

ECBC Label Template for Danish Issuers 2015

DLR Capital Centre B , Q2 2015

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Cover pool template:

Issuer: DLR Kredit A/S, Denmark

Issuer type: Specialized mortgage bank

Cover pool: Capital Centre B, SDO

Cover pool setup: Single cover pool

Link to cover pool IR website: <http://www.dlr.dk/cover-pool-reports>

Homepage: <http://www.dlr.dk/welcome-investorpage>

Format of transparency template: Excel, pdf

ECBC Label Template : Contents

As of 30-jun-15



Specialised mortgage banks

General Issuer Detail

A [General Issuer Detail](#)

Cover Pool Information

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Key Concepts

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This transparency template is compliant with the requirements in CRR 129(7) and is used with ECBC labelled covered bonds issues by the three issuer categories below.

Mandatory tables

Please note that not all tables are applicable to each issuer type and that some information is optional. Information on applicability is given below and where relevant in connection with the tables in the template.

Specialised mortgage banks

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Ship finance institutes

Tables A, G1.1, G2-4, S1-S13, X1-3

Non-specialised bank CBs issuers

Tables G1.1 (except total capital coverage), G2-G4, B1-B1, X1-X3



Table A. General Issuer Detail



Key information regarding issuers' balance sheet

<i>(DKKbn – except Tier 1 and Solvency Ratio)</i>	Q2 2015	Q1 2015	Q4 2014	Q3 2014
Total Balance Sheet Assets	144,2	149,4	157,6	146,7
Total Customer Loans (fair value)	132,6	133,5	133,2	133,6
of which: Used/registered for covered bond collateral pool	132,6	133,5	133,2	133,6
Tier 1 Ratio (%)	12,4%	12,6%	12,3%	12,8%
Solvency Ratio (%)	12,4%	12,6%	12,3%	12,8%
Outstanding Covered Bonds (fair value)	135,8	132,6	138,5	155,4
Outstanding Senior Unsecured Liabilities	0,0	0,0	0,0	0,0
Senior Secured Bonds (Sec. 15 bonds)	6,0	6,0	6,0	6,0
Guarantees (e.g. provided by states, municipals, banks)	16,8	17,3	18,2	18,3
Net loan losses (Net loan losses and net loan loss provisions)	0,0	0,0	0,0	0,0
Value of acquired properties / ships (temporary possessions, end quarter)	0,0	0,0	0,0	0,0

Customer loans (mortgage) (DKKbn)

Total customer loans (market value)	133,2	133,7	133,6	133,7
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Composition by

Maturity				
- 0 <= 1 year	0,1	0,1	0,1	0,1
- < 1 <= 5 years	0,3	0,4	0,4	0,5
- over 5 years	132,9	133,2	133,1	133,2
Currency				
- DKK	114,2	114,2	111,8	101,1
- EUR	19,0	19,5	21,8	32,7
- USD	-	-	-	-
- Other	-	-	-	-
Customer type				
- Residential (owner-occ., private rental, corporate housing, holiday houses)	23,7	23,6	23,7	24,1
- Commercial (office and business, industry, agriculture, manufacture, social and cultural, ships)	109,0	109,4	109,3	109,0
- Subsidised	0,6	0,6	0,6	0,7
Eligibility as covered bond collateral	133,2	133,7	133,6	133,7
Non-performing loans (See definition in table X1)	2,7	2,3	1,7	1,8
Loan loss provisions (sum of total individual and group wise loan loss provisions, end of quarter)	0,6	0,6	0,5	0,4

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Table G2.1a-f – Cover assets and maturity structure

Table G2.1a - Assets other than the loan portfolio in the cover pool

Rating/maturity	AAA	AA+	AA	AA-	A+	A	A-	etc.	Not rated
Gilt-edged securities / rating compliant capital									
0-≤1 year	7,9	-	-	-	-	-	-	-	-
>1- ≤5 years	10,8	-	-	-	-	-	-	-	-
> 5 years	1,1	-	-	-	-	-	-	-	-
Total	19,8	-	-	-	-	-	-	-	-

*Note: Securities portfolio, less securities maturing shortly

Table G2.1b - Assets other than the loan portfolio in the cover pool

Rating/type of cover asset	AAA	AA+	AA	AA-	A+	A	A-	etc.	Not rated
Exposures to/guaranteed by governments etc. in EU	0,2	-	-	-	-	-	-	-	-
Exposures to/guaranteed by governments etc. third countries	0,0	-	-	-	-	-	-	-	-
Exposure to credit institute credit quality step 1	19,8	-	-	2,4					0
Exposure to credit institute credit quality step 2					0	0,3	0,1		
Total	20,0	-	-	2,4	0	0,3	0,1	-	0

