

This document is an English translation of the original Danish text. In the event of discrepancies between the original Danish text and the English translation, the Danish text shall prevail.

The Base Prospectus is dated 17 November 2020



Base Prospectus for the issuance of CRD-compliant covered bonds, UCITS-compliant covered bonds and bonds issued in pursuance of section 15 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act (Senior Secured Bonds)

Under this Base Prospectus (“**Base Prospectus**”) and subject to compliance with Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017, including the related delegated regulations (the “**Prospectus Regulation**”), DLR Kredit A/S (“**DLR**” or the “**Issuer**”) will from time to time issue CRD-compliant covered bonds in the form of SDOs (“særligt dækkede obligationer”) and UCITS-compliant covered bonds (“realkreditobligationer”). In addition, DLR will issue bonds in pursuance of section 15 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act (“Senior Secured Bonds”).

CRD-compliant covered bonds and UCITS-compliant covered bonds are issued for the funding of mortgage loans. These bonds may carry interest at either a fixed or a variable rate and may fund bullet loans, amortising loans or a mix of the two types. Borrowers may prepay their mortgage loans under certain conditions, in which case DLR may demand redemption of the underlying bonds. Senior Secured Bonds are issued to post supplementary collateral or to increase overcollateralisation in DLR’s capital centers.

An application may be made for securities issued under this Base Prospectus to be admitted to trading on a regulated market in Denmark. Reference in this Base Prospectus to securities being “listed” (and all similar references) mean that such securities have been admitted to the official list of and to trading on a regulated market pursuant to Directive 2004/65/EU of the European Parliament and of the Council on markets in financial instruments, as amended (“**MiFID**”). The securities will be issued in dematerialised form and settled through VP SECURITIES A/S or another securities depository specified in the Final Terms.

This Base Prospectus has been prepared by the Issuer with a view to having the securities admitted to trading on a regulated market in Denmark and to enabling a public offering in Denmark. This Base Prospectus has been prepared as a prospectus in compliance with the Prospectus Regulation for the purpose of providing information on the issued securities. This Base Prospectus is a base prospectus for the purpose of Article 25 of the Prospectus Regulation.

The securities are not and will not be registered pursuant to the US Securities Act of 1933 (“**US Securities Act**”) and may be subject to US tax law requirements. The securities may not be offered, sold or delivered within the US or to US persons (as defined in Regulation S of the US Securities Act). The securities may be offered and sold outside the US to non-US persons in accordance with Regulation S of the US Securities Act.

At the date of this Base Prospectus, DLR has been assigned an issuer rating of A-/Positive/A-2 by S&P Global Ratings Europe Limited (“**S&P**”). S&P has assigned ratings of AAA to DLR’s Capital Center B and to the General Capital center. CRD-compliant covered bonds and UCITS-compliant covered bonds have the same ratings as the capital centers through which they have been issued, while Senior Secured Bonds are linked with DLR’s issuer rating. S&P is operating in the European Union and was registered in compliance with Regulation (EC) No 1060/2009 on the date of this Base Prospectus. At its website, the ESMA has published a list of registered and certified credit rating agencies (<http://www.esma.europa.eu/page/List-registered-and-certified-CRAs>), which was last updated on 14 November 2019. A rating is not a recommendation to buy, sell or hold securities and may be suspended, downgraded or withdrawn by the assigning credit rating agency at any time.

Investment in securities implies risk. Prospective investors in securities should ensure that they understand the terms governing the securities and the scope of their exposure to risk and that they assess the suitability of the securities as an investment in the light of their own circumstances and financial position. For information on these risks, reference is made to section 3 “RISK FACTORS” in this Base Prospectus.

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1 INTRODUCTION

2 This Base Prospectus constitutes a base prospectus for the purpose of the Prospectus Regulation and has
3 been prepared for the purpose of providing all information with regard to the Issuer and the securities under
4 this Base Prospectus which, according to the particular nature of the Issuer and the securities, is necessary to
5 enable investors to make an informed assessment of the assets, liabilities and equity, financial position, re-
6 sults and outlook of the Issuer and the rights pertaining to the securities offered.

7 The securities issued under this Base Prospectus are governed by the rules of the Danish Mortgage-Credit
8 Loans and Mortgage-Credit Bonds etc. Act and related executive orders. Securities issued under this Base
9 Prospectus are “Covered Bonds”, which means CRD-compliant covered bonds pursuant to section 33 b of the
10 Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act in the form of “**SDOs**” (“særligt dækkede
11 obligationer”) and UCITS-compliant covered bonds in the form of “**ROs**” (“realkreditobligationer”), cf. sec-
12 tion 18 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act. Further, bonds issued in
13 pursuance of section 15 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act (“**Senior**
14 **Secured Bonds**”, or “**SSBs**”) may be issued under this Base Prospectus.

15 The outstanding amount of Bonds issued under this Base Prospectus varies with DLR Kredit’s lending. DLR
16 Kredit’s investor website www.dlr.dk/investor shows the outstanding amount of Bonds with reference to rel-
17 evant ISINs.

18 Any reference in this Base Prospectus to “**Bonds**” applies to all types of securities issued under this Base
19 Prospectus, i.e. SDOs, ROs and SSBs. Investors holding Bonds are referred to as “**Bondholders**”. Where in
20 this Base Prospectus the terms “CRD-compliant covered bonds”, “UCITS-compliant covered bonds” and
21 “Senior Secured Bonds” are written without capital letters, they describe the type of security in general, i.e.
22 the text applies to securities issued under this Base Prospectus as well as the type of security in general.

23 Any reference to “**Final Terms**” in this Base Prospectus” means the final bond terms which when read in
24 conjunction with this Base Prospectus apply to an ISIN of securities issued under this Base Prospectus.

25 This Base Prospectus will be valid for 12 months from the date of approval, unless the public is otherwise in-
26 formed.

27 This Base Prospectus has been prepared by the Issuer with a view to having the securities admitted to trading
28 on a regulated market in Denmark, and to enabling a public offering in Denmark. This Base Prospectus has
29 been prepared as a prospectus in compliance with the Prospectus Regulation for the purpose of providing
30 information on the issued securities. This Base Prospectus is a base prospectus for the purpose of Article 8 of
31 the Prospectus Regulation.

32 The Issuer or financial intermediaries approved by the Issuer will not arrange any public offer of securities
33 issued under this Base Prospectus in any country outside Denmark where special action would be required to
34 arrange a public offer.

35 The Bonds may only be resold under circumstances where there is no requirement to publish a prospectus.
36 All persons taking possession of this Base Prospectus and/or the Final Terms for the Bonds offered are re-
37 quired to comply with all relevant laws and other regulations applicable in the country where they buy or sell
38 the Bonds for their own account.

39 **In connection with an offering of Bonds to the public which is not exempt from the require-**
40 **ment of the Prospectus Regulation to publish a prospectus, if a financial intermediary uses**
41 **this Base Prospectus to offer Bonds, the financial intermediary is obliged to inform investors**
42 **of the terms and conditions for the offering at the time of the offering. Financial intermediar-**
43 **ies using this Base Prospectus are also obliged to state on their website that they use this Base**
44 **Prospectus in accordance with the consent and the related conditions.**

45 **No persons have been authorised to give any information or to make any representation**
46 **other than those contained in this Base Prospectus in connection with the issue or sale of**

1 **Bonds and, if given or made, such information or representation must not be relied upon as**
2 **having been authorised by the Issuer.**

3 **The distribution of this Base Prospectus or a sale made in this connection shall not, under any**
4 **circumstances, create any indication that there has not been any changes in the affairs of the**
5 **Issuer since the date of this Base Prospectus or the date upon which this Base Prospectus was**
6 **last amended or supplemented or that any other information supplied in connection with this**
7 **Base Prospectus is correct at any time subsequent to the date on which it is given.**

8 **The distribution of this Base Prospectus and the offering or sale of the Bonds in certain juris-**
9 **dictions may be restricted by law. The Issuer presumes that persons into whose possession**
10 **this Base Prospectus comes inform themselves about and observe any such restrictions.**

11 **The Bonds under this Base Prospectus have not been and will not be registered under the US**
12 **Securities Act or with any securities regulatory authority of any state or other jurisdiction of**
13 **the US, and the Bonds may be subject to US tax law requirements. The Bonds may not be of-**
14 **fered, sold or delivered within the US or to, or for the account or benefit of, US persons (as**
15 **defined in Regulation S of the US Securities Act). The securities may be offered and sold out-**
16 **side the US to non-US persons in accordance with Regulation S of the US Securities Act.**

17 **This Base Prospectus, including the Final Terms for the Bonds offered, does not constitute a**
18 **recommendation to subscribe for or purchase the Bonds issued in pursuance of this Base**
19 **Prospectus. Each recipient of this Base Prospectus and/or the Final Terms for the Bonds of-**
20 **fered must make their own assessment of the Bonds and of the Issuer on the basis of the con-**
21 **tents of this Base Prospectus, all documents incorporated by reference herein, the Final**
22 **Terms for each offer of Bonds under this Base Prospectus and any addendums to this Base**
23 **Prospectus. Prospective investors are invited to carefully consult the section “RISK FAC-**
24 **TORS”.**

25 **Amounts to be paid in connection with floating-rate Bonds may, if this is stated in the applica-**
26 **ble Final Terms, be calculated with reference to a Reference Rate. If such Reference Rate con-**
27 **stitutes a “benchmark” in compliance with Regulation (EU) 2016/1011 (the “Benchmark Reg-**
28 **ulation”), the applicable Final Terms will state whether the relevant Reference Rate is pro-**
29 **vided by an administrator listed in ESMA’s register of administrators in accordance with Arti-**
30 **cle 36 of the Benchmark Regulation. Unless required by law, the Issuer does not intend to up-**
31 **date the Base Prospectus or the relevant Final Terms with a new registration status for an ad-**
32 **ministrator as ESMA’s register of administrators is publicly available.**

33 **The relevant Final Terms in respect of Bonds will include a sub-section entitled “MiFID II**
34 **product governance”, describing the target market assessment and distribution channels con-**
35 **sidered suitable for the relevant Bonds. Any person subsequently offering, selling or recom-**
36 **mending the Bonds (a “Distributor”) must take this target market assessment into considera-**
37 **tion. However, a Distributor subject to MiFID II is responsible for undertaking its own target**
38 **market assessment in respect of the Bonds (either by assuming or improving the target mar-**
39 **ket assessment) and for determining appropriate distribution channels.**

40

2 RESPONSIBILITY STATEMENT

2.1 DLR's responsibility

DLR Kredit A/S, CVR no. 25781309, Nyropsgade 17-21, 1780 Copenhagen V, Denmark, accepts responsibility for this Base Prospectus in pursuance of Danish law.

2.2 Responsible persons

The persons listed below are responsible for this Base Prospectus on behalf of DLR:

Board of Directors:

Managing Director & CEO Vagn Hansen (Chairman)

Managing Director & CEO Lars Møller (Deputy chairman)

Managing Director Claus Andersen

Deputy Director & CFO Frank Mortensen

Managing Director Bjarne Larsen

Managing Director & CEO Lars Petersson

Head of Business Development and Communication Randi Holm Franke (Employee Board Member)

Chief Agricultural Client Manager Jakob G. Hald (Employee Board Member)

Office Messenger Kim Hansen (Employee Board Member)

Legal Consultant Søren Jensen (Employee Board Member)

IT Operations Manager Lars Faber (Employee Board Member)

who, in accordance with authorisation of 23 October 2020, have authorised the Executive Board to sign the Base Prospectus and any future addendums.

Executive Board:

Managing Director & CEO Jens Kr. A. Møller

Managing Director Pernille Lohmann

2.3 Statement

The persons responsible, all the members of the Board of Directors and the Executive Board listed in 2 "RESPONSIBILITY STATEMENT" represent that they have used their best endeavours to ensure that the information contained in the Base Prospectus is consistent with the facts to the best of their knowledge and belief and that nothing has been omitted which is likely to affect its content.

This Base Prospectus (including the statements contained herein) is hereby signed on behalf of DLR's Management by special authority of DLR's Board of Directors:

Copenhagen, 17 November 2020

Jens Kr. A. Møller
(Managing Director & CEO)

Pernille Lohmann
(Managing Director)

DLR declares that:

- a) the prospectus has been approved by the Danish Financial Supervisory Authority (the "Danish FSA") in its capacity as competent authority in compliance with Regulation (EU) 2017/1129;
- b) the Danish FSA only approves that this prospectus meets the standards of completeness, comprehensibility and consistency in compliance with Regulation (EU) 2017/1129;
- c) the approval cannot be considered to be an approval of the issuer (DLR) comprised by this prospectus.

1 **3 RISK FACTORS**

2 Prospective investors should carefully study this Base Prospectus and relevant Final Terms in its en-
3 tirety (including documents incorporated by reference) and make their own assessment, possibly
4 consulting their own advisers, prior to making any decision to invest in the Bonds.

5 Should one or more of the risks described below materialise, investors may lose part or all of their
6 investment in the Bonds.

7 **3.1 Risk factors pertaining to the Issuer**

8 *General information*

9 The Issuer's business is to grant mortgage credit loans secured against properties within agriculture,
10 office and retail, trade and industry and collective energy supply, land etc. and residential properties
11 in Denmark. In addition, the Issuer to a limited extent grants mortgage loans in the Faroe Islands
12 and Greenland.

13 The Issuer's business activities and results of operations depend on the volume of financial products
14 and services in demand by borrowers. In particular, lending activity depends on economic conditions
15 in general, prices of real property and market rates. As the Issuer conducts its business mainly in
16 Denmark, results are affected by the level and cyclical nature of the business activities in Denmark,
17 which in turn are impacted by both domestic and international economic and political events.

18 Adverse developments in general economic conditions in Denmark such as a macroeconomic deteri-
19 oration or falling property assessments could have a material adverse effect on the Issuer's business,
20 results of operations, financial position or prospects.

21 At the date of this Base Prospectus, a global pandemic of the contagious disease COVID-19 is taking
22 place. As the disease is relatively new, no effective cure or vaccine has yet been developed.

23 As COVID-19 continues to spread, and the final implications of the pandemic are difficult to assess at
24 the present stage, it is obvious that it will impact on a large part of the world's population and lead to
25 significant change. At the time of writing, the pandemic has caused several countries to declare a
26 state of emergency, travel restrictions and quarantines have been imposed, and various institutions
27 and businesses have been shut down.

28 The issuer may be adversely affected by the macroeconomic impacts of the ongoing COVID-19 pan-
29 demic and any future outbreaks. While the final implications of the COVID-19 pandemic are difficult
30 to assess at the present stage, it could possibly have a significant adverse impact on the Danish econ-
31 omy, which is where the Issuer operates. Such impacts would also apply in case of possible future
32 outbreaks.

33 Each of the factors described above could have an adverse impact on the Issuer's business, results of
34 operations, financial position or prospects.

35 Key risks pertaining to the Issuer are credit risk, market risk and liquidity risk:

36 *Credit risk*

37 DLR's most significant risk is credit risk, defined as the risk of loss caused by the failure of any bor-
38 rower to honour its payment obligations. This risk should be seen in light of the fact that DLR, as a
39 mortgage bank, only grants loans secured against real property. Moreover, these loans are typically
40 partially guaranteed by the financial institutions providing the loans under one of DLR's guarantee
41 concepts, and DLR can under certain circumstances set off losses against payments of commission to
42 the financial institutions, but a deterioration of the credit quality of DLR's borrowers may entail
43 higher provisions for losses and a higher risk of losses in DLR.

44 *Market risk*

45 Market risk is the risk of loss caused by movements in the financial markets, i.e. interest, share price
46 and foreign exchange risks.

1 The market risks assumed by DLR arise solely as a consequence of a natural need to invest DLR's
2 own funds, senior debt and profits/results of operations (the securities portfolio) and prepaid funds.

3 DLR basically targets a low market risk, and DLR's policies and guidelines for the market area lay
4 down detailed market risk targets as regards placement, amount of interest risk, currency risk, etc.
5 DLR has also laid down a policy for the placement of the securities portfolio and specific limits for
6 the amount and volatility of each type of risk.

7 On this basis, DLR has placed the main part of its securities portfolio in AAA-rated Danish ROs,
8 SDOs and mortgage-covered bonds (SDRO), typically short-term papers, and a minor portion in
9 AAA-rated government bonds.

10 Fluctuations in debt, foreign exchange or equity markets may affect the market value and liquidity of
11 the securities portfolio. In addition, the occurrence of such events may have an adverse impact on
12 DLR's results of operations, which in turn may have an adverse impact on DLR's business and its
13 ability to make payments in full or in a timely manner.

14 *Liquidity risk*

15 Liquidity risks arise when a lack of funding in the form of bond sales prevents DLR from pursuing its
16 business model or from fulfilling its payment obligations. Failure to address the liquidity risk may
17 prevent DLR from continuing its operations at their current scope and/or meeting its payment obli-
18 gations on a timely basis.

19 DLR's activities are concentrated exclusively around mortgage credit operations, with the funding
20 structure being based solely on the issuance of Covered Bonds. Moreover, DLR's compliance with the
21 specific balance principle implies that, in connection with its day-to-day disbursement of loans, DLR
22 issues bonds subject to terms identical to those of the borrowers. In other words, the mortgage pay-
23 ments, excluding administration fees, received by DLR must match DLR's payments to investors.
24 The liquidity risk is therefore primarily related to the risk that the Issuer is unable to sell the required
25 volume of Bonds in connection with refinancing, which may cause the Issuer to lose its authorisation
26 to issue Bonds.

27 Lack of access to supplementary capital in the form of interest-bearing liabilities, such as Bonds is-
28 sued pursuant to section 15 of the Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act, unse-
29 cured senior debt or other debt credit lines entails a direct liquidity risk.

30 Moreover, DLR has defined and manages the following additional types of risks:

31 *Operational risk*

32 DLR is exposed to operational risks, defined as the risk of loss resulting from inadequate procedures,
33 human or system errors or from external events.

