>2025<sup>8</sup></b>
CIR <sup>2</sup>	45.8	43.2	47.0	46.9	60.5	48.9	54.2	70.5	57.3	64.2	60.9
RoE before tax	2.1	3.6	0.9	4.4	1.4	2.6	2.8	-37.9	1.1	-3.0	-9.3
RoE after tax	2.2	3.0	0.6	3.6	1.3	2.1	2.3	-36.4	1.2	-8.9	-10.5
RoTE before tax		3.8	0.9	4.6	1.5	2.7	2.9	-40.1	1.2	-3.2	-9.9
RoTE after tax		3.0	0.6	3.7	1.3	2.1	2.3	-37.0	1.2	-9.1	-10.6
<b>Balance sheet (€ bn)</b>	<b>12/23</b>	<b>03/24</b>	<b>06/24</b>	<b>09/24</b>	<b>12/24</b>	<b>03/25</b>	<b>06/25</b>	<b>09/25</b>	<b>12/25</b>		
Total assets	50.9	48.9	46.0	45.2	44.2	42.3	42.4	42.6	39.9		
Equity	3.4	3.4	3.4	3.4	3.4	3.4	3.1	3.2	3.1		
Financing volume	43.5	42.8	41.0	39.9	38.7	38.5	37.2	36.5	35.8		
<b>Regulatory capital ratios<sup>3</sup></b>	<b>12/23</b>	<b>03/24</b>	<b>06/24</b>	<b>09/24</b>	<b>12/24</b>	<b>03/25</b>	<b>06/25</b>	<b>09/25</b>	<b>12/25</b>		
RWA (€ bn)	18.5	18.8	20.9	20.4	20.6	17.9	17.7	17.5	17.5		
CET 1 ratio – phase in (%)	15.7 <sup>4</sup>	15.2 <sup>5</sup>	14.0 <sup>5,6</sup>	14.5 <sup>5,6</sup>	14.4 <sup>7</sup>	15.7 <sup>9</sup>	15.3 <sup>10</sup>	15.4 <sup>10</sup>	14.9 <sup>11</sup>		
Tier 1 ratio – phase in (%)	17.3 <sup>4</sup>	16.7 <sup>5</sup>	15.4 <sup>5,6</sup>	15.9 <sup>5,6</sup>	15.9 <sup>7</sup>	17.2 <sup>9</sup>	17.0 <sup>10</sup>	17.1 <sup>10</sup>	16.6 <sup>11</sup>		
<b>Personnel</b>	<b>12/23</b>	<b>03/24</b>	<b>06/24</b>	<b>09/24</b>	<b>12/24</b>	<b>03/25</b>	<b>06/25</b>	<b>09/25</b>	<b>12/25</b>		
Employees (FTE)	806	808	791	784	778	776	791	795	794		

Note: annual results audited, interim results Q1 2024/25 and Q3 2024/25 unaudited, interim results H1 2024/25 unaudited, but reviewed 1. After AT1 coupon (2023: € -23 mn, Q1-Q4/24 & Q1-Q3/25: pro-rata € -6 mn, 2024: € -25 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 5. Incl. Interim result, Q3/24 excl. interim result 6. Models calibrated towards standardised risk parameters 7. Incl. full-year result, post proposed dividend 2024 8. RoE according to new calculation method, OCI and Cash Flow Hedge-Reserve are not deducted in the denominator 9. Excl. Interim result, post proposed dividend 2024 10. Incl. Interim result, post dividend 2024 11. Incl. full-year result 2025

# KEY FIGURES

## Real Estate Finance (REF)

Income statement (€ mn)	2023 <sup>4</sup>	Q1/24	Q2/24	Q3/24	Q4/24	2024	Q1/25	Q2/25	Q3/25	Q4/25	2025
Net interest income	437	116	113	107	102	438	102	99	95	96	392
Net fee and commission income	4	1	3	0	2	6	2	2	1	1	6
Net income from fair value measurement	0	-2	-1	5	-4	-2	3	-20	-10	-6	-33
Net income from realisations	44	10	-11	7	5	11	2	2	3	6	13
Net income from hedge accounting	1	3	1	-1	-1	2	2	0	1	-1	2
Impairments on equity method entities	0	0	0	0	0	0	0	-11	0	3	-8
Net other operating income	28	-3	-3	5	-3	-4	2	6	12	1	21
Operating Income	514	125	102	123	<b>101</b>	<b>451</b>	<b>113</b>	<b>78</b>	<b>102</b>	<b>100</b>	<b>393</b>
Net income from risk provisioning	-213	-47	-56	-37	-31	-171	-26	-297	-33	-54	-410
General and administrative expenses	-219	-55	-54	-60	-62	-231	-55	-53	-54	-59	-221
Expenses from bank levies and similar dues	-17	-1	-1	-1	0	-3	0	-2	0	0	-2
Net income from write-downs and write-ups on non-financial assets	-24	-5	-4	-5	-6	-20	-5	-5	-5	-5	-20
Net income from restructuring	0	0	0	0	<b>0</b>	<b>0</b>	<b>0</b>	-3	0	1	-2
Pre-tax profit	41	17	-13	20	<b>2</b>	<b>26</b>	<b>27</b>	<b>-282</b>	<b>10</b>	<b>-17</b>	<b>-262</b>
<b>Key ratios (%)</b>	<b>2023</b>	<b>Q1/24<sup>5</sup></b>	<b>Q2/24<sup>5</sup></b>	<b>Q3/24<sup>5</sup></b>	<b>Q4/24<sup>5</sup></b>	<b>2024<sup>5</sup></b>	<b>Q1/25<sup>5</sup></b>	<b>Q2/25<sup>5</sup></b>	<b>Q3/25<sup>5</sup></b>	<b>Q4/25<sup>5</sup></b>	<b>2025<sup>5</sup></b>
CIR <sup>1</sup>	47.3	48.0	56.9	52.8	67.3	55.7	53.1	74.4	57.8	64	61.3
RoE before tax	0.7	1.5	-2.6	1.8	-0.5	0.1	2.7	-39.3	0.6	-3.3	-9.9
RoTE before tax		1.6	-2.7	2.0	-0.6	0.1	2.9	-41.6	0.6	-3.5	-10.5
<b>Key figures (€ bn)</b>	<b>12/23</b>	<b>03/24</b>	<b>06/24</b>	<b>09/24</b>	<b>12/24</b>	<b>03/25</b>	<b>06/25</b>	<b>09/25</b>	<b>12/25</b>		
Equity <sup>2,3</sup>	2.9	2.9	3.0	3.0	3.1	3.1	2.8	2.8		2.7	
RWA	17.5	18.0	20.4	20.0	20.2	17.5	17.3	17.2		17.1	
Financing volume	31.1	31.2	29.8	29.1	29.0	28.9	28.2	27.6		27.3	

Note: annual results audited, interim results Q1 2024/25 and Q3 2024/25 unaudited, interim results H1 2024/25 unaudited, but reviewed 1. CIR = (GAE + net income from write-downs and write-ups on non-financial assets)/operating income 2. 2023: Excluding accumulated OCI from cash flow hedge accounting, financial assets at fair value through OCI, additional equity instruments (AT1 capital) and non-controlling interest ; 2024: Excluding additional equity instruments (AT1 capital) and non-controlling interest 3. 2023/24: equity allocated according to RWA 4. Adjusted according to IFRS 8.29 5. RoE according to new calculation method, OCI and Cash Flow Hedge-Reserve are not deducted in the denominator

# KEY FIGURES

## Non-Core (PIF & VP)

Income statement (€ mn)	2023 <sup>4</sup>	Q1/24	Q2/24	Q3/24	Q4/24	2024	Q1/25	Q2/25	Q3/25	Q4/25	2025
Net interest income	45	9	8	6	4	27	5	5	4	3	17
Net fee and commission income	-1	0	-1	0	0	-1	0	0	-1	-1	-2
Net income from fair value measurement	0	-1	0	3	-3	-1	0	1	-1	0	0
Net income from realisations	41	13	23	15	17	68	0	4	1	4	9
Net income from hedge accounting	0	1	1	-1	0	1	0	0	1	0	1
Impairments on equity method entities								0	0	0	0
Net other operating income	4	-1	-1	1	0	-1	0	0	4	0	4
Operating Income	89	21	30	24	<b>18</b>	<b>93</b>	<b>5</b>	<b>10</b>	<b>8</b>	<b>6</b>	<b>29</b>
Net income from risk provisioning	1	0	0	0	1	1	0	0	0	0	0
General and administrative expenses	-30	-3	-3	-4	-4	-14	-4	-3	-4	-4	-15
Expenses from bank levies and similar dues	-8	-1	0	0	0	-1	0	-1	0	0	-1
Net income from write-downs and write-ups on non-financial assets	-3	0	-1	0	0	-1	0	-1	0	0	-1
Net income from restructuring								0	0	0	0
Pre-tax profit	49	17	26	20	<b>15</b>	<b>78</b>	<b>1</b>	<b>5</b>	<b>4</b>	<b>2</b>	<b>12</b>
<b>Key ratios (%)</b>	<b>2023</b>	<b>Q1/24<sup>5</sup></b>	<b>Q2/24<sup>5</sup></b>	<b>Q3/24<sup>5</sup></b>	<b>Q4/24<sup>5</sup></b>	<b>2024<sup>5</sup></b>	<b>Q1/25<sup>5</sup></b>	<b>Q2/25<sup>5</sup></b>	<b>Q3/25<sup>5</sup></b>	<b>Q4/25<sup>5</sup></b>	<b>2025<sup>5</sup></b>
CIR <sup>1</sup>	37.1	14.3	13.3	16.7	22.2	16.1	80.0	40.0	50.0	66.7	55.2
RoE before tax	38.6	72.7	>100.0	>100.0	>100.0	>100.0	13.1	69.3	62.3	25.2	40.6
RoTE before tax		77.2	>100.0	>100.0	>100.0	>100.0	13.9	73.4	66.4	26.6	43
<b>Key figures (€ bn)</b>	<b>12/23</b>	<b>03/24</b>	<b>06/24</b>	<b>09/24</b>	<b>12/24</b>	<b>03/25</b>	<b>06/25</b>	<b>09/25</b>	<b>12/25</b>		
Equity <sup>2,3</sup>	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	
RWA	0.6	0.5	0.2	0.2	0.2	0.2	0.2	0.2	0.1	0.2	
Financing volume	12.4	11.6	11.2	10.8	9.7	9.6	9.1	8.9	8.5		

Note: annual results audited, interim results Q1 2024/25 and Q3 2024/25 unaudited, interim results H1 2024/25 unaudited, but reviewed 1. CIR = (GAE + net income from write-downs and write-ups on non-financial assets)/operating income 2. 2023: Excluding accumulated OCI from cash flow hedge accounting, financial assets at fair value through OCI, additional equity instruments (AT1 capital) and non-controlling interest ; 2024: Excluding additional equity instruments (AT1 capital) and non-controlling interest 3. 2023/24: equity allocated according to RWA 4. Adjusted according to IFRS 8.29 5. RoE according to new calculation method, OCI and Cash Flow Hedge-Reserve are not deducted in the denominator

# BALANCE SHEET

Balance Sheet IFRS, € bn

Assets	31/12/25	31/12/24	Liabilities & equity	31/12/25	31/12/24
Financial assets at fair value through P&L	0.9	1.2	Financial liabilities at fair value through P&L	0.2	0.7
thereof			thereof		
Positive fair values of stand-alone derivatives	0.2	0.5	Negative fair values of stand-alone derivatives	0.2	0.7
Debt securities	0.0	0.1	Financial liabilities measured at amortised cost	35.8	39.4
Loans and advances to customers	0.7	0.6	thereof		
Financial assets at fair value through OCI	1.4	1.3	Liabilities to other banks (incl. central banks)	1.4	2.9
thereof			thereof		
Debt securities	1.4	1.3	Registered Mortgage Pfandbriefe	0.2	0.3
Loans and advances to customers	0.0	0.0	Registered Public Pfandbriefe	0.4	0.4
Financial assets at amortised cost (after credit loss allowances)	35.6	39.2	Liabilities to other customers	16.8	18.1
thereof			thereof		
Debt securities	4.8	2.5	Registered Mortgage Pfandbriefe	3.3	3.5
Loans and advances to other banks	1.2	1.7	Registered Public Pfandbriefe	3.7	4.3
Loans and advances to customers	30.4	35.6	Bearer Bonds	17.0	17.7
Positive fair values of hedge accounting derivatives	0.1	0.1	thereof		
Other assets	1.8	2.3	Mortgage Pfandbriefe	10.9	10.7
			Public Pfandbriefe	1.6	1.7
			Subordinated liabilities	0.6	0.6
			Negative fair values of hedge accounting derivatives	0.6	0.5
			Other liabilities	0.2	0.2
			Equity (attributable to shareholders)	2.8	3.1
			AT1-capital	0.3	0.3
<b>Total Assets</b>	<b>39.9</b>	<b>44.2</b>	<b>Total liabilities &amp; equity</b>	<b>39.9</b>	<b>44.2</b>

Share  
of Pfandbriefe  
of refinancing  
liabilities

56%/53%

Note: Figures may not add up due to rounding

# RoTE definition

Return on Tangible Equity (RoTE)			FY/25	
RoTE before tax (IFRS)	$\frac{\text{Profit before tax}^1 \text{ minus AT1-coupon}}{\text{IFRS equity}^2 \text{ minus AT1-capital}^2 \text{ minus goodwill and other intangible assets}^2 \text{ minus deferred tax income assets}^2}$	➤	$\frac{€ -275 \text{ mn}^1}{€ 2,791 \text{ mn}^2}$	-9.9%
RoTE after tax (IFRS)	$\frac{\text{Net income after tax attributable to shareholders}^1 \text{ minus AT1-coupon}}{\text{IFRS equity}^2 \text{ minus AT1-capital and non-controlling interests}^2 \text{ minus goodwill and other intangible assets}^2}$		$\frac{€ -309 \text{ mn}^1}{€ 2,908 \text{ mn}^2}$	-10.6%
Return on Equity (RoE)			FY/25	
RoE before tax (IFRS)	$\frac{\text{Profit before tax}^1 \text{ minus AT1-coupon}}{\text{IFRS equity}^2 \text{ minus AT1-capital}^2}$	➤	$\frac{€ -275 \text{ mn}^1}{€ 2,956 \text{ mn}^2}$	-9.3%
RoE after tax (IFRS)	$\frac{\text{Net income after tax attributable to shareholders}^1 \text{ minus AT1-coupon}}{\text{IFRS equity}^2 \text{ minus AT1-capital and non-controlling interests}^2}$		$\frac{€ -309 \text{ mn}^1}{€ 2,956 \text{ mn}^2}$	-10.5%

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.

