



Deutsche Bank SAE

Cédulas Hipotecarias Cover Pool Update

Q1 2020

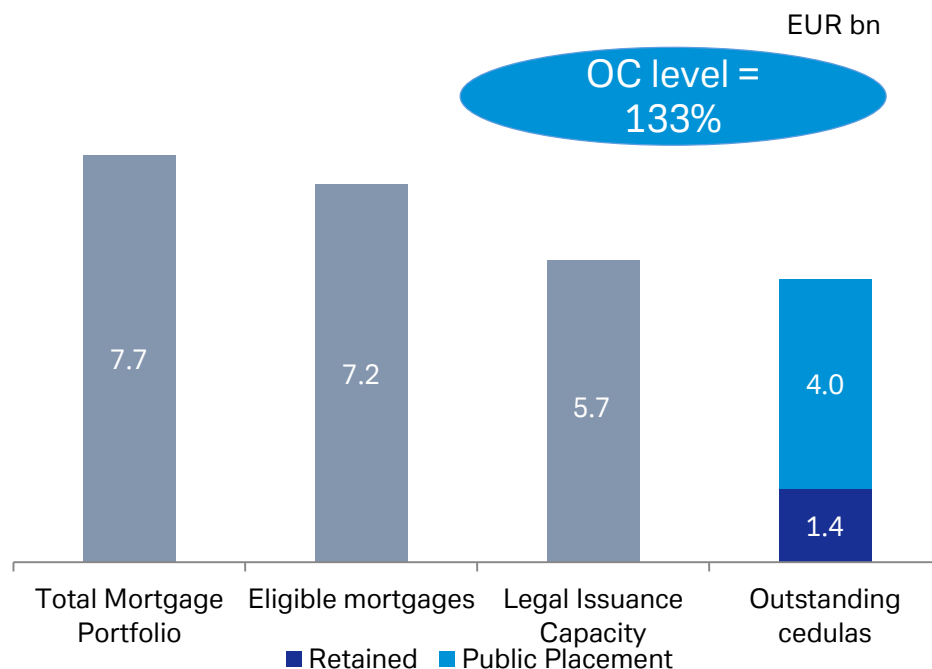
Cover Pool Details – Overview (1/2)

DB S.A.E.
Cédulas Rating

Moody's
Aa1

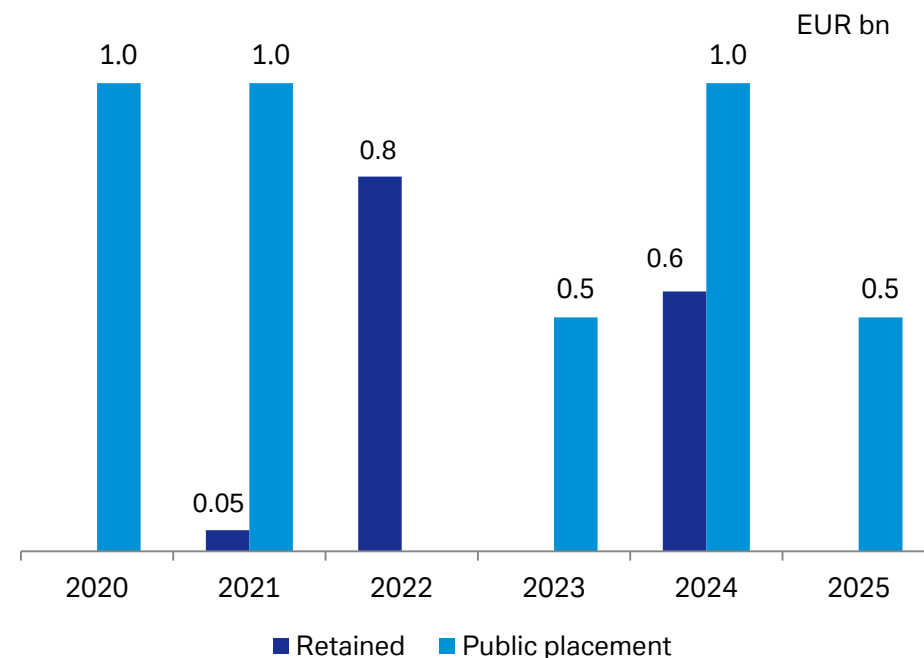


Cover Pool details (as of Q1 20)