Table G2.1c - Assets other than the loan portfolio in the cover pool

Maturity structure/Type of cover asset	0-≤1 year	>1- ≤5 years	> 5 years	Total
Exposures to/guaranteed by governments etc. in EU	0,2	-	-	0,2
Exposures to/guaranteed by governments etc. third countries	-	-	-	-
Exposure to credit institute credit quality step 1	10,4	10,8	1,1	22,2
Exposure to credit institute credit quality step 2	0,4			0,4
Total	11,0	10,8	1,1	22,8

Table G2.1d - Assets other than the loan portfolio in the cover pool

Other assets, total* (distributed pro rata after total assets in credit institution and cover pool)	1,5
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DLR Capital center B

Property categories are defined according to Danish FSA's AS-reporting form

Reporting date 30-06-2015



Table M1

Number of loans by property category

	Owner-occupied homes	Holiday houses	Subsidised Housing	Cooperative Housing	Private rental	Manufacturing and Manual Industries	Office and Business	Agriculture	Social and cultural purposes	Other	Total	
Total	5.448		1	94	512	6.015	240	8.661	28.022	8	16	49.017
In %	11%		0%	0%	1%	12%	0%	18%	57%	0%	0%	100%

Table M2

Lending by property category, DKKbn

	Owner-occupied homes	Holiday houses	Subsidised Housing	Cooperative Housing	Private rental	Manufacturing and Manual Industries	Office and Business	Agriculture	Social and cultural purposes	Other	Total	
Total	6,1		0,0	0,6	2,6	13,1	1,6	20,0	73,8	0,0	0,0	117,8
In %	5%		0%	0%	2%	11%	1%	17%	63%	0%	0%	100%

Table M3

Lending, by loan size, DKKbn

	DKK 0 - 2m	DKK 2 - 5m	DKK 5 - 20m	DKK 20 - 50m	DKK 50 - 100m	> DKK 100m	Total
Total	31,4	36,1	40,8	7,5	1,3	0,6	117,8
In %	27%	31%	35%	6%	1%	0%	100%

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Table M4a

	Lending, by-loan to-value (LTV), current property value, DKKbn ("Continuously distributed into LTV brackets")									
	DKK bn									
	0 - 19,9	20 - 39,9	40 - 59,9	60 - 69,9	70 - 79,9	80 - 84,9	85 - 89,9	90 - 94,9	95 - 100	> 100
Owner-occupied homes	2,0	1,8	1,4	0,5	0,2	0,0	0,0	0,0	0,0	0,1
Holiday houses	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0
Subsidised Housing	0,2	0,1	0,1	0,1	0,0	0,0	0,0	0,0	0,0	0,0
Cooperative Housing	0,9	0,7	0,5	0,2	0,2	0,1	0,0	0,0	0,0	0,0
Private rental	3,8	3,5	3,0	1,2	0,8	0,2	0,1	0,1	0,1	0,2
Manufacturing and Manual Industries	0,5	0,5	0,4	0,1	0,1	0,0	0,0	0,0	0,0	0,0
Office and Business	6,9	6,1	4,7	1,3	0,5	0,1	0,1	0,1	0,0	0,2
Agricultural properties	35,1	22,8	11,7	2,4	1,0	0,3	0,2	0,1	0,1	0,1
Properties for social and cultural purposes	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0
Other	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0
Total	49,4	35,6	21,9	5,7	2,9	0,7	0,5	0,3	0,2	0,7

Table M4b

	Lending, by-loan to-value (LTV), current property value, per cent ("Continuously distributed into LTV brackets")									
	Per cent									
	0 - 19,9	20 - 39,9	40 - 59,9	60 - 69,9	70 - 79,9	80 - 84,9	85 - 89,9	90 - 94,9	95 - 100	> 100
Owner-occupied homes	33,1%	29,8%	23,3%	7,5%	3,9%	0,7%	0,5%	0,3%	0,2%	0,8%
Holiday houses	-	-	-	-	-	-	-	-	-	-
Subsidised Housing	28,0%	24,6%	23,0%	10,3%	7,5%	1,9%	1,6%	1,1%	0,7%	1,1%
Cooperative Housing	33,4%	27,8%	18,5%	7,1%	5,9%	2,1%	1,4%	1,2%	0,7%	1,8%
Private rental	29,1%	27,0%	23,1%	9,5%	6,4%	1,6%	1,0%	0,6%	0,4%	1,3%
Manufacturing and Manual Industries	31,5%	29,8%	24,2%	6,2%	3,8%	1,5%	0,9%	0,8%	0,5%	0,7%
Office and Business	34,4%	30,6%	23,5%	6,4%	2,5%	0,6%	0,4%	0,3%	0,2%	1,2%
Agricultural properties	47,6%	30,9%	15,9%	3,2%	1,4%	0,4%	0,2%	0,1%	0,1%	0,2%
Properties for social and cultural purposes	28,6%	24,8%	23,9%	6,2%	1,4%	0,4%	0,4%	0,4%	0,4%	13,6%
Other	47,2%	34,8%	17,0%	0,4%	0,4%	0,2%	0,0%	0,0%	0,0%	0,0%
Total	41,9%	30,2%	18,6%	4,8%	2,4%	0,6%	0,4%	0,3%	0,2%	0,6%