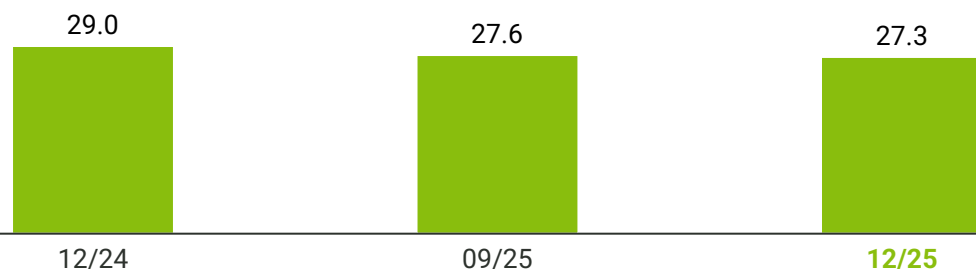
1. Financials
2. **REF New Business**
3. Portfolio profile
4. Funding & Ratings
5. ESG

Contact Details

# REF NEW BUSINESS

New business volume up by 23%, RoTE of ~8% accretive to target

Volume of REF portfolio in € bn  
financing volume



- REF portfolio down by re-/prepayments and selective new business approach
- Avg. portfolio margin further up by ~5% ytd.
- New business volume of € 6.3 bn up by ~23% vs. 2024, although transaction markets still restrained
- Increased share of new commitments vs. extensions of 56% in H2/25 (H1/25: 23%, 2025: 42%)
- New business profitability with RoTE of ~8% (Q4/25: ~7%) accretive for RoTE target of ~8%
- Diversification well in progress:
  - Share of growth asset classes increased to 7% in 2025 (Q4/25: 8%, 2024: 3%), share in deal pipeline ~18% (12/25)

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

■ Q1 ■ Q2 ■ Q3 ■ Q4



New Business	2024	2025
Share of extension >1 year (%)	74	58
Ø Gross interest margin (bp) <sup>2</sup>	~240	~230
Ø LTV <sup>1</sup> (%)	57	61
Ø Maturity <sup>3</sup> (years)	~2.9	~3.2
No. of Deals	102	115

1. New commitments; avg. LTV (extensions): 2025: 58%, 2024: 63% 2. Net of FX-effects; gross revenue margin: 2025: ~260 bp, 2024: ~270 bp 3. Legal maturities

# REF NEW BUSINESS

## Diversification supports management of the cycle

As of 31/12/25

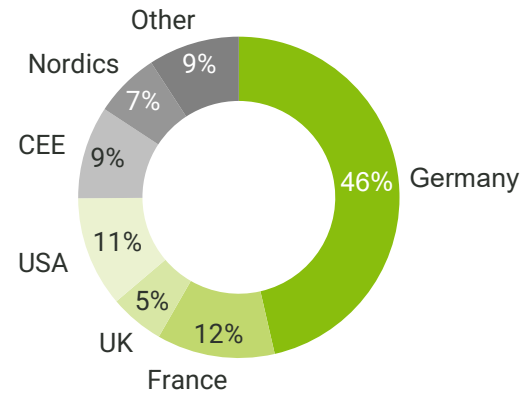
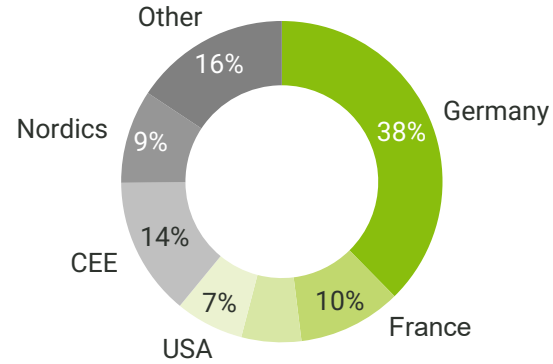
€ 6.3 bn

New business  
Commitments,  
incl. extensions > 1 year

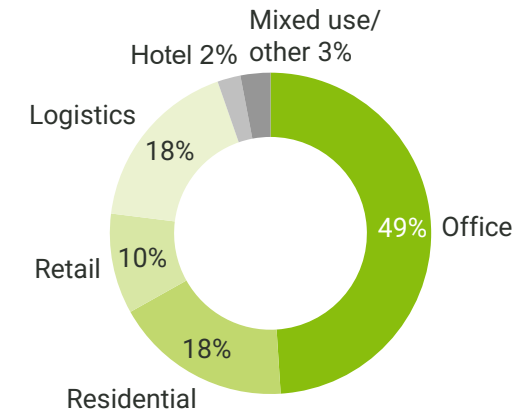
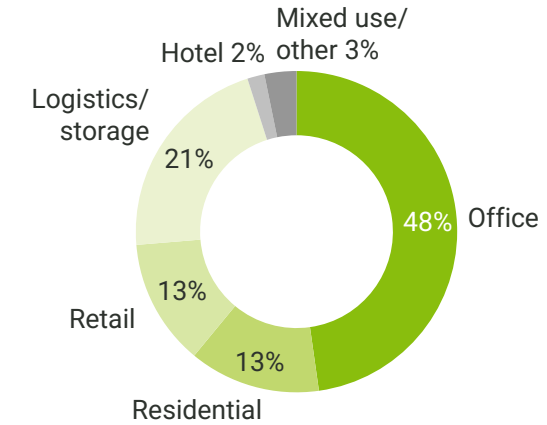
€ 27.9 bn

Portfolio  
EaD, Basel IV

Regions



Property types



Note: Figures may not add up due to rounding

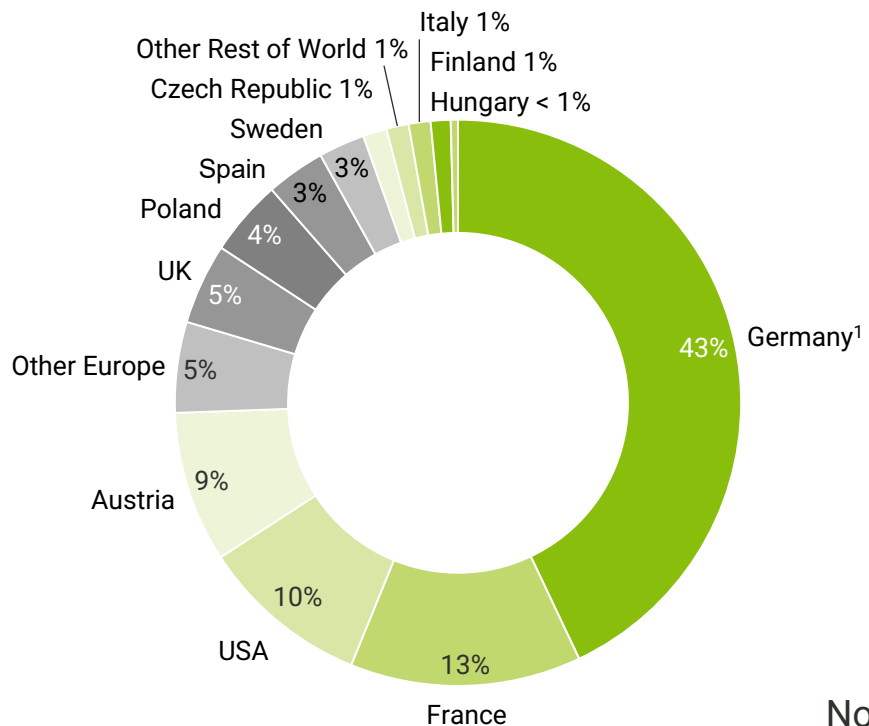
1. Financials
2. REF New Business
3. **Portfolio profile**
4. Funding & Ratings
5. ESG

Contact Details

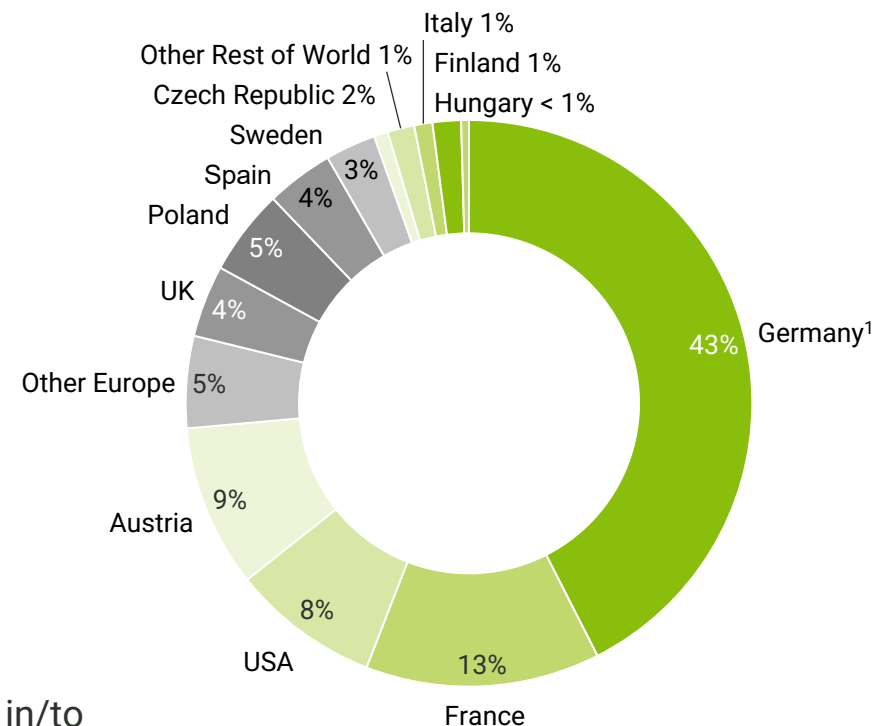
### Regions

EaD, 2024: Basel III, 2025: Basel IV

31/12/2024 / Total: € 43.9 bn



31/12/2025 / Total: € 40.4 bn



No direct exposure in/to  
Ukraine, Russia and Belarus

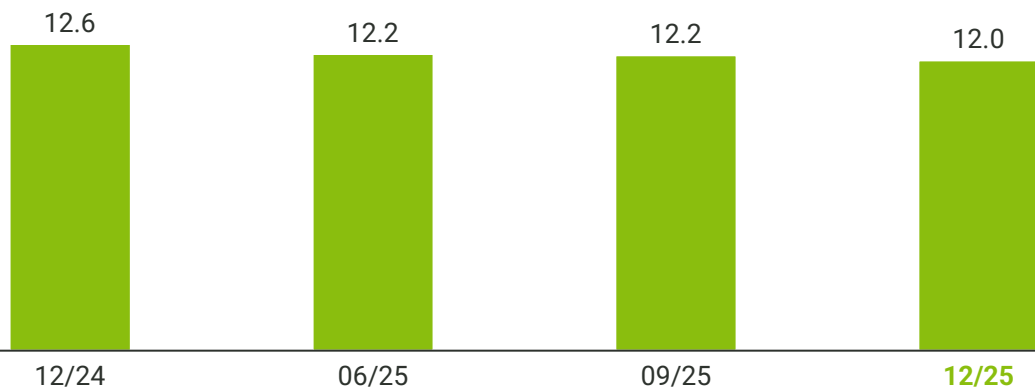
1. Incl. Bundesbank accounts (12/25: € 1.6 bn; 12/24: € 2.0 bn)

Note: Figures may not add up due to rounding

# FOCUS: GERMANY PERFORMING

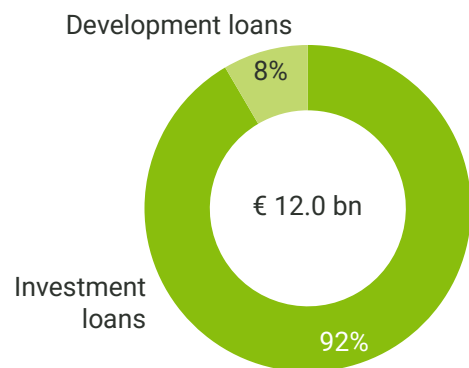
Well diversified, high-quality portfolio

Performing Portfolio € bn (EaD, 2024: Basel III, 2025: Basel IV)

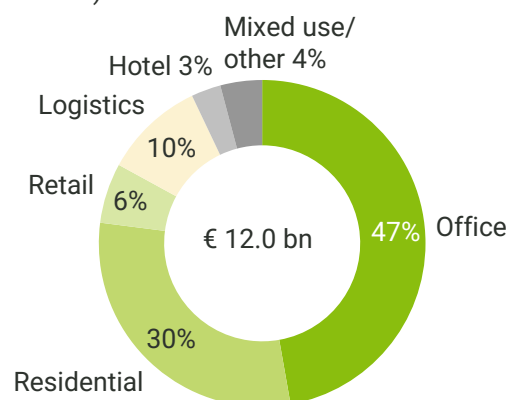


- Portfolio down by € -0.6 bn in 2025 (Q4/25: € -0.2 bn)
  - Repayments & others of € -0.3 bn (Q4/25: € 0.0 bn)
  - Transfer of 3 German office loans to NPL € -0.3 bn (Q4/25: 2 German office loans € -0.2 bn)
- 100% of the portfolio reviewed/revalued in last 12 months – avg. value change of -3%<sup>1</sup>
- LTV stress metrics for performing investment loans:
  - Exposure at risk: ~2.7% of portfolio<sup>2</sup> (09/25: ~2.7%)
  - Coverage ratio: ~6% via existing total stage 1&2 LLP of € 19 mn (09/25: ~7%)
- German NPLs mainly limited to development loans (see page 23), only 3 investment office loan

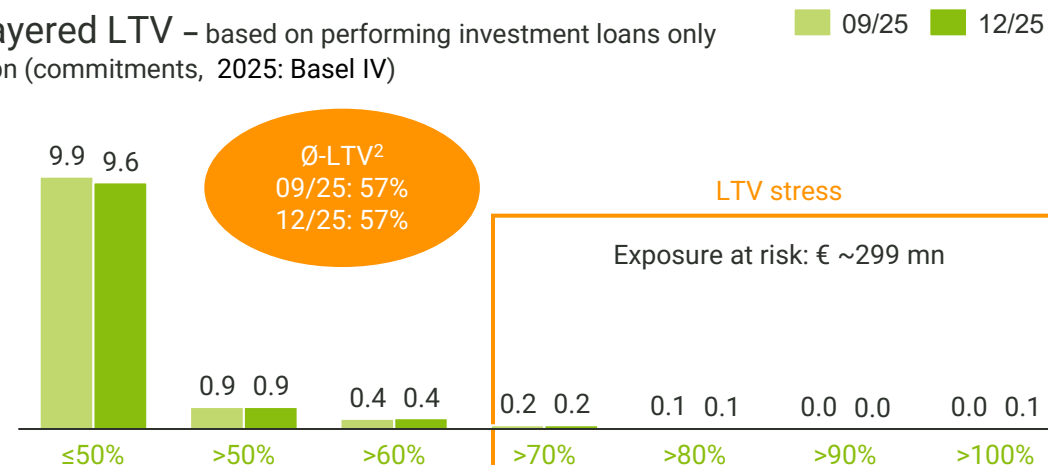
Product class 31/12/2025 (EaD, Basel IV)



Property types 31/12/2025 (EaD, Basel IV)



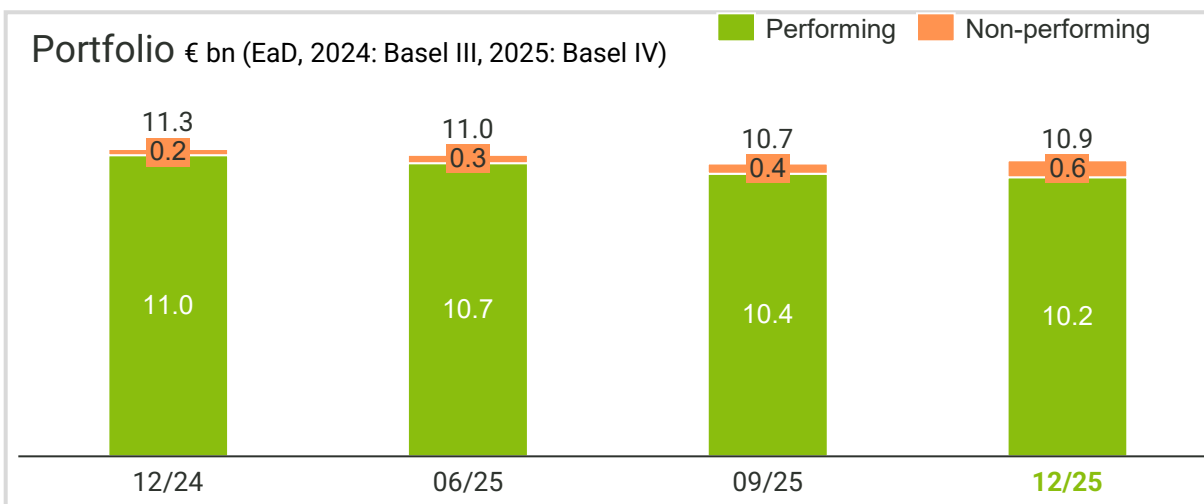
Layered LTV – based on performing investment loans only € bn (commitments, 2025: Basel IV)