■ No new issuances in Q1 2020

Outstanding Cédulas – Maturity profile



■ Outstanding volume at € 5,400mn by end of Q1 2020



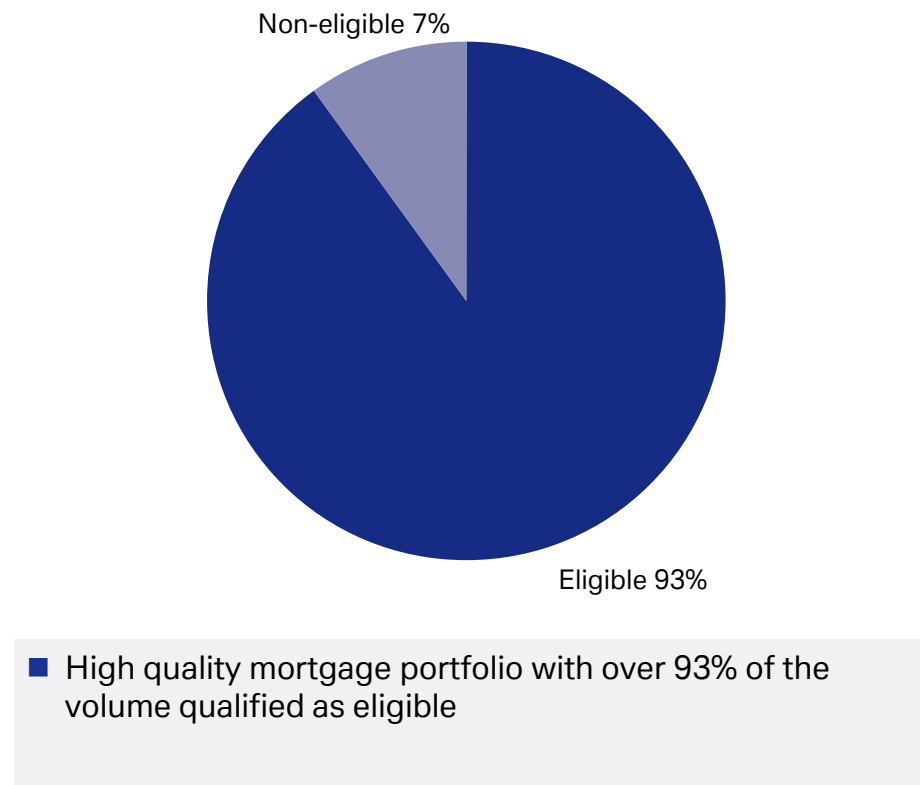
Cover Pool Details – Overview

(2/2)

Cover Pool details⁽¹⁾ (as of Q1 20)

- Average outstanding loan size: EUR 97.0k
- Number of loans: 79,649
- Weighted avg. loan seasoning (years): 7.5
- Weighted avg. remaining loan maturity (years): 20.3
- Total pool weighted avg. Loan-to-Value (LTV): 50.4%
- Total pool Non-Performing Loan (NPL) ratio: 2%
- Interest rate type: 95.6% FRN
- Residential mortgages: 95.7%
- EUR denominated loans: 99.0%
- 1st residence mortgages: 89.3%

Cover Pool eligibility



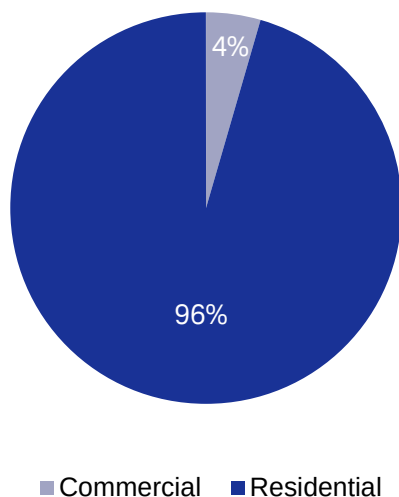
(1) Figures based on total cover pool (EUR 7.7bn)