Table M4c

	Lending, by-loan to-value (LTV), current property value, DKKbn ("Total loan in the highest LTV bracket")										Avg. LTV (%)
	DKK bn										
	0 - 19,9	20 - 39,9	40 - 59,9	60 - 69,9	70 - 79,9	80 - 84,9	85 - 89,9	90 - 94,9	95 - 100	> 100	
Owner-occupied homes	0,1	0,5	1,4	1,4	1,7	0,4	0,2	0,1	0,1	0,3	67,8
Holiday houses	-	-	-	0,0	-	-	-	-	-	-	60,9
Subsidised Housing	0,0	0,0	0,1	0,0	0,2	0,0	0,0	0,1	0,0	0,1	79,7
Cooperative Housing	0,1	0,3	0,5	0,2	0,4	0,3	0,2	0,1	0,2	0,3	73,1
Private rental	0,1	0,6	1,4	1,8	4,3	1,7	1,0	0,6	0,5	1,1	76,1
Manufacturing and Manual Industries	0,0	0,1	0,5	0,4	0,1	0,1	0,1	0,0	0,2	0,1	70,0
Office and Business	0,3	1,7	5,4	6,1	3,6	0,9	0,5	0,4	0,2	0,9	66,2
Agricultural properties	6,0	18,0	24,9	12,2	6,4	1,9	1,5	0,8	0,6	1,3	50,6
Properties for social and cultural purposes	0,0	-	0,0	0,0	0,0	-	-	-	-	0,0	109,7
Other	-	0,0	0,0	-	-	-	0,0	-	-	-	47,7
Total	6,5	21,2	34,2	22,1	16,8	5,4	3,5	2,2	1,9	4,1	57,9

Table M4d

	Lending, by-loan to-value (LTV), current property value, per cent ("Total loan in the highest LTV bracket")										Avg. LTV (%)
	Per cent										
	0 - 19,9	20 - 39,9	40 - 59,9	60 - 69,9	70 - 79,9	80 - 84,9	85 - 89,9	90 - 94,9	95 - 100	> 100	
Owner-occupied homes	1,1%	7,6%	22,3%	23,1%	28,3%	6,2%	3,6%	2,2%	1,4%	4,1%	67,8
Holiday houses	-	-	-	-	-	-	-	-	-	-	60,9
Subsidised Housing	2,6%	2,0%	8,7%	2,3%	40,8%	8,6%	7,9%	10,2%	5,2%	11,9%	79,7
Cooperative Housing	2,5%	11,2%	20,1%	6,6%	15,1%	11,9%	6,2%	4,4%	9,2%	12,8%	73,1
Private rental	0,6%	4,8%	10,7%	13,7%	33,0%	12,9%	7,8%	4,5%	3,9%	8,2%	76,1
Manufacturing and Manual Industries	0,9%	3,5%	30,1%	26,6%	6,1%	9,1%	7,5%	0,9%	0,0%	5,9%	70,0
Office and Business	1,4%	8,3%	27,1%	30,3%	18,2%	4,4%	2,4%	2,0%	1,2%	4,7%	66,2
Agricultural properties	8,1%	24,5%	33,8%	16,5%	8,7%	2,6%	2,0%	1,1%	0,9%	1,8%	50,6
Properties for social and cultural purposes	0,0	-	0,2	0,4	0,1	-	-	-	-	0,2	109,7
Other	-	0,3	0,7	-	-	-	0,0	-	-	-	47,7
Total	5,5%	18,0%	29,1%	18,7%	14,3%	4,6%	3,0%	1,8%	1,6%	3,4%	57,9

Table M5 - Total

Lending by region, DKKbn

	Greater Copenhagen area (Region Hovedstaden)	Remaining Zealand & Bornholm (Region Sjælland)	Northern Jutland (Region Nordjylland)	Eastern Jutland (Region Midtjylland)	Southern Jutland & Funen (Region Syddanmark)	Outside Denmark*	Total
Owner-occupied homes	0,4	0,8	0,8	1,3	1,4	1,4	6,1
Holiday houses	-	-	0,0	-	-	-	0,0
Subsidised Housing	-	-	0,3	0,2	0,0	0,0	0,6
Cooperative Housing	0,3	0,6	0,4	0,8	0,5	0,0	2,6
Private rental	1,9	2,0	1,5	3,8	3,8	0,0	13,1
Manufacturing and Manual Industries	0,0	0,1	0,2	1,1	0,2	-	1,6
Office and Business	3,5	2,8	2,7	6,0	4,9	0,1	20,0
Agricultural properties	1,0	9,4	14,4	26,5	22,4	-	73,8
Properties for social and cultural purposes	-	0,0	0,0	0,0	0,0	-	0,0
Other	0,0	0,0	0,0	0,0	0,0	-	0,0
Total	7,1	15,7	20,5	39,7	33,2	1,6	117,8

