**Cover Pool Details – Overview (1/2)**

**Cover Pool details (as of Q4 19)**

**Outstanding Cédulas – Maturity profile**

- **Total Mortgage Portfolio**: 7.7 EUR bn
- **Eligible mortgages**: 7.2 EUR bn
- **Legal Issuance Capacity**: 5.7 EUR bn
- **Outstanding cédulas**: 4.0 EUR bn
- **OC level = 133%**
- **Retained Public Placement**: 1.4 EUR bn
- **No new issuances in Q4 2019**

**Outstanding volume at € 5,400mn by end of Q4 2019**

**Outstanding Cédulas – Maturity profile**

- **2020**: 1.0 EUR bn
- **2021**: 1.0 EUR bn
- **2022**: 0.8 EUR bn
- **2023**: 0.5 EUR bn
- **2024**: 0.6 EUR bn
- **2025**: 0.5 EUR bn

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**DB S.A.E. Cédulas Rating**

- Moody’s
- Aa1
Cover Pool Details – Overview (2/2)

Cover Pool details\(^{(1)}\) (as of Q4 19)

- Average outstanding loan size: EUR 96.6k
- Number of loans: 79,766
- Weighted avg. loan seasoning (years): 7.5
- Weighted avg. remaining loan maturity (years): 20.3
- Total pool weighted avg. Loan-to-Value (LTV): 50.2%
- Total pool Non-Performing Loan (NPL) ratio: 1.86%
- Interest rate type: 95.9% FRN
- Residential mortgages: 95.8%
- EUR denominated loans: 99.0%
- 1st residence mortgages: 89.2%

Cover Pool eligibility

- Eligible 93%
- Non-eligible 7%

High quality mortgage portfolio with over 93% of the volume qualified as eligible

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

(1/3)

Cover Pool by asset type

- **Commercial**: 4%
- **Residential**: 96%

Cover Pool Loan-to-Value (LTV) profile

- **WA 50.2%**

- **0-50%**: 68%
- **50-60%**: 11%
- **60-70%**: 9%
- **70-80%**: 10%
- **80-90%**: 1%
- **90-100%**: 0%
- **>100%**: 1%

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

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

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

### Cover Pool maturity profile

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

#### Long-term mortgage portfolio
- **> 10y**: Long-term mortgage portfolio
- **< 5y**: Remaining average maturity over 20 years

#### Seasoning

- **Avg. 7.5 years**
- **> 5y**: 74%

(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>27.8</td>
</tr>
<tr>
<td>Madrid</td>
<td>26.5</td>
</tr>
<tr>
<td>Alicante</td>
<td>4.1</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>4.0</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>18.8</td>
</tr>
</tbody>
</table>

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