Cover Pool Details – Overview (1/2)

Cover Pool details (as of Q3 19)

Outstanding volume at €5,400mn by end of Q3 2019

No new issuances in Q3 2019
Cover Pool Details – Overview (2/2)

Cover Pool details (1) (as of Q3 19)

- Average outstanding loan size: EUR 96.6k
- Number of loans: 79,727
- Weighted avg. loan seasoning (years): 7.5
- Weighted avg. remaining loan maturity (years): 20.2
- Total pool weighted avg. Loan-to-Value (LTV): 50.0%
- Total pool Non-Performing Loan (NPL) ratio: 1.87%
- Interest rate type: 96.3% FRN
- Residential mortgages: 95.6%
- EUR denominated loans: 99.0%
- 1st residence mortgages: 89.2%

Cover Pool eligibility

- Eligible 93%
- Non-eligible 7%

(1) Figures based on total cover pool (EUR 7.7bn)
Cover Pool Details\(^{(1)}\) – Mortgage quality

(1/3)

**Cover Pool by asset type**

- **Commercial**
- **Residential**

- Focus on residential mortgages
- Marginal exposure to commercial mortgages
- Almost no exposure to real estate developers

**Cover Pool Loan-to-Value (LTV) profile**

- WA 50.0%

(1) Figures based on total cover pool (EUR 7.7bn)
Cover Pool Details\(^{(1)}\) – Mortgage quality
\((2/3)\)

Historical development of NPL\(^{(2)}\) ratio

- NPL ratio relatively stable at very low levels
- Well diversified portfolio
- No large lending risk concentration

(1) Figures based on total cover pool (EUR 7.7bn)
(2) NPL: Non-performing loans - Loan is defined as non-performing if a loan is due more than 90 days in arrears
(3) Loan size at inception

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**Cover Pool Details\(^{(1)}\)**

**Mortgage quality\(^{(2/3)}\)**

| Quarter | 1Q14 | 2Q14 | 3Q14 | 4Q14 | 1Q15 | 2Q15 | 3Q15 | 4Q15 | 1Q16 | 2Q16 | 3Q16 | 4Q16 | 1Q17 | 2Q17 | 3Q17 | 4Q17 | 1Q18 | 2Q18 | 3Q18 | 4Q18 | 1Q19 | 2Q19 | 3Q19 |
|---------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Mortgage quality | 4.75% | 4.40% | 4.20% | 4.04% | 3.41% | 3.40% | 2.41% | 2.01% | 1.90% | 1.80% | 1.79% | 2.00% | 1.94% | 2.01% | 1.87% | 1.79% | 1.79% | 1.79% | 2.02% | 2.01% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |

**Distribution by average loan size\(^{(3)}\)**

- 0-100k: 35%
- 100k-200k: 44%
- 200k-300k: 14%
- 300k-400k: 4%
- 400k-500k: 1%
- >500k: 2%

Avg. outstanding loan size EUR 96.6k
### Cover Pool Details\(^{(1)}\) – Mortgage quality (3/3)

**Cover Pool maturity profile**

- **5y – 10y:** 8%
- **<5y:** 3%
- **>10y:** 89%

**Seasoning**

- **<1y:** 6%
- **<2y:** 5%
- **<3y:** 5%
- **<4y:** 5%
- **<5y:** 5%
- **>5y:** 74%

*Avg. 7.5 years*

- Long-term mortgage portfolio
- Remaining average maturity over 20 years

*High credit quality demonstrated by high seasoning score*

\(^{(1)}\) Figures based on total cover pool (EUR 7.7bn)
Credit quality – Locations

- Top 10 regions account for over 80% of DB S.A.E.’s mortgage portfolio
- Madrid and Barcelona region represent over 50% of total mortgage portfolio:
  - Lower unemployment rate than the Spanish average
  - Highest contributors to Spanish GDP
  - Economically resilient regions

<table>
<thead>
<tr>
<th>Mortgage loans - location</th>
<th>% of Pool</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barcelona</td>
<td>27.5</td>
</tr>
<tr>
<td>Madrid</td>
<td>26.4</td>
</tr>
<tr>
<td>Alicante</td>
<td>4.2</td>
</tr>
<tr>
<td>Baleares</td>
<td>4.1</td>
</tr>
<tr>
<td>Málaga</td>
<td>4.0</td>
</tr>
<tr>
<td>Sevilla</td>
<td>3.9</td>
</tr>
<tr>
<td>Valencia</td>
<td>3.6</td>
</tr>
<tr>
<td>Girona</td>
<td>2.6</td>
</tr>
<tr>
<td>Tarragona</td>
<td>2.5</td>
</tr>
<tr>
<td>Cadiz</td>
<td>2.0</td>
</tr>
<tr>
<td>Rest</td>
<td>19.2</td>
</tr>
</tbody>
</table>

(1) Figures based on total cover pool (EUR 7.7bn)
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