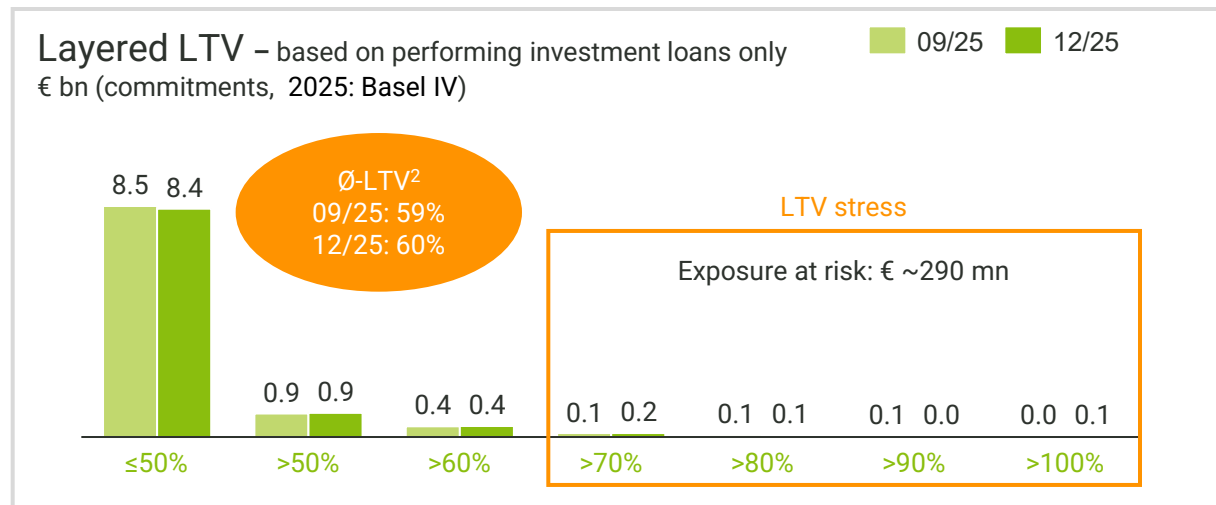
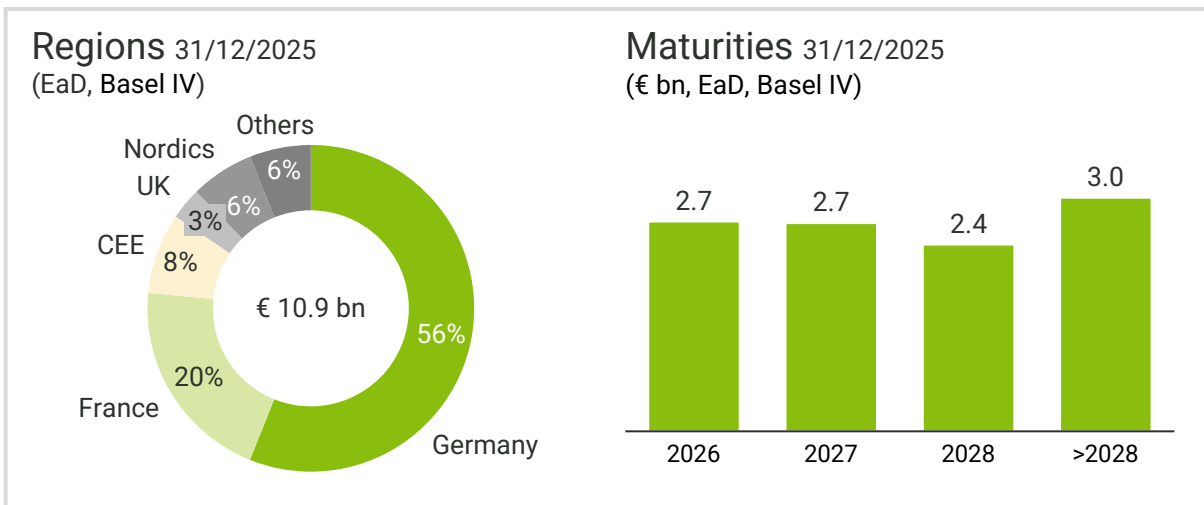
Note: Figures may not add up due to rounding  
 1. On the portfolio part for which a revaluation was necessary  
 2. Performing investment loans, based on commitments

# FOCUS: EUROPEAN OFFICE PORTFOLIO

Stabilisation in core locations, few selective sub-markets difficult



- Performing portfolio reduced by € 0.8 bn in 2025 (Q4/25: € 0.2 bn)
  - Repayments & others € 0.4 bn (Q4/25: € 0.0 bn)
  - Transfer of 5 European office loans € -0.4 bn to NPL (Q4/25: 2 loans, € -0.2 bn)
- NPL portfolio of € 0.6 bn comprises a few single cases in selective sub-markets and one German development loan – NPL coverage ratio: 12%
- 100% of total office portfolio reviewed/revalued in last 12 months – avg. value change slightly improved to -2%<sup>1</sup>
- LTV stress metrics for performing investment loans improving:
  - Exposure at risk: slightly down at ~2.9% of portfolio<sup>2</sup> (09/25: ~3.0%)
  - Coverage ratio: ~8% via existing total stage 1&2 LLP of € 22 mn (09/25: ~7%)

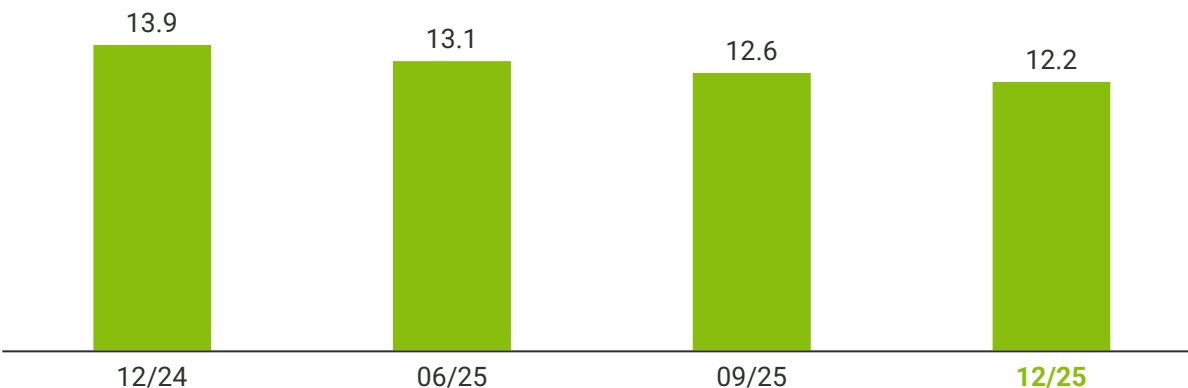


Note: Figures may not add up due to rounding  
 1. On the portfolio part for which a revaluation was necessary  
 2. performing investment loans, based on commitments

# FOCUS: OFFICE PERFORMING

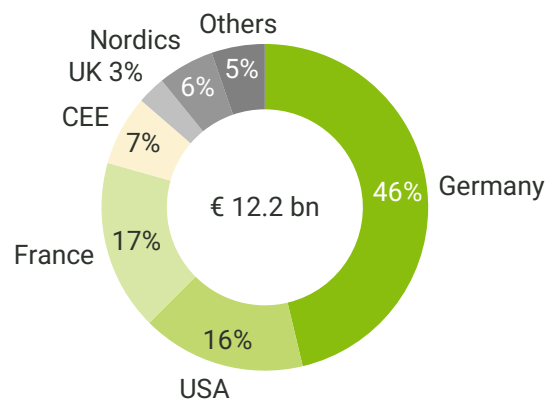
Exposure at risk covered by 27%

Performing Portfolio € bn (EaD, 2024: Basel III, 2025: Basel IV)

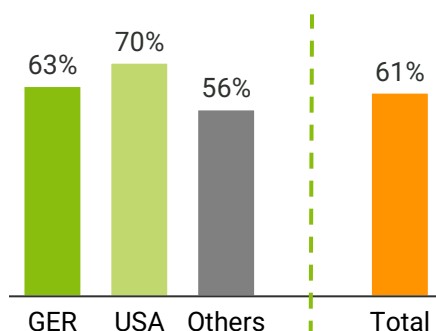


- Portfolio reduced by € -1.6 bn in 2025 (Q4/25: € -0.4 bn)
  - Repayments & others € -0.9 bn (incl. USD-effect of € -0.5 bn, Q4/25: € -0.1 bn)
  - Transfer to NPL 9 loans € -0.7 bn (Q4/25: € -0.3 bn, 4 loans)
- European office structure is different from US office. Flight to quality trend remains intact, different home office behavior, different sponsor behavior, lower vacancies and less sensitive to short-term interest rate changes
- Focus on prime properties in core inner-city locations and strict risk parameters
- 100% of the portfolio reviewed/revalued in last 12 months – avg. value change of -4%<sup>1</sup> incl. FX-change
- LTV stress metrics for performing investment loans:
  - Exposure at risk: ~3.4% of portfolio<sup>2</sup> (09/25: ~3.5%)
  - Coverage ratio: ~26% via existing total stage 1&2 LLP of € 105 mn (09/25: ~34%)

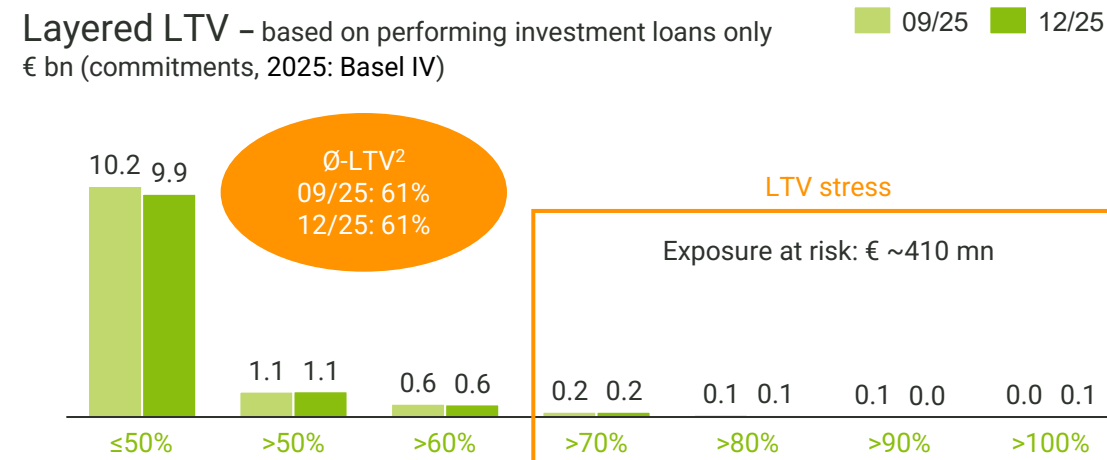
Regions 31/12/2025 (EaD, Basel IV)



Avg. LTV 31/12/2025 (Commitment, Basel IV)



Layered LTV – based on performing investment loans only (€ bn (commitments, 2025: Basel IV))

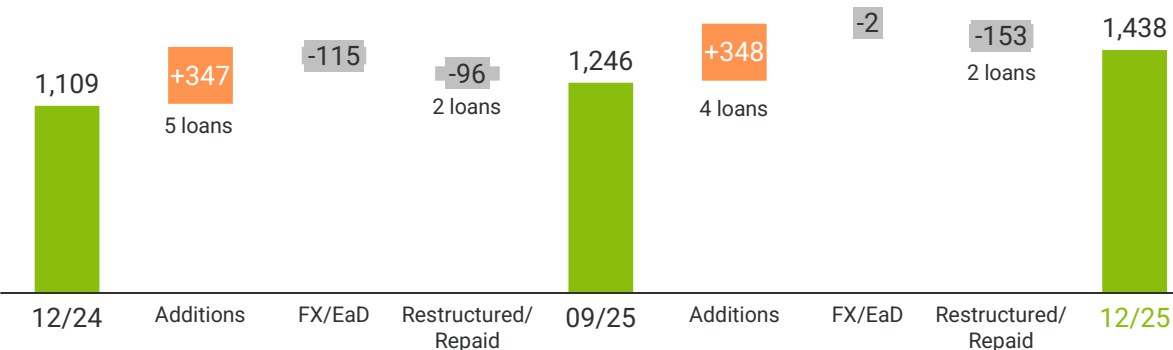


Note: Figures may not add up due to rounding  
 1. On the portfolio part for which a revaluation was necessary  
 2. performing investment loans, based on commitments

# FOCUS: OFFICE NPL

Office NPL portfolio covered by ~27%

## Non-Performing Portfolio € mn (EaD, 2024: Basel III, 2025: Basel IV)



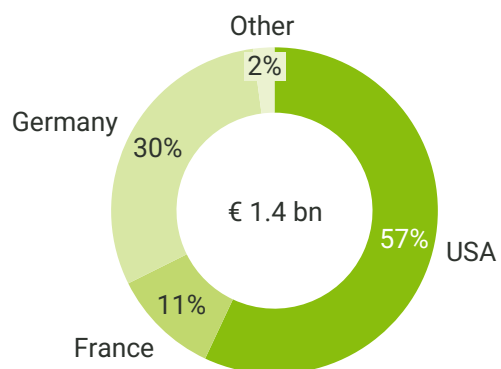
→ Portfolio increased by € 0.3 bn in 2025 (Q4/25: €0.2 bn) due to

- addition of 9 office loans € 0.7 bn (Q4/25: 4 loans, € 0.3 bn):
  - 3 US office loans, € 0.2 bn (Q4/25: 2 loans, € 0.1 bn) – LLP covered by US risk charges in Q2/25
  - 6 European office loans € 0.4 bn (Q4/25: 2 loans, € 0.2 bn)
- and repayment of 4 loans € -0.3 bn (Q4/25: 2 loans, € -0.2 bn):
  - 3 US office loans € -0.2 bn (Q4/25: 2 loans, € -0.2 bn)
  - 1 European office loan € -0.1 bn (Development)

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

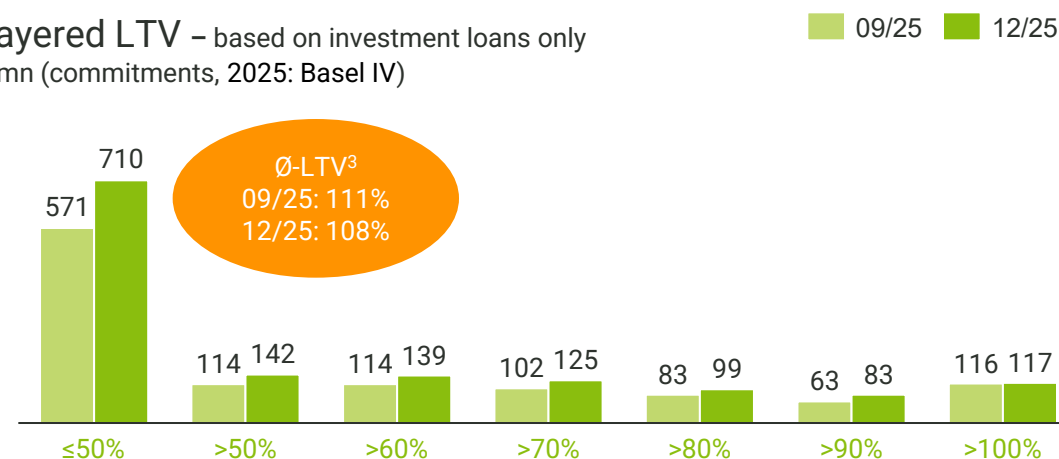
→ Office NPE<sup>2</sup> ratio ~11% (09/25: ~9%) / Coverage ratio of ~23% via existing stage 3 LLP of € 328 mn (09/25: ~27%)