34 Moreover, activities conducted by DLR are increasingly dependent on highly advanced IT systems. IT
35 systems are generally vulnerable to a number of threats, including physical damage to vital IT infra-
36 structure centers and software or hardware malfunctions and risks related to cybercrime and similar
37 issues.

38 DLR's Board of Directors has laid down policies and guidelines for non-financial risks with a view to
39 minimising the Issuer's risks. IT contingency plans are part of DLR's measures to counter opera-
40 tional risks. If any of these procedures or guidelines fail, DLR may incur additional costs or liabilities.

41 *Transfer of funds between capital centers*

42 DLR may transfer funds (excess cover) between its capital centers with a view to satisfying solvency
43 requirements, requirements for supplementary collateral or additional overcollateralisation out of
44 consideration for, for example, the rating of the capital center. The transfer of funds presupposes that
45 the capital center in question still meets its solvency requirements.

46 In the event of a decline in the value of the assets of a capital center, e.g. due to falling property valu-
47 ations, the Issuer will have less capital with which to cover the Covered Bonds of the capital center in
48 question. A decline in the value of the assets of a capital center may also affect payments to holders of

1 Senior Secured Bonds, who rank after holders of Covered Bonds for purposes of the order of priority
2 of creditors.

3 In the event of bankruptcy of DLR, Bondholders will, under the general law of damages applicable in
4 Denmark, only have a claim against the Issuer for any loss suffered on the transfer of funds from one
5 capital center to another.

6 *Risks relating to deposit guarantee schemes and resolution fund*

7 In Denmark and other jurisdictions, deposit and covered cash funds guarantee schemes and similar
8 funds (each, a “**Deposit Guarantee Scheme**”) have been implemented from which compensation
9 for deposits and covered cash funds may become payable to customers of financial services firms in
10 the event that such financial services firm is unable to pay, or unlikely to pay, claims against it.

11 The Danish Deposit Guarantee Scheme’s capital must amount to at least 0.8% of the covered depos-
12 its of Danish banks and 0.8% of the covered cash funds for Danish mortgage banks.

13 The Deposit Guarantee Scheme is currently fully funded. If the Deposit Guarantee Scheme does not
14 have sufficient funds to make the requisite payments, extraordinary contributions of up to 0.5% of
15 the covered deposits or covered cash funds of the individual institution may be required.

16 In addition, DLR contributes to the Danish resolution fund (“**Danish Resolution Fund**”) that has
17 been established as the Danish funding arrangement under the BRRD where the capital of the Dan-
18 ish Resolution Fund must amount to 1.0% of the covered deposits of Danish commercial banks and
19 1.0% of the covered cash funds of Danish mortgage banks as at 31 December 2024.

20 It is still unclear whether Denmark, despite not being a Eurozone member, will become a member of
21 the European Banking Union and thus become part of the *Single Resolution Mechanism*. If DLR in-
22 curs increasing costs in coming years in relation to payments to deposit guarantee funds and/or reso-
23 lution funds at national or European level, the Issuer’s ability to fulfil its obligations under the Bonds
24 may be affected and thus entail an increased risk for DLR.

25 *Risk pertaining to implementation of new regulation*

26 The Issuer is subject to financial services laws and fiscal regulations, as well as administrative actions
27 and policies in Denmark and in each other jurisdiction in which the Issuer carries on business.
28 Changes in supervision and regulation, in particular in Denmark, could materially affect the Issuer’s
29 business, the products and services offered or the value of its assets. Although the Issuer works
30 closely with its regulators and continually monitors the situation, future changes in regulation, fiscal
31 or other policies can be unpredictable and are beyond the control of the Issuer.

32 Various aspects of credit institution regulation are still under debate internationally, including, inter
33 alia, proposals to review standardised approaches for capital requirements for credit, market and op-
34 erational risk (together with a proposed capital floor based on the revised approaches for credit insti-
35 tutions using internal models).

36 On 7 December 2017, the Basel Committee agreed on a new regulatory framework containing, among
37 other things, a number of changes to and restrictions for credit institutions using internal models
38 (informally referred to as the “**Basel IV**”). Basel IV includes a number of changes and limitations for
39 credit institutions employing internal models. Due to the COVID-19 outbreak, the Basel Committee
40 issued a press release on 27 March 2020, announcing a one-year deferral of the Basel IV implemen-
41 tation date.

42 The Basel IV framework includes a number of different requirements. The Issuer believes that the
43 most important component for it is the introduction of a so-called capital floor requirement for credit
44 institutions applying internal ratings-based risk models. The capital floor requirement entails that a
45 credit institution will be subject to a minimum capital requirement across risk types (credit, market
46 and operational risk) of 72.5% of the capital requirement calculated according to the standardised
47 approach. According to the Basel IV framework, a minimum capital requirement of 50% will apply to
48 the Issuer as early as 2022 and will gradually increase until fully implemented in 2028.

1 There can be no assurance, however, that the requirements specified above or other requirements
2 will not be amended in the future to include new and more onerous capital requirements, which in
3 turn may affect the Issuer's capacity to make payments of interest on the Bonds.

4 *Risks pertaining to the use of risk models*

5 The Danish FSA has approved DLR's use of internal rating-based models for the calculation of risk
6 exposures for credit risk on the full-time farm portfolio as from the first quarter of 2016. Changes to
7 these models due to, for example, amendments to national or international legislation and changes in
8 supervisory procedures may result in higher capital adequacy requirements for DLR and thus a lower
9 capital ratio, which in turn may affect the Issuer's capacity to fulfil its obligations under the Bonds.

10 *Changes to BRRD, MREL requirements and debt buffer requirements*

11 On 23 November 2016, the European Commission, together with the CRD IV Amendment Proposal,
12 proposed a reform of the BRRD by way of two proposals (COM(2016) 852 and COM(2016) 853) to
13 amend the BRRD (together the "**BRRD Amendment Proposal**"). The BRRD Amendment Pro-
14 posal includes, among other things, the introduction of a higher MREL requirement to take form as
15 MREL guidance and that any shortfall of complying with the MREL requirement will automatically
16 be filled up with Common Equity Tier 1 Capital. It is still uncertain whether and if so, to what extent,
17 the proposed amendments will impose additional capital requirements on the Issuer, which in turn
18 may affect the Issuer's capacity to fulfil its obligations under the Bonds. According to the BRRD
19 Amendment Proposal, mortgage banks, such as the Issuer, are still exempt from the application of
20 the MREL requirement. However, there can be no assurance that mortgage banks will remain ex-
21 empt from the MREL requirement in the future or that the conditions for exemption of the MREL
22 requirement will continue to be fulfilled for Danish mortgage banks, such as the Issuer. In the event
23 that an MREL requirement is imposed on the Issuer, it may have an adverse impact on the Issuer's
24 liquidity, its funding costs, its lending abilities and its financial position.

25 In connection with the implementation of BRRD in Denmark, it was decided that all Danish mort-
26 gage banks, such as the Issuer, must have a debt buffer of 2% calculated on the basis of the total un-
27 weighted lending of the individual mortgage bank. Act no. 706 changed the requirement about a
28 mortgage credit institution's debt buffer. The debt buffer requirement is set out in section 125 of the
29 Danish Financial Business Act ("**Debt Buffer Requirement**"). The Debt Buffer Requirement
30 states that if an institution is designated as systemically important, SIFI, which the Issuer is, the debt
31 buffer must be set at a level that ensures that the combined requirement for the debt buffer, own
32 funds and eligible liabilities amounts to at least 8% of the Institution's total liabilities. According to
33 Act no. 706, the Debt Buffer Requirement must be met by 1 January 2022. If the Issuer is unable to
34 fulfil the Debt Buffer Requirement, it could have an adverse impact on the Issuer's ability to pay
35 amounts due on the Bonds.

36 **3.2 Risks pertaining to the market in general**

37 *The secondary market in general*

38 There can be no assurance of a liquid market for the Bonds following issuance. Therefore, investors
39 may not be able to sell their Bonds easily or at prices that will provide them with a return comparable
40 with returns on similar investments in the secondary market.

41 *Interest rate risk*

42 An investment in the Bonds involves the risk that subsequent changes in market interest rates may
43 adversely affect the value of the Bonds, and there is also a risk of a negative coupon on floating-rate
44 bonds without an interest rate floor.

45 *Discontinuation of reference rates*

46 The basis for determining the rate of interest on floating-rate Bonds that apply a reference rate or
47 other benchmark may be disrupted if the relevant reference rate or benchmark is no longer published
48 or listed, if the terms and conditions for such reference rates or benchmarks change materially, if one
49 or more public authorities disputes the relevant reference rate or benchmark for fixing the interest
50 rate on the Bonds, or if a relevant financial sector enters into an agreement with a public authority to
51 use a different reference rate than the one agreed.

1 At the date of this Base Prospectus, work has been undertaken in Denmark and internationally to re-
2 form and/or find alternatives to existing (fully or partly) estimate-based reference rates in most cur-
3 rencies, with a view to securing the use of transaction-based reference rates to a greater extent. In the
4 longer term, this may be of importance to the development and use of Danish and international ref-
5 erence rates, such as Cibor, Cita and Euribor. Investors should therefore be aware that, in connection
6 with Bonds that use estimate-based reference rates as the basis for fixing a rate of interest, there may
7 be a risk that due to this work, , such rates may be lower and/or more volatile by the time the Bonds
8 mature than would otherwise have been the case and/or may have to be replaced by other reference
9 rates that very likely would have other characteristics than those of the various reference rates they
10 are to replace.

11 **3.3 Main risks pertaining to the Bonds**

12 *Risks pertaining to bankruptcy rules*

13 Investors should assess the ranking of creditors related to an estate in bankruptcy under which the
14 holders of Covered Bonds together with certain derivatives counterparties have a primary preferen-
15 tial right to all assets in the capital center from which the Bonds have been issued, and the holders of
16 Senior Secured Bonds have a secondary preferential right to all assets in the capital center from
17 which the Bonds have been issued. Any residual claims from the holders of Covered Bonds rank be-
18 fore unsecured claims against the assets of the Issuer's estate in bankruptcy, while the residual
19 claims from the holders of Senior Secured Bonds may be proved as unsecured claims against the Is-
20 suer's estate in bankruptcy. There will be no changes to the payments on the Bonds only as long as
21 the Issuer has assets available to satisfy the claims of Bondholders.

22 **3.4 Risks pertaining particularly to the bond structure of SDOs and ROs**

23 Key risks pertaining particularly to the bond structure of SDOs and ROs.

24 *Loss of SDO status*

25 If DLR fails to provide supplementary collateral for SDOs as set out in Danish law, the Bonds will
26 lose their covered bond status, which may affect their value.

27 *Non-compliance with the balance principle*

28 In the course of its lending business, the Issuer applies the specific balance principle laid down in the
29 Executive Order on the Issuance of Bonds, the Balance Principle and Risk Management (the Execu-
30 tive Order on Bonds). This principles ensures that the payments received from the borrowers and the
31 payment obligations to Bondholders are fully matched. Further, the balance principle implies that
32 the Issuer practically takes on no interest, currency or liquidity risk on the lending business, includ-
33 ing risks related to loan prepayments.

34 Failure to comply with the balance principle may cause the Issuer to lose its authorisation to issue
35 Bonds, which may adversely affect the value of the Bonds.

36 **3.5 Risks pertaining particularly to the structure of Senior Secured Bonds**

37 Key risks pertaining particularly to the structure of Senior Secured Bonds.

38 *Deferral of payments*

39 DLR is entitled to defer payments to holders of Senior Secured Bonds if:

- 40 (1) such payments would cause a breach of the balance principle; or
- 41 (2) DLR has initiated a reconstruction pursuant to the Danish Bankruptcy Act; or
- 42 (3) an order of liquidation is pronounced over DLR.

43 *Statutory maturity extension*

44 Under the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act, DLR is in certain spe-
45 cial situations, as set out in 4 "LEGAL FRAMEWORK GOVERNING DLR's BUSINESS" of this Base
46 Prospectus, obliged to extend the term to maturity of Senior Secured Bonds. DLR must determine
47 whether, and if so when, the conditions for statutory extension of term to maturity have been met.

1

2

1 4 LEGAL FRAMEWORK GOVERNING DLR's BUSINESS

2 DLR's business activities are regulated by Danish legislation. As a mortgage bank, DLR is, among
3 other things, subject to the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act (Con-
4 solidation Act no. 1188 of 19 September 2018), the Danish Financial Business Act (Consolidation Act
5 no. 937 of 6 September 2019), the Executive Order on the Issuance of Bonds, the Balance Principle
6 and Risk Management (the "Executive Order on Bonds")(Executive Order no. 1425 of 16 December
7 2014), as amended, and other executive orders issued in pursuance thereof.

8 This legislation governs the way in which DLR may fund lending against registered mortgages on real
9 property, defines limits for the size, repayment profile and currency, interest rate and liquidity risks
10 of individual loans and exposures and lays down capital requirements for issuers. The legislation also
11 regulates the raising of loans with a view to providing supplementary collateral for the SDOs issued
12 and provides rules on supervision.

13 Furthermore, DLR is subject to EU-based legislation, including Regulation (EU) No 575/2013 of the
14 European Parliament and of the Council of 26 June 2013 on prudential requirements for credit insti-
15 tutions and investment firms (the CRR Regulation). CRR lays down, among other things, require-
16 ments regarding own funds, requirements regarding limitation of large exposures, liquidity require-
17 ments as well as reporting and disclosure requirements in relation thereto.

18 DLR is subject to supervision by the Danish FSA, which forms part of the Danish Ministry of Indus-
19 try, Business and Financial Affairs. The Danish FSA carries out ongoing supervision of DLR's opera-
20 tions, including by on-location inspections and through regular reporting by DLR. Furthermore, the
21 Danish FSA monitors DLR's compliance with the Danish Mortgage-Credit Loans and Mortgage-
22 Credit Bonds etc. Act, the Danish Financial Business Act, etc.

23 The following paragraphs provide an overview of the legislation regulating the Bond issuance and the
24 operations of the mortgage bank.

25 If the legislation regulating the business of DLR is changed, DLR reserves the right to amend this
26 Base Prospectus by a prospectus supplement, so that DLR's future issuance of Bonds under this Base
27 Prospectus comply with the legislation in force at any given time and the business opportunities this
28 provides.

29 4.1 Lending

30 DLR is authorised to lend against registered mortgages on real property, to provide unsecured loans
31 to public sector entities, loans guaranteed by public sector entities or loans granted against other un-
32 subordinated claims with and guarantees issued by credit institutions on the basis of SDOs and ROs.

33 DLR is authorised by the Danish FSA to issue SDOs and ROs. By extension, DLR is also authorised to
34 issue bonds pursuant to section 15 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds
35 etc. Act (Senior Secured Bonds).

36 4.2 Assets eligible as security for the issuance of SDOs and ROs

37 Under Article 129 of CRR, the following types of assets qualify as collateral for the issuance of ROs
38 and SDOs:

- 39 • Loans secured by a registered mortgage on real property, including loans secured by tempo-
40 rary collateral.
- 41 • Loans secured by a registered mortgage on real property, including loans secured by tempo-
42 rary collateral, provided by other credit institutions in accordance with the statutory provi-
43 sions on joint funding.
- 44 • Bonds and debt instruments issued by or guaranteed by public sector entities and central
45 banks.

46 In addition, the following types of assets qualify as collateral for the issuance of SDOs:

- Exposures to or guaranteed by central governments, central banks, public sector entities or regional governments or local authorities in the EU.
- Exposures to credit institutions (such as guarantees) qualifying for credit quality step 1, provided that the total exposure does not exceed 15% of the nominal amount of the cover pool relating to the outstanding SDOs. Based on the level of concentration of the Danish mortgage credit system, Denmark has obtained permission to also apply exposures to credit institutions qualifying for credit quality step 2 up to 10% of the amount of outstanding SDOs, provided that the total exposure to credit institutions does not exceed 15% of the cover pool.
- Exposures to financial instruments concluded to hedge risk with credit institutions as the counterparty are included in the above 15% or 10% limit. Any exceeding of this limit must be immediately remedied by provision of supplementary collateral in secure and liquid assets not encompassed by the 15% or 10% limit mentioned above. In order to qualify as cover, financial instruments applied to hedge risks between assets and issued bonds must be concluded with a counterparty qualifying for credit quality step 2 or higher. The requirement as to the counterparty's credit quality step must be complied with at all times.

DLR's placement of claims arising in connection with mortgage payments on and redemptions of loans secured by mortgages on real property, refinancing and pre-issuance is not included in the 15% or 10% limit. Similarly, the placement – within the capital center – of funds from the lending business in own bonds is not included in the 15% or 10% limit.

Financial instruments may be included only if they are applied to hedge risks between assets relating to, on the one hand, the series (the capital center) and, on the other, the bonds issued, provided that the agreement on the financial instrument provides that the mortgage bank's initiation of reconstruction pursuant to the provisions of the Danish Bankruptcy Act, bankruptcy or non-compliance with the duty of providing supplementary collateral does not constitute breach of contract.

Assets provided as security for issued SDOs or ROs are held in separate capital centers. ROs and SDOs may not be issued out of the same capital center.

4.3 Lending limits

In connection with lending against registered mortgages on real property financed by issuing SDOs and ROs, mortgage banks must carry out valuation and assess loans pursuant to the provisions of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act; the Executive Order on Valuation of Collateral and Lending against Real Property placed as Collateral for the Issue of Covered Bonds; and the Executive Order on the Valuation and Granting of Loans of Mortgage Credit Institutions.

Loans against mortgages on real property are assessed on the basis of the value of the mortgaged property. The purpose of the rules on valuation and assessment of loans is to ensure that loans are granted in accordance with the statutory limits.

The value of the assets covering the SDOs, see section 33b(3) of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act, must at any given time correspond at least to the value of the SDO issued, and the security for the individual mortgage loan included as such an asset must comply at all times with the loan limit applicable to the property category in question.

Loans may be granted for the following property categories with a loan-to-value limit of 80%:

- Owner-occupied residential homes
- Private co-operative housing
- Private rental housing
- Non-profit housing
- Youth housing
- Housing for the elderly etc.

