

Deutsche Bank



# Deutsche Bank SAE

## Cédulas Hipotecarias Cover Pool Update

Q4 2019

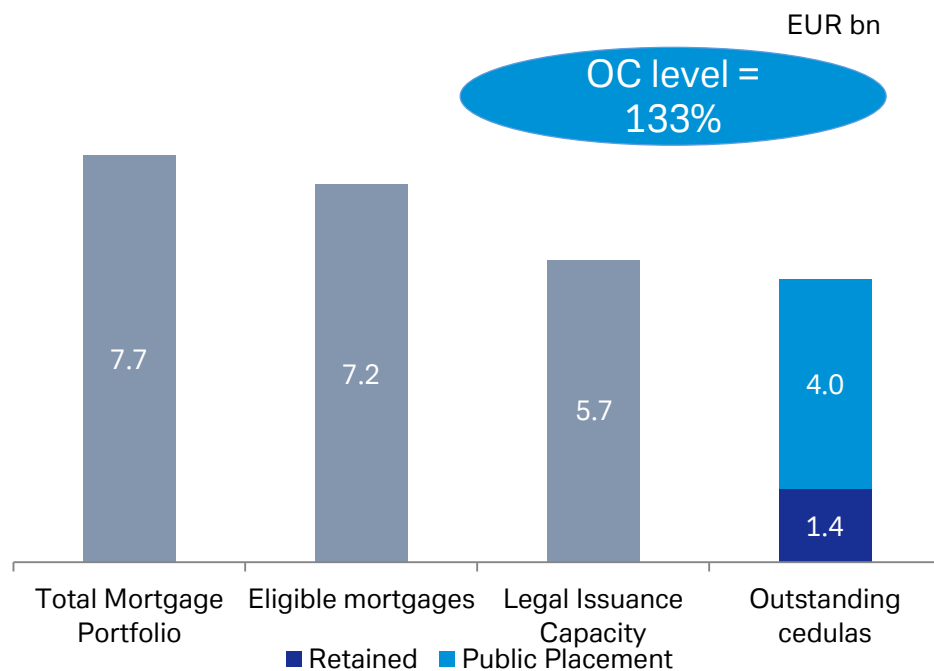
# Cover Pool Details – Overview (1/2)