## Regions 31/12/2025 (EaD, Basel IV)



## Layered LTV – based on investment loans only

€ mn (commitments, 2025: Basel IV)



Note: Figures may not add up due to rounding

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

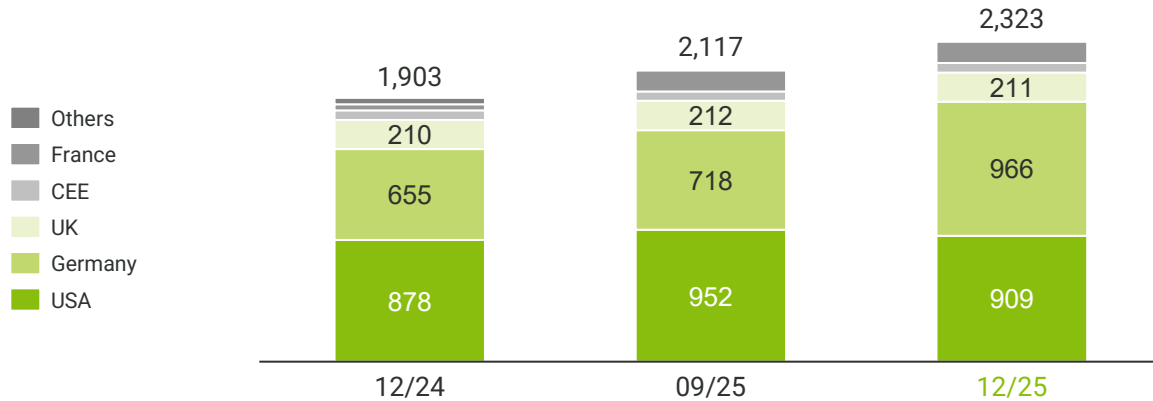
2. Non-Performing Exposure ratio = Non-performing loans / total Office portfolio (EaD)

3. Non-performing investment loans, based on commitments

# NPL PORTFOLIO

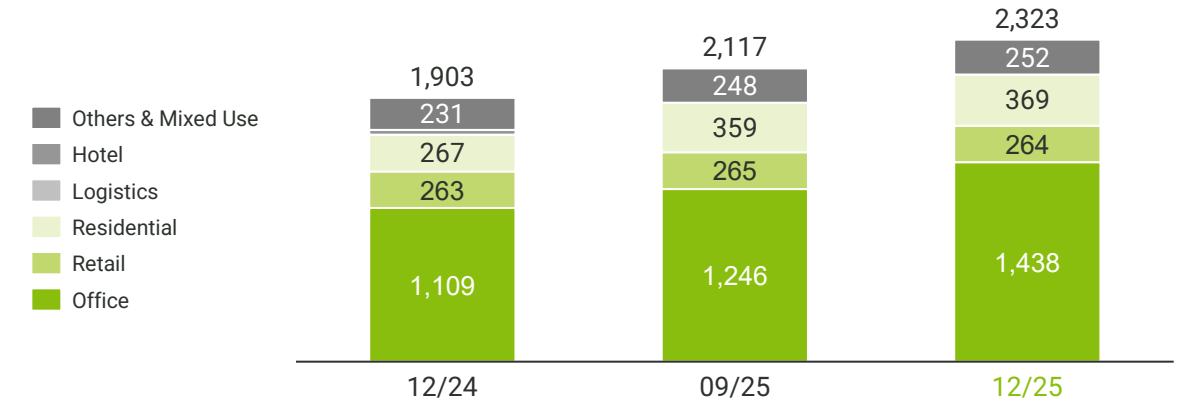
## Active restructuring/work-out ongoing

Geographical breakdown € mn (EaD, 2024: Basel III, 2025: Basel IV)



- USA: Addition of 5 loans in 2025 (€ 375 mn) partially compensated by reduction of 3 loans (€ -223 mn) and FX/EaD-effects (€ -121 mn)
- Germany: 3 new office loans (€ +296 mn) and EaD-changes of € 56 mn, partially compensated by repayment of 5 loans (€ -41 mn) in 2025

Breakdown by property type € mn (EaD, 2024: Basel III, 2025: Basel IV)



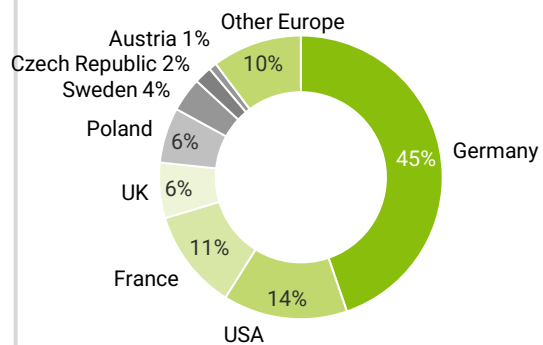
- Office: 9 new office loans (€ 695 mn) partially compensated by full repayment of 1 development loan (€ 26 mn), 3 US office loans (€ 223 mn) and FX/EaD-effects (€ 117 mn) in 2025
- Residential: Net increase mainly resulting from addition of 1 US loan (€ 90 mn) and EaD-changes
- Others: Increase resulting from FX-/EaD-changes

Note: Figures may not add up due to rounding

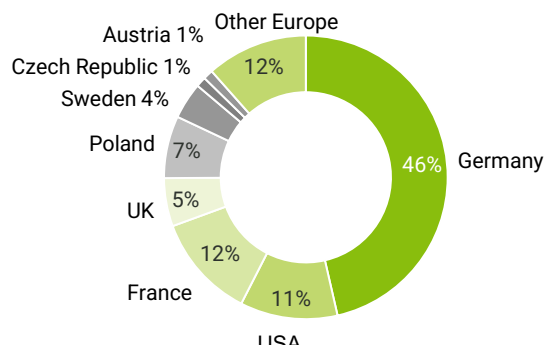
# PORTFOLIO

## Real Estate Finance (REF)

### Regions

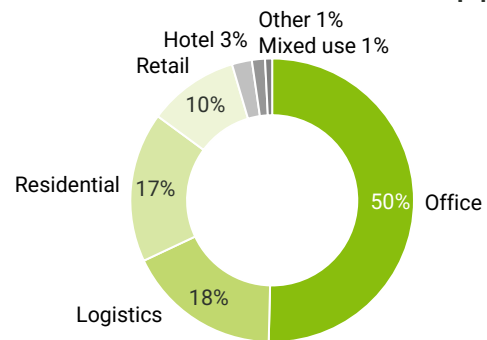


31/12/2024: € 29.7 bn

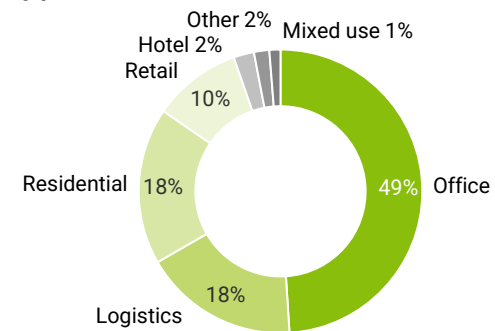


31/12/2025: € 27.9 bn

### Property types

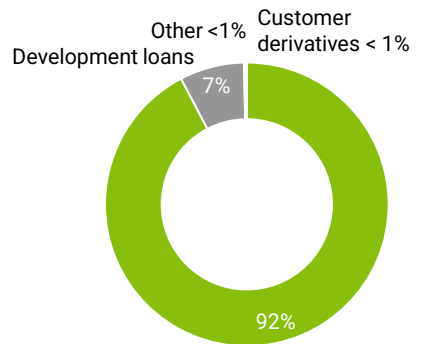


31/12/2024: € 29.7 bn

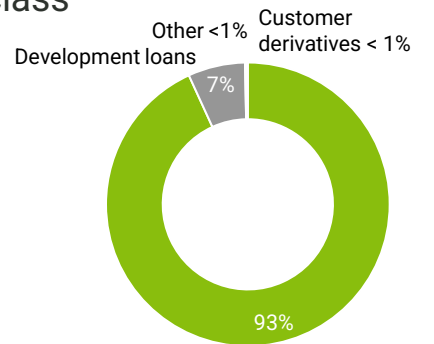


31/12/2025: € 27.9 bn

### Product class

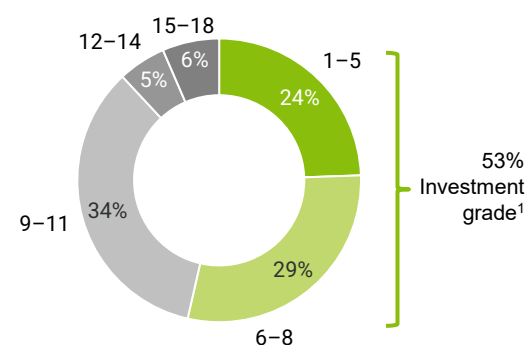


31/12/2024: € 29.7 bn

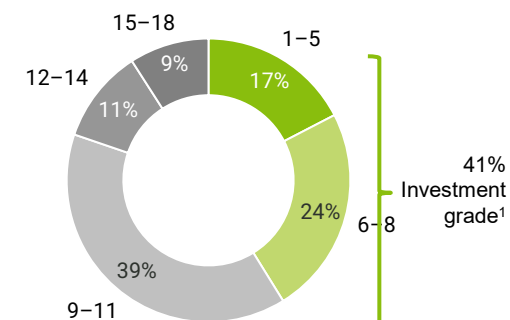


31/12/2025: € 27.9 bn

### Internal ratings (EL classes)



31/12/2024: € 29.7 bn



31/12/2025: € 27.19bn

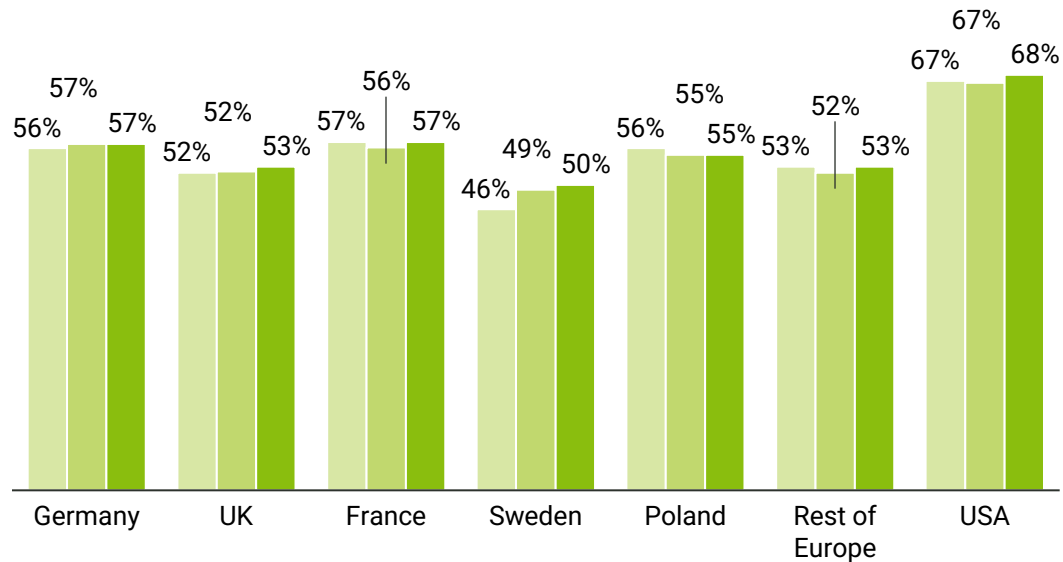
1. Internal EL Classes 1-8 = Investment grade; Internal EL classes 9-18 = Non-investment grade Note: Figures may not add up due to rounding, EaD, 2024: Basel III, 2025: Basel IV

### LTV – Regions

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

12/24 09/25 12/25

Avg. LTV  
12/24: 56% / 09/25: 56% / 12/25: 57%

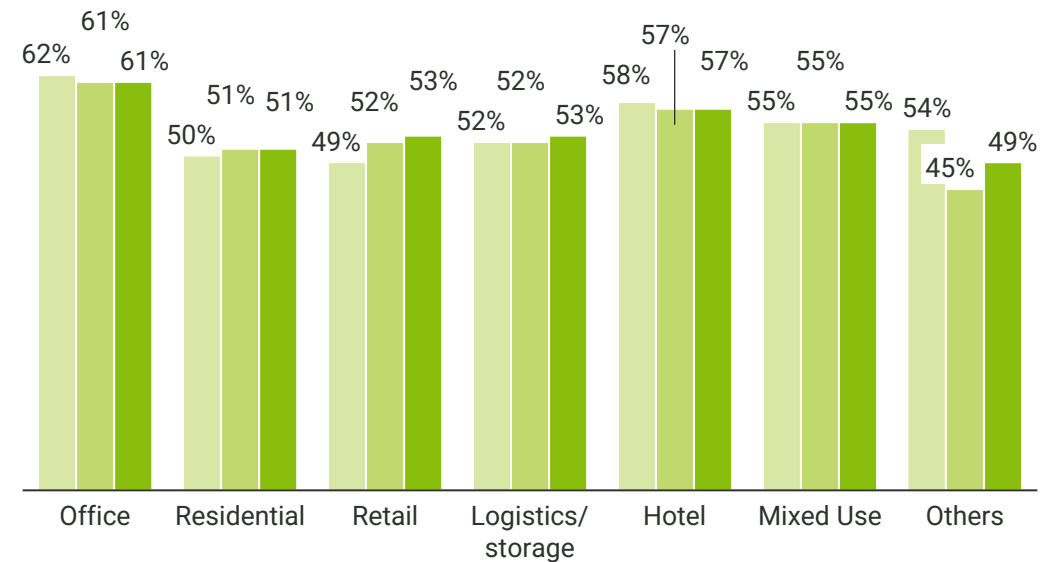


### LTV – Property types

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

12/24 09/25 12/25

Avg. LTV  
12/24: 56% / 09/25: 56% / 12/25: 57%



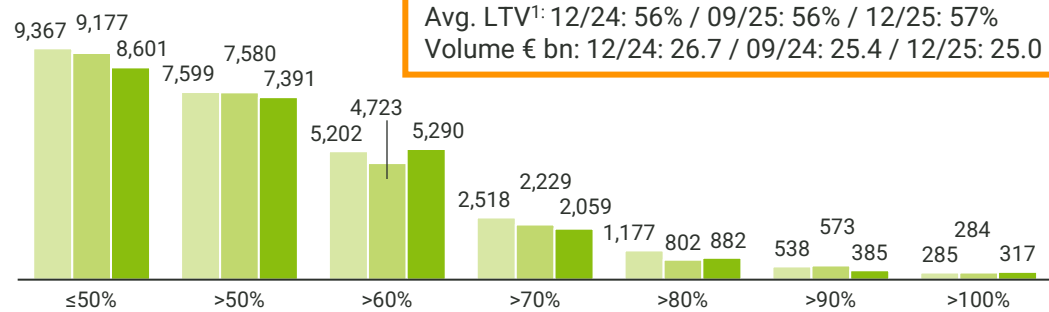
Note: Figures may not add up due to rounding  
1. Based on performing investment loans only

# REF PORTFOLIO – LTV CLUSTER

## LTV development reflects market environment

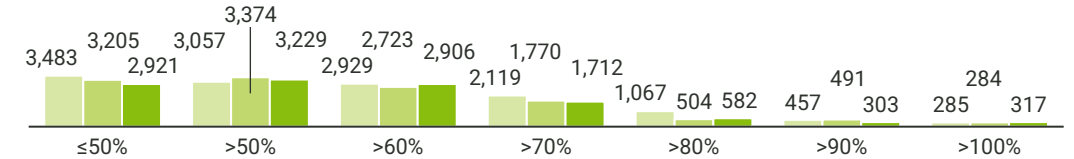
Total REF portfolio € mn, commitments, 2024: Basel III, 2025: Basel IV