* Contains owner-occupied homes on the Feroe Island, and owner-occupied homes and commercial real estate on Greenland

Table M6
Lending by loan type - IO Loans, DKKbn

	Owner-occupied					Manufacturing and			Social and cultural		Total
	homes	Holiday houses	Subsidised Housing	Cooperative Housing	Private rental	Manual Industries	Office and Business	Agriculture	purposes	Other	
Index Loans	-	-	-	-	-	-	-	-	-	-	-
Fixed-rate to maturity	0,2	-	-	0,1	0,2	-	0,2	2,3	-	0,0	3,0
Fixed-rate shorter period than maturity (ARM's etc.)	1,8	-	0,3	1,2	7,0	0,1	6,1	25,2	0,0	0,0	41,6
- rate fixed ≤ 1 year	0,7	-	0,2	0,2	2,3	0,0	2,4	10,0	-	0,0	15,8
- rate fixed > 1 and ≤ 3 years	0,6	-	0,0	0,3	2,9	0,0	2,0	9,8	-	-	15,7
- rate fixed > 3 and ≤ 5 years	0,4	-	0,1	0,6	1,7	0,0	1,7	5,4	0,0	-	10,0
- rate fixed > 5 years	-	-	-	-	-	-	-	-	-	-	-
Money market based loans	0,1	-	-	0,1	0,6	0,0	0,8	13,2	-	-	14,9
- Non Capped floaters	0,1	-	-	0,1	0,6	0,0	0,8	13,2	-	-	14,9
- Capped floaters	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
Total	2,1	-	0,3	1,4	7,9	0,1	7,1	40,7	0,0	0,0	59,5

*Interest-only loans at time of compilation. Interest-only is typically limited to a maximum of 10 years

Table M7
Lending by loan type - Repayment Loans / Amortizing Loans, DKKbn

	Owner-occupied					Manufacturing and			Social and cultural		Total
	homes	Holiday houses	Subsidised Housing	Cooperative Housing	Private rental	Manual Industries	Office and Business	Agriculture	purposes	Other	
Index Loans	-	-	-	-	-	-	-	-	-	-	-
Fixed-rate to maturity	1,7	0,0	0,0	0,7	1,4	0,2	3,7	7,9	0,0	0,0	15,6
Fixed-rate shorter period than maturity (ARM's etc.)	2,2	-	0,3	0,5	3,5	0,9	8,0	18,1	0,0	0,0	33,4
- rate fixed ≤ 1 year	0,9	-	0,0	0,0	1,3	0,1	2,9	6,4	0,0	0,0	11,5
- rate fixed > 1 and ≤ 3 years	0,6	-	0,0	0,1	1,1	0,3	2,5	7,8	0,0	0,0	12,4
- rate fixed > 3 and ≤ 5 years	0,7	-	0,3	0,3	1,1	0,5	2,6	3,9	0,0	0,0	9,4
- rate fixed > 5 years	-	-	-	-	-	-	-	-	-	-	-
Money market based loans	0,1	-	-	0,0	0,3	0,5	1,3	7,2	-	-	9,4
- Non Capped floaters	0,1	-	-	0,0	0,3	0,5	1,3	7,2	-	-	9,4
- Capped floaters	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
Total	4,0	0,0	0,3	1,2	5,2	1,6	13,0	33,1	0,0	0,0	58,3

Table M8
Lending by loan type - All loans, DKKbn

	Owner-occupied					Manufacturing and			Social and cultural		Total
	homes	Holiday houses	Subsidised Housing	Cooperative Housing	Private rental	Manual Industries	Office and Business	Agriculture	purposes	Other	
Index Loans	-	-	-	-	-	-	-	-	-	-	-
Fixed-rate to maturity	1,9	0,0	0,0	0,8	1,6	0,2	3,9	10,2	0,0	0,0	18,6
Fixed-rate shorter period than maturity (ARM's etc.)	4,0	-	0,6	1,7	10,5	0,9	14,0	43,2	0,0	0,0	75,0
- rate fixed ≤ 1 year	1,6	-	0,2	0,3	3,6	0,1	5,2	16,3	0,0	0,0	27,3
- rate fixed > 1 and ≤ 3 years	1,2	-	0,0	0,4	4,0	0,4	4,5	17,6	0,0	0,0	28,2
- rate fixed > 3 and ≤ 5 years	1,2	-	0,3	1,0	2,8	0,5	4,3	9,3	0,0	0,0	19,5
- rate fixed > 5 years	-	-	-	-	-	-	-	-	-	-	-
Money market based loans	0,2	-	-	0,1	1,0	0,5	2,1	20,4	-	-	24,2
- Non Capped floaters	0,2	-	-	0,1	1,0	0,5	2,1	20,4	-	-	24,2
- Capped floaters	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
Total	6,1	0,0	0,6	2,6	13,1	1,6	20,0	73,8	0,0	0,0	117,8