DB S.A.E.  
Cédulas Rating

Moody's  
Aa1

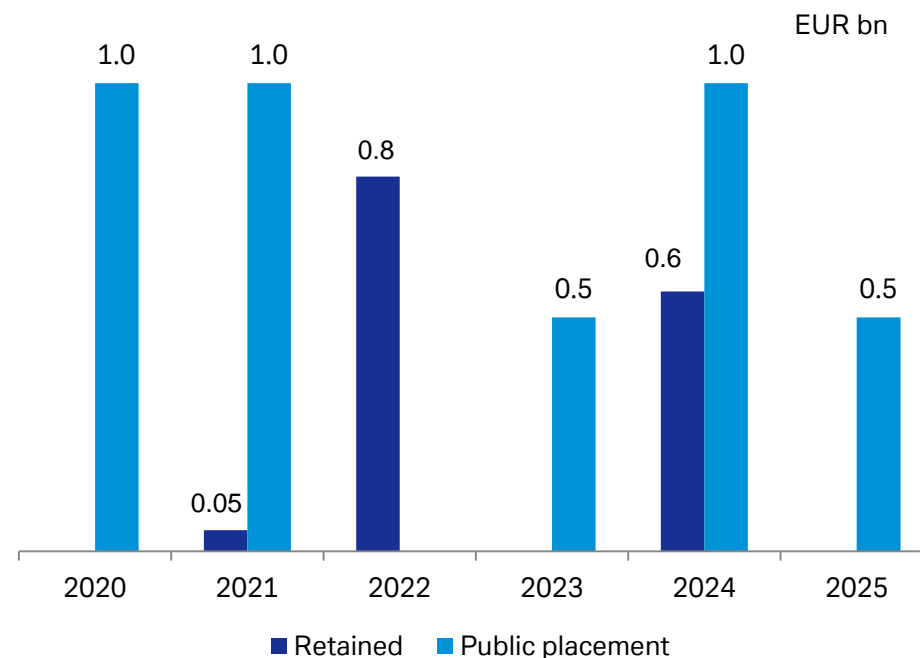


## Cover Pool details (as of Q4 19)



■ No new issuances in Q4 2019

## Outstanding Cédulas – Maturity profile



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

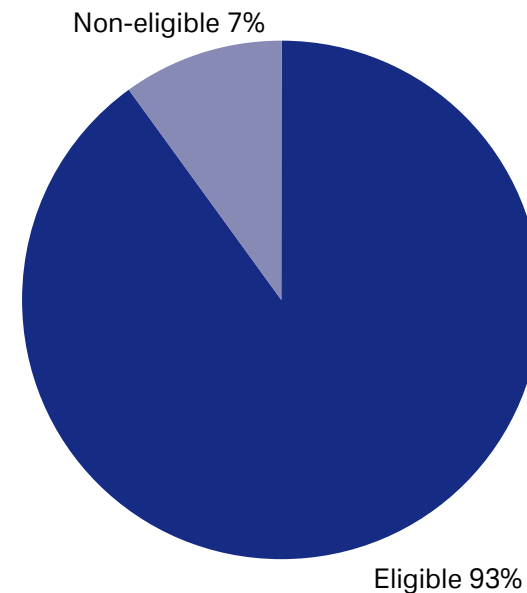


# Cover Pool Details – Overview (2/2)

## Cover Pool details<sup>(1)</sup> (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%
- 1<sup>st</sup> residence mortgages: 89.2%

## Cover Pool eligibility



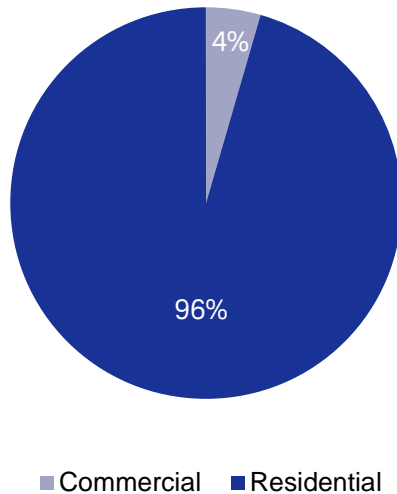
■ High quality mortgage portfolio with over 93% of the volume qualified as eligible