- 1 • Properties for social, cultural and educational purposes (the LTV limit for mortgages based
2 on the issuance of SDOs is 60% for this property category. This LTV limit may be raised to
3 70% if supplementary collateral of no less than 10% is provided for the portion of the loan
4 exceeding the 60% LTV limit).

5 Loans may be granted for the following property category with an LTV limit of 75%:

- 6 • Holiday homes

7 Loans may be granted for the following property categories with a loan-to-value limit of 70% (loans
8 granted on the basis of ROs) and 60% (loans granted on the basis of SDOs):

- 9 • Agricultural and forestry property, market gardens, etc.

10 The LTV limit of 60% (for loans granted on the basis of SDOs) may be raised to 70% if supplement-
11 ary collateral of no less than 10% is provided for the portion of the loan exceeding the 60% LTV
12 limit.

13 Loans may be granted for the following property categories with a loan-to-value limit of 60%:

- 14 • Office and retail property
15 • Manufacturing and manual industry property
16 • Collective energy plants
17 • Holiday homes for commercial letting

18 The LTV limit of 60% (for loans granted on the basis of SDOs) may be raised to 70% if supplement-
19 ary collateral of no less than 10% is provided for the portion of the loan exceeding the 60% LTV
20 limit.

21 Loans may be granted for the following property category with a loan-to-value limit of 40%:

- 22 • All other property, including undeveloped sites.

23 **4.4 Repayment profile and term of lending granted against mortgages on real property**

24 The maximum term of a loan granted against a mortgage on real property is 30 years. Determination
25 of the loan term and repayment profile must consider the expected depreciation of the collateral
26 value. However, the maximum term is 40 years for loans for non-profit housing, youth housing and
27 private co-operative housing, if lending is granted on the basis of a subsidy commitment made in ac-
28 cordance with the Danish act governing non-profit housing and subsidised private co-operative
29 housing etc.

30 Notwithstanding the quality of the security provided, loans granted for owner-occupied properties
31 and holiday homes may not be amortised over a longer term than a 30-year loan amortised over its
32 loan term with repayments constituting a fixed percentage of the principal (annuity loan). Within the
33 term of the loan, this requirement may be derogated from for a period of up to ten years with due
34 consideration to the expected depreciation of the collateral. For owner-occupied properties, the mini-
35 mum amortisation may be derogated from for a period of more than ten years, provided that the loan
36 does not exceed an LTV limit of 75% (70% for loans granted before 1 July 2009).

37 The following property categories are not subject to the 30-year maximum term for loans provided
38 on the basis of SDOs if the loan does not exceed an LTV limit of 75% (70% for loans granted before 1
39 July 2009):

- 40 • Owner-occupied residential homes
41 • Private co-operative housing
42 • Private rental housing
43 • Non-profit housing
44 • Youth housing

- Housing for the elderly etc.

4.5 Liability for lending granted against registered mortgages on real property

For loans granted against mortgages on real property, borrowers are liable both personally and to the extent of the mortgaged property. The Issuer may waive the requirement of personal liability.

4.6 Admission to raising loans

Mortgage banks authorised to issue SDOs may raise loans pursuant to section 15 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act, including through issuance of bonds (Senior Secured Bonds) secured against the assets of a capital center, with a view to satisfying the requirement for the provision of supplementary collateral for the SDOs issued, or with a view to increasing the excess cover in a capital center.

Senior Secured Bonds may be issued before the requirement for providing supplementary collateral arises.

The Final Terms for the relevant issue must state the capital center to which the loan funds are allocated.

The funds must immediately be placed in investment grade assets, see Article 129 of CRR. As from the time when the loan is raised or the bonds are sold, the assets must be placed in a separate account, a separate custody account or otherwise be designated as deriving from the relevant loan until the assets, where necessary, are to be used as supplementary collateral or as excess cover. The requirement regarding the placement of the funds in investment grade assets applies irrespective of whether or not they have been used as supplementary collateral or as excess cover.

When the assets are used as supplementary collateral or excess cover, they must be included in the relevant capital center. However, there is no requirement for marking or segregation of the supplementary collateral. The deposited supplementary collateral is therefore part of the general assets of the capital center. This security is thus not dedicated solely to holders of Senior Secured Bonds.

4.7 Balance principle

Pursuant to the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act, mortgage banks must comply with a balance principle and a set of risk management rules in connection with the issuance of ROs or SDOs. The provisions are specified in the Executive Order on the Issuance of Bonds, the Balance Principle and Risk Management (the Executive Order on Bonds) issued in pursuance of the Act.

The Executive Order on Bonds sets out limits to the differences allowed between the payments from borrowers servicing loans secured against mortgages on real property, unsecured lending to public sector entities or based on public guarantee, other placements in assets eligible as collateral, derivative financial instruments to hedge cash flow differences and placements of funds pursuant to section 4(5) of the Executive Order on Bonds on the one hand, and payments to holders of ROs, SDOs, other securities with preferential status issued by mortgage banks and derivative financial instruments to hedge cash flow differences on the other hand. The Executive Order on Bonds sets forth loss limits to the interest rate, currency, option and liquidity risk arising from cash flow differences in the balance sheet.

The Executive Order on Bonds further contains a number of other provisions limiting financial risks. Funds raised through borrowing pursuant to section 15 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act, including through the issuance of bonds, are governed solely by separate provisions on financial risk limits in the Executive Order. The same provisions apply to the mortgage bank's securities portfolio.

The balance principle and risk management rules are based on the following two main points:

- A. Statutory requirements for placing the proceeds in eligible assets when a mortgage bank issues ROs or SDOs and other securities with preferential status issued by a mortgage bank.

1 B. Exposure to interest rate, currency and option risks is only permitted to a limited extent.

2 However, various technical aspects in relation to the lending activities of a mortgage bank cause a
3 number of placements of funds to not be subject to the statutory limit to other unsubordinated
4 claims against other mortgage banks in connection with the issuance of ROs and SDOs:

- 5 • Placement of funds in connection with the disbursement of new loans, refinancing or prepay-
6 ment of existing loans that will lead to an outstanding amount of bonds for which the mort-
7 gage bank has not yet obtained a registered mortgage on real property (disbursements and
8 refinancing) or awaits redemption of outstanding bonds (refinancing and prepayment).
- 9 • Registration guarantees that provide temporary collateral in connection with lending against
10 a mortgage on real property until a registered mortgage has been produced.
- 11 • Own-issued bonds within the same capital center.

12 The balance principle may be complied with by fulfilling the provisions of either the general balance
13 principle (see part 2 of the Executive Order on Bonds) or the specific balance principle (part 3 of the
14 Executive Order on Bonds).

15 The general balance principle

16 The present value of future payments into the capital center must at any time exceed the present
17 value of future disbursements from the capital center. Further, interest payments to the capital cen-
18 ter must exceed interest payments from the capital center over a period of 12 months. Excess cover
19 and liquidity investments may be included as interest payments to the capital center, provided that
20 they have been made in secure and liquid securities.

21 A mortgage bank may only assume limited interest rate risk arising from differences between future
22 cash outflows on SDOs, ROs, other securities issued by the mortgage bank and financial instruments
23 to hedge payment differences, and future cash inflows on mortgage deeds, lending to public sector
24 entities or secured by a public guarantee, placements of funds and financial instruments to hedge
25 payment differences. The interest rate risk is calculated as the largest decrease in the present value
26 resulting from six different assumed yield curve developments. The interest rate risk must not exceed
27 1% of the solvency requirement for mortgage banks plus 2% of the additional excess cover or 5% of
28 the solvency requirement for mortgage banks plus 10% of the additional excess cover, depending on
29 the assumed yield curve developments. Notwithstanding the fact that mortgage banks are not enti-
30 tled to offset interest rate risks resulting from different currencies, they are entitled to offset an inter-
31 est rate exposure resulting from differences in payments in EUR against an interest rate exposure
32 resulting from differences in payments in DKK by up to 50% of the interest rate risk in the currency
33 with the numerically smaller interest rate risk. In connection with the establishment or closure of a
34 capital center, the interest rate exposure must not exceed DKK 20 million, irrespective of the limits
35 stipulated above. The interest rate exposure on the mortgage bank's securities portfolio may not ex-
36 ceed 8% of its own funds.

37 A mortgage bank may only assume limited currency exposure arising from differences between fu-
38 ture cash outflows on SDOs, other securities issued by the mortgage bank and financial instruments
39 to hedge payment differences, and future cash inflows on mortgage deeds, lending to public sector
40 entities or secured by a public guarantee, placements of funds and financial instruments to hedge
41 payment differences. Currency exposure is measured as the loss incurred from an increase or a de-
42 crease of 10% in exchange rates for currencies within the EU, EEA or Switzerland against DKK and as
43 the loss incurred from an increase or decrease of 50% in the exchange rates for all other currencies
44 against DKK. For mortgage banks, the calculated currency exposure may not exceed 10% of the sol-
45 vency requirement plus 10% of additional excess cover for EUR or, for other currencies, 1% of the
46 solvency requirement plus 1% of additional excess cover. For the securities portfolio of a mortgage
47 bank, the currency exposure may not exceed 10% of its own funds.

48 Risk exposure pertaining to hedging of conditional (asymmetric) claims on debtors as well as term
49 mismatches between conditional (asymmetric) claims on debtors and options hedging exposures in a
50 capital center must be limited. The option risk is measured on the basis of the vega risk parameter

1 and is stated as the larger loss of the present value of cash flows resulting from two different assumed
2 volatility structure developments. The option risk may not exceed 0.5% of the solvency requirement
3 for mortgage banks plus 1% of the additional excess cover. Notwithstanding the fact that mortgage
4 banks are not entitled to offset option risks resulting from different currencies, they are entitled to
5 offset an option risk resulting from differences in payments in EUR against an option risk resulting
6 from differences in payments in DKK by up to 50% of the option risk in the currency with the numer-
7 ically smaller option risk.

8 The specific balance principle

9 The differences between the present value of future cash outflows on SDOs, other securities and fi-
10 nancial instruments on the one side, and the present value of future cash inflows on mortgage deeds,
11 financial instruments and placements of funds on the other must be calculated on a discounted daily
12 cumulative basis for all future cash inflows and outflows.

13 Any future cash deficit resulting from the cash outflow exceeding the cash inflow may not exceed the
14 following limits in respect of the mortgage bank's own funds:

- 15 • 25% in year 0 to year 3;
- 16 • 50% in year 4 to year 10; and
- 17 • 100% effective from year 11.

18 Each period runs from the date of calculation.

19 The mortgage bank may not assume an interest rate risk arising from the listed cash flow differences
20 of more than 1% of its own funds. Payment differences do not include excess cash flows resulting
21 from debtors making full or partial payments prior to the mortgage bank's payments to the owners of
22 the underlying SDOs, unless the debtor is entitled to compensation for such early payment. In con-
23 nection with the establishment or closure of a capital center, the interest rate exposure may not ex-
24 ceed DKK 20 million, irrespective of the limits stipulated above. The interest rate risk on the mort-
25 gage bank's securities portfolio and funds raised through the issuance of bonds in pursuance of sec-
26 tion 15 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act (senior secured
27 bonds) may not exceed 8% of its own funds.

28 The currency exposure on the mortgage bank's assets, liabilities and off-balance sheet items may not
29 exceed 0.1% of its own funds. The exchange rate risk is calculated on the basis of currency indicator
30 2.

31 **4.8 Capital adequacy**

32 The Issuer must have own funds representing at least 8% of Risk Exposure Amounts. This require-
33 ment applies to DLR overall, DLR Capital Center B, DLR General Capital Center and any capital cen-
34 ters DLR might subsequently decide to establish.

35 In the event that a capital center is unable to meet the capital adequacy requirement, funds must be
36 transferred from the General Capital Center, unless such transfer would prevent the General Capital
37 Center itself from meeting the 8% capital adequacy requirement. Excess capital may be transferred
38 from individual capital centers to the General Capital Center. Transfer of excess capital to the Gen-
39 eral Capital Center is subject to a resolution by DLR's Executive Board.

40 DLR's capital management is based on Regulation (EU) No 575/2013 of the European Parliament
41 and of the Council on prudential requirements for credit institutions and investment firms (the "CRR
42 Regulation"), the Danish Financial Business Act and the Executive Order on Calculation of Risk Ex-
43 posures, Own Funds and Solvency Need, together with the capital target set by the Board of Direc-
44 tors.

45 Among other things, the CRR/CRD rules governing mortgage bank own funds set forth requirements
46 for more and better capital and the introduction of a number of capital buffers (capital conservation
47 buffer, company-specific countercyclical capital buffer and systemic risk buffer), which must all be
48 met by Common Equity Tier 1 capital.

1 The capital conservation buffer is 2.5% of the Risk Exposure Amount, while the countercyclical buffer
2 is in the 0 to 2.5% range. Because of the spread of COVID-19 pandemic, the countercyclical buffer
3 rate was reduced to 0% on 12 March 2020.

4 DLR has been designated as a Systemically Important Financial Institution (“SIFI”) because its bal-
5 ance sheet exceeds 7.5% of Denmark’s GDP. This means that DLR must maintain a SIFI buffer that
6 currently constitutes 1.0% of the Risk Exposure Amount.

7 Sanctioned by the Danish FSA, DLR has since the end of Q1 2016 applied the IRB approach for pur-
8 poses of calculating risk exposures for credit risk on DLR’s loan portfolio to full-time farms. Under
9 the IRB method, a deduction from or an addition to own funds must be made to reflect the difference
10 between expected IRB losses and current impairment losses.

11 At 31 December 2019, DLR’s equity amounted to DKK 13,311 million, consisting of share capital of
12 DKK 570 million, distributable reserves of DKK 10,403 million and a tied-up capital reserve of DKK
13 2,338 million.

14 At 31 December 2019, DLR’s own funds after deductions amounted to DKK 13,947 million, corre-
15 sponding to a capital ratio of 17.1%, with the risk exposures for credit risk on the loan portfolio to
16 full-time farms being computed according to the IRB approach, while the credit risk on the remain-
17 ing part of the portfolio has been determined using the standard method.

18 DLR’s total regulatory capital requirement at the beginning of Q1 2020 was 13.8%, consisting of an
19 individual solvency need of 9.2% and capital buffers of a total of 3.5%. Relative to the above-men-
20 tioned capital ratio of 17.1%, this corresponds to an excess capital cover of 4.3 percentage points. Of
21 DLR’s excess cover at 30 June 2020, DKK 212 million, or 0.2%, was reserved to meet the debt buffer.

22 On 20 July 2011, the European Commission presented a proposal to review the Capital Requirements
23 Directives (2006/48/EC and 2006/49/EC), including implementation of Basel III in the European
24 Union. The final versions of the CRR and the CRD IV Directive were adopted in June 2013. The CRR
25 entered into force on 1 January 2014, whereas the CRD IV Directive was implemented in Denmark in
26 March 2014. The framework implemented, among other things, Basel III in the European Union.
27 Each of the CRR and the CRD IV Directive covers a wide range of prudential requirements for banks
28 across Member States, including capital requirements, stricter and aligned definitions of capital, risk
29 exposure amounts, leverage ratio, large exposure framework and liquidity and funding requirements.
30 The CRD IV Directive covers the overall supervisory framework for banks (including the individual
31 risk assessment) and other measures such as the combined capital buffer requirements, SIFI require-
32 ments and governance and remuneration requirements.

33 As a consequence of ongoing changes of already published regulatory technical standards under both
34 the CRR and the CRD IV Directive, and ongoing development of regulatory technical standards yet to
35 be published there remains the risk of possible changes. It is the European Banking Authority (the
36 “**EBA**”), which is responsible for publishing and updating technical standards under the CRR and
37 the CRD IV Directive.

38 Under the CRR, credit institutions are required to hold a minimum amount of regulatory capital
39 equal to 8% of Risk Exposure Amounts (of which at least 4.5% must be Common Equity Tier 1 capi-
40 tal, and at least 6% must be Tier 1 capital). In addition to these so-called minimum requirements, the
41 competent authorities may, pursuant to the CRD, require that credit institutions maintain additional
42 capital in connection with risks not fully covered by the minimum own fund requirements.

43 In addition, the CRR and the CRD Directive include a requirement for credit institutions to calculate,
44 report, monitor and publish their leverage ratio, defined as their Tier 1 capital as a percentage of their
45 total exposure measure.

46 On 23 November 2016, the European Commission proposed a reform of the CRR and the CRD IV
47 Directive by way of a proposal (COM (2016) 850) to amend the CRR and by way of a proposal (COM

1 (2016) 852) to amend the CRD IV Directive (together the “**CRR2/CRD5 Amendment Pro-**
2 **posal**”). In mid-2019, a political agreement was reached on the amendment proposals which were
3 published in the Official Journal of the European Union on 7 June 2019.

4 The amendments based on the revised regulation and directive include, among other things, a lever-
5 age ratio minimum requirement of 3% Common Equity Tier 1 capital, harmonised binding require-
6 ment for stable funding (the Net Stable Funding Ratio or “**NSFR**”), strengthening of the conditions
7 for use of internal models and changes to the relevant regulator’s application of the institution spe-
8 cific Pillar 2 capital add-ons (referred above as the additional own funds requirements).

9 **4.9 Covered bonds directive**

10 On 27 November 2019, a new Covered Bonds Directive (EU 2019/2162) and a new Covered Bonds
11 Regulation (EU 2019/2160) were adopted, which will henceforth establish the framework of EU-har-
12 monised “European Covered Bonds”. The Covered Bonds Directive must be implemented into na-
13 tional law by 8 July 2021, and the rules will apply from 8 July 2022 at the latest.

14 To a great extent, the future EU regulation will continue the Danish regulation of covered bonds,
15 mortgage-covered bonds and mortgage bonds.

16 The directive specifies the core elements of covered bonds and thereby creates a common definition
17 under the designation of “European Covered Bond”. The definition is expected to form the basis in
18 future for the regulation of covered bonds in other EU legislation.