Reporting date 30-06-2015



Table M9

Lending by Seasoning, DKKbn (Seasoning defined by duration of customer relationship)

	Owner-occupied homes				Manufacturing and Manual Industries				Social and cultural purposes		Total
	Holiday houses	Subsidised Housing	Cooperative Housing	Private rental	Office and Business	Agriculture	Other				
< 12 months	0,3	0,0	0,0	0,1	0,9	0,2	1,5	0,9	0,0	-	4,0
≥ 12 - < 24 months	0,3	-	-	0,0	0,6	0,5	0,9	0,5	-	0,0	2,8
≥ 24 - < 36 months	0,5	-	-	0,1	0,9	0,5	1,1	0,6	-	0,0	3,6
≥ 36 - < 60 months	0,8	-	0,1	0,1	1,6	0,1	2,6	1,2	0,0	0,0	6,6
≥ 60 months	4,2	-	0,5	2,3	9,1	0,3	13,9	70,5	0,0	0,0	100,6
Total	6,1	0,0	0,6	2,6	13,1	1,6	20,0	73,8	0,0	0,0	117,8

Table M10

Lending by remaining maturity, DKKbn

	Owner-occupied homes				Manufacturing and Manual Industries				Social and cultural purposes		Total
	Holiday houses	Subsidised Housing	Cooperative Housing	Private rental	Office and Business	Agriculture	Other				
< 1 Years	0,0	-	-	-	-	-	-	0,0	-	-	0,0
≥ 1 - < 3 Years	0,0	-	-	-	0,0	0,0	0,0	0,0	-	-	0,0
≥ 3 - < 5 Years	0,0	-	-	-	0,0	0,0	0,0	0,1	-	-	0,1
≥ 5 - < 10 Years	0,1	-	-	0,0	0,1	0,1	0,7	0,9	0,0	0,0	1,8
≥ 10 - < 20 Years	1,5	0,0	0,1	0,3	1,8	1,5	12,3	13,2	0,0	0,0	30,8
≥ 20 Years	4,5	-	0,5	2,3	11,2	0,0	7,0	59,5	-	0,0	85,1
Total	6,1	0,0	0,6	2,6	13,1	1,6	20,0	73,8	0,0	0,0	117,8

Table M11

90 day Non-performing loans by property type, as percentage of total payments, %

	Owner-occupied homes				Manufacturing and Manual Industries				Social and cultural purposes		Total
	Holiday houses	Subsidised Housing	Cooperative Housing	Private rental	Office and Business	Agriculture	Other				
90 day NPL	0,80	-	-	0,10	0,60	-	1,50	2,70	-	-	1,96

Note: 90 days NPL ratio defined as term payments on loans with arrears of 90 days or more, as percentage of total term payments

Table M11a

90 day Non-performing loans by property type, as percentage of lending, %

	Owner-occupied homes				Manufacturing and Manual Industries				Social and cultural purposes		Total
	Holiday houses	Subsidised Housing	Cooperative Housing	Private rental	Office and Business	Agriculture	Other				
90 day NPL	0,80	-	-	0,10	0,20	1,50	2,40	-	-	-	1,85

Note: 90 days NPL ratio defined as outstanding debt on loans with arrears of 90 days or more as percentage of total outstanding debt

Table M11b

90 day Non-performing loans by property type, as percentage of lending, by continuous LTV bracket, %

	Owner-occupied homes				Manufacturing and Manual Industries				Social and cultural purposes		Total
	Holiday houses	Subsidised Housing	Cooperative Housing	Private rental	Office and Business	Agriculture	Other				
< 60 per cent LTV	0,6	-	-	-	0,5	-	1,3	1,9	-	-	1,7
60-69.9 per cent LTV	0,3	-	-	-	0,5	0,8	0,6	1,9	-	-	1,3
70-79.9 per cent LTV	0,6	-	-	-	0,2	-	1,2	4,2	-	-	2,0
80-89.9 per cent LTV	0,4	-	-	0,3	0,6	-	1,5	5,2	-	-	2,4
90-100 per cent LTV	2,1	-	-	-	1,7	-	1,1	4,1	-	-	2,3
>100 per cent LTV	7,7	-	-	-	0,9	-	9,7	6,4	-	-	5,0

Note: 90 days NPL ratio defined as in table 11a

Table M12

Realised losses (DKK million)