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

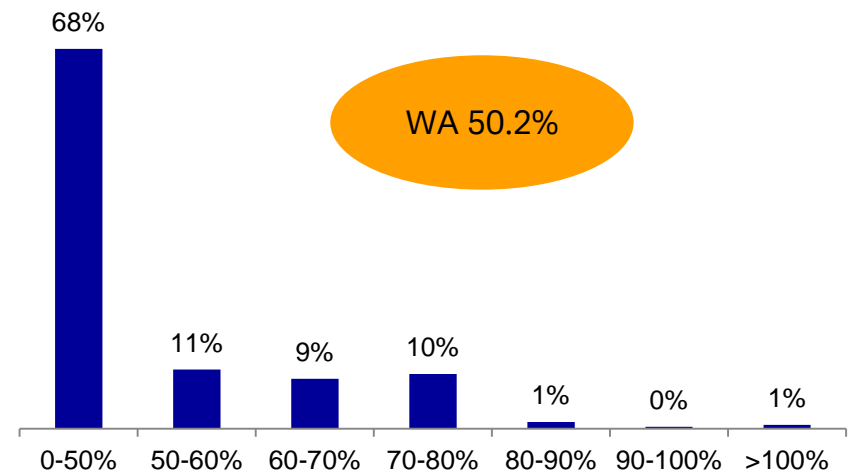


# Cover Pool Details<sup>(1)</sup> – Mortgage quality (1/3)

## Cover Pool by asset type



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



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

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

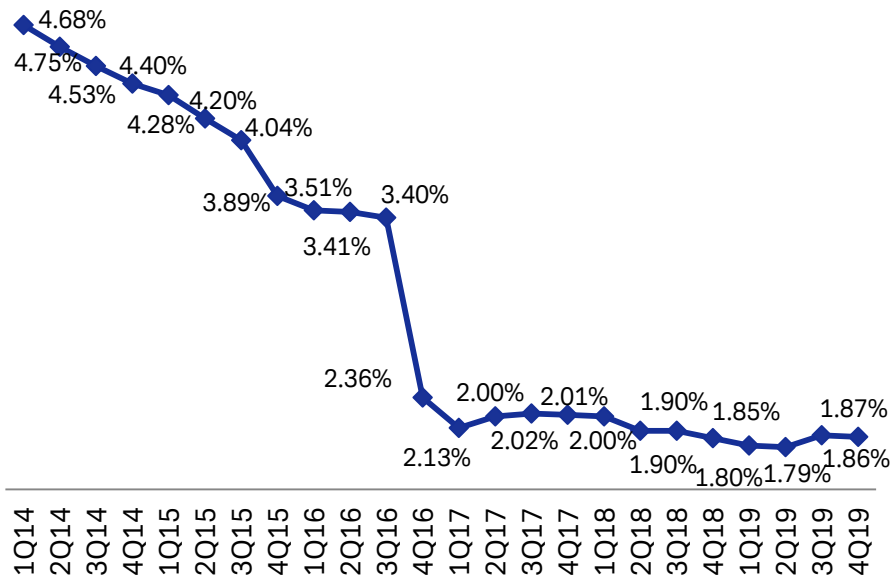
(1) Figures based on total cover pool (EUR 7.7bn)



# Cover Pool Details<sup>(1)</sup> – Mortgage quality

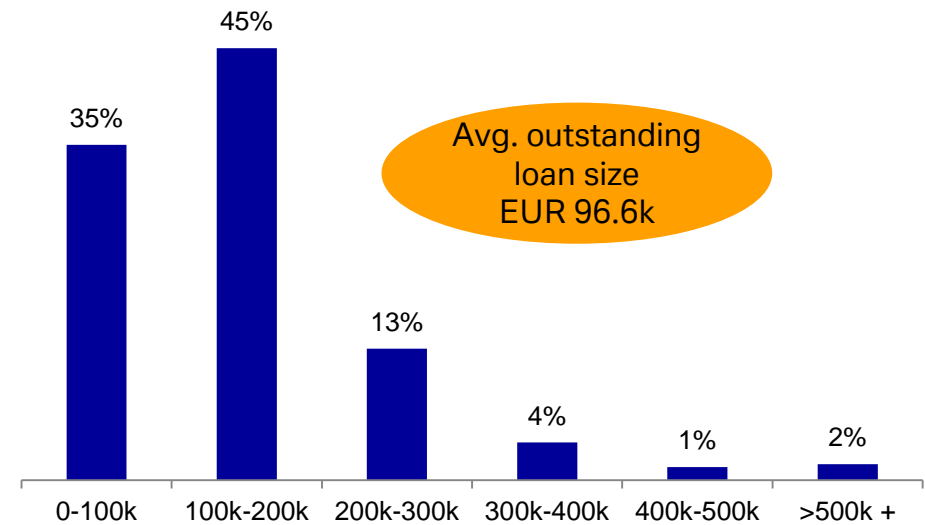
## (2/3)

### Historical development of NPL<sup>(2)</sup> ratio



■ NPL ratio relatively stable at very low levels

### Distribution by average loan size<sup>(3)</sup>



■ Well diversified portfolio  
 ■ No large lending risk concentration

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

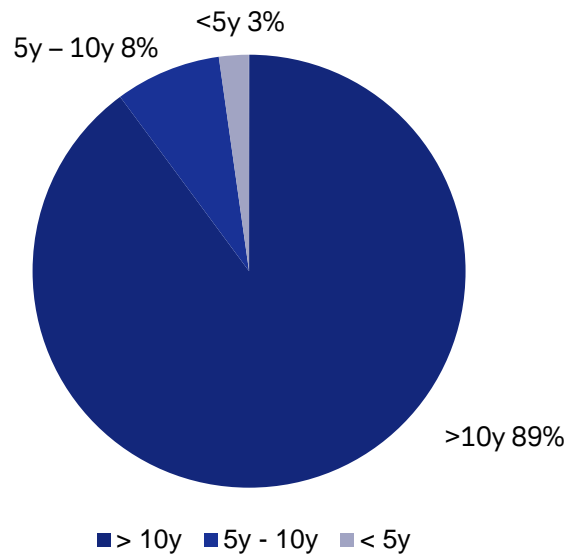
(2) NPL: Non-performing loans - Loan is defined as non-performing if a loan is due more than 90 days in arrears

