Deutsche Bank SAE
Cédulas Hipotecarias Cover Pool Update

Q4 2018
Cover Pool Details – Overview (1/2)

Cover Pool details (as of Q4 18)

- Total Mortgage Portfolio: 7.8 EUR bn
- Eligible mortgages: 7.2 EUR bn
- Legal Issuance Capacity: 5.8 EUR bn
- Outstanding Cédulas: 3.5 EUR bn
  - Retained: 1.4 EUR bn

OC level = 147%

Outstanding Cédulas – Maturity profile

- Outstanding volume at € 4,900mn by end of Q4 2018

- € 425mn of retained Cédulas were cancelled in October 2018

Deutsche Bank SAE
Cédulas Hipotecarias Investor Update
Q4 2018
Cover Pool Details – Overview (2/2)

Cover Pool details\(^{(1)}\) (as of Q4 18)

- Average outstanding loan size: EUR 97.0k
- Number of loans: 80,167
- Weighted avg. loan seasoning (years): 7.4
- Weighted avg. remaining loan maturity (years): 20.2
- Total pool weighted avg. Loan-to-Value (LTV): 49.6%
- Total pool Non-Performing Loan (NPL) ratio: 1.85%
- Interest rate type: 97.6% FRN
- Residential mortgages: 95.3%
- EUR denominated loans: 98.9%
- 1\textsuperscript{st} residence mortgages: 89.0%

Cover Pool eligibility

- Eligible 92%
- Non-eligible 8%

\(^{(1)}\) Figures based on total cover pool (EUR 7.8bn)
Cover Pool Details\(^{(1)}\) – Mortgage quality

(1/3)

**Cover Pool by asset type**

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

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

- Low Loan-to-Value portfolio due to prudent lending policy

(1) Figures based on total cover pool (EUR 7.8bn)
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 7.8bn)
(2) NPL: Non-performing loans - Loan is defined as non-performing if a loan is due more than 90 days in arrears
Cover Pool Details\(^{(1)}\) – Mortgage quality

\((3/3)\)

**Cover Pool maturity profile**

- More than 10 years: 88%
- 5 years to 10 years: 9%
- Less than 5 years: 3%

**Seasoning**

- Average seasoning: 7.4 years
- Over 10 years: 74%
- 5 years to 10 years: 9%
- Less than 5 years: 3%

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

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\(^{(1)}\) Figures based on total cover pool (EUR 7.8bn)
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

(1) Figures based on total cover pool (EUR 7.8bn)
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