	Owner-occupied homes				Manufacturing and Manual Industries				Social and cultural purposes		Total
	Holiday houses	Subsidised Housing	Cooperative Housing	Private rental	Office and Business	Agriculture	Other				
Total realised losses*	2,9	-	-	-	0,8	-	0,5	1,7	-	-	5,9

Note: Losses are reported on a company level, as the quarterly total realised losses

Table M12a

Realised losses (%)

	Owner-occupied homes				Manufacturing and Manual Industries				Social and cultural purposes		Total
	Holiday houses	Subsidised Housing	Cooperative Housing	Private rental	Office and Business	Agriculture	Other				
Total realised losses, %*	0,04	-	-	-	0,01	-	0,00	0,00	-	-	0,05

Note: Losses are reported on a company level, as the quarterly loss as percentage of total lending within each property category

Table X1

Key Concepts Explanation	General practice in Danish market	If issuers Key Concepts Explanation differs from general practice: State and explain in this column.
Residential versus commercial mortgages		
Description of the difference made between residential/owner occupied and commercial properties	The Danish FSA sets guidelines for the grouping of property in categories. Property type is determined by its primary use.	
Describe when you classify a property as commercial?	Property which primary purpose is owner occupation is characterised as residential. Whereas properties primarily used for commercial purposes are classified as commercial (cf. below).	
E.g.: Private rental, Manufacturing and Manual Industries, Offices and Business, Agriculture.	The Danish FSA sets guidelines for the grouping of property in categories. Examples of application of which classifies property as commercial are: <ul style="list-style-type: none"> · Office · Retail/shop · Warehouse · Restaurants, inns etc. · Hotels and resorts · Congress and conference centres · Agriculture · Forestry · Nurseries 	
NPL (Non-performing loans)		
Describe how you define NPLs	A loan is categorised as non-performing when a borrower neglects a payment failing to pay instalments and / or interests.	
Explain how you distinguish between performing and nonperforming loans in the cover pool?	The NPL rate is calculated at different time periods after the original payment date. Standard in Table A is 90 day arrear.	
Are NPLs parts of eligible assets in cover pool? Are NPL parts of non eligible assets in cover pool?	No distinction made. Asset substitution is not allowed for specialised mortgage banks.	
Are loans in foreclosure procedure part of eligible assets in cover pool?	Asset substitution is not allowed for specialised mortgage banks, hence NPLs are part of the cover pool.	
If NPL and/or loans in foreclosure procedure are part of the covered pool which provisions are made in respect of the value of these loans in the cover pool?	Asset substitution is not allowed for specialised mortgage banks, hence loans in foreclosure are part of the cover pool.	
	The Danish FSA set rules for loan loss provisioning. In case of objective evidence of value reduction (OIV) provisioning for potential losses must be made.	

Table X2

Key Concepts Explanation	Issuer specific (N/A for some issuers)
Guaranteed loans (if part of the cover pool)	
How are the loans guaranteed?	DLR Kredit A/S's loans to agricultural properties offered before 1 January 2015 are covered by a joint guarantee agreement as well as a loss deduction agreement with the loan distributing banks. Loans offered after 1 January 2015 are covered by individual bank guarantees from the loan distributing banks covering the outermost 6% of the fair value of the loan, combined with a 3-year loss deduction agreement and a portfolio guarantee from the loan distributing banks.
Please provide details of guarantors	The loans to urban trade properties, e.g. private rental and office and business properties, and cooperative housing properties offered before 1 January 2015 are covered by individual bank guarantees from the loan distributing banks, covering the outermost 25 - 50 % of the fair value of the loan, depending on the property category. Loans to urban trade properties and cooperative housing properties offered after 1 January 2015 are covered by individual bank guarantees from the loan distributing banks covering the outermost 6% of the fair value of the loan, combined with a 3-year loss deduction agreement and a portfolio guarantee from the loan distributing banks.

The guarantors are Danish regional and local banks that at the same time are shareholders of DLR Kredit A/S.

[Legal framework for valuation and LTV-calculation follow the rules of the Danish FSA - Bekendtgørelse nr. 687 af 20. juni 2007.](#)

Loan-to-Value (LTV)

Describe the method on which your LTV calculation is based

LTV is calculated on each property on a loan-by-loan basis, and takes into account prior-ranking loans at fair values relative to the estimated property value based on the most recent valuation or approved market value.

Fair value of the loan distributed are shown utilising LTV bracket intervals. The intervals become smaller as the percentage approaches par. Table M4a and M4b distribute the loan continuously from the lower LTV bracket to the upper brackets relative to fair value of the collateral, whereas in table M4c and M4d the entire loan is placed in the highest LTV bracket ("marginal distribution").