(3) Loan size at inception



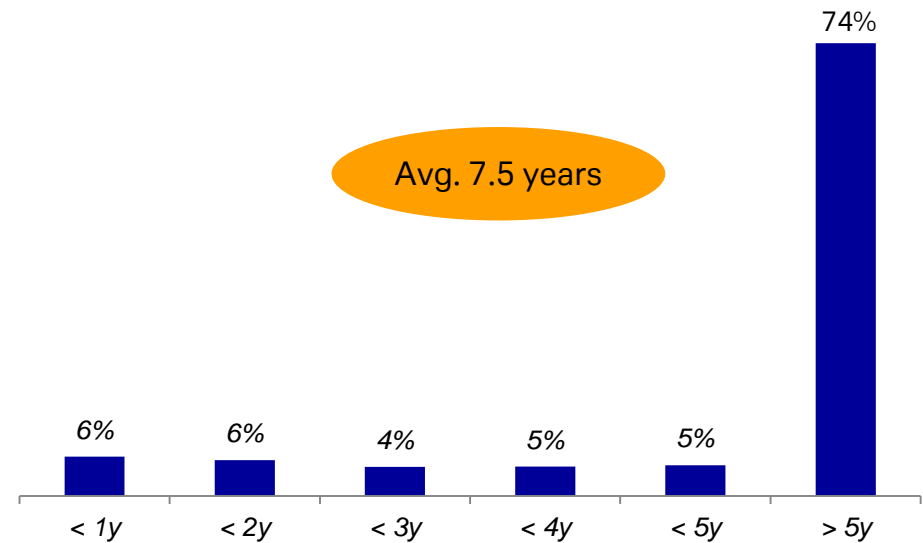
# Cover Pool Details<sup>(1)</sup> – Mortgage quality (3/3)

## Cover Pool maturity profile



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

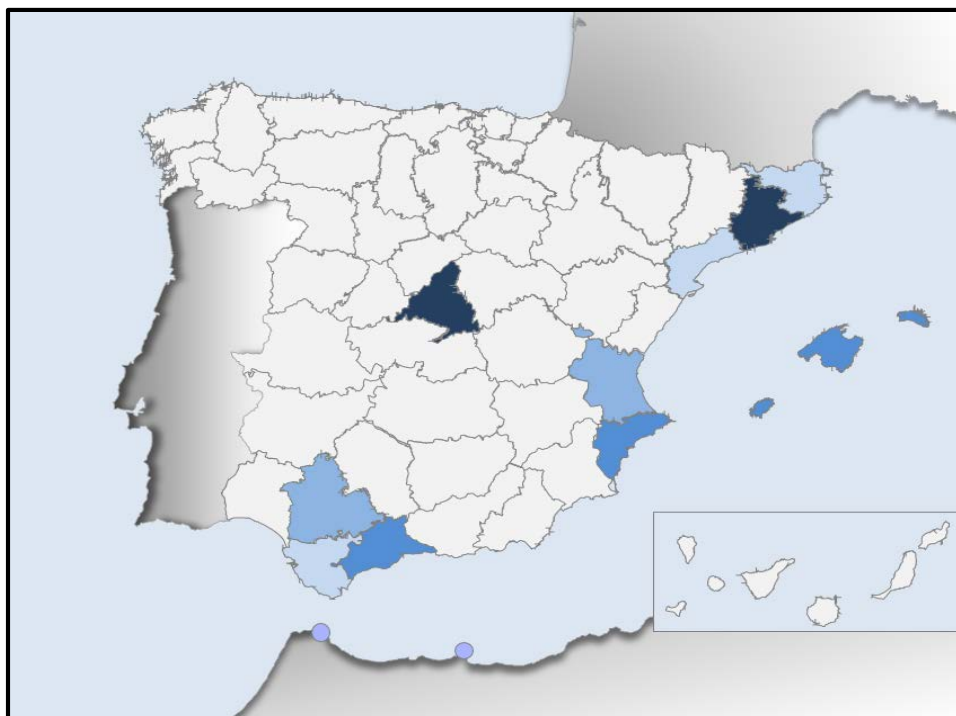
## Seasoning



- High credit quality demonstrated by high seasoning score

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

# Credit quality – Locations



Mortgage loans - location	% of Pool
Barcelona	27.8
Madrid	26.5
Alicante	4.1
Baleares	4.1
Málaga	4.0
Sevilla	4.0
Valencia	3.6
Girona	2.6
Tarragona	2.5
Cadiz	2.0
Rest	18.8

- 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 7.7bn)

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