12/24 09/25 12/25



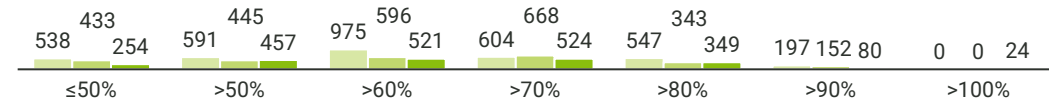
Avg. LTV<sup>1</sup>: 12/24: 56% / 09/25: 56% / 12/25: 57%  
Volume € bn: 12/24: 26.7 / 09/24: 25.4 / 12/25: 25.0

Office € mn, commitments, 2024: Basel III, 2025: Basel IV



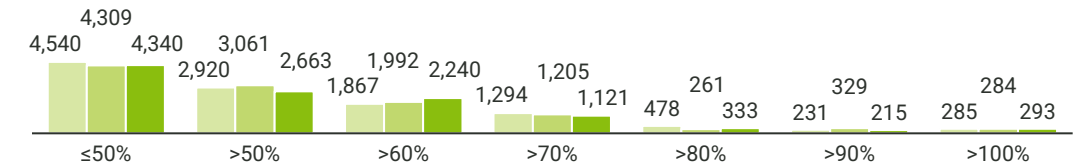
Avg. LTV<sup>1</sup>: 12/24: 62% / 09/25: 61% / 12/25: 61%  
Volume € bn: 12/24: 13.4 / 09/25: 12.4 / 12/25: 12.0

USA € mn, commitments, 2024: Basel III, 2025: Basel IV



Avg. LTV<sup>1</sup>: 12/24: 67% / 09/25: 67% / 12/25: 68%  
Volume € bn: 12/24: 3.5 / 09/25: 2.7 / 12/25: 2.2

Germany € mn, commitments, 2024: Basel III, 2025: Basel IV

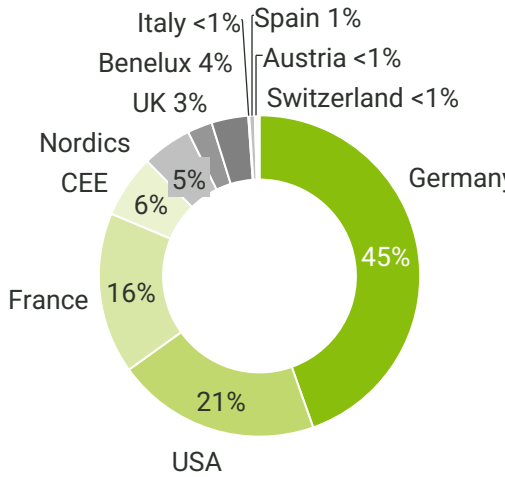


Avg. LTV<sup>1</sup>: 12/24: 55% / 09/25: 57% / 12/25: 57%  
Volume € bn: 12/24: 11.6 / 09/25: 11.5 / 12/25: 11.3

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

# REF PORTFOLIO

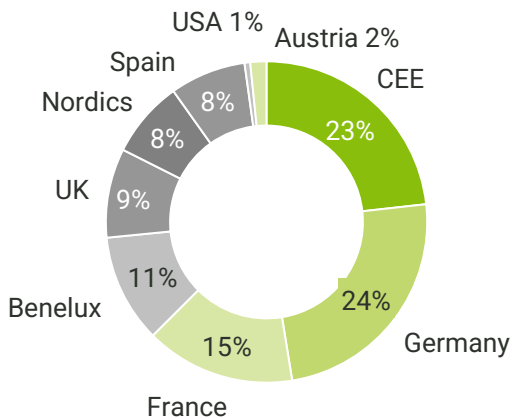
## Sub-segments

Property	Regions	Evaluation of current situation	Challenges	Risk positioning																								
<p>Office € 13.7 bn (49%)</p>	 <table border="1"> <caption>Regional Distribution of Office Portfolio</caption> <thead> <tr> <th>Region</th> <th>Percentage</th> </tr> </thead> <tbody> <tr><td>Germany</td><td>45%</td></tr> <tr><td>USA</td><td>21%</td></tr> <tr><td>France</td><td>16%</td></tr> <tr><td>CEE</td><td>6%</td></tr> <tr><td>Nordics</td><td>5%</td></tr> <tr><td>UK</td><td>3%</td></tr> <tr><td>Benelux</td><td>4%</td></tr> <tr><td>Austria</td><td>&lt;1%</td></tr> <tr><td>Switzerland</td><td>&lt;1%</td></tr> <tr><td>Italy</td><td>&lt;1%</td></tr> <tr><td>Spain</td><td>1%</td></tr> </tbody> </table>	Region	Percentage	Germany	45%	USA	21%	France	16%	CEE	6%	Nordics	5%	UK	3%	Benelux	4%	Austria	<1%	Switzerland	<1%	Italy	<1%	Spain	1%	<ul style="list-style-type: none"> <li>→ In Europe, the office market recovery remains on solid ground with vacancy rates around or slightly below 10%, though higher in some peripheral areas. The flight-to-quality trend favors prime, ESG-compliant offices, driving rental growth and yield compression. Construction is slowing, with vacancy expected to peak by 2025 and decline afterward, supporting recovery through 2026. ESG factors are increasingly important for tenants and investors</li> <li>→ In the US, office vacancy rates stay high at 19-20%, reflecting demand challenges and oversupply. Prime assets outperform secondary ones, but rental growth is limited by concessions and incentives. High long-term interest rates keep cap rates stable, restricting yield compression. Slowing construction should aid market stabilization and gradual recovery from 2026. Refinancing risks persist due to rising CMBS delinquencies amid high rates and falling valuations.</li> <li>→ Economic downturns and geopolitical tensions continue to threaten corporate expansion and leasing, with trade disputes potentially impacting office demand on both sides of the Atlantic.</li> </ul>	<ul style="list-style-type: none"> <li>→ Shift of demand towards modern, green, centrally located properties leads to reletting / extension risks with pressure on rental level on secondary/older buildings</li> <li>→ Good and central locations remain competitive and "Green" having become a very core element in competition</li> <li>→ Situation with competitive disadvantage for B-properties / B-locations puts pressure on value for these properties</li> <li>→ Some former A-locations have, due to structural changes, downgraded to B-locations</li> <li>→ Increased interest level and increased vacancy level put pressure on cash flow for in particular, class-B-properties. However, in some office agglomerations, the lack of new developments now supports increasingly as well letting take up in class-B-properties</li> <li>→ Despite improving markets equity / sponsor side still hesitant to support properties with required fresh liquidity for investments/letting activities even for high quality assets with positive market prognosis</li> </ul>	<ul style="list-style-type: none"> <li>→ Focus on sustainable properties or transformation objects in good locations in main European cities. US following strategic decision of pbb about to be exited</li> <li>→ Avg. LTV Office in Europe of 59% (including US average LTV of 61%<sup>1</sup>) provides good buffer and supports commitment of investors / sponsors</li> <li>→ Well diversified portfolio, in Europe focus on Germany, France (almost completely Paris /Isle de France region) and capital cities like London, Amsterdam, Stockholm, Helsinki, Warsaw or Madrid</li> <li>→ In US main cities at the East Coast (e.g. New York, Boston, Washington)</li> <li>→ Detailed analysis of "green profile" of properties including associated risk conducted in new business and on occasions of (annual) credit reports transactions</li> <li>→ Due to strong underwriting standards, focus on existing business and exits from risk positions via active portfolio management (loan sales, exits from NPL) in particular in the US, total amount of Office decreased from peak in Q4/2023 with € 16.7 bn by € 3.0 bn to at present € 13.7 bn (i.e. ~ -18%). This amount splits into € 2.8 bn US and € 10.9 bn non-US</li> </ul>
Region	Percentage																											
Germany	45%																											
USA	21%																											
France	16%																											
CEE	6%																											
Nordics	5%																											
UK	3%																											
Benelux	4%																											
Austria	<1%																											
Switzerland	<1%																											
Italy	<1%																											
Spain	1%																											

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

# REF PORTFOLIO

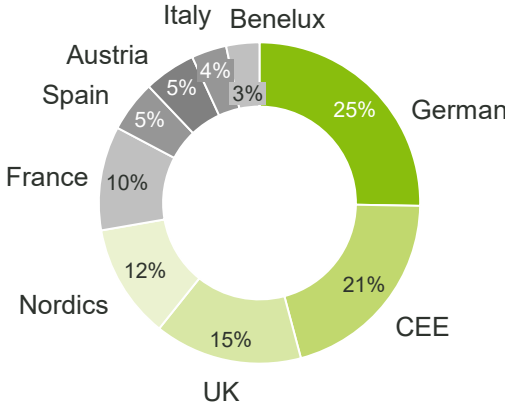
## Sub-segments

Property	Regions	Evaluation of current situation	Challenges	Risk positioning																				
<p>Logistics € 4.9 bn (18%)</p>	 <table border="1"> <caption>Regional Distribution of Logistics Portfolio</caption> <thead> <tr> <th>Region</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Germany</td> <td>24%</td> </tr> <tr> <td>CEE</td> <td>23%</td> </tr> <tr> <td>France</td> <td>15%</td> </tr> <tr> <td>Benelux</td> <td>11%</td> </tr> <tr> <td>UK</td> <td>9%</td> </tr> <tr> <td>Nordics</td> <td>8%</td> </tr> <tr> <td>Spain</td> <td>8%</td> </tr> <tr> <td>Austria</td> <td>2%</td> </tr> <tr> <td>USA</td> <td>1%</td> </tr> </tbody> </table>	Region	Percentage	Germany	24%	CEE	23%	France	15%	Benelux	11%	UK	9%	Nordics	8%	Spain	8%	Austria	2%	USA	1%	<ul style="list-style-type: none"> <li>→ Logistics leasing has moderated to pre-pandemic levels, reflecting normalization after the e-commerce boom. The market remains stable, supported by structural drivers like e-commerce growth, automation, and slower new supply.</li> <li>→ Trade uncertainties have delayed some investments, but supply chain resilience priorities are boosting nearshoring and “friend-shoring” trends, sustaining demand for modern logistics and manufacturing facilities in Europe.</li> <li>→ Prime, central logistics spaces see modest rental growth, while older and peripheral properties face higher vacancy and leasing pressure, reflecting tenant preference for modern, efficient, and sustainable facilities.</li> <li>→ Manufacturing regions in CEE benefit from nearshoring, while port hubs and trade-dependent economies like Germany are more exposed to trade risks. Germany’s fiscal stimulus and infrastructure investments may stabilize demand.</li> <li>→ Investment in prime assets is rebounding, with yield compression expected in 2025. A broader recovery in transactions and development is forecast from 2026, depending on positive factors like German infrastructure spending and stable trade relations.</li> </ul>	<ul style="list-style-type: none"> <li>→ Monoline logistics centres depending on particular clients seen skeptical</li> <li>→ Due to partially overheated prices, market correction on investment side seen</li> <li>→ Partially bulky tenant structures which could lead to volatility in occupancy/cash flow</li> </ul>	<ul style="list-style-type: none"> <li>→ Strategic approach; expert team since 2014; share increase since 2013 from 8% to 18%, further modest increase of portfolio share expected</li> <li>→ Focus on locations: good infrastructure, connection to a variety of different transportation routes</li> <li>→ Avg. LTV of 53%<sup>1</sup> provides good buffer and supports commitment of investors / sponsors</li> <li>→ Well diversified portfolio</li> <li>→ High quality of sponsors</li> </ul>
Region	Percentage																							
Germany	24%																							
CEE	23%																							
France	15%																							
Benelux	11%																							
UK	9%																							
Nordics	8%																							
Spain	8%																							
Austria	2%																							
USA	1%																							

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

# REF PORTFOLIO

## Sub-segments

Property	Regions	Evaluation of current situation	Challenges	Risk positioning																				
<p>Retail € 2.8 bn (10%)</p>	 <table border="1"> <caption>Regional Distribution of Retail Portfolio</caption> <thead> <tr> <th>Region</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Germany</td> <td>25%</td> </tr> <tr> <td>CEE</td> <td>21%</td> </tr> <tr> <td>UK</td> <td>15%</td> </tr> <tr> <td>Nordics</td> <td>12%</td> </tr> <tr> <td>France</td> <td>10%</td> </tr> <tr> <td>Spain</td> <td>5%</td> </tr> <tr> <td>Austria</td> <td>5%</td> </tr> <tr> <td>Italy</td> <td>4%</td> </tr> <tr> <td>Benelux</td> <td>3%</td> </tr> </tbody> </table>	Region	Percentage	Germany	25%	CEE	21%	UK	15%	Nordics	12%	France	10%	Spain	5%	Austria	5%	Italy	4%	Benelux	3%	<ul style="list-style-type: none"> <li>→ Retail sales remain resilient, supported by rising real wages, leading to market normalization despite fragile consumer confidence. E-commerce growth has slowed to pre-pandemic levels, stabilizing demand for physical stores.</li> <li>→ Occupier demand is polarized: prime high streets and dominant shopping centers, especially experience-led and convenience-focused, see strong leasing and low vacancy. The luxury segment may cool after recent expansion, while secondary locations face higher vacancy and stagnant rents.</li> <li>→ Retail parks outperform with about 4% rental growth and near 2% vacancy, attracting investors seeking stable income and growth.</li> <li>→ Investor confidence is gradually returning, with transaction volumes expected to rise through 2026. Capital targets prime retail assets, where yields are slightly compressing amid limited new supply.</li> <li>→ The main risk is escalating global trade tensions, which could increase prices, weaken consumer confidence, and threaten retail spending and leasing gains.</li> </ul>	<ul style="list-style-type: none"> <li>→ B-locations/older shopping centres continue to be under pressure, underpinned by limited tenant and investor demand</li> <li>→ Traditional private equity investments via funds only to a limited extent capable to manage required change process including liquidity investments. Only investors/sponsors with very professional retail background have the required know how, market position, means of liquidity as well as the commitment to be able move things ahead</li> <li>→ Still limited financing appetite hampering refinancing and – if required – supply of additional liquidity</li> </ul>	<ul style="list-style-type: none"> <li>→ Selective approach with consequent reduction of retail portfolio by ~60% or € ~4.3 bn since 2016 (12/25: € 2.8 bn; 12/16: € 7.1 bn)</li> <li>→ Only investment loans, no developments</li> <li>→ Avg. LTV of 53%<sup>1</sup> provides good buffer and supports commitment of investors/sponsors</li> <li>→ Well diversified portfolio in terms of location and operator</li> <li>→ For new business selective approach involving suitable product-specific and structural mitigants (e.g. moderate LTV levels, retail parks are preferred over shopping centers)</li> </ul>
Region	Percentage																							
Germany	25%																							
CEE	21%																							
UK	15%																							
Nordics	12%																							
France	10%																							
Spain	5%																							
Austria	5%																							
Italy	4%																							
Benelux	3%																							