Example on continuously distribution into LTV brackets for a loan with fair value of 75 per cent

This example loan will be distributed with 20 per cent of the value into the lower three brackets; 10 per cent in the fourth bracket and the remaining 5 per cent of the value in the last bracket.

Loan-to-value (distributed continuously)									
0-19.9	20-39.9	40-59.9	60-69.9	70-79.9	80-84.9	85-89.9	90-94.9	95-100	>100
20	20	20	10	5	0	0	0	0	0

Example on marginal distribution into LTV brackets for a loan with fair value of 75 per cent

In this case, the loan will be distributed with 100 per cent into the fifth bracket (70-79.9)

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Frequency of collateral valuation for the purpose of calculating the LTV

For mortgage loans funded by the issuance of "Særligt Dækkede Obligationer" (SDO), revaluation of collateral must be carried out on an ongoing basis in order to ensure that the value of the cover asset at least matches the value of the issued SDOs at any time. Residential properties must be revaluated at least once every third year, whereas commercial and agricultural properties must be revaluated at least once a year. In times of larger fluctuations in property prices, extraordinary LTV surveillance must take place.

Should the LTV on an individual loan increase beyond the legal maximum, fx due to falling property prices, the mortgage institute must inject additional collateral into the cover pool to secure full collateral coverage.

Table X3

General explanation	General practice in Danish market
Table A	
Total Balance Sheet Assets	Total balance sheet assets as reported in the interim or annual reports of the issuer, fair value
Total Customer Loans (fair value)	All mortgage credit loans funded by the issue of covered mortgage bonds or mortgage bonds, measured at fair value
Tier 1 Ratio (%)	The tier 1 capital ratio as stipulated in DFSA regulations
Solvency Ratio (%)	The solvency ratio as stipulated in DFSA regulations
Outstanding Covered Bonds (fair value)	The circulating amount of covered bonds (including covered mortgage bonds and mortgage bonds)
Outstanding Senior Unsecured Liabilities	All outstanding senior unsecured liabilities including any intra-group senior unsecured liabilities to finance OC- and LTV-ratio requirements
Senior Secured Bonds	Senior secured bonds - formerly known as JCB (Section 15 bonds)
Guarantees (e.g. provided by states, municipalities, banks)	All guarantees backing the granted loans provided by e.g. states, municipalities or banks
Net loan losses (Net loan losses and net loan loss provisions)	The item taken from the issuer's profit & loss account
Value of acquired properties / ships (temporary possessions, end quarter)	Value as entered in interim and annual reports and as reported to the DFSA; The lower of the carrying amount at the time of classification and the fair value less selling costs.
Total customer loans (market value)	All mortgage credit loans funded by the issue of covered mortgage bonds or mortgage bonds, measured at market value
Maturity	Maturity distribution of all mortgage credit loans
Non-performing loans (See definition in table X1)	Please see definition of Non-performing loans in table X1
Loan loss provisions (sum of total individual and group wise loss provisions, end of quarter)	All individual and group wise loan loss provisions, as stated in the issuer's interim and annual accounts

General explanation	General practice in Danish market
Table G1.1	
Nominal cover pool (total value)	Sum of nominal value of covered bonds + Senior secured debt + capital. Capital is: Additional tier 1 capital (e.g. hybrid core capital) and Core tier 1 capital
Transmission or liquidation proceeds to CB holders (for redemption of CBs maturing 0-1 day)	Liquidity due to be paid out next day in connection with refinancing
Overcollateralisation	Total value of cover pool less nominal value of covered bonds
Senior secured debt	Total nominal value of senior secured debt
Senior unsecured debt	Issuer's senior unsecured liabilities targeted to finance OC- and LTV-ratio requirements in cover pool
Tier 2 capital	Subordinated debt
Additional tier 1 capital (e.g. hybrid core capital)	Hybrid Tier 1 capital (perpetual debt instruments).
Core tier 1 capital	Equity capital and retained earnings.

General explanation	General practice in Danish market
Table G3	
General balance principle	The general balance principle does not require a one-to-one balance between the loan and the bonds issued. This gives the credit institution a wider scope for taking liquidity risk than the more strict specific balance principle.
Specific balance principle	The specific balance principle ensures a one-to-one balance between loans and bonds issued, and is used for the issuance of SDRO, SDO and RO bonds. The specific balance principle de facto implies full cash flow pass through from borrowers to investors. Under this principle daily loan origination is continuously tapped into the market, and the individual borrower loan rate is determined directly by the bond sales price for the corresponding financing amount of bonds. All borrower payments of interest and principal match the interest and principal payments to investors exactly (borrower payments fall due one day prior to the payments to investors). Redemptions take place by borrowers' buy back of the financing bond in the market at market price, or (for callable bonds) by calling the bond at par. In the latter case the borrower prepayment match the bond draw down. Market risks are thus eliminated under this issuance model (i.e. interest rate risk, prepayment risks, liquidity risks and funding risks). Further, asset substitution is not possible under this issuance model.