Cover Pool Details⁽¹⁾ – Mortgage quality

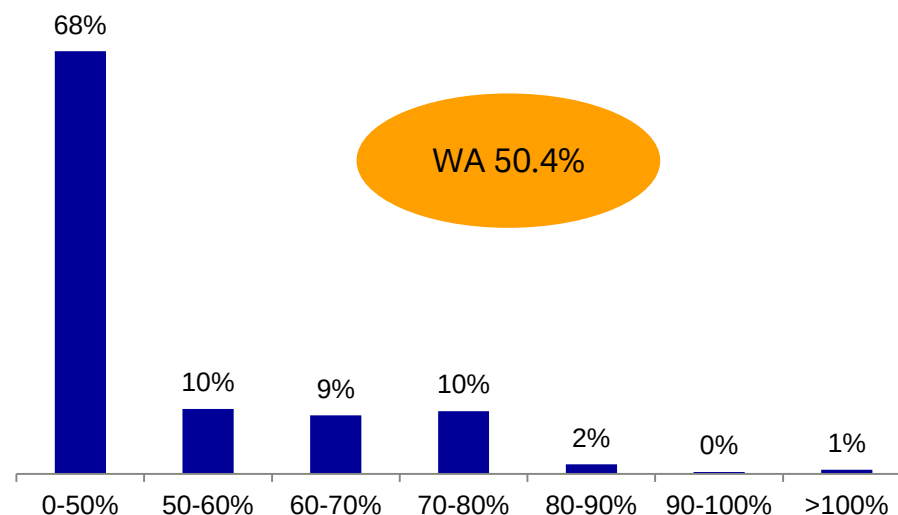
(1/3)



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

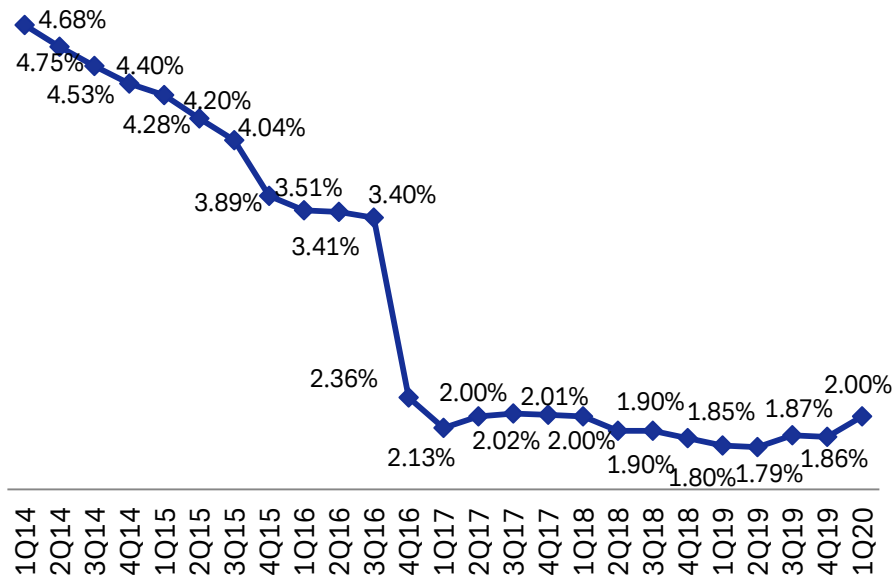
(1) Figures based on total cover pool (EUR 7.7bn)



Cover Pool Details⁽¹⁾ – Mortgage quality

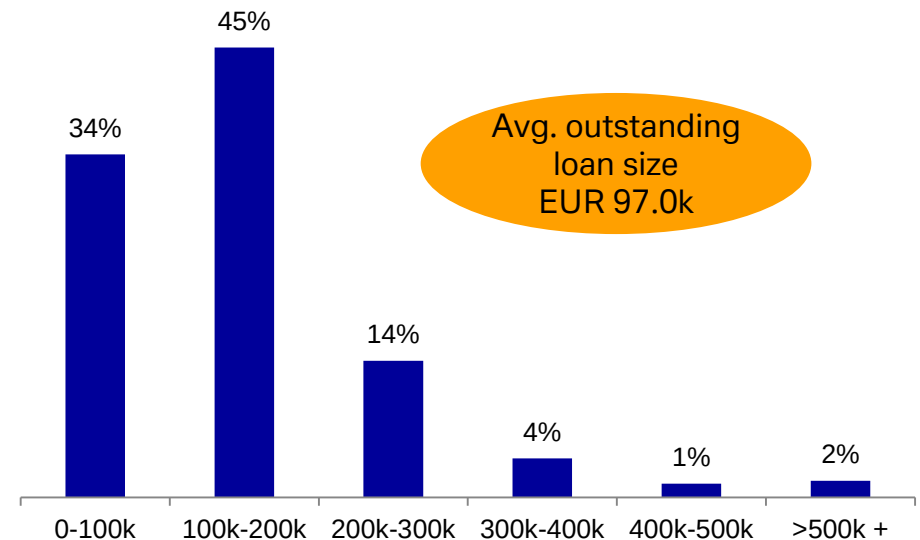
(2/3)