19 The directive determines which types of assets may be provided as security for covered bonds and the
20 basic characteristics of covered bonds. This includes, among other things, that in the event of bank-
21 ruptcy, investors are entitled to claim against both the assets provided as security for the loan and the
22 issuer (“dual recourse”). Other elements include, among other things, the use of derivatives, maturity
23 extension of covered bonds, coverage requirements, liquidity buffer, transparency requirements and
24 covered bond specific public supervision.

25 The requirements are to a great extent based on identification of best practices previously performed
26 by the European Banking Authority (EBA). The Danish rules meet best practices to a large extent.

27 Moreover, covered bonds fulfilling the existing rules of the EU’s CRR as well as certain stricter re-
28 quirements can still benefit from lower risk weights and thus lower capital requirements in relation
29 to other bonds.

30 The Covered Bonds Directive includes provisions on the grandfathering of covered bonds issued be-
31 fore the new EUR regulation comes into force. This means that covered bonds issued before the new
32 regulation enters into force will maintain their status as covered bonds under the new regulation.
33 Only covered bonds issued after the entry into force of the new EU regulation are comprised by the
34 new rules.

36 **4.10 Placement of liquid funds**

37 As a consequence of the Danish LCR implementation for SIFI institutions, as from 1 October 2015
38 SIFIs must comply with a fully implemented LCR requirement.

39 The LCR (Liquidity Coverage Ratio) requires a credit institution to hold sufficient liquidity to cover
40 its liquidity needs for a period of 30 days. The LCR requirement is defined in a delegated regulation
41 (the LCR Regulation). The LCR is expressed as a percentage that must at all times be at least 100 and
42 is calculated as the institution’s liquidity buffer as a percentage of the net liquidity outflow over 30
43 days.

44 DLR’s liquidity buffer consists of High Quality Liquid Assets (“HQLA”), including cash in hand, the
45 current account with the Danish Central Bank, government bonds and covered bonds (ROs, SDOs,
46 SDROs) issued by other Danish mortgage banks. Covered bonds may be included in the liquidity

1 buffer as so-called “level 1B” assets if the size of the bond series is more than EUR 500 million, sub-
2 ject to a 7% haircut. If the size of the bond series is more than EUR 250 million, the bonds may be
3 included as so-called “level 2A” assets, subject to a 15% haircut.

4 DLR is authorised by the Danish FSA to set off a number of mortgage-related cash flows against the
5 calculation of the LCR requirement. Simultaneously with this authorisation, the Danish FSA has
6 fixed a pillar 2 liquidity requirement of 2.5% of DLR’s lending (the LCR capital floor requirement).
7 The Danish FSA is working on replacing the current LCR capital floor requirement for mortgage
8 banks by a new LCR pillar 2 liquidity add-on.

9 **4.11 Refinancing risk**

10 Special conditions regarding statutory maturity extension and interest rate fixing apply in connection
11 with refinancing of SDOs comprised by section 6 of the Mortgage-Credit Loans and Mortgage-Credit
12 Bonds etc. Act (Consolidation Act no. 1188 of 19 September 2018).

13 *Interest rate trigger*

14 If the term to maturity of a mortgage-credit loan is longer than the term to maturity of the underlying
15 SDOs and the Bonds are fixed-rate or floating-rate bonds with a term to maturity of up to and includ-
16 ing 24 months at the time of the refinancing of the loan, the maturity of the Bonds to be replaced by
17 new bonds at expiration will be extended by 12 months if the yield to maturity in connection with the
18 refinancing becomes more than 5 percentage points higher than a given reference rate. The reference
19 rate, the terms and conditions for the arrangement of bond sales and the interest rate fixing on ex-
20 tended bonds appear from item 4.8.7 in the “SECURITIES NOTE” in this Base Prospectus. On ma-
21 turity of the bonds concerned after the 12-month extension, new bonds must be issued to replace
22 them. At this issue, the 1st clause does not apply.

23 *Refinancing failure trigger*

24 If the term to maturity of a mortgage-credit loan is longer than the term to maturity of the underlying
25 SDOs, the maturity of the Bonds to be replaced by new bonds at expiration will, if buyers cannot be
26 found for the volume of Bonds required to be refinanced, be extended by 12 months at a time until
27 refinancing can be completed with buyers for all the new bonds required. Item 4.8.7 in the “SECURI-
28 TIES NOTE” in this Base Prospectus specifies how the interest rate on extended bonds is determined.

29 *Statutory maturity extension - Senior Secured Bonds*

30 If the maturity of SDOs issued by DLR is extended under the statutory maturity extension based on
31 the refinancing failure trigger, DLR must extend the maturity correspondingly for Senior Secured
32 Bonds that have been issued out of the same capital center and have been used as supplementary col-
33 lateral for the extended SDOs, if these Senior Secured Bonds mature during the extension period.
34 However, the Senior Secured Bonds in question may be redeemed at ordinary maturity if DLR issues
35 or has issued new loans to replace these in full or in part. The extension may comprise the entire or
36 part of a given ISIN.

37 Reference is made to item 4.8.7 of section 8 “SECURITIES NOTE” in this Base Prospectus for a more
38 detailed description of the provisions governing statutory extension of bond maturities.

39 **4.12 Recovery and resolution under the BRRD**

40 On 15 May 2014, the European Parliament and the Council of the European Union adopted the
41 BRRD. The BRRD, including the general bail-in tool and the minimum requirement for own funds
42 and eligible liabilities (“MREL”) has been implemented into Danish law with effect as of 1 June 2015
43 by the Danish Recovery and Resolution Act and by amendments to the Danish Financial Business
44 Act.

45 The BRRD is designed to provide authorities designated by Member States with a credible set of tools
46 to intervene sufficiently early and quickly in an unsound or failing credit institution or investment
47 firm (each, an “**institution**”) to ensure the continuity of the institution’s critical financial and eco-
48 nomic functions while minimising the impact of an institution’s failure on the economy and financial
49 system.

1 The BRRD contains four resolution powers which may be used alone or in combination where the
2 relevant resolution authority considers that (a) an institution is failing or likely to fail, (b) there is no
3 reasonable prospect that any alternative private sector measures would prevent the failure of such
4 institution within a reasonable timeframe, and (c) a resolution action is in the public interest. The
5 relevant resolution authority may use the following resolution tools and powers alone or in combina-
6 tion without the consent of the institution’s creditors: (i) sale of business; (ii) bridge institution; (iii)
7 asset separation; and (iv) bail-in relating to eligible liabilities (the “**general bail-in tool**”). The gen-
8 eral bail-in tool is not applicable on specialised mortgage banks such as the Issuer.

9 An institution will be considered as failing or likely to fail when either: (i) it is, or is likely in the near
10 future to be, in breach of its requirements for continuing authorisation; (ii) its assets are, or are likely
11 in the near future to be, less than its liabilities; (iii) it is, or is likely in the near future to be, unable to
12 pay its debts as they fall due; or (iv) it requires extraordinary public financial support (except in lim-
13 ited circumstances).

14 The BRRD also provides resolution authorities with broader powers to implement other resolution
15 measures with respect to distressed institutions, which may include (without limitation) the replace-
16 ment or substitution of the institution as obligor in respect of debt instruments, modifications to the
17 terms of debt instruments (including altering the amount of interest payable and/or imposing a tem-
18 porary suspension on payments) and discontinuing the listing and admission to trading of financial
19 instruments.

20 With the implementation in Denmark of the BRRD, Danish commercial banks, but not mortgage
21 banks such as the Issuer, are required to have bail in-able funds in order to fulfil the Minimum Re-
22 quirement for own funds and Eligible Liabilities (“MREL”). In connection with the Danish imple-
23 mentation of BRRD, it was adopted that all Danish mortgage bank, such as the Issuer, must have a
24 debt buffer of 2% calculated on the basis of the total unweighted lending of the individual mortgage
25 bank.

26 On 29 May 2018, Bill no. 184 was adopted by the Danish Parliament. The Debt Buffer Amendment
27 states that if a Danish mortgage bank, such as the Issuer, has been designated as a SIFI, the debt
28 buffer requirement must be set at a level that ensures that the combined requirement to the mort-
29 gage bank’s debt buffer and own funds amounts to at least 8% of the institution’s total liabilities. This
30 requirement will be fully applicable from 1 January 2022.

31 It is stated that the change to the debt buffer is to be evaluated by 2021 at the latest, and that the
32 evaluation is to be conducted in light of, inter alia, the development of the MREL requirement on an
33 EU level, including the effects of Basel IV.

34 The powers set out in the BRRD will impact how credit institutions and investment firms are man-
35 aged, as well as, in certain circumstances, the rights of creditors.

36 BRRD requires an internal recovery plan to be prepared by the financial undertaking and an external
37 resolution plan to be prepared by the authorities. In its capacity as a SIFI, DLR must at 1 October of
38 each year update and submit a recovery plan to the Danish FSA, and the Danish FSA must prepare a
39 resolution plan for DLR, see the Danish Financial Business Act.

40 DLR’s recovery plan describes the measures taken by DLR to ensure that it does not encounter finan-
41 cial difficulties making a resolution necessary. The recovery plan contributes to ensuring that finan-
42 cial difficulties are addressed swiftly, and that the measures set out in the plan are put into action
43 with a view to sustaining DLR’s long-term viability. The recovery plan describes different stages of
44 DLR’s emergency management and indicators of these stages. The plan describes capital and liquid-
45 ity measures as well as other matters of relevance to internal crisis management.

46 DLR’s recovery plan has been prepared taking into account the technical standards (RTS) and guide-
47 lines (GL) of the European Banking Authority (EBA).

48 The Danish Financial Business Act and the Danish Act on Restructuring and Resolution of Certain
49 Financial Enterprises set out the following additional requirements in relation to recovery and reso-
50 lution:

1 DLR must in the period 2015-2024 make deposits to a resolution fund that will contribute to resolv-
2 ing failing institutions. Mortgage banks contribute less to the resolution fund than commercial banks
3 as mortgage banks do not accept deposits.

4 DLR must have a debt buffer calculated on the basis of its total unweighted lending, see item 5.13 be-
5 low.

6 In the event that DLR experiences a significant deterioration of its financial situation, the Danish
7 FSA may require DLR to implement relevant measures.

8 If resolution proceedings are initiated for DLR, Finansiell Stabilitet is required to write down or con-
9 vert DLR's relevant capital instruments into common equity tier 1 instruments when the conditions
10 for resolution have been met. Finansiell Stabilitet may then apply the following resolution tools:

- 11 • A sale of all or a certain part of the shares or the institution's assets or liabilities to a third
12 party;
- 13 • Transfer to a temporarily state-owned company;
- 14 • Transfer to a portfolio management company; and/or
- 15 • Write-down/conversion (bail-in) of DLR's contractual obligations. Mortgage banks are ex-
16 plicitly exempted from statutory write-down/conversion (bail-in) of other instruments than
17 capital instruments, see 5.13 Debt buffer below.

18 **4.13 Debt buffer**

19 The debt buffer may consist of equity, additional tier 1 capital, tier 2 capital and unsecured senior
20 debt, provided that the capital/debt is issued by the general capital center. Furthermore, the issued
21 capital/debt must have a maturity of at least two years when issued.

22 As per 17 November 2020, DLR has issued subordinated senior debt totalling DKK 4 billion with a
23 view to satisfying the debt buffer requirement, of which DKK 1 billion Senior Resolution Notes (SRN)
24 in one issue from September 2017, maturing in June 2022, and DKK 3 billion Senior Non-Preferred
25 Notes (SNP) from July 2018 maturing in July 2021, April 2019 maturing in July 2023, and October
26 2020 maturing in July 2024. Both SRN and SNP are subordinate senior debt which may be written-
27 down or converted into share capital in the event of a liquidation of the Issuer. Both types of senior
28 debt are included in S&P's Loss-Absorbing Capacity ("ALAC") and thus support DLR's issuer rating.

29 **4.14 Bankruptcy**

30 If DLR becomes insolvent, the Danish FSA may file a petition in bankruptcy. After a bankruptcy or-
31 der has been issued, funds cannot be transferred between capital centers and the institution in gen-
32 eral. The amount for which holders of ROs and SDOs and other securities have secured creditor sta-
33 tus equals the assets available in a capital center from time to time net of allocation of income and
34 expenses.

35 If an institution is declared bankrupt, the funds of a capital center, less costs incurred in connection
36 with bankruptcy proceedings, etc., including liquidator's fees, salaries, etc., will be used to satisfy
37 claims notified by holders of ROs and SDOs and other securities. Covered next is debt raised by the
38 mortgage bank for the purpose of providing supplementary collateral, cf. section 27 of the Mortgage-
39 Credit Loans and Mortgage-Credit Bonds etc. Act, for the relevant capital center and claims for inter-
40 est on such debt accrued from the date of the bankruptcy order. Pursuant to section 32 of the Bank-
41 ruptcy Act, any excess funds will be included in the assets available for distribution.

42 Financial instruments qualify as assets or liabilities of a capital center only if they are used for hedg-
43 ing risks between the assets relating to the capital center on the one hand and the Bonds issued on
44 the other, and if the agreement on the financial instrument specifies that a suspension of payments,
45 bankruptcy or failure to comply with the request for supplementary capital of the mortgage bank
46 does not constitute breach. If a mortgage bank is declared bankrupt, counterparties to the financial
47 instruments concluded to hedge risks in a capital center rank equally with the Bondholders.

1 The company in bankruptcy cannot effect payment in satisfaction of claims raised by holders of
2 Bonds or other securities earlier than the date on which the mortgage bank was entitled to be dis-
3 charged by effecting such payments. The liquidator must continue or resume as far as possible the
4 fulfilment of a mortgage bank's obligations, in the form of payment of interest and repayment of cap-
5 ital to holders of Bonds and other securities in the individual capital centers. Insofar as there are in-
6 sufficient funds, interest is paid to holders of SDOs, ROs and other securities before any drawings are
7 effected.

8 The liquidator may issue refinancing bonds in replacement of expired Bonds in a bond series. If the
9 bankruptcy trustee or liquidator is not allowed to issue refinancing bonds or if buyers cannot be
10 found for the volume of Bonds required to be refinanced, the maturity of the Bonds will be extended
11 by 12 months at a time. The bankruptcy trustee or liquidator determines the interest rate of the ex-
12 tended Bonds to a floating reference rate plus up to 5 percentage points.

13 If the Bonds are extended in connection with refinancing because buyers cannot be found for the vol-
14 ume of Bonds required to be refinanced, the maturity of bonds issued pursuant to section 15 of the
15 Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act that mature during the extension period
16 and which are connected to the extended Bonds, will be extended according to the maturity of the
17 extended Bonds.

18 **4.15 Arrears**

19 If payments on a mortgage loan are not made in due time, DLR has the option of arranging a com-
20 pulsory sale in order to raise funds for repayment. During any period in which the debtor fails to ser-
21 vice his mortgage, DLR will pay the Bondholder for as long as funds are available in the capital cen-
22 ter.
23

1 **5 OVERVIEW OF DLR'S BUSINESS ACTIVITIES**

2 **5.1 Background**

3 DLR is a Danish mortgage-credit institution subject to the Danish Financial Business Act. DLR con-
4 ducts mortgage-credit activity and closely associate activities. DLR can issue CRD-compliant covered
5 bonds (SDO) or UCITS-compliant covered bonds (RO) to fund the lending, supplemented by the is-
6 suance of debt securities for the purpose of LTV fulfilment, fulfilment of OC requirements from rat-
7 ing agencies, and compliance with the debt buffer requirement.

8 **5.2 Business model**

9 DLR grants loans against mortgages on real property within the agricultural (including residential
10 farms), urban trade and private cooperative housing sectors. Urban trade is a catch-all term for private
11 residential rental properties, office and retail properties, public housing properties, manufacturing and
12 workshop properties, community power plants and "other properties" (mainly unbuilt land). Since
13 2002, DLR has also, albeit to a limited extent, been granting loans in Greenland and since 2009 the
14 Faroe Islands. At end-December 2019, DLR's loan portfolio in terms of outstanding nominal bond debt
15 amounted to DKK 154.6 billion.

16 At the time of this Base Prospectus, DLR only issues SDOs to fund the mortgage-credit lending.
17 DLR stopped issuing ROs for purposes of funding mortgage-credit loans at the beginning of 2008 in
18 connection with the transition to SDO funding and the opening of a new Capital Center B for the is-
19 suance of SDOs.

20 DLR is owned by 53 local and nationwide banks, etc. The banks refer loans to DLR and receive
21 agency fees and commissions from DLR, including commissions for providing loss guarantees on
22 loans referred to DLR. Annual share redistributions aim at balancing the individual bank's owner-
23 ship share with its share of provided loan.

24 DLR had 193 FTE employees on average in 2019. In addition, a number of locally employed agricul-
25 tural valuers are affiliated to DLR. DLR has no branch offices, as loans are distributed through the
26 branch networks of DLR's shareholder (owner) banks. DLR receives loan applications via the appli-
27 cant's bank, after which DLR's independent valuation experts value the property. The application
28 outcome is then decided by DLR's credit department based on the property valuation, the applicant's
29 financial history and statements from the applicant's bank. DLR's valuation experts are independent
30 of the credit-granting process. Hence, there is a clear separation between the functions of property
31 valuation, credit assessment and loan granting, and loan administration and follow-up.

32 **5.3 Overall risk management at DLR**

33 Risk management is a key element of DLR's day-to-day operations. DLR's Board of Directors lays
34 down DLR's overall risk profile and prepares policies and guidelines for the measurement, monitor-
35 ing and reporting of risk. Pursuant to the CRR (Pillar III) disclosure requirements (CRR Articles 431-
36 455), DLR at least once a year prepares a risk and capital management report, which is published on
37 DLR's website, www.dlr.dk/Investor.

38 As a mortgage-credit institution, DLR is exposed to various types of risk, such as credit risk, market
39 risk, liquidity risk and operational risk etc.

40 DLR has elected to operate with capital resources that exceed the regulatory minimum requirement.
41 DLR's capital resources combined with its annual profit, which constitute a front-line buffer against
42 loss, should therefore be able to absorb losses on a substantial scale.