General explanation	General practice in Danish market
Table G4	
One-to-one balance between terms of granted loans and bonds issued, i.e. daily tap issuance?	Mortgage banks issue and sell bonds to investors, who then fund the loans. During the loan term, borrowers make principal and interest payments to mortgage banks which transfer the amounts to investors. Mortgage banks charge a margin from the borrower to cover daily operating costs, potential losses, and to make a profit. The margin is a percentage of the outstanding debt which the borrower pays throughout the loan term. The margin rate corresponds to the interest margin of a bank but is generally lower. The issuance is made on a daily basis.
Pass-through cash flow from borrowers to investors?	Yes, the mortgage bank is an intermediary between persons requiring loans for the purchase of real properties and investors funding the loans by purchasing bonds.
Asset substitution in cover pool allowed?	No, (due to Danish legislation) asset substitution is not allowed/possible.

General explanation	General practice in Danish market
Table M1-M5	
Owner-occupied homes	Private owned residential properties used by the owner. Max LTV 80 % (legislation).
Holiday houses	Holiday houses for owner's own use or for subletting. Max LTV 60 % (legislation).
Subsidised Housing	Residential rental properties subsidised by the government. Max LTV 80 % (legislation). LTVs above 80 % can be granted against full government guarantee.
Cooperative Housing	Residential property owned and administered by the cooperative and used by the members of the cooperative. Max LTV 80 % (legislation).
Private rental	Residential property rented out to private tenants. Max LTV 80 % (legislation).
Manufacturing and Manual Industries	Industrial and manufacturing buildings and warehouses for own use or for renting. Max LTV 60 % (legislation).
Office and Business	Office property and retail buildings for own use or for rent. Max LTV 60 % (legislation).
Agriculture	Property and land for agricultural use. Max LTV 70 % (legislation). Lending from 60 - 70 % LTV however only against additional collateral.
Social and cultural purposes	Property used for education, kindergartens, museums and other buildings for public use. Max LTV 70 % (legislation).
Other	Property, that can not be placed in the categories above, fx unused land or green energy plants. Max LTV 70 % (legislation).

General explanation	General practice in Danish market
Table M6-M8	
Index Loans	These are loans where instalments and outstanding debt are adjusted with the development of an index which typically reflects trends in consumer prices. The loan type was introduced in Denmark in 1982. All Danish index loans have semi-annual payment dates (January 1st and July 1st). Index loans are offered as cash loans. The maturity depends on the loan type. Especially the maturity for subsidized housing depends on the size of the future inflation rate.
Fixed-rate loans	The long-term – typically 30-year – fixed-rate, callable loan is considered the most traditional Danish mortgage loan. With this loan, the borrower knows in advance the fixed repayments throughout the term of the loan. The long-term fixed-rate mortgage loan has a prepayment option which may be exercised in two ways, i.e. the borrowers may prepay their outstanding debt at a price of 100 (par) or the borrowers may purchase the underlying bonds in the financial markets and deliver them to the mortgage bank. This loan type is also offered with interest-only periods.
Adjustable Rate Mortgages	Adjustable-rate mortgages (ARMs) were introduced in 1996, and the main advantage of ARMs is that interest rates are generally lower than those of fixed-rate loans, when the loan is raised. The interest rate is generally reset at a frequency of 1, 3, 5 or 10 years, and the underlying bonds are then replaced by new bonds. The yield of the new bonds determines the loan rate for the period until the next interest rate reset. The lower initial loan rate should therefore be weighed against the risk that it will increase during the loan term. An ARM may be prepaid at a price of 100 in connection with each interest rate reset. Alternatively, the borrower may prepay the loan by purchasing the bonds on market terms – as with all mortgage loans. This loan type is also offered with interest-only periods.
Money market based loans	The loan rate is generally fixed for 3 or 6 months. In addition, this loan type differs from ARMs as the interest rate is linked to a reference rate, i.e. an interest rate determined in the money market. The reference rate of DKK-denominated loans is CIBOR (Copenhagen Interbank Offered Rate) or CITA (Copenhagen Interbank Tomorrow/Next Average), an interest rate which is quoted daily by OMX NASDAQ. This loan type is also offered with interest-only periods.
Non Capped floaters	These are loans where the rate changes at generally three or six months. The reference rate of DKK-denominated loans is CIBOR (Copenhagen Interbank Offered Rate) or CITA
Capped floaters	It is possible to get a loan with a floating interest rate which cannot exceed a certain level (cap). In this way, the borrower hedges against major interest rate increases. If a loan has a cap
Other	Any other loan types, which not comply with the above mentioned.

General explanation	General practice in Danish market
Table M9-10	
Seasoning	Seasoning defined by duration of customer relationship, calculated from the first disbursement of a mortgage loan.