Historical development of NPL⁽²⁾ ratio



■ NPL ratio relatively stable at very low levels

Distribution by average loan size⁽³⁾



■ Well diversified portfolio
■ No large lending risk concentration

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

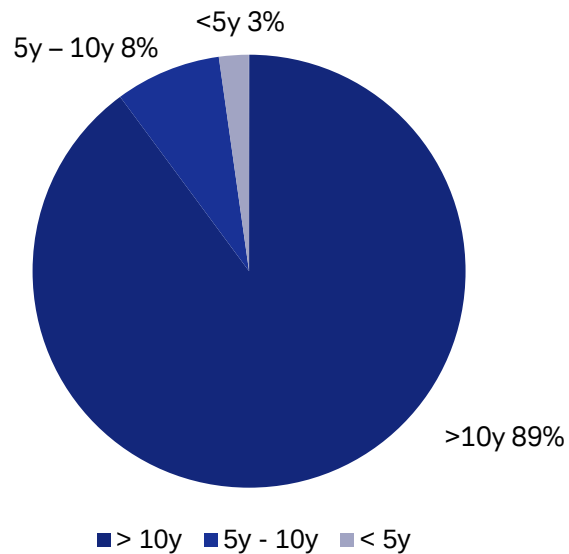
(2) NPL: Non-performing loans - Loan is defined as non-performing if a loan is due more than 90 days in arrears

(3) Loan size at inception



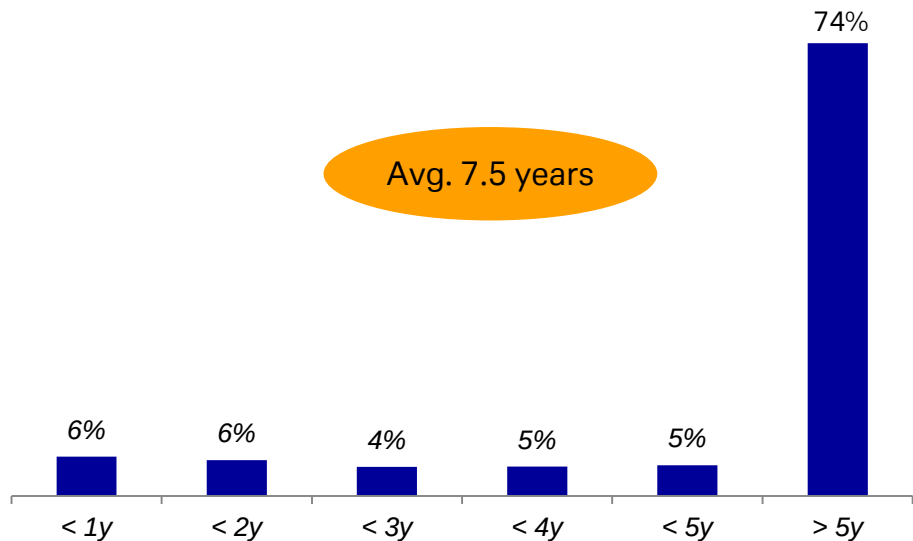
Cover Pool Details⁽¹⁾ – Mortgage quality (3/3)

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	28.1
Madrid	26.4
Baleares	4.2
Alicante	4.0
Sevilla	4.0
Málaga	3.9
Valencia	3.5
Girona	2.6
Tarragona	2.6
Cadiz	2.0
Rest	18.7

- 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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