43 Like other Danish mortgage-credit institutions, DLR is subject to the Danish Mortgage-Credit Loans
44 and Mortgage-Credit Bonds etc. Act, the Danish Financial Business Act, the Executive Order on the
45 Issue of Bonds, the Balance Principle and Risk Management ("The Executive Order on Bonds") and
46 other executive orders issued pursuant to the above legislation.

1 DLR applies the specific balance principle as defined in the Executive Order on Bonds to its lending
2 activities. Applying the principle means there is a full funding match between the interest and principal
3 payments received by DLR from borrowers and DLR's payments to bondholders.

4 In reality, the balance principle means that DLR does not assume any interest rate, exchange rate or
5 liquidity risk – including prepayment risk on the lending business. DLR is mainly exposed to credit
6 risk, i.e. the risk that a borrower is unable to repay a loan.

7 **5.4 Credit risk**

8 As a mortgage credit institution, DLR only grants loans against a registered mortgage on real prop-
9 erty subject to statutory limits on loan-to-value (LTV), etc. This activity means that credit risk, aris-
10 ing from the risk of loss due to a borrower defaulting on payment obligations to DLR, constitutes by
11 far the most significant share of DLR's aggregate risk.

12 To identify credit risk, a detailed assessment is made of the mortgageable property and the bor-
13 rower's finances. Credit scoring is the responsibility of DLR's credit department in Copenhagen.
14 Credit scoring models are used for certain customer segments. As well as cover in the mortgaged
15 property and a detailed credit assessment, DLR has further reduced its credit risk on individual loans
16 and its risk at portfolio level via various guarantee scheme provided by DLR's loan-distributing banks
17 (DLR's shareholders).

18 DLR's universal guarantee concept, which covers all key property categories, came into force at the
19 start of 2015. However, loans on properties such as manufacturing and workshop properties, com-
20 munity power plants (excluding wind turbines), plots of land and specialist properties are only
21 granted when additional guarantees are in place. The shared guarantee concept does not apply for
22 lending in Greenland and on the Faroe Islands, where the loan-distributing banks impose more strict
23 requirements.

24 The guarantee under the shared guarantee concept is structured in such a way that the loan provid-
25 ing bank provides an individual guarantee when disbursing the loan, covering the individual loan
26 throughout the term of the loan. The guarantee generally covers 6% of the residual debt. Additional
27 guarantee is required in connection with special mortgages etc. The guarantee is reduced as the loan
28 is repaid at a proportionate share of the instalments, to the effect that the ratio of the guarantee to
29 the residual debt remains unchanged throughout the term of the loan. The guarantee covers the top
30 portion of the total mortgage loan in the individual property.

31 In addition, a loss set-off scheme has been established, under which DLR sets off all losses incurred
32 by DLR in respect of loans provided by the bank in question beyond what is covered by the 6% guar-
33 antee provided at loan level. Losses are set off against the relevant bank's total commissions relating
34 to the total lending portfolio, except for agency commission and reimbursement of brokerage, and
35 may be set off against commissions accrued over a number of years in accordance with specific terms
36 and conditions. To the extent that losses eligible for set-off exceed the expected set-off basis, DLR
37 may require that such losses are covered through drawings on direct guarantees provided by the
38 bank in question.

39 Loans offered before 1 January 2015 are still subject to the separate loss-mitigating agreements for
40 lending in the commercial and agricultural areas, respectively.

41 At year-end 2019, 97% of DLR's loan portfolio was covered by the above-mentioned guarantee ar-
42 rangements. In addition, a minor portion of the portfolio, totalling about DKK 0.2 billion, was cov-
43 ered by government guarantees. The main part of the exposures that are not covered by guarantees
44 usually have a low LTV.

45 **5.5 DLR compliance with the balance principle**

46 ROs issued out of the General Capital Center and SDOs issued out of Capital Center B each comply
47 with the provisions of the specific balance principle set out in part 3 of the Executive Order on Bonds.
48 If DLR subsequently decides that ROs issued out of the General Capital Center and/or SDOs issued
49 out of Capital Center B must instead comply with the general balance principle set out in part 2 of the

1 Executive Order on Bonds, such a decision might entail increased exposure to market risks in the rel-
2 evant capital center.

3 Proceeds from the issuance of Senior Secured Bonds are subject to the same risk management rules
4 as the securities portfolio and are thus comprised by the rules on interest rate and currency risks ap-
5 plying thereto. Accordingly, interest rate and currency risks may not exceed 8% and 10%, respec-
6 tively, of the own funds of the relevant capital center, see the Executive Order on Bonds.

7 It should furthermore be noted that the Executive Order on Bonds regulates the actual issuance of
8 ROs, SDOs and other securities with preferential status issued by a mortgage bank. The actual bond
9 issuance is not stated directly in the main figures of the annual and quarterly reports. The reason is
10 that the liability item "bonds issued" must be reduced, where relevant, by DLR's holdings of self-is-
11 sued ROs, SDOs and other securities issued by mortgage banks.

12 Similarly, the placing of funds in secure liquid securities in pursuance of the Executive Order on
13 Bonds will not appear directly from the assets. The reason is that any holdings of self-issued ROs,
14 SDOs and other securities with preferential status issued by mortgage banks must be eliminated in
15 the liability item "bonds issued".

16

6 OTHER RULES

6.1 Placement of funds with financial institutions

Bank accounts must be set up with financial institutions with a rating of not less than BBB/A-2 with S&P, but see below.

DLR continuously monitors bank deposits relating to, respectively, DLR Capital Center B and the General Capital Center to ensure that the total amount deposited with any one financial institution does not exceed 5% of the outstanding cover pool in Capital Center B and the General Capital Center, respectively. If the total deposit with an individual financial institution exceeds 5%, DLR will take immediate steps to reduce the deposit with that financial institution and place the amount in compliance with these rules.

If the financial institution is assigned a rating below BBB/A-2 with S&P, DLR will, within 30 days, discontinue receipt of payments with the relevant financial institution and transfer its deposits to a financial institution that holds a rating of not less than BBB/A-2 with S&P. In that connection, borrowers affected by the change will receive notification from DLR that future payments to DLR can no longer be made through the financial institution in question, but must be made through another financial institution as advised by DLR.

Notwithstanding the above, funds may be deposited with financial institutions that do not hold a rating of or above BBB/A-2 with S&P where the amount of the deposits does not exceed DKK 40 million in relation to Capital Center B and DKK 10 million in relation to the General Capital Center.

The above provision ceases to apply if the ROs and SDOs issued by DLR are no longer rated by S&P under an agreement with DLR Kredit A/S. If S&P changes its rating method or the criteria applied to counterparty risks, DLR may align the above provision with the changes implemented by S&P.

6.2 Exemption of asset-backed securities from the cover pool

Pursuant to ECB rules, Asset-Backed Securities (ABSs) are not allowed in the cover pool for ROs, SDOs and SDROs, with the exception of those ABSs which:

- comply with the CRR requirements regarding ABSs in the cover pool;
- originate from a member of the same group as the issuer of SDOs, SDROs and ROs or an entity affiliated with the same organisation, institution or authority as the issuer of the bonds; and
- are used as a technical tool to transfer mortgages on real property or loans guaranteed by mortgages on real property from the entity to which they belong, as collateral for the relevant bonds.

Pursuant to the legal basis for the monetary policy of the Euro system, SDOs, SDROs and ROs are not considered ABSs.

DLR will at any time ensure that non-ECB compliant Asset-Backed Securities are not used as collateral for ROs and SDOs.

6.3 Joint funding

The issuance of SDOs may, subject to approval from the FSA, be used for joint funding of lending against mortgages on real property originally granted by other financial institutions.

The original credit provider must hand over loans and mortgages to the ownership of the mortgage bank. The rules for joint funding are stated in sections 16b to 16g in the Danish Financial Business Act.

At present, DLR has not applied for such an approval from the FSA, but reserves the right to initiate a process in preparation for attaining a joint funding approval in accordance with the legislation on this subject.

7 REGISTRATION DOCUMENT

For numbering, see Annex 6 to Commission Delegated Regulation (EU) 2019/980

1. Persons responsible

1.1 *This Base Prospectus has been prepared by:*

DLR Kredit A/S
Nyropsgade 21
1780 Copenhagen V
Denmark

1.2 *Declaration concerning the Base Prospectus*

Reference is made to the management statement in 2 "RESPONSIBILITY STATEMENT" of this Base Prospectus.

The information contained in this Base Prospectus must be read in conjunction with the Final Terms for the specific issue and the published documents referred to in this Base Prospectus, as listed in "ANNEX 2".

This Base Prospectus was prepared as at 17 November 2020 to replace "Base Prospectus for the issuance of covered bonds, mortgage bonds, bonds issued in pursuance of section 15 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act (Senior Secured Bonds) and senior unsecured debt" issued by DLR Kredit A/S" dated 18 November 2019.

1.3 *Third party information and statement by experts and declarations of interest*

This Base Prospectus contains no statement or report by external experts. The Base Prospectus contains no third party information.

1.5 *Approval from the competent authorities*

DLR declares that:

- a) the prospectus has been approved by the Danish Financial Supervisory Authority (the "Danish FSA") in its capacity as competent authority in compliance with Regulation (EU) 2017/1129;
- b) the Danish FSA only approves that this prospectus meets the standards of completeness, comprehensibility and consistency in compliance with Regulation (EU) 2017/1129;
- c) the approval cannot be considered to be an approval of the issuer (DLR) comprised by this prospectus.

2. Statutory auditors

2.1 *DLR's external auditors are:*

Henrik Wellejus, State Authorised Public Accountant, and
Brian Schmit Jensen, State Authorised Public Accountant, both
Deloitte Statsautoriseret Revisionspartnerselskab
Weidekampsgade 6
2300 Copenhagen S
Denmark

Deloitte has audited DLR's financial statements for the period covered by the historical financial information and is a member of FSR – Danish Auditors.

DLR's internal audit department refers directly to DLR's Board of Directors through Chief Internal Auditor Brian Hansen.

2.2 *Change of auditors*

1 There has been no change of auditors during the period covered by the historical financial infor-
2 mation.

3
4 **3. Risk factors**

5 For information about risk factors that may affect DLR's ability to fulfil its obligations in connection
6 with the issuance of bonds comprised by this Base Prospectus and the management of mortgage
7 loans, see 4 "RISK FACTORS", page 7, of this Base Prospectus.

8 **4. Information about the issuer**

9 *4.1 DLR's history and development*

10 4.1.1 The Issuer's full name is DLR Kredit A/S. The Issuer's only commercial name is: Dansk Landbrugs
11 Realkreditfond A/S (DLR Kredit A/S).

12 4.1.2 The Issuer's registered office is situated in the City of Copenhagen. DLR's company registration
13 (CVR) number is: 25 78 13 09. LEI code: 529900PR2ELW8QI1B775.

14 4.1.3 The Issuer established a mortgage credit business on 12 October 1960 under the name of Dansk
15 Landbrugs Realkreditfond. Until 1 July 2000, the Issuer's business was established on its own stat-
16 utory basis, which limited its lending to agricultural, forestry and market garden property, etc. As at
17 1 July 2000, the Issuer's statutory basis was changed to the legal framework of the Danish Mort-
18 gage-Credit Loans and Mortgage-Credit Bonds etc. Act, and, at the same time, the Issuer acquired a
19 status equal to that of the other Danish mortgage banks. From then on, the Issuer's lending was no
20 longer limited to agricultural, forestry and market garden property, etc.

21 Effective 1 January 2001, the Issuer was converted into a limited liability company under its present
22 name (DLR Kredit A/S), a company founded on 1 December 2000.

23 4.1.4 The Issuer's object, as stated in article 2 of its Articles of Association, is to carry on business as a
24 mortgage bank pursuant to the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act
25 and any other applicable legislation governing mortgage banks in force at any given time. The Is-
26 suer is governed by Danish law and is registered as a limited liability company in Denmark. The ad-
27 dress and telephone number of the Issuer's registered office are:

28 DLR Kredit A/S
29 Nyropsgade 21
30 1780 Copenhagen V
31 Denmark

32 Website: www.dlr.dk
33 Email: dlr@dlr.dk
34 Tel: +45 7010 0090

35 DLR's latest interim and annual reports as well as its company announcements are available from
36 DLR's website at www.dlr.dk/investor. The information on the website does not form part of the
37 prospectus, unless the information is incorporated in the prospectus by reference.

38 DLR is licensed by the Danish FSA to operate its business, and the Danish FSA supervises DLR on
39 an ongoing basis. DLR is also licensed by the Danish FSA to issue ROs and SDOs and bonds under
40 section 15 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act.

41 4.1.5 No event with significant impact on DLR's solvency has been reported since the publication of the
42 latest interim report.

- 1 4.1.6 At the date of this Base Prospectus, DLR has been assigned a Long-Term Credit Rating (ICR) from
2 S&P of 'A-' with a stable outlook and a Short-Term Credit Rating from Standard & Poor's of 'A-2'
3 with a stable outlook.
- 4 Covered Bonds in the form of ROs issued out of the General Capital Center and SDOs issued out of
5 Capital Center B are, at the date of this Base Prospectus, rated 'AAA' with a stable outlook by S&P.
- 6 If DLR opts to have Senior Secured Bonds issued under this Base Prospectus rated, the rating will
7 appear from the Final Terms for the specific issue.
- 8 The rating of DLR and of DLR bonds contributes to creating transparency and certainty about the
9 stability and the limited risks characterising DLR's business model.
- 10 4.1.7 No material changes to DLR's borrowing requirement and funding structure since the most recent
11 interim report.
- 12 4.1.8 DLR expects to fund its lending activities through the issue of Bonds.
- 13 **4.2 Investments**
- 14 4.2.1 DLR has made no significant investments since the date of publication of DLR's latest interim re-
15 port.
16
- 17 4.2.2 As at the date of this Base Prospectus, DLR has made no commitment to make any significant fu-
18 ture investments.
- 19 4.2.3 Not applicable: As at the date of this Base Prospectus, DLR has made no commitment to make any
20 significant future investments.
- 21 **5. Business overview**
- 22 **5.1 Principal activities**
- 23 5.1.1 DLR carries on mortgage credit business, including any kind of activities permitted pursuant to the
24 Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act and other applicable legislation
25 on mortgage banks in force at any given time. Please refer to 3 "RISK FACTORS".
- 26 DLR primarily offers mortgage financing of agricultural, forestry and market garden property, pri-
27 vate residential rental property, private co-operative property, office and business property and
28 manufacturing and manual industry property. The distribution of the loan portfolio on the property
29 categories is provided in the latest annual report, see "ANNEX 3" of this Base Prospectus.
- 30 5.1.2 DLR intends to develop new mortgage finance products and pursue new business opportunities
31 within the mortgage finance business and to the extent it is deemed commercially viable. At the
32 date of this Base Prospectus, DLR has no plans for introducing significant new mortgage credit
33 products or pursuing new business opportunities.
- 34 **5.2 Principal markets**
- 35 DLR is a mortgage bank operating in Denmark. In addition, DLR operates a mortgage lending busi-
36 ness in Greenland and the Faeroe Islands of very limited significance.
- 37 5.3 In this Base Prospectus, DLR expresses no opinion concerning the competitive situation in the mar-
38 ket.
- 39 **6. Organisational structure**
- 40 6.1 DLR's shares are primarily owned by domestic financial institutions. DLR is not part of a group.
41 DLR's shares are not admitted to trading on a regulated market and any share transaction, that is,

1 transfer of ownership and/or voting rights, is subject to approval by the DLR Board of Directors.
2 DLR distributes its products (loans) through its shareholding banks.

3 6.2 DLR is independent of group interests.

4 7. **Trend information**

5 7.1 The outlook for DLR has not been negatively affected since the publication of the latest interim re-
6 port.

7 7.2 DLR has no information on any known trends, uncertainties, claims, obligations or events which
8 may reasonably be expected to have a significant impact on DLR's outlook in the current financial
9 year.

10 8. **Profit forecasts or estimates**

11 Earnings forecasts or estimates for DLR are basically immaterial to the price development of the
12 issued bonds, and for this reason forecasts and estimates are omitted from this Base Prospectus.

13 9. **Board of directors, executive board and supervisory bodies**

14 9.1 DLR's business address (the business address of the Board of Directors and the Executive Board) in
15 relation to this Base Prospectus is:

16 DLR Kredit A/S
17 Nyropsgade 21
18 1780 Copenhagen V
19 Denmark

20 DLR is subject to supervision by:

21 Danish Financial Supervisory Authority (the "Danish FSA")
22 Århusgade 110
23 2100 Copenhagen Ø
24 Denmark

25 **DLR Board of Directors (with indication of other directorships, where relevant):**

26
27 *Elected at the Annual General Meeting on 30 April 2020:*

28 **Vagn Hansen (Chairman)**

29 Managing director and CEO – Sparekassen Vendsyssel
Chairman of the board of directors, Egnsinvest Holding A/S and two subsidiaries
Chairman of the board of directors, HN Invest Tyskland 1 A/S
Director, Skandinavisk Data Center A/S (SDC)
Director, The Trust Corporation for The Association of Local Banks, Savings Banks and Co-Operative Savings Banks in Denmark (Forvaltningsinstituttet for Lokale Pengeinstitutter)

Lars Møller (Deputy chairman)

Managing Director, Spar Nord Bank A/S

Chairman of the board of directors, BI Holding A/S

Chairman of the board of directors, BI Asset Management Fondsmæglerselskab A/S

Chairman of the board of directors, BI Management A/S

Director, Aktieselskabet Skelagervej 15

Director, Sparekassen Nordjyllands Fond af 29. marts 1976

Claus Andersen

Managing Director, Ringkjøbing Landbobank A/S

Chairman of the board of directors, Sæbygaard Skov A/S

Director, The Association of Local Banks, Savings Banks and Co-Operative Savings Banks in Denmark (Lokale Pengeinstitutter)

Frank Mortensen

CFO, A/S Arbejdernes Landsbank

Bjarne Larsen

Managing Director, Sydbank A/S

Director, Ejendomsselskabet af 1. juni 1986 A/S

Director and deputy chairman, Syd Administration A/S

Lars Petersson

Managing Director and CEO, Sparekassen Sjælland-Fyn A/S

Chairman of the board of directors, Holbæk Kommunes Talentråd

Chairman of the board of directors, Museum Vestsjælland

Director, Nærpension

Director, Ejendomsselskabet Sjælland-Fyn A/S

Director, Investeringselskabet Sjælland-Fyn A/S

Director, BI Holding A/S

Director, Tilskudsfonden for pensionister i DLR Kredit A/S

Director, Copenhagen FinTech

Director, Regional Invest Fyn A/S

Director, Poulsgade A/S

Staff-elected board members:

Randi Holm Franke

Head of Business Development and Communication, DLR Kredit A/S

Jakob G. Hald

Chief Agricultural Account Manager, DLR Kredit A/S

Kim Hansen

Office Messenger, DLR Kredit A/S

Søren Jensen

Legal Consultant

Lars Faber

IT Operations Manager

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DLR executive board (with indication of other directorships, where relevant):

Jens Kr. A. Møller, Managing Director & CEO

Director, Finance Denmark (Finans Danmark) and the Association of Mortgage Banks (Realkreditrådet)

Director, e-nettet A/S

Member of SEGES's Sector Board for Business Finance & Management

Director, FR I af 16. september 2015 A/S

Pernille Lohmann, Managing Director

Director – The Association of Danish Mortgage Banks (*Realkreditrådet*)

4 9.2

Board of Directors and Executive Board – conflicting interests

5 There are no potential conflicting interests between the DLR Board of Directors and Executive
6 Board, between the obligations of the members of the DLR Board of Directors and Executive Board
7 vis-à-vis DLR, and their private interests and/or other obligations.