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

# REF PORTFOLIO

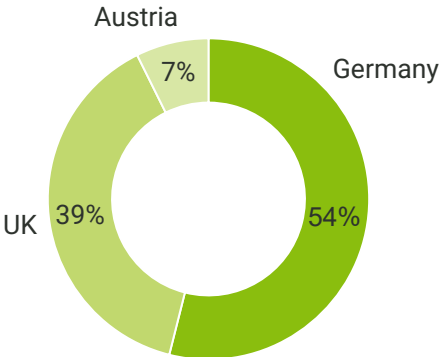
## Sub-segments

Property	Regions	Evaluation of current situation	Challenges	Risk positioning																
<p>Residential € 5.0 bn (18%)</p>	<table border="1"> <caption>Regional Distribution of Residential Portfolio</caption> <thead> <tr> <th>Region</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Germany</td> <td>77%</td> </tr> <tr> <td>USA</td> <td>9%</td> </tr> <tr> <td>Nordics</td> <td>5%</td> </tr> <tr> <td>Benelux</td> <td>4%</td> </tr> <tr> <td>UK</td> <td>1%</td> </tr> <tr> <td>France</td> <td>1%</td> </tr> <tr> <td>Spain</td> <td>3%</td> </tr> </tbody> </table>	Region	Percentage	Germany	77%	USA	9%	Nordics	5%	Benelux	4%	UK	1%	France	1%	Spain	3%	<ul style="list-style-type: none"> <li>→ The owner-occupied property market shows modest recovery as affordability improves due to falling inflation and recent ECB easing.</li> <li>→ Multifamily properties continue strong rental growth driven by urban supply shortages, helping offset recent value declines. Growth is expected to be moderate but remain sustainable.</li> <li>→ Rental regulations (notably in Germany) and ESG renovation demands pose risks, particularly for older, non-compliant, lower-priced assets, reducing net operating income.</li> <li>→ Living assets remain Europe's largest and most sought-after class, attracting strong investor interest. Investors are expanding into niche sectors like Purpose-Built Student Accommodation (PBSA) and Senior Living, where supply shortages persist, supporting ongoing rental and capital growth.</li> </ul>	<ul style="list-style-type: none"> <li>→ Cash flow under pressure due to higher interest rates and investment requirements – partially counterbalanced by increasing rents</li> <li>→ Increasing competition for this asset class (including Purpose Built Student Accommodation) with pressure on pricing</li> </ul>	<ul style="list-style-type: none"> <li>→ Portfolio volume of € 5.0 bn with avg. LTV of 51%<sup>1</sup> provides good buffer and supports commitment of investors/sponsors</li> <li>→ Well diversified portfolio with strong focus on Germany</li> <li>→ Activity across all residential sub-products, incl. standard residential, serviced living (serviced apartments, micro living), student accommodation, and to a limited extent senior living</li> <li>→ PBSA (Purpose Built Student Accommodation) for pbb one of the growth areas in Europe for portfolio diversification, this supported by strong market and financing research within pbb</li> </ul>
Region	Percentage																			
Germany	77%																			
USA	9%																			
Nordics	5%																			
Benelux	4%																			
UK	1%																			
France	1%																			
Spain	3%																			

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

# REF PORTFOLIO

## Sub-segments

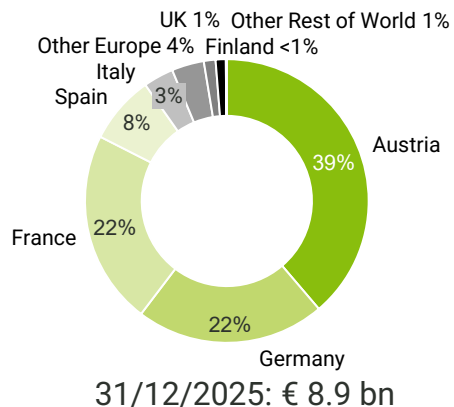
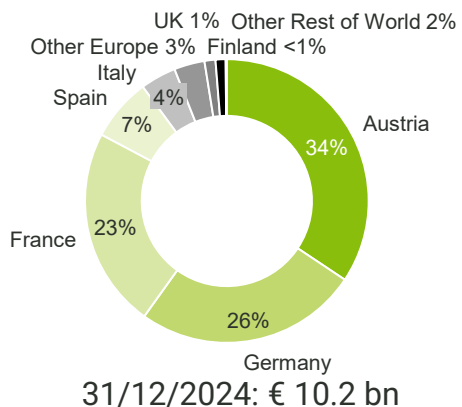
Property	Regions	Evaluation of current situation	Challenges	Risk positioning								
<p>Hotel € 0.7 bn (2%)</p>	 <table border="1"> <caption>Regional Distribution</caption> <thead> <tr> <th>Region</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Germany</td> <td>54%</td> </tr> <tr> <td>UK</td> <td>39%</td> </tr> <tr> <td>Austria</td> <td>7%</td> </tr> </tbody> </table>	Region	Percentage	Germany	54%	UK	39%	Austria	7%	<ul style="list-style-type: none"> <li>→ Revenue per available room (RevPAR) growth is positive but slowing, with occupancy near pre-pandemic levels. Future gains rely more on average daily rate (ADR) growth, slightly above inflation. Leisure travel remains strong, especially in Southern Europe, while international arrivals and MICE travel steadily recover, boosting key urban and resort hotels.</li> <li>→ High labor and energy costs are squeezing margins unevenly. Cities like Paris and Rome exceed pre-pandemic margins through pricing power and efficiency, whereas German cities and London face margin pressures from slower corporate travel and higher costs.</li> <li>→ The hotel investment market stays active, supported by attractive returns and limited new supply, underpinning prime asset values and modest capital growth through 2025–2026.</li> <li>→ Risks include weaker US traveler demand due to the dollar, rising operating costs potentially eroding rate gains, and a broader economic downturn. Corporate travel recovery remains subdued amid hybrid work and cautious spending.</li> </ul>	<ul style="list-style-type: none"> <li>→ Despite recovery and increase in ADRs many hotels due to increased costs and pressure on occupancies (increased cost-consciousness of companies leading to less/ shorter travel) still behind in terms of profitability</li> <li>→ Increased competition on financing side for this asset class as well as ongoing transition to various concepts such as long-stay and co-living</li> <li>→ Shortage of qualified personnel in parts of the industry, further increasing operating costs squeeze margins and compensate part of the recovery trend</li> </ul>	<ul style="list-style-type: none"> <li>→ Selective approach and strict adherence to underwriting standards in particular during the hot phase of hotel investment market in 2018/19 resulting in a relatively small portfolio volume of € ~0.7 bn at that time, leading to no credit losses for hotel financings during Covid.</li> <li>→ Focus on business / city hotels in main European capitals/business locations in combination with strong brands and professional sponsors. For pbb Hotel is a growth sector, this supported by comprehensive internal and external professional advise and research</li> <li>→ Avg. LTV of 57%<sup>1</sup> provides good buffer and supports commitment of investors/ sponsors</li> </ul>
Region	Percentage											
Germany	54%											
UK	39%											
Austria	7%											

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

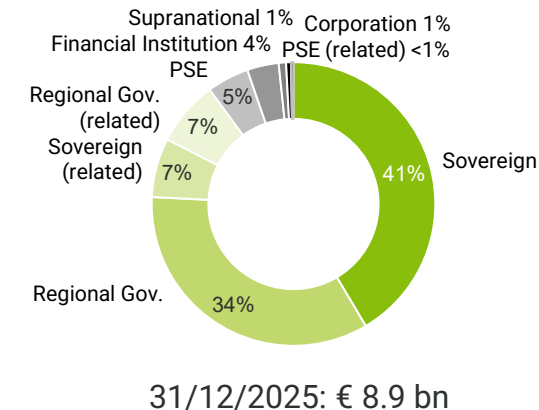
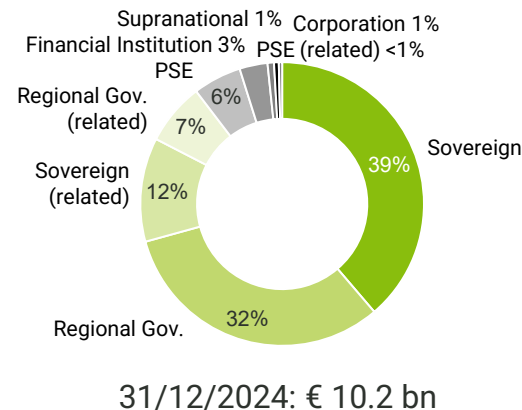
# PORTFOLIO

## Non-Core Unit (PIF & VP)

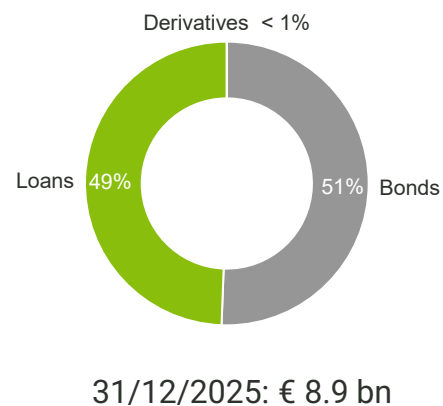
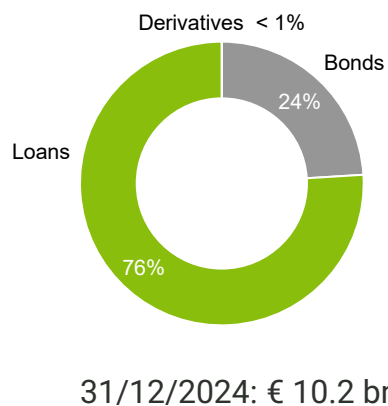
### Regions



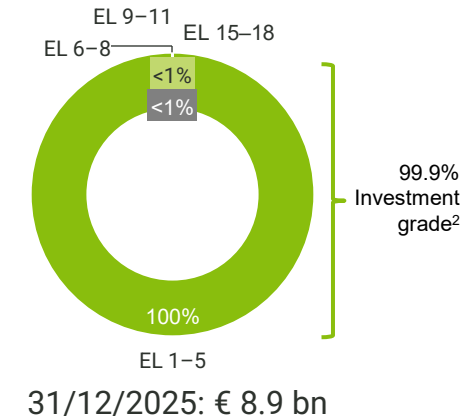
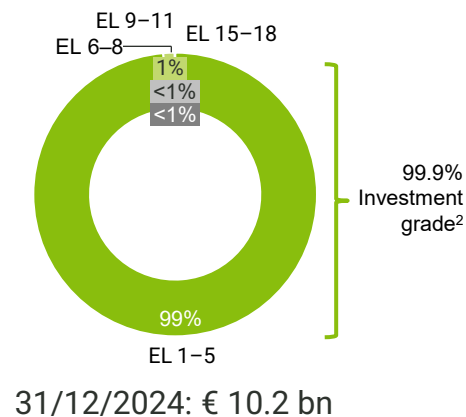
### Borrower classification<sup>1</sup>



### Product class



### Internal ratings (EL classes)



Note: Figures may not add up due to rounding, EaD, 2024: Basel III, 2025: Basel IV

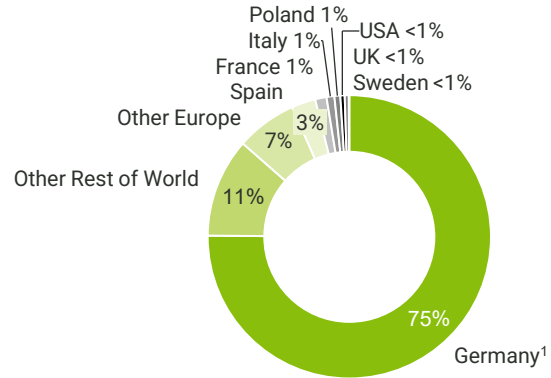
1. See appendix for definition of borrower classification

2. Internal EL Classes 1-8 = Investment grade; Internal EL classes 9-18 = Non-investment grade

# PORTFOLIO

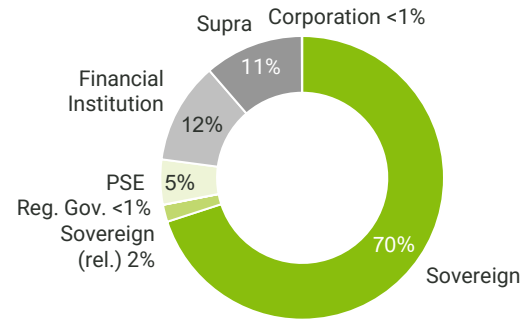
## Consolidation and Adjustments (C&A)

### Regions



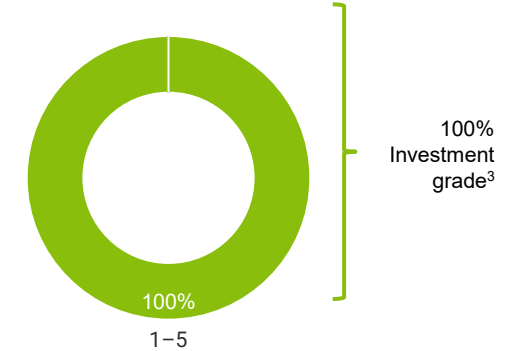
31/12/2024: € 3.9 bn

### Borrower classification<sup>2</sup>

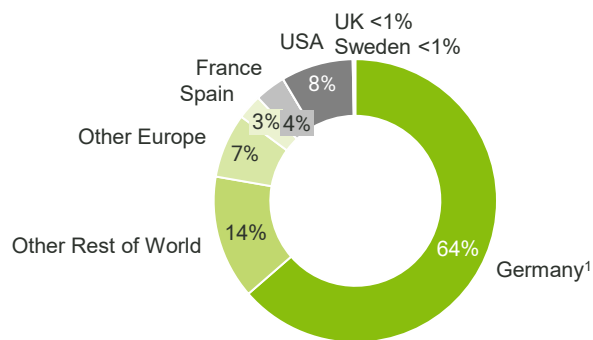


31/12/2024: € 3.9 bn

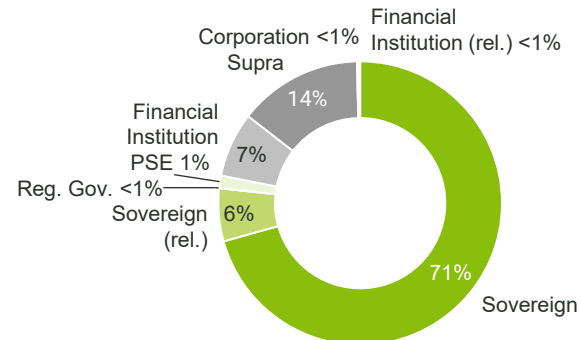
### Internal ratings (EL classes)



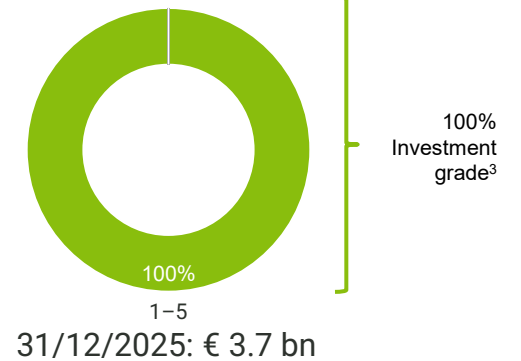
31/12/2024: € 3.9 bn



31/12/2025: € 3.7 bn



31/12/2025: € 3.7 bn



31/12/2025: € 3.7 bn

Note: Figures may not add up due to rounding, EaD, 2024: Basel III, 2025: Basel IV

1. Incl. Bundesbank accounts (12/25: € 1.6 bn; 12/24: € 2.0 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

# 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

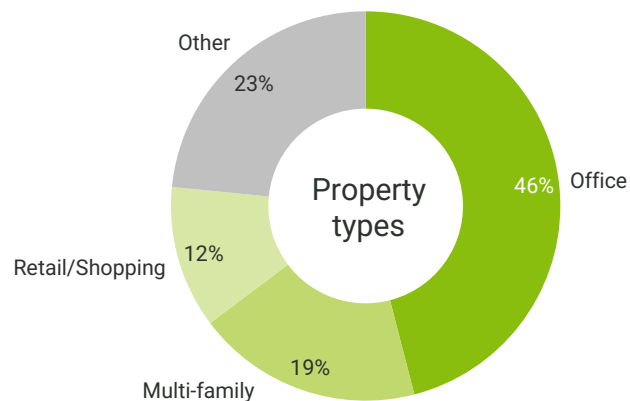
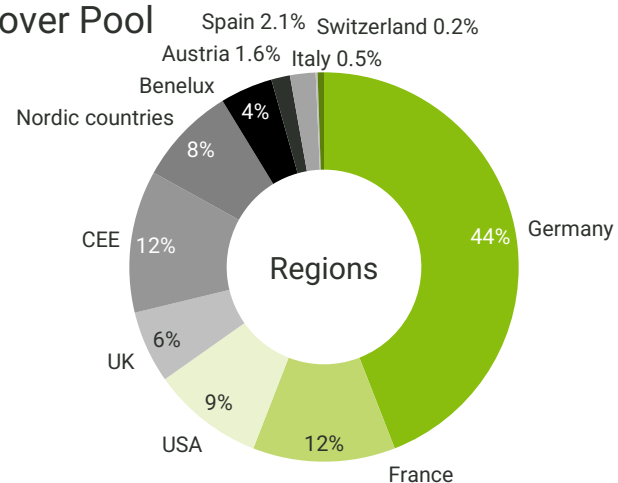
1. Financials
2. REF New Business
3. Portfolio profile
4. **Funding & Ratings**
5. ESG

Contact Details

# MORTGAGE COVER POOL

## Diversification by countries and property types

### Mortgage Cover Pool

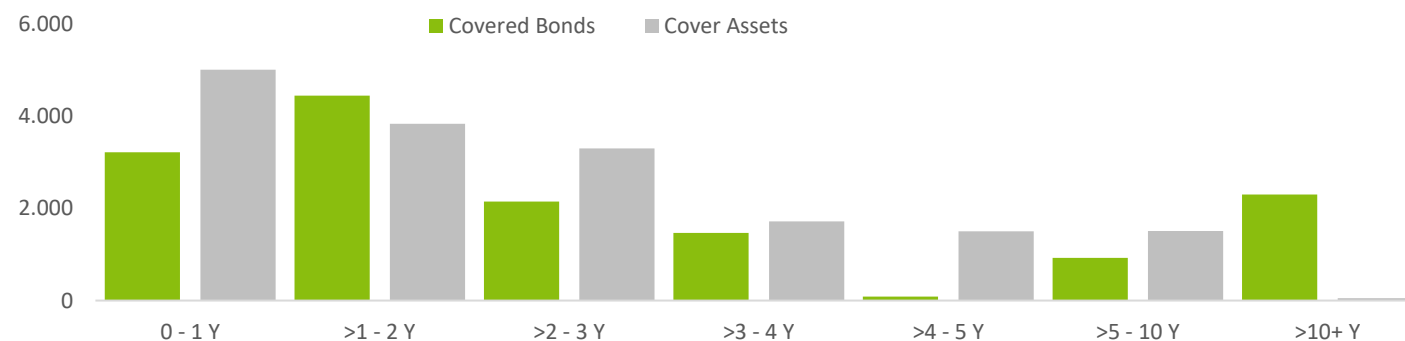


### Key metrics

Mortgage cover pool (nominal)	30/12/2025
Pfandbriefe outstanding	€ 14.6 bn
Cover funds	€ 16.9 bn
Over-collateralisation (Nominal/NPV)	16% / 17.1%
No. of loans	1,141
No. of properties	2,893
Payments ≥ 90 days overdue	€ 0.7 mn
Weighted average LTV (based on market value)	36.2%

### 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

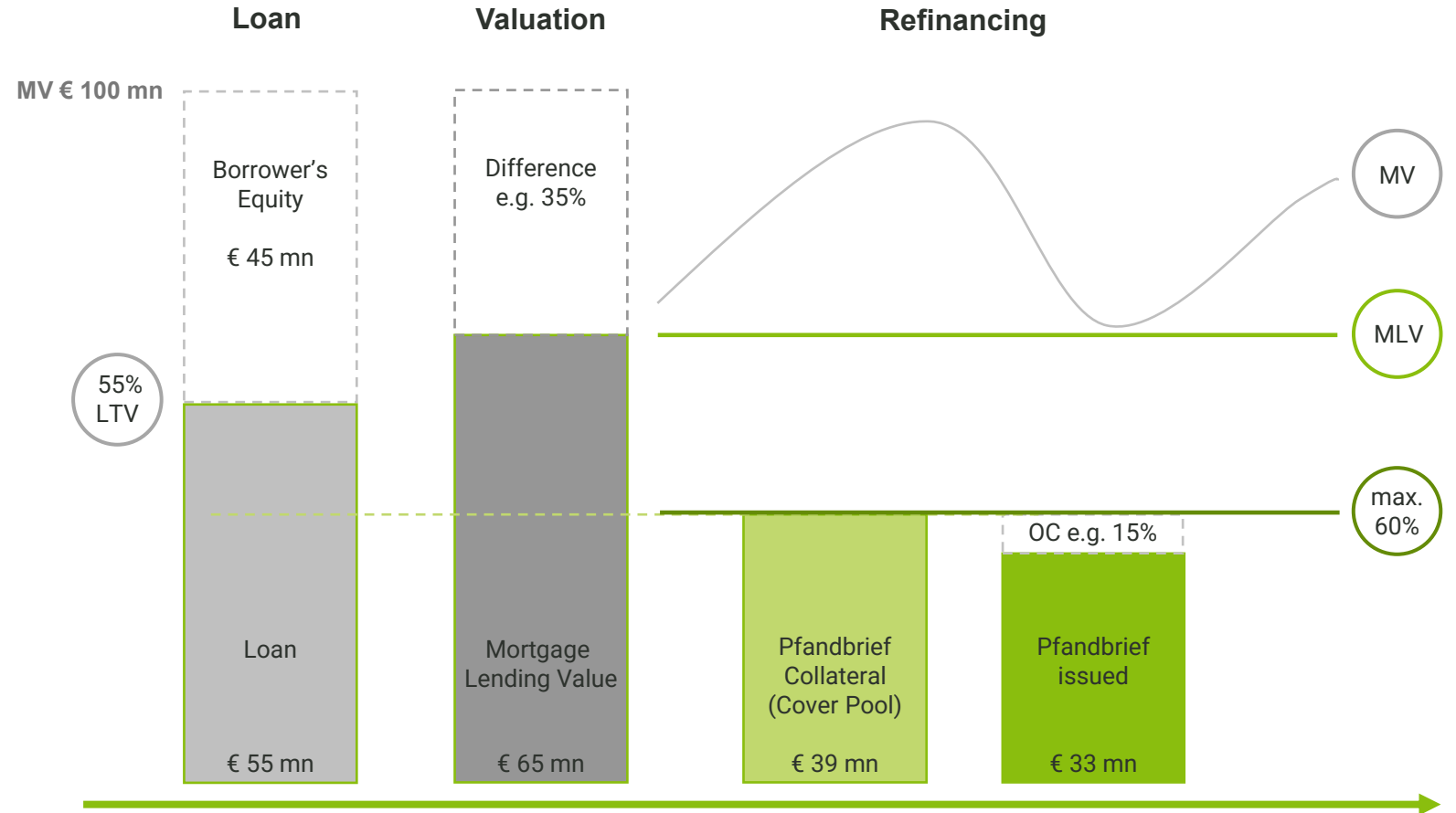
minus

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

€ 2.2 mn excess cash

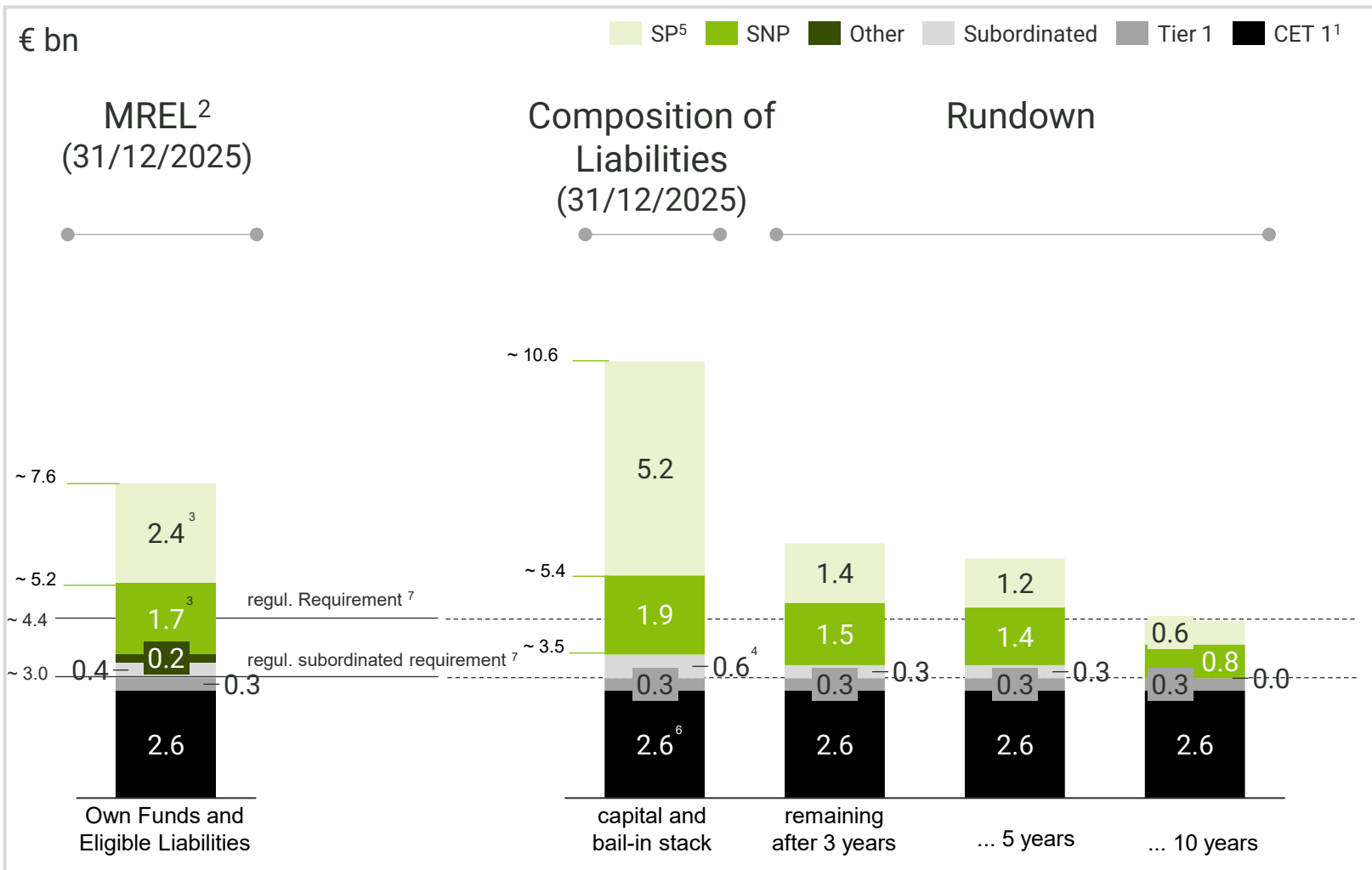
€ 5.0 mn rent  
€ 2.8 mn interest = ~ 180% ISC

## 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 Dec. 2025, MREL capacity (subordinated only) amounts to ~29.7% TREA / ~14.0% 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>	BB-	
Subordinated Debt	B+	
<b>Pfandbrief Ratings</b>		<b>Moody's</b>
Mortgage Pfandbriefe		Aa1
Public Sector Pfandbriefe		Aa1

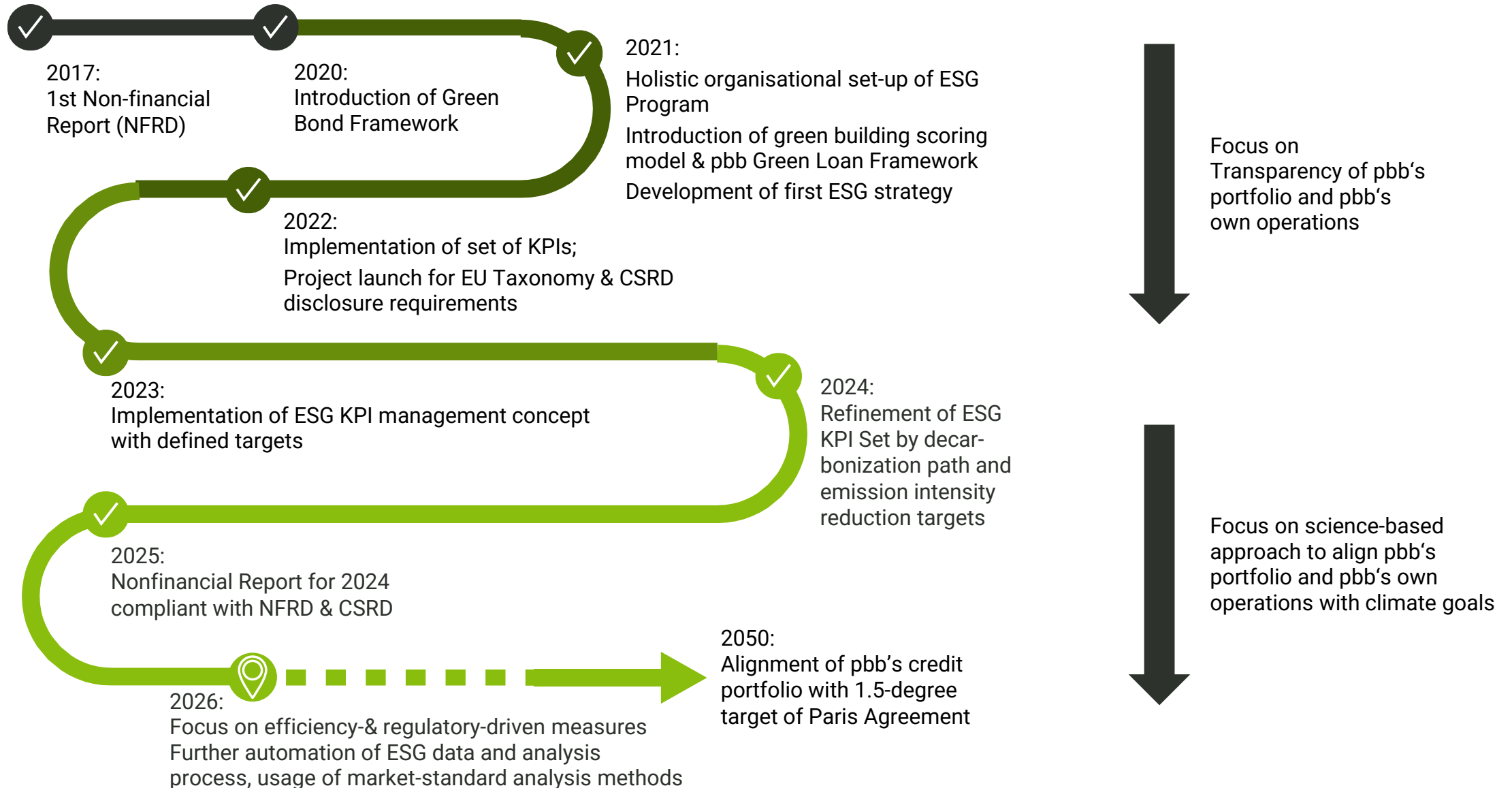
## Disclaimer:

The rating information published in this presentation and on our website 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.

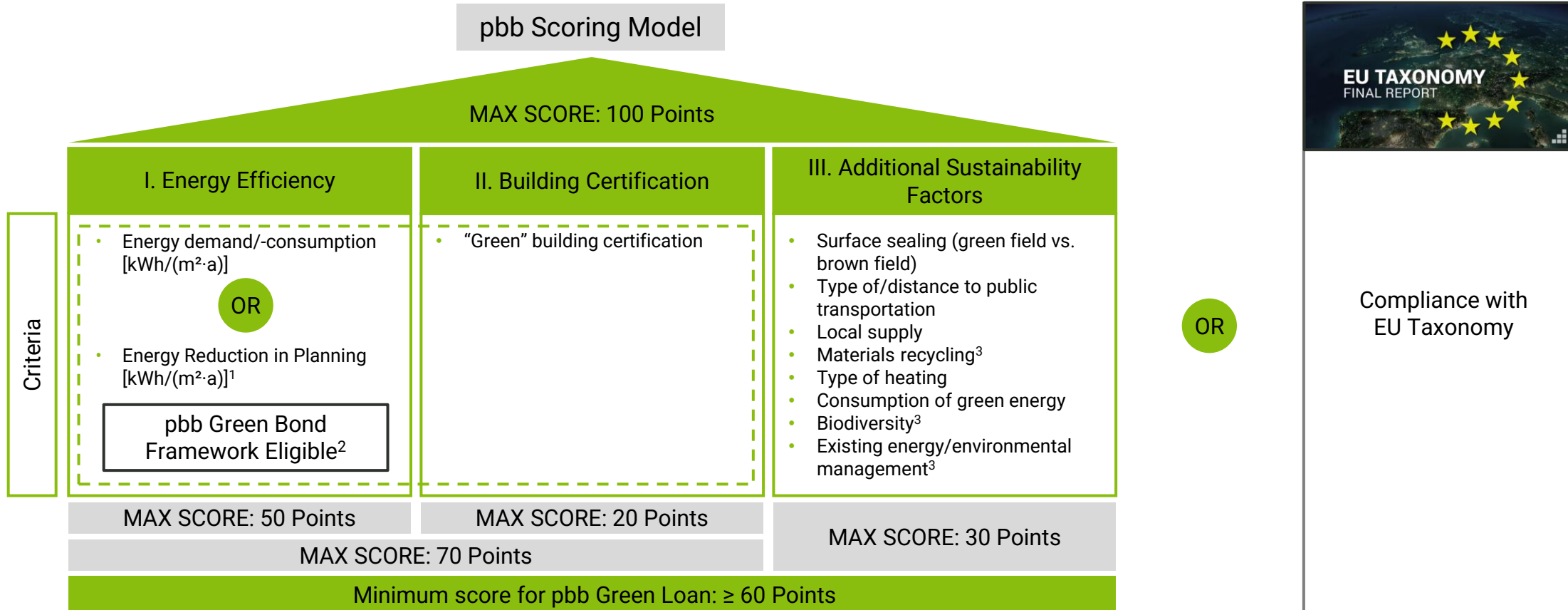
The rating agencies may alter or withdraw their ratings at any time. The rating of an individual security issued by Deutsche Pfandbriefbank AG may differ from the ratings shown above or an individual security might not be rated at all. For the evaluation and usage of the rating information (including 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. Financials
2. REF New Business
3. Portfolio profile
4. Funding & Ratings
5. **ESG**

Contact Details



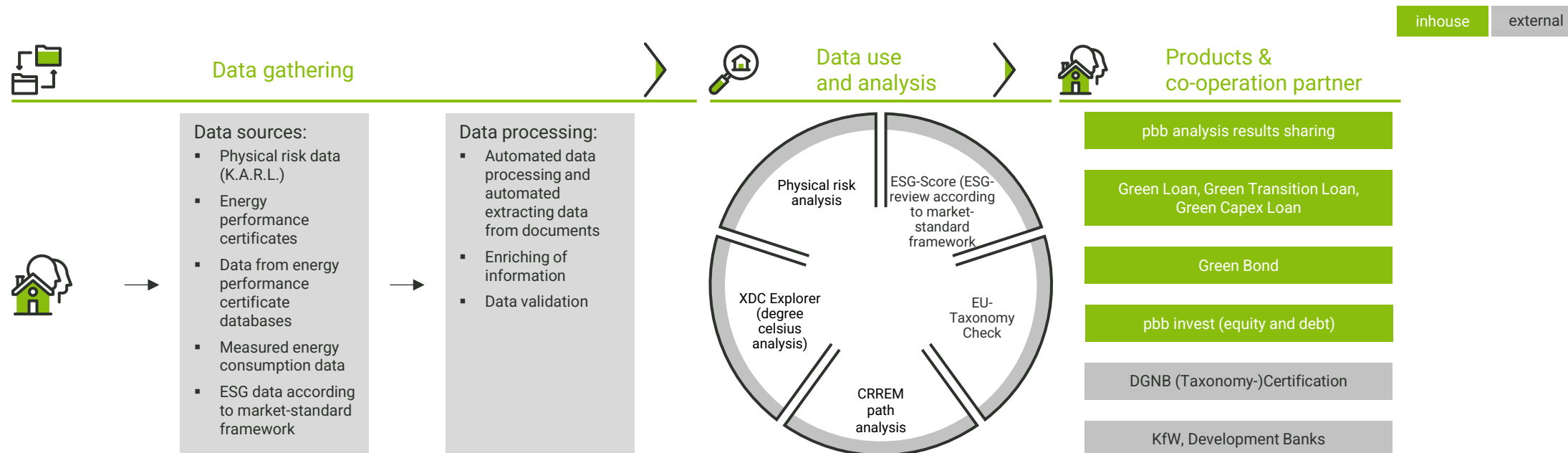
pbb Green Loan Framework aligned with current regulatory and market developments – specific metrics defined for each criterion



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

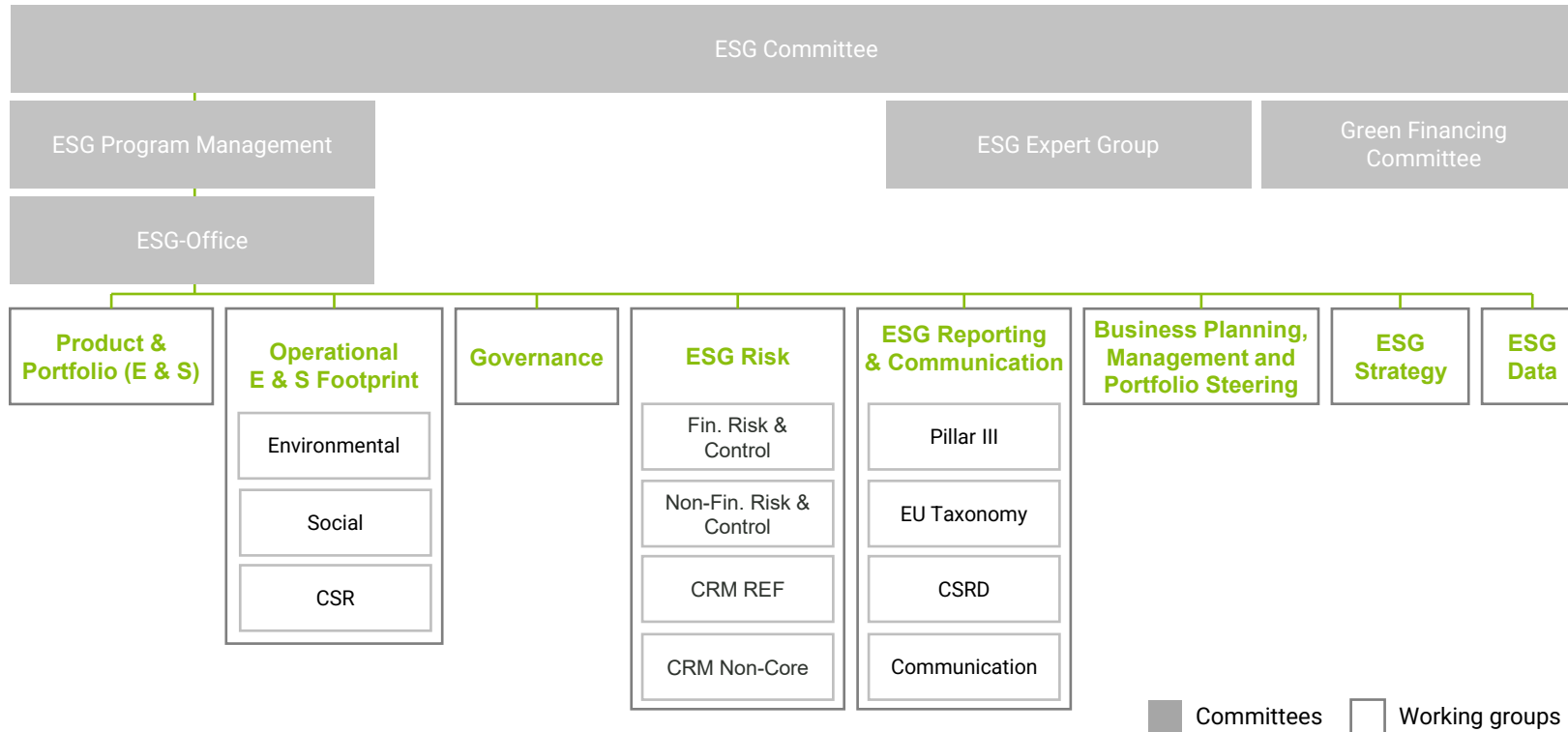
# The pbb ESG Ecosystem – Target Picture

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**.

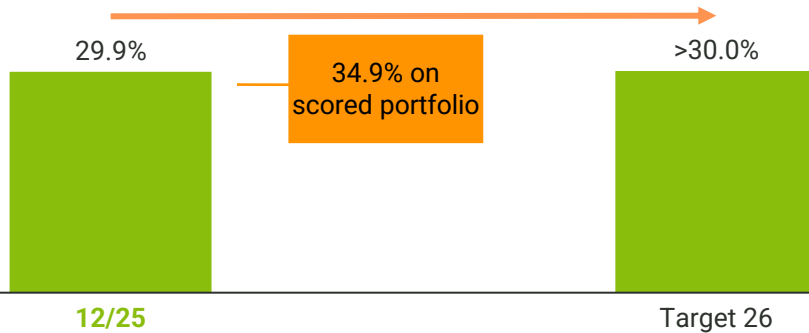
## ESG Programme



- 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 REF 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 REF portfolio (commitments, green loan eligible assets, %)



- 85.6% of REF portfolio scored – scoring of remaining portfolio ongoing
- Green share of total REF portfolio currently at 29.9% resp. € 8.6 bn (34.9% based on scored portfolio of 85.6%) 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
- 3 maturities in 2025 of € ~1.5 bn and new issuance in 08/25 of € 750 mn leads to decrease of Green Bond volume to € 2.8 bn in 2025

# Sustainability Report 2024

In accordance with CSRD as part of the Annual Report 2024

## CSRD-compliant sustainability report

- In March 2025, pbb published its combined Sustainability Statement 2024 in accordance with the reporting requirements of the Corporate Sustainability Reporting Directive (CSRD) as part of the Annual Report.
- 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 REF 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 12/24: first level 20%, second level 17.6%, third level 12.7%). It also invests annually in the training and development of its employees, with an average of 45.6 hours per employee in 2024 (+16.5 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

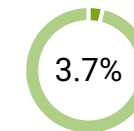


### GHG-Emissions

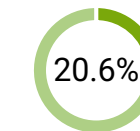
3,703 t CO <sub>2</sub> e In own operations (location-based)	1,149,895 t CO <sub>2</sub> e Financed
--------------------------------------------------------------------	-------------------------------------------



### Gender Pay Gap<sup>1</sup>



Adjusted<sup>2</sup>



Unadjusted

1. For the German locations
2. Adjusted by factors that do not constitute gender discrimination, e.g. length of service or education



### Composition of the workforce

818 Employees	37 Nations
---------------	------------



### Company values

Future-oriented. Reliable. Based on partnership

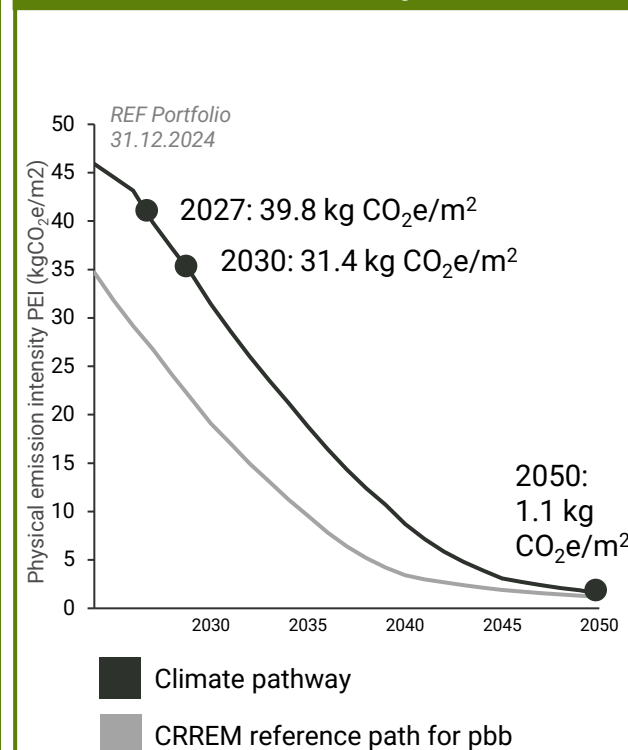
The existing ESG KPI management concept was further developed to include GHG emissions & additional social KPIs.

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 REF Portfolio and the gender pay gap, which has been added as an additional social KPI.

Selected ESG KPI	Target value(s)	Q4/25
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	44.0 kg CO <sub>2</sub> e/m <sup>2</sup>
Portfolio share REF Green Loan Eligible assets	> 30% till 2026 + target path	29.9%
Green Loan Eligible Assets in REF New Business	≥ 32% till 2025 + target path	35.0%
Transparency ratio pbb Green Score in REF	target value of 75% till 2024	85.6%
Time invested in employee training and development	≥ 30 h p.a. from 2025	30.9 h
Share of women	≥ 30% in Supervisory Board ≥ 20% in ML1 to ML3 from 2027	SB: 56%; ML1: 20%; ML2: 13%; ML3: 15%
Scope 1 – 3 emissions	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: 83t CO <sub>2</sub> e Scope 2: data not yet available Scope 3: 432t CO <sub>2</sub> e

## 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 REF 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



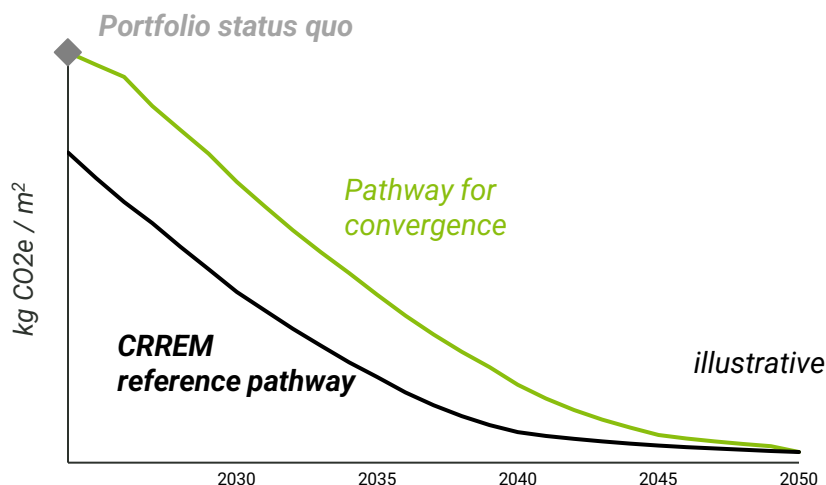
pbb has committed to the **Paris climate agreement** and the **1.5 °C climate target until 2050**  
pbb has developed a **climate pathway** with the aim of **actively steering** the **REF portfolio** towards **1.5°C alignment** by 2050



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

1. Financials
2. REF New Business
3. Portfolio profile
4. Funding & Ratings
5. ESG

## Contact Details

## Michael Heuber

Head of Investor Relations

 +49 (0)89 2880 28778

 [michael.heuber@pfandbriefbank.com](mailto:michael.heuber@pfandbriefbank.com)

## Axel Leupold

Investor Relations

 +49 (0)89 2880 23648

 [axel.leupold@pfandbriefbank.com](mailto:axel.leupold@pfandbriefbank.com)

## Website

 [www.pfandbriefbank.com/investor-relations.html](http://www.pfandbriefbank.com/investor-relations.html)

© Deutsche Pfandbriefbank AG

Parkring 28, 85748 Garching/Germany

+49 (0) 89 28 80-0

[www.pfandbriefbank.com](http://www.pfandbriefbank.com)