8

9

10 **10. Major Shareholders**

11 10.1 No DLR shareholder holds a controlling interest.

12 At the date of preparation of the Base Prospectus, the following shareholders have an ownership
13 interest of more than 5%:

- 14 • Nykredit Realkredit
- 15 • Sydbank A/S
- 16 • DLR Kredit A/S
- 17 • PRAS A/S
- 18 • Jyske Bank A/S
- 19 • Spar Nord Bank A/S
- 20 • Sparekassen Vendsyssel
- 21 • Ringkjøbing Landbobank A/S
- 22 • Jutlander Bank A/S

23 A description of DLR's ownership is provided under item 6.1 of this section 7 "REGISTRATION
24 DOCUMENT".

25 10.2 DLR has no knowledge of any agreement which may result in others gaining control of the Issuer.

26 **11. Information concerning the issuer's assets and liabilities, Financial position and 27 profits and losses**

28 11.1 *Historical financial information*

29 A summary of accounting policies, the profit and loss account, balance sheet, notes and solvency
30 and cash flow statements are provided in the relevant sections of DLR's annual reports for the last
31 two years, see "ANNEX 3" of this Base Prospectus. The annual reports also provide information on
32 previous accounting periods.

33 The latest annual report was prepared in accordance with the provisions of the Danish FSA on fi-
34 nancial reports of mortgage banks and the requirements of NASDAQ Copenhagen A/S as regards
35 the financial statements of issuers of listed bonds. The Issuer has no intention of changing its finan-
36 cial reporting principles or accounting policies within the current financial year.

1	11.2	<i>Financial statements</i>
2		DLR does not prepare consolidated financial statements.
3	11.3	<i>Auditing of historical annual financial information</i>
4	11.3.1	The summary of accounting policies, the profit and loss account, balance sheet, notes and solvency
5		and cash flow statements as presented in the two latest annual reports have been audited by DLR's
6		external auditors.
7	11.3.2	No other information in this Base Prospectus besides the information derived from the financial
8		statements has been audited by DLR's external auditors.
9	11.3.3	All the financial information concerning financial year 2018 and previous financial years may be
10		found in DLR's audited annual reports.
11	11.4	<i>Age of latest financial information</i>
12	11.4.1	The latest audited financial information relates to financial year 2019.
13	11.5	<i>Interim and other financial information</i>
14	11.5.1	In the period since the release of the latest audited financial statements, DLR has prepared interim
15		reports Q1 2020, H1 2020 and Q1-Q3 2020, see "ANNEX 3" of this Base Prospectus. The interim
16		reports may be found on DLR's website, http://www.dlr.dk/investor . The in-
17		terim reports have not been audited.
18	11.6	<i>Legal and arbitration proceedings</i>
19		No government, legal or arbitration proceedings have been brought against DLR. At the time of
20		preparation of this Base Prospectus, DLR has no knowledge of any proceedings that may be
21		brought against it.
22	11.7	<i>Significant change in the Issuer's financial or trading position</i>
23		No significant changes have occurred with respect to DLR's financial or trading position since the
24		period covered by the historical financial information.
25	12.	Additional information
26	12.1	<i>Share capital</i>
27	12.1.1	DLR's share capital consists of 569,964,023 shares of DKK 1 each. The share capital is not divided
28		into classes. At the date of preparation of the Base Prospectus, DLR holds 46,122,083 shares itself,
29		representing 8.09% of the share capital. The remaining share capital consisting of 523.841.940
30		shares has been fully paid up.
31	12.2	<i>Memorandum of Association and Articles of Association</i>
32	12.2.1	DLR is registered with the Danish Business Authority under company registration (CVR) number
33		25 78 13 09. Pursuant to article 2 of the Articles of Association, the object of DLR is to carry on busi-
34		ness as a mortgage bank and other business deemed to be related to this object. DLR's Memoran-
35		dum of Association (Stiftelsesdokument for KR 276 A/S) contains no information on DLR's regis-
36		tration, registration number or statutory objects.
37	13.	Material contracts
38		DLR has not concluded any material contracts outside DLR's normal business activities that might
39		cause DLR to assume obligations or acquire rights that affect DLR's ability to comply with its obli-
40		gations vis-à-vis bondholders in relation to the Bonds.

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14. Documents on display

DLR declares that the following documents are available for inspection in hard copy through contact with DLR or in electronic form at www.dlr.dk/investor for as long as this Base Prospectus remains valid:

- DLR's Articles of Association
- • Memorandum of Association for KR 276 A/S
- Financial statements which DLR has incorporated by reference in the Base Prospectus, see "ANNEX 2"
- Company announcements
- Copy of press releases from rating agencies

8 SECURITIES NOTE

For numbering, see Annex 14 to Commission Delegated Regulation (EU) 2019/980

1. Persons responsible

1.1 Please refer to item 1.1 in section 7 “REGISTRATION DOCUMENT”.

1.2 Please refer to the declaration in section 2 “RESPONSIBILITY STATEMENT”.

1.3. *Third party information and statement by experts and declarations of any interest*

This Base Prospectus contains no statement or report by external experts. The Base Prospectus contains no third party information.

1.5 *Approval from the competent authorities*

DLR declares that:

- a) the prospectus has been approved by the Danish Financial Supervisory Authority (the “Danish FSA”) in its capacity as competent authority in compliance with Regulation (EU) 2017/1129;
- b) the Danish FSA only approves that this prospectus meets the standards of completeness, comprehensibility and consistency in compliance with Regulation (EU) 2017/1129;
- c) the approval cannot be considered to be an approval of the issuer (DLR) comprised by this prospectus;
- d) the investors must make their own assessment of whether these securities are a suitable investment for them.

2. Risk factors

2.1 Please refer to the information provided on risk factors in section 3 “RISK FACTORS”.

3. Essential information

3.1 *Interest of natural and legal persons involved in the issue/offer*

DLR has no knowledge of any interests and/or conflicts of interests that are material to the offer of bonds under this Base Prospectus. A description of any conflicting interests material to DLR in connection with a bond issue, stating the persons involved and the nature of such interest, will be included in the Final Terms for the specific issue.

3.2 *Reasons for the offer and use of proceeds*

Covered Bonds (RO and SDO)

Funds from the issuance of Covered Bonds under this Base Prospectus are applied to fund lending secured by mortgages on real property etc. provided by DLR.

Pursuant to the Executive Order on the Issuance of Bonds, the Balance Principle and Risk Management (Executive Order No. 1425 of 16 December 2014, section 21), the issuance of ROs, SDOs and other securities may be effected as a pre-issuance of fixed-price agreements concluded or as “block bond emission” on the basis of an estimated lending volume.

Under Danish mortgage credit legislation, excess funds from the issuance of Covered Bonds may be placed in secure and liquid securities or in accounts with credit institutions in Zone A, subject to a notice of up to 12 months. Excess funds must be kept separate from other funds.

Except during a transitional period, excess funds from a “block bond emission” may not exceed the budgeted gross lending for the next following 90 days of each individual series with a series reserve fund. This does not apply to “block bond emissions” made based on planned purchases in the market

1 for the purpose of refinancing existing funding. Such “block bond emissions” may not have a ma-
2 turity of more than 90 days, after which time any excess bonds must be cancelled.

3 Senior Secured Bonds

4 Pursuant to section 15 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act,
5 DLR may raise loans, including through the issuance of bonds (Senior Secured Bonds), with a view to
6 satisfying the requirement for the provision of supplementary collateral for the SDOs issued.

7 Bonds may be issued under the Base Prospectus before the requirement for providing supplementary
8 collateral arises in order to build up a reserve.

9 Funds from the issuance of Senior Secured Bonds under this Base Prospectus will be applied to pro-
10 cure supplementary collateral in order to meet the requirement that the value of the assets provided
11 as security for the SDOs issued by DLR must at any time correspond at least to the value of the SDOs
12 issued by DLR.

13 The funds may also be applied to increase the excess cover in a capital center.

14 Funds from Senior Secured Bonds will be placed in investment grade assets. See section 152c(1) of
15 the Danish Financial Business Act.

16

17 **4. Information concerning the securities to be admitted to trading**

18 4.1 Under this Base Prospectus, DLR will issue ROs, SDOs and bonds pursuant to section 15 of the Dan-
19 ish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act (Senior Secured Bonds). Bonds may
20 be issued under this Base Prospectus for 12 months after approval by the Danish FSA, unless the
21 public is otherwise informed.

22 The Bonds are subject to Danish law and legal venue.

23 The Bonds will be issued in one or more ISINs. The ISIN will be specified in the Final Terms.

24 4.2 The issuance of Bonds is regulated by the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds
25 etc. Act. For a detailed description of the statutory framework, please refer to 4 “LEGAL FRAME-
26 WORK GOVERNING DLR’S BUSINESS”.

27 Covered Bonds are negotiable instruments of debt or securities issued in bulk in the ordinary course
28 of a mortgage credit business pursuant to the same act, and which are listed on a regulated market.

29 ROs issued out of the General Capital Center and SDOs issued out of Capital Center B each comply
30 with the provisions of the specific balance principle in accordance with part 3 of the Executive Order
31 on the Issuance of Bonds, the Balance Principle and Risk Management (Executive Order No 1425 of
32 16 December 2014). If DLR subsequently decides that ROs issued out of the General Capital Center
33 or SDOs issued out of DLR Capital Center B will instead comply with the general balance principle in
34 accordance with part 2 of the Executive order on the Issuance of Bonds, the Balance Principle and
35 Risk Management (Executive Order No 1425 of 16 December 2014), such a decision might entail in-
36 creased exposure to market risks in the relevant capital center. However, prior detailed quantifica-
37 tion of the significance for investors cannot be made.

38 4.3 The bonds will be issued under this Base Prospectus as bearer securities and will be registered elec-
39 tronically with a securities depository. No physical instruments of debt will be issued, and the Bonds
40 will not be registered in the name of the holder.

41 At the time of this Base Prospectus, the Bonds are registered with:

42 VP SECURITIES A/S
43 Weidekampsgade 14
44 P.O. Box 4040
45 DK-2300 Copenhagen S, Denmark

1 Should the Issuer elect to register Bonds issued under this Base Prospectus with another securities
2 depository than VP Securities A/S, this will be specified in the Final Terms.

3 4.4 DLR will, on an ongoing basis, issue the Bonds required to fund DLR's lending activities.

4 4.5 The currency applied for the issuance of the Bonds will be stated in the Final Terms.

5 4.6 Holders of Covered Bonds enjoy a statutory preferential claim on all the assets in the DLR capital
6 center out of which the Bonds have been issued.

7 Holders of Senior Secured Bonds have a secondary preferential right to all assets of the DLR capital
8 center in which the Bonds have been issued.

9 A detailed description of the preferential position under Danish bankruptcy law etc. is provided in 4
10 "LEGAL FRAMEWORK GOVERNING DLR'S BUSINESS".

11 4.7 The Bonds carry interest as described in item 4.7 of this section 9 "SECURITIES NOTE".

12 Bonds issued under this Base Prospectus are irredeemable on the part of the Bondholders.

13 Bonds will be issued out of one of DLR's capital centers in series with joint liability with a joint series
14 reserve fund. Claims in relation to the Bonds may solely be made against the individual series and
15 other series with joint liability with a joint series reserve fund in the relevant capital center. The capi-
16 tal center out of which the Bonds are issued will be specified in the Final Terms. For an overview of
17 Bonds issued out of the relevant capital center at the date of an issuance of Bonds under this Base
18 Prospectus, please refer to the Final Terms.

19 DLR makes decisions on opening other Bond series.

20 The size of the reserve fund for a capital center must always comply with the requirements of the
21 mortgage credit legislation currently in force. To the extent that the series meets the statutory capital
22 adequacy requirements, any excess funds may be transferred from Capital Center B to DLR's assets
23 (the General Capital Center).

24 Borrowers are not jointly and severally liable to DLR and are not entitled to payment of a share of
25 DLR's assets upon redemption of their loans. Borrowers in the individual capital centers, including
26 the General Capital Center, are liable for loans granted both to the extent of the mortgaged property
27 and personally.

28 Covered Bonds are cancelled in accordance with the general provisions of Danish legislation. Claims
29 for payment in respect of the Covered Bonds are subject to the general period of limitation under
30 Danish law. Repayments and interest payments due do not carry interest from the due date and will
31 accrue to the Issuer unless not claimed within the period of limitation.

32 DLR will defer payments to the holders of Senior Secured Bonds if:

33 (1) such payments would entail a breach of the balance principle that applies to Covered Bonds
34 and certain counterparties to the derivative financial instruments in the capital center;

35 (2) DLR has initiated a reconstruction pursuant to the Danish Bankruptcy Act; or

36 (3) an order of liquidation is pronounced over DLR.

37 DLR will be liable for any tardy or defective performance of its contractual obligations to the Bond-
38 holders resulting from error or negligence.

39 Even in areas of increased liability, DLR will not be liable for losses incurred by Bondholders arising
40 from:

41 • breakdown of or lack of access to IT systems or damage to data in these systems due to any of
42 the factors listed below and regardless of whether or not DLR itself or a third-party supplier is
43 responsible for the operation of these systems;

- 1 • power failure or a breakdown of DLR’s telecommunications, legislative or administrative inter-
2 vention, natural disasters, war, revolution, civil unrest, sabotage, terrorism or vandalism (in-
3 cluding computer virus attacks or hacking);
- 4 • strikes, lockouts, boycotts or picketing, regardless of whether such conflict targets or is started
5 by DLR or its organisation, and regardless of its cause; or This also applies if the conflict af-
6 fects only parts of the organisation; or
- 7 • other circumstances beyond DLR’s control.

8 DLR will not be exempt from liability in cases where:

- 9 • DLR ought to have foreseen the cause of a loss when the agreement was concluded or ought to
10 have avoided or overcome the cause of the loss; or
- 11 • Danish law at any rate makes DLR liable for the cause of a loss.

12 Bondholders may exercise their rights by contacting DLR.

13 4.8 *Interest*

14 If the Reference Rate, as set out in the relevant Final Terms, is no longer published, or if the terms of
15 the relevant Reference Rate change significantly, or if DLR assesses that the agreed Reference Rate
16 no longer reflects the relevant market for the Reference Rate in question, DLR may (in good faith and
17 in a commercially reasonable way), if necessary, replace the Reference Rate by a replacement refer-
18 ence rate.

19 4.8.1 *Coupon rate*

20 The Bonds may be issued with either a fixed or floating coupon rate. The Final Terms will state
21 whether the Bonds are issued with a fixed or floating coupon rate.

22 The annual coupon rate of fixed-rate Bonds will appear from the Final Terms.

23 The annual coupon rate of floating-rate Bonds is the reference rate plus, if applicable, a spread, as
24 determined in accordance with item 4.8.6 of this section 9 “SECURITIES NOTE”, and will be set out
25 in the Final Terms.

26 4.8.2 *Provisions governing interest payments*

27 Bonds of the same ISIN may have 12, 4, 2, 1 or another number of annual payment dates. Interest is
28 paid on a proportionate basis on each interest payment date according to a defined convention (day
29 count convention). Bonds of the same ISIN pay interest on each interest payment date according to
30 one of the following day count conventions:

- 31 • Actual/actual (fixed fraction): Interest is paid on a proportionate basis on each interest pay-
32 ment date according to the number of annual payment dates, i.e. the coupon payment on each
33 interest payment date corresponds to the interest divided by the number of payment dates per
34 year; or
- 35 • Actual/360: Interest is paid on each interest payment date according to the actual number of
36 days in the payment period over 360 days, i.e. the coupon payment on each interest payment
37 date corresponds to the interest multiplied by the actual number of days in the payment period
38 divided by 360.

39 The number of annual payment dates and the day count convention applied will appear from the Fi-
40 nal Terms. Addition and accrual of interest may be adjusted as a result of changes in market conven-
41 tions.

42 The Issuer will pay interest and redemption amounts to bondholders by transferring the amounts on
43 the due date to accounts with financial institutions, agents, securities dealers, etc. designated to VP
44 Securities A/S or VP Lux S.à r.l. to receive payment. Bondholders are not entitled to interest or other
45 amounts arising from deferred payment or in pursuance of the validation rules applied by the finan-
46 cial institution in which the account is held.

1 4.8.3 *First date of interest accrual*
2 The date on which interest begins to accrue on the bonds is set out in the Final Terms.

3 4.8.4 *Payment dates*
4 Interest falls due on the first calendar day of a given month following the end of a payment period.
5 On the opening of new ISINs, the Issuer may set due dates other than the first calendar day of a given
6 month. If the interest payment date is a non-banking day, the payment is deferred to the next bank-
7 ing day.
8 The interest payment date of the Bonds will be specified in the Final Terms.

9 4.8.5 *Period of limitation of claims for interest and principal*
10 Claims for payment of interest become barred by limitation after three years, and claims for payment
11 of principal become barred by limitation after ten years, see the Danish act on the period of limita-
12 tion for claims (the Danish Limitation Act). Interest does not accrue on interest due for payment af-
13 ter the payment date and will accrue to the Issuer if the amount has not been claimed prior to the ex-
14 piry of the limitation period.

15 4.8.6 *Floating interest rate*
16 If the Bonds carry a floating interest rate, it will be composed of the following elements:
17 (1) a reference rate of interest
18 plus, where applicable,
19 (2) a pre-fixed interest rate spread

20 *Interest rate fixing frequency*
21 The floating interest rate is fixed at regular intervals (interest rate fixing frequency). The Issuer will
22 set out the interest rate fixing frequency in the Final Terms.

23 *Interest rate fixing period and method*
24 The reference rate is fixed for a period (interest rate fixing period) in accordance with a defined
25 method (fixing method) based on a recognised quoted or calculated interest rate index.
26 An interest rate fixing period begins on the first calendar day of a given month, and the reference rate
27 fixed will apply for a period corresponding to the interest rate fixing frequency. At the opening of an
28 ISIN, the Issuer may decide to let the interest rate fixing periods begin on a day other than the first
29 calendar day of a given month. The interest rate fixing period will be specified in the Final Terms.
30 The interest rate of Bonds of the same ISIN will be fixed in accordance with one of the following fix-
31 ing methods to be determined by the Issuer in connection with the specific issue, and will be set out
32 in the Final Terms:

33 • xth last banking day:
34 The reference rate is calculated in the following way (interest rate fixing method): The refer-
35 ence rate quoted on the xth last banking day before the beginning of a new interest rate fixing
36 period (interest rate fixing date).

37 • Average of the x last banking days before the xth last banking day:
38 The reference rate is calculated in the following way (interest rate fixing method): The average
39 reference interest rate calculated as a simple average over the last x banking days before the
40 xth last banking date prior to the interest reset date (the interest rate fixing date).

41 The interest rate fixing method will be specified in the Final Terms.

42 *Reference rate*

1 The reference rate for the interest rate fixing period corresponds to the market consistent money
2 market rate published or quoted on the interest rate fixing date of the relevant interest rate fixing pe-
3 riod in the currency in which the bonds are issued. The reference rate of an interest rate fixing period
4 may be negative.

5 If the relevant market consistent money market rate is no longer published or quoted, or no longer
6 reflects the relevant money market, the Issuer will determine the reference rate based on the official
7 lending rate determined by the Danish Central Bank or the central bank in the relevant money mar-
8 ket.

9 The relevant reference rate will be specified in the Final Terms. In connection with the opening of a
10 floating-rate ISIN, the Issuer will fix the reference rate for the period up to the first fixing period set
11 out in the Final Terms.

12 *Interest rate spread*

13 Any interest rate spread will be specified in the Final Terms.

14 *Negative interest rate*

15 The floating rate for Covered Bonds issued before 1 March 2015 cannot be negative. If the fixing of
16 the interest rate for an interest rate fixing period causes the reference rate plus the interest rate
17 spread, where relevant, to be negative, the floating rate for those Bonds for the interest rate fixing
18 period in question will be set at zero.

19 For Covered Bonds issued after 1 March 2015, specifications regarding negative interest rate will ap-
20 pear from the Final Terms.

21 If the coupon fixed in the Final Terms is lower than zero, the Issuer has a claim against the Bond-
22 holders, corresponding to the absolute value of the coupon.

23 The floating rate for Senior Secured Bonds issued under this Base Prospectus cannot be negative. If
24 the fixing of the interest rate for an interest rate fixing period causes the reference rate plus the inter-
25 est rate spread to be negative, the interest rate for the interest rate fixing period in question will be
26 set at zero.

27 *Information on Bond price development*

28 Information on the historical and future Bond price development of the published or quoted market
29 consistent money market rate that forms the basis for the reference rate will – if available – be set
30 out in the Final Terms.

31 *Calculation of the floating interest rate*

32 The floating interest rate is calculated by the Issuer.

33 4.8.7 *Maturity extension and fixing of interest rate in case of interest rate increase or insufficient number* 34 *of buyers – applicable to SDOs and Senior Secured Bonds*

35 (i) *Interest rate trigger, fixed-rate bonds, maturity 0-12 months*

36 If the term to maturity of a mortgage-credit loan is longer than the term to maturity of the underlying
37 SDOs, and if the underlying SDOs have a fixed interest rate and a term to maturity of up to and in-
38 cluding 12 months at the refinancing of the loan, the Issuer may only initiate a sale of SDOs that are
39 to replace the expiring bonds upon refinancing if the Issuer has a reasonable expectation that the sale
40 can be made without the yield to maturity becoming 5 percentage points higher than the yield to ma-
41 turity determined in connection with the latest refinancing. However, this does not apply if the Issuer
42 sells a minor quantity of SDOs with a view to determining whether the yield to maturity will be 5 per-
43 centage points higher than the yield to maturity determined in connection with the latest refinancing.
44 If a sale cannot be initiated, see the 1st clause, and if the expiring bonds are due for payment, the ma-
45 turity of those bonds will be extended by 12 months. On expiration of the bonds after the 12-month
46 extension, new SDOs will be issued to replace them. The 1st and 2nd clauses do not apply to that is-
47 sue.

48 (ii) *Interest rate trigger, fixed-rate bonds, maturity 12-24 months*

1 If the term to maturity of a mortgage-credit loan is longer than the term to maturity of the underlying
2 SDOs, and if the underlying SDOs have a fixed interest rate and a term to maturity from 12 and up to
3 and including 24 months at the refinancing of the loan, the Issuer may only initiate a sale of SDOs
4 that are to replace the expiring bonds upon refinancing if the Issuer has a reasonable expectation
5 that the sale can be made without the yield to maturity becoming 5 percentage points higher than the
6 yield to maturity of an equivalent bond with the same term to maturity 11 up to and including 14
7 months earlier. However, this does not apply if the Issuer sells a minor quantity of SDOs with a view
8 to determining whether the yield to maturity will be 5 percentage points higher than the yield to ma-
9 turity of an equivalent bond with the same term to maturity 11 up to and including 14 months earlier.
10 If a sale cannot be initiated, see the 1st clause, and if the expiring bonds are due for payment, the ma-
11 turity of those bonds will be extended by 12 months. On expiration of the bonds after the 12-month
12 extension, new SDOs will be issued to replace them. The 1st and 2nd clauses do not apply to that is-
13 sue.

14 *(iii) Interest rate trigger, floating-rate bonds, maturity 0-24 months*

15 If the term to maturity of a mortgage-credit loan is longer than the term to maturity of the underlying
16 SDOs, and the underlying SDOs have a floating interest rate and a remaining maturity of up to and
17 including 24 months when first used to fund mortgage-credit loans, the interest rate at fixing cannot
18 be more than 5 percentage points higher than the most recently fixed interest rate and must remain
19 unchanged for a period of 12 months or until the next refinancing if made within 12 months, unless a
20 lower interest rate is fixed within the 12 month-period or before the next refinancing. The Issuer may
21 only initiate a sale of SDOs that are to replace the expiring bonds upon refinancing if the Issuer has a
22 reasonable expectation that the sale can be made without the interest rate becoming 5 percentage
23 points higher than the most recently fixed interest rate. However, this does not apply if the Issuer
24 sells a minor quantity of SDOs with a view to determining whether the interest rate will be 5 percent-
25 age points higher than the interest rate determined in connection with the latest refinancing. If a sale
26 cannot be initiated, see the 1st clause, and if the expiring bonds are due for payment, the maturity of
27 those bonds will be extended by 12 months. On maturity of the bonds after the 12-month extension,
28 new SDOs will be issued to replace them. The 1st-3rd clauses do not apply to that issue.

29 *(iv) Refinancing failure trigger*

30 If the term to maturity of a mortgage-credit loan is longer than the term to maturity of the underlying
31 SDOs, the maturity of the bonds to be replaced by new bonds on expiration will, if there is an insuffi-
32 cient number of buyers for all the new bonds required, be extended by 12 months at a time until refi-
33 nancing can be completed with buyers for all the new bonds required. On expiration of those bonds
34 after expiry of the 12-month extension, new SDOs will be issued to replace them. At this issue, (i), (ii)
35 and (iii), 2nd clause, do not apply.

36 Notwithstanding (ii), (iii) and (iv), in case of a failed refinancing of loans where the maturity of the
37 underlying bonds exceeds 12 months at refinancing, refinancing of the loan by SDOs with a shorter
38 maturity may be attempted before extending the maturity.

39 *(v) Interest rate fixing, extended fixed-rate bonds, maturity 0-12 months*

40 The interest rate on fixed-rate SDOs with a term to maturity of up to and including 12 months at refi-
41 nancing of the loan which are extended pursuant to (i) or (iv) will be set at the yield to maturity of the
42 bonds fixed at the last refinancing, with the addition of 5 percentage points. The interest rate will be
43 fixed initially at the time of extending the maturity of the bonds. For additional maturity extensions
44 pursuant to (iv), the interest rate fixed pursuant to the 1st clause will continue to apply.

45 *(vi) Interest rate fixing, extended fixed-rate bonds, maturity exceeding 12 months*

46 The interest rate on SDOs with a term to maturity from 12 and up to and including 24 months at refi-
47 nancing of the loan which are extended pursuant to (ii) or (iv) will be set at the yield to maturity of an
48 equivalent bond with the same remaining term to maturity 11-14 months earlier, with the addition of
49 5 percentage points. The interest rate on fixed-rate bonds with a term to maturity exceeding 24
50 months at refinancing of the loan which are extended pursuant to (iv) will be set at the yield to ma-
51 turity of an SDO with a remaining term to maturity of 11-14 months fixed 11-14 months earlier, with

1 the addition of 5 percentage points. The interest rate will be fixed initially at the time of extending
2 the maturity of the bonds. For additional maturity extensions pursuant to (iv), the interest rate fixed
3 pursuant to the 1st or 2nd clause will continue to apply.

4 *(vii) Interest rate fixing, extended floating-rate bonds*

5 The interest rate on floating-rate SDOs which are extended pursuant to (iii) or (iv) will be set at the
6 most recently fixed interest rate with the addition of 5 percentage points. The interest rate fixed ac-
7 cording to the 1st clause will remain unchanged for the entire 12-month extension period. The inter-
8 est rate will be fixed initially at the time of extending the maturity of the bonds. For additional ma-
9 turity extensions pursuant to iv), the interest rate fixed pursuant to the 1st clause will continue to ap-
10 ply.

11 *Extension of Senior Secured Bonds*

12 If SDOs are extended or changed as a result of a refinancing failure due to a shortage of buyers of all
13 new bonds required in connection with a refinancing, the maturity of loans raised as supplementary
14 collateral pursuant to section 15 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds
15 etc. Act which ordinarily mature during the extension period and which are linked to the extended
16 bonds will be extended or changed according to the maturity of the extended bonds concerned.

17 4.9 Covered Bonds are issued in series, either as callable or non-callable bonds. The repayment profile
18 will be specified in the Final Terms.

19 If a Covered Bond series is callable under the Final Terms, the amounts that DLR has received from
20 borrowers' prepayments will be part of the amortisation, unless DLR has used the options specified
21 below for purchase and redemption of Bonds without concurrent drawing.

22 The amortisation will take place pursuant to a drawing carried out by DLR and is effected by redemp-
23 tion at the redemption price specified in the Final Terms as per an interest payment date for the con-
24 cerned Bonds. The drawing determines which units of the issued Bonds will be redeemed. Immedi-
25 ately after the drawing, DLR will announce that the drawing has taken place, and the specific result
26 of the drawing will be announced on the DLR website, www.dlr.dk/investor ("CK oplysninger").

27 DLR reserves the right to amortise the Bonds through purchase and cancellation with regard to the
28 part of the amortisation of the Covered Bonds which exceeds the ordinary amortisation as calculated
29 from time to time by DLR.

30 DLR reserves the right to offer the borrowers in a series that loans can be redeemed without a con-
31 current drawing or cancellation of Covered Bonds corresponding to those issued in connection with
32 the loan.

33 If a bond series is non-callable according to the Final Terms, amounts received by DLR from the bor-
34 rowers in connection with prepayments of loans within that series will not be included in the amorti-
35 sation.

36 The reason is that the amortisation is made as if prepaid loans were still amortised by ordinary in-
37 stalments. Payment dates for interest and drawings of Covered Bonds will be the first banking day
38 after the end of a calendar quarter. Interest payments cover the preceding quarterly payment period
39 and are made on the basis of day count conventions in force at the time, currently actual days over
40 actual days. From 8 February 2001, this convention replaced the previous convention of 90 days over
41 360 days as part of the adjustment of the trading terms of Danish bonds. When opening new maturi-
42 ties or coupon sections, DLR may change the dates for and/or the number of annual payments.

43 The terms and conditions in this Base Prospectus may be derogated from in the Final Terms, in
44 which case the provisions of the Final Terms will apply. Reference is made to the templates for Final
45 Terms included as "ANNEX 4" to this Base Prospectus.

46 4.10 The yield to maturity of Bonds depends on the coupon rate (including whether the rate is fixed or
47 floating), the maturity and bid/offer prices when the Bonds are traded.

1 The yield to maturity is determined by discounting payments on each Bond using a discount rate that
2 renders the value of the discounted payments equal to the actual amount invested. The yield to ma-
3 turity then equals the discount rate. Payments are discounted to the settlement date.

4 The determination of the yield to maturity of the Bonds will be specified in the Final Terms.

5 4.11 Representation on behalf of the Bondholders is not possible.

6 4.12 This Base Prospectus is issued in pursuance of the Board of Directors' authorisation to the Executive
7 Board of DLR dated 23 October 2020.

8 The Board of Directors is authorised to open new series for issuance of Covered Bonds. This respon-
9 sibility has been delegated to the Executive Board. Any further decisions, authorisations and approv-
10 als pursuant to which bonds under this Base Prospectus are specifically prepared and/or issued will
11 appear from the Final Terms.

12 4.13 The issuance period for Bonds under this Base Prospectus will be set out in the Final Terms.

13 4.14 Covered Bonds are negotiable mass instruments of debt or investment securities and will be admit-
14 ted to trading in a regulated market. Their free transferability is not subject to restrictions.

15 Senior Secured Bonds are also freely negotiable securities.

16 4.15 Taxation of investors fully liable to pay tax in Denmark will be subject to the following rules in force
17 as at the date of this Base Prospectus:

18 Any interest income and capital gains from Bonds held by private individuals are taxable, whereas
19 any capital loss is tax-deductible, subject to Act no. 1283 of 25 October 2016 (the "Capital Gains
20 Act"). Any gains or losses on the Bonds are subject to the minimum threshold of DKK 2,000 specified
21 in section 14 of the Danish Gains on Securities and Foreign Currency Act.

22 Any interest income and capital gains from Bonds held by companies are taxable, and any capital loss
23 is tax-deductible.

24 Interest due and possession, redemption and transfer of Bonds must be reported to the Danish tax
25 authorities in compliance with applicable regulations.

26 Pursuant to current legislation, withholding tax at source will not be withheld in Denmark save for,
27 in certain cases, to payments in respect of controlled debt in relation to DLR pursuant to the Danish
28 Corporation Tax Act. Consequently, this will not have any impact on investors who do not control, or
29 are controlled by, DLR.

30 Natural or legal persons that are not resident in Denmark for tax purposes are, pursuant to current
31 legislation, not subject to taxation in Denmark on payments to said persons of interest or principal,
32 save for, in certain cases, taxation on payments in respect of controlled debt in relation to DLR, as
33 mentioned above.

34 No Danish withholding tax will be payable with respect to such payments, and no capital gain in con-
35 nection with the sale, exchange or cancellation of the Bonds will be subject to taxation in Denmark,
36 save for, in certain cases, taxation on payments in respect of controlled debt in relation to DLR, as
37 mentioned above. This tax treatment applies only to investors who are not subject to full tax liability
38 in Denmark or included in Danish joint taxation scheme and who do not carry on business in Den-
39 mark through a permanent establishment.

40 DLR is not liable for any changes in the tax treatment of the Bonds or in the tax position of the inves-
41 tors – including any withholding tax of any kind or collection of tax at source imposed by public au-
42 thorities.

43 All investors, including those who are not tax residents of Denmark, are encouraged to seek separate
44 and individual advice on their tax positions.

1 Financial Transaction Tax (“FTT”)

2 On 14 February 2013, the European Commission published a proposal (the “Commission’s Pro-
3 posal”) for a Directive for a common FTT in Belgium, Germany, Estonia, Greece, Spain, France, Italy,
4 Austria, Portugal, Slovenia and Slovakia (the “participating Member States”).

5 The Commission’s Proposal has a very broad scope and could, if introduced, apply to certain dealings
6 in Bonds (including secondary market transactions) in certain circumstances. Primary market trans-
7 actions referred to in Article 5(c) of Regulation (EU) No 1287/2006 are exempt.

8 Under the Commission’s Proposal the FTT could apply in certain circumstances to persons both
9 within and outside of the participating Member States. Generally, FTT would apply to certain deal-
10 ings in Bonds where at least one party is a financial institution, and at least one party is established
11 in a participating Member State. A financial institution may be, or be deemed to be, “established” in a
12 participating Member State in a broad range of circumstances, including (a) by transacting with a
13 person established in a participating Member State or (b) where the financial instrument which is
14 subject to the dealings is issued in a participating Member State.

15 However, the Commission’s Proposal remains subject to negotiation between the participating Mem-
16 ber States. It may therefore be altered prior to any implementation. The timing of the FTT proposal
17 remains unclear, and additional Member States may decide to participate. Prospective holders of
18 Bonds are advised to seek their own professional advice in relation to the FTT.

19 **5. Terms and conditions of the offer**

20 *5.1 Offer statistics, expected timetable and action required to apply for the offer*

21 **5.1.1** New issues of Covered Bonds are made on an ongoing basis while the bond series are open. Issuance
22 may be by daily tap issues, block issues or by auction. At auctions, bids are made to DLR through the
23 auction system used. The volume and distribution of bids received may give rise to pro rata allocation
24 of Bonds.

25 In connection with current sales (tap issuance) of Covered Bonds, the volume offered for sale is not
26 necessarily announced in advance. Where auctions are used in connection with refinancing of loans,
27 the terms and the volume of Bonds offered for sale will be announced on DLR’s website,
28 www.dlr.dk/investor, before the auction, and the result of the auction will subsequently be an-
29 nounced on the same site.

30 The terms that apply to an issue of Senior Secured Bonds will be set out in the Final Terms.

31 **5.1.2** The final issuance requirement of Covered Bonds is not known until the series is closed.

32 The outstanding amount of Covered Bonds varies in step with DLR’s lending and the ordinary and
33 extraordinary redemptions of mortgage-credit loans. The outstanding amount of Covered Bonds will
34 be stated on DLR’s website at www.dlr.dk/investor on a current basis.

35 The outstanding amount of Senior Secured Bonds varies in step with DLR’s requirement for supple-
36 mentary collateral and/or excess capital cover. The outstanding amount of bonds will be stated on
37 the website of NASDAQ Copenhagen A/S, www.nasdaqomxnordic.com.

38 **5.1.3** It applies to Covered Bonds that the bond series are open for new issues during an opening period
39 fixed in advance. DLR may decide to close the offer for parts of the opening period. The opening pe-
40 riod for Covered Bonds will be set out in the Final Terms.

41 The offer period and a detailed description of the subscription process for Senior Secured Bonds will
42 be set out in the Final Terms.

43 **5.1.4** DLR may fix limits for individual investors’ numbers of subscriptions for Bonds. The possibility, if
44 any, to limit individual investors’ numbers of subscriptions and the method of repayment of excess

1 amounts investors may have paid in connection with their subscription will be stated in the Final
2 Terms.

3 The minimum investment equals the face value of the Bonds. The face value will be specified in the
4 Final Terms. The maximum investment equals the outstanding amount of the Bond issue.

5 5.1.5 Delivery and clearing of Bonds issued under this Base Prospectus will take place through VP Securi-
6 ties A/S. Generally, Bonds are traded with two-day settlement, but exemptions may be made from
7 this rule. The specific rules in this respect will be stated in the Final Terms.

8 5.1.6 Trades in Bonds admitted to trading on a regulated market are published in accordance with the
9 rules issued under the Danish Capital Markets Act and other relevant legislation.

10 5.1.7 Trades in Bonds admitted to trading on NASDAQ Copenhagen A/S are reported pursuant to
11 NASDAQ Copenhagen A/S' rules on reporting. Prices are stated on a current basis on the website of
12 NASDAQ Copenhagen A/S, www.nasdaqomxnordic.com.

13 There are no subscription rights attached to the Bonds.

14 5.2 *Plan of distribution and allotment*

15 5.2.1 No investors have any pre-emptive rights to buy Bonds issued under this Base Prospectus.

16 5.2.2 In connection with ordinary issuance, including tap issues, and in connection with block issues, the
17 Bonds will be sold in the bond market. The agreement is signed in connection with the transaction,
18 and the Bonds usually have two-day settlement.

19 Auction participants will be notified of the price and the allocated amount immediately after the auc-
20 tion. Trading in Bonds may take place before the Bonds have been issued. The Issuer has no influ-
21 ence on the Bond deals of third parties.

22 For private placements, the Bonds will be sold according to agreement with the individual buyers.

23

24 5.3 *Pricing*

25 5.3.1 Pricing is based on market terms and bids/offers. Other than the market price of the Bonds and any
26 accrued interest, it is not expected that any costs besides ordinary transaction costs will be imposed
27 on the purchaser. Any expenses and taxes specifically imposed on the purchaser in connection with
28 the issuance of Bonds under this Base Prospectus will be stated in the Final Terms.

29 5.4 *Placing and underwriting*

30 5.4.1 DLR is the issuer of the Bonds and acts as a securities dealer. Bonds issued pursuant to the Final
31 Terms annexed this Base Prospectus, are registered with VP Securities A/S or with another securities
32 depository where the Bonds are registered. The choice of securities depository appears from the Final
33 Terms. The securities depository handles the payment of interests and drawings.

34 DLR coordinates the overall issuance of Senior Secured Bonds and places the Bonds. In connection
35 with an issue, DLR may appoint one or more securities dealers to place the Bonds. The names and
36 addresses of any such securities dealers will be stated in the Final Terms.

37 5.4.2 In connection with a Bond issue, DLR may enter into an agreement to the effect that one or more en-
38 tities make binding commitments to underwrite the issue or undertake to place the issue without ob-
39 ligation or "best possible". If DLR makes such an agreement, the names and addresses of such enti-
40 ties and the key aspects of the agreement will be stated in the Final Terms.

41 5.4.3 If DLR enters into an agreement to the effect that one or more entities make binding commitments to
42 underwrite a Bond issue, the Final Terms will state when the agreement was entered into.

- 1 **6. Admission to trading and dealing arrangements**
2 6.1 Covered Bonds and Senior Secured Bonds covered by the previous base prospectus that is replaced
3 by this Base Prospectus are, or is expected to be, listed on a regulated market place in Denmark, such
4 as NASDAQ Copenhagen A/S (www.nasdaqomxnordic.com).
5
6 The first date of listing will appear from the Final Terms.
- 7 6.2 The regulated market where the Bonds will be listed appears from the Final Terms.
8
9 6.3 DLR can enter into agreements (“Primary Dealer agreements”) on the pricing of Bonds issued under
10 this Base Prospectus. The agreements may, possibly with a notice, be terminated by the contracting
11 parties at any time. The agreements can relate to all, or only certain of the Bonds. DLR assumes no
12 obligation to maintain any Primary Dealer agreements or enter into new agreements.
13
- 14 **7. Additional information**
15 7.1 DLR has not used any external advisers in connection with the preparation of this Base Prospectus.
16
17 7.2 DLR’s auditors have exclusively audited the annual reports to which this Base Prospectus refers. The
18 Base Prospectus has not been inspected or audited by DLR’s auditors.
19
20 7.3 DLR is rated by the credit rating agency S&P Global Ratings (“S&P”). S&P has been established in the
21 European Community and is registered pursuant to European Parliament and Council Regulation
22 1060/2009 on credit rating agencies, see article 4.1.
23
24 (i) At the date of this Base Prospectus, DLR as an issuer has been assigned a Long-Term Credit
25 Rating of ‘A-’ with a positive outlook and a Short-Term Credit Rating of ‘A-2’ with a stable
26 outlook by S&P.

27 (ii) DLR SDOs issued out of Capital Center B have been assigned a rating of ‘AAA’ by S&P at the
28 date of this Base Prospectus. DLR ROs issued out of the General Capital Center have also
29 been assigned an ‘AAA’ rating by S&P.
- 30 DLR wishes to note that the S&P ratings are subject to change, and that DLR may choose not to have
31 the issued Bonds rated. The rating of the Bonds will be specified in the Final Terms.
32
- 33 **8. Financial intermediaries’ use of the Base Prospectus**
34 8.1 DLR expressly declares that it accepts that this Base Prospectus may be used for resale or final place-
35 ment of Bonds through financial intermediaries who have been given the consent of DLR, and DLR
36 assumes responsibility for the contents of this Base Prospectus, also in connection with such use.
- 37 8.2 The consent regarding the use of the Base Prospectus mentioned in item 8.1 of this section 9 “SECU-
38 RITIES NOTE” is valid for 12 months from the approval of this Base Prospectus.
- 39 8.3 The offer period during which any resale or final placement of the Bonds may take place is stated in
40 the Final Terms.
- 41 8.4 Financial intermediaries who have been given the consent of DLR as set out in item 8.1 of this section
42 9 “SECURITIES NOTE” may solely use this Base Prospectus for resale and final placement of the
43 Bonds in Denmark.
- 44 8.5 Any unambiguous and objective conditions attached to the consent set out in item 8.1 of this section
45 9 “SECURITIES NOTE” will be stated in the Final Terms.

- 1 8.6 **Where a financial intermediary uses this Base Prospectus to make an offer of Bonds,**
2 **the financial intermediary will inform investors of the terms and conditions of the of-**
3 **fer at the time of the offer.**
- 4 8.7 A list stating the names and addresses of the financial intermediaries holding permissions to use the
5 Base Prospectus will be stated in the Final Terms.
- 6 8.8 Information about financial intermediaries not known at the date of approval of the Base Prospectus
7 or the filing of the Final Terms will be stated on DLR's website: www.dlr.dk/investor.
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- 9

ANNEXES

1 **ANNEX 1: DEFINITIONS**

2

3 References in this Base Prospectus to:

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- “latest annual report” mean the Annual Report 2019 of DLR Kredit A/S;

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- “latest annual reports” mean the Annual Report 2018 of DLR Kredit A/S and the Annual Report 2019 of DLR Kredit A/S;

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- “latest interim report” mean Interim Report, Q1-Q3 2020 of DLR Kredit A/S; and

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- “latest risk report” mean Risk and Capital Management Report February 2020 of DLR Kredit A/S.

13

14

Both reports are available from DLR’s website, www.dlr.dk/investor. Future interim and annual reports and risk and capital management reports will also be made available on this site.

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Where this Base Prospectus refers to “Banking days” or a “Banking day”, it means any day on which Danish payment systems and Danish financial institutions located in Denmark are open for business.

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ANNEX 2: DOCUMENTS AND REFERENCES

List of documents and references used entirely or in part for the preparation of this Base Prospectus.

- Annual Report 2018 of DLR Kredit A/S
The annual report is available on DLR's website: www.dlr.dk/investor.
- Annual Report 2019 of DLR Kredit A/S
The annual report is available on DLR's website: www.dlr.dk/investor.
- Interim Report, Q1 – Q3 2019 of DLR Kredit A/S
The interim report is available on DLR's website: www.dlr.dk/investor.
- Interim Report, Q1 – Q3 2020 of DLR Kredit A/S
The interim report is available on DLR's website: www.dlr.dk/investor.
- Risk and Capital Management Report 2020
The risk and capital management report is available on DLR's website www.dlr.dk/investor.
- Articles of Association for DLR Kredit A/S
The Articles of Association may be obtained at DLR's premises at Nyropsgade 21, 1780 Copenhagen V, Denmark, or at DLR's website www.dlr.dk/investor under "Dokumentation og lovgivning" (Danish only).
- Memorandum of Association for KR 276 A/S
The Memorandum of Association may be obtained at DLR's premises at Nyropsgade 21, 1780 Copenhagen V, Denmark.

1 **ANNEX 3: CROSS REFERENCE TABLE FOR DOCUMENTS REFERRED TO IN THE BASE**
 2 **PROSPECTUS**

3

Where in the Base Prospectus is the reference	Document	Where in the document is the reference
Section 7 “REGISTRATION DOCUMENT”, p. 30 item 5.1.1	Latest annual report of DLR	Lending Activity and Portfolio, pp. 31-36
Section 7 “REGISTRATION DOCUMENT”, p. 33 item 11.1	2 latest annual reports of DLR	Annual Report 2019: Management Statement, pp. 115-116 Management Review, pp. 3-68 Audit Report, pp. 117-124 Accounting Policies, pp. 104-113 Profit and Loss Account, p. 70 Balance Sheet, p. 71 Notes, pp. 74-103 Capital and solvency, p. 73 Annual Report 2018: Management Statement, pp. 112-113 Management Review, pp. 6-62 Audit Report, pp. 114-121 Accounting Policies, pp. 100-110 Profit and Loss Account, p. 69 Balance Sheet, p. 70 Notes, pp. 73-99 Capital and solvency, p. 72
Section 7 “REGISTRATION DOCUMENT”, p. 34 item 11.5.1	Latest interim reports of DLR	Interim Report, Q1 – Q3 2020: Profit and Loss Account, p. 17 Balance Sheet, p. 18 Notes, pp. 21-35 Interim Report, H1 2020: Profit and Loss Account, p. 12 Balance Sheet, p. 13 Notes, pp. 16-28 Interim Report, Q1 2020: Profit and Loss Account, p. 12 Balance Sheet, p. 13 Notes, pp. 16-29

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1 **ANNEX 4: TEMPLATE FOR FINAL TERMS**

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4 Below are provided draft templates for the Final Terms for the Bonds comprised by this Base Prospectus.
5 Reservation is made for the wording, which may differ in certain places from the template. However, im-
6 portant amendments to or information concerning the content of the Base Prospectus will be made by way of
7 a new Base Prospectus or an addendum to the current prospectus.

8 The Issuer may add new series and ISINs to this Base Prospectus on an ongoing basis.

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**FINAL TERMS FOR •COVERED BONDS
(SDOs), [REALKREDITOBLIGATIONER (ROs)], [Senior Secured Bonds]**

**issued [under section 15 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc.
Act] by**

**DLR KREDIT A/S
(DLR or Issuer)**

1 These final terms (the “**Final Terms**”) apply to [CRR-compliant covered bonds (SDOs)]/[UCITS-compliant
2 covered bonds (ROs)]/[Senior Secured Bonds] issued by DLR [under section 15 of the Danish Mortgage-
3 Credit Loans and Mortgage-Credit Bonds etc. Act]. The final terms exclusively relate to the specific issue or
4 issues of [covered] bonds (the “**Bonds**”) listed in the Final Terms below.

5
6 The bonds will be issued pursuant to the Base Prospectus (programme) for the issuance of CRD-compliant
7 covered bonds, UCITS-compliant covered bonds and bonds issued in pursuance of section 15 of the Danish
8 Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act (Senior Secured Bonds) issued by DLR Kredit
9 A/S dated 17 November 2020 and any addendums to this base prospectus (together the “**Base Prospec-**
10 **tus**”).

11
12 The Issuer represents:

- 13 • that the Final Terms have been prepared in accordance with Article 8 of the Prospectus Regulation
14 and must be read in conjunction with the Base Prospectus and any addendums to the Base Prospec-
15 tus;
- 16 • that the Base Prospectus has been published online at DLR’s website, www.dlr.dk/investor and at the
17 website of the Danish FSA, www.oasm.finanstilsynet.dk;
- 18 • that in order to obtain all information an investor must read the Base Prospectus, any addendums to
19 the Base Prospectus and the Final Terms of the specific Bonds; and
- 20 • that the summary for this specific issue is attached as Annex A to the Final Terms.

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26 **MiFID II-PRODUCT GOVERNANCE**

27 [THE TARGET MARKET FOR THE BONDS IS RETAIL CLIENTS, PROFESSIONAL CLIENTS AND ELIGI-
28 BLE COUNTERPARTIES - Solely what applies to the individual producer’s procedure for product approval,
29 the assessment of the target market of the Bonds led to the conclusion that: (i) the target market for the
30 Bonds is solely eligible counterparties, professional clients and retail clients as defined in Directive
31 2014/65/EU (“MiFID II”) and (ii) all channels of distribution are appropriate. Any person who subsequently
32 offers, sells or recommends the Bonds (a “Distributor”) must take the producer’s assessment of the target
33 market into consideration. A Distributor who is subject to MiFID II is, however, responsible for undertaking
34 their own assessment of the target market of the Bonds (either by assuming or improving the producer’s as-
35 sessment of the target market) and also for determining appropriate distribution channels subject to the Dis-
36 tributor’s execution of suitability and appropriateness tests under MiFID II, if relevant.]

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38 [THE TARGET MARKET FOR THE BONDS IS SOLELY PROFESSIONAL CLIENTS AND ELIGIBLE

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40 COUNTERPARTIES - Solely what applies to the individual producer’s procedure for product approval, the
41 assessment of the target market of the Bonds led to the conclusion that (i) the target market for the Bonds is
42 solely eligible counterparties and professional clients as defined in Directive 2014/65/EU (“MiFID II”) and
43 (ii) all channels of distribution of the Bonds to eligible counterparties and professional clients are appropri-
44 ate. Any person who subsequently offers, sells or recommends the Bonds (a “Distributor”) must take the as-
45 sessment of the client type into consideration. A Distributor who is subject to MiFID II is, however, responsi-
46 ble for undertaking their own assessment of the target market of the Bonds (either by assuming or improving
47 the producer’s assessment of the target market) and also for determining appropriate distribution channels.]

1 **Fixed-rate, callable bonds**

	Bond terms
Opening date:	[Opening date]
Capital center:	[Indication of capital center]
Bond type:	[Indication of bond type]
ISIN:	[•]
Maturity date/due date:	[Maturity date]
Currency:	[Currency]
Inter-est:	
<i>Interest:</i>	Fixed interest rate
<i>Annual payment dates:</i>	[•]
<i>Nominal coupon rate:</i>	[•]% p.a.
<i>Day count convention:</i>	Actual/actual.
<i>Interest payment date:</i>	[Dates] of each year until the maturity date. If the interest payment date is not a Banking Day, the interest payment will be postponed to the next Banking Day.
<i>First date of interest accrual:</i>	[Date]
<i>Yield to maturity:</i>	Ex-post calculation of the yield-to-maturity is not possible as the Bonds will be issued on an ongoing basis throughout the offer period of the Bonds.
Interest-only period:	[None] [Up to [•] years of interest-only period on the loans behind].
Amortisation:	Annuity bonds. The Bonds are drawn according to the loans funded by the Bond series. At each payment date, a bond amount corresponding to the ordinary and extraordinary repayments on the loans is drawn. Drawing is published on an ongoing basis at the Issuer's website www.dlr.dk/investor under CK information.
Borrower's prepayment rights	The borrower can prepay his loan in one of the following ways: <ul style="list-style-type: none"> 1. Redemption of bonds at market price; 2. Redemption on payment date at par; or 3. Immediate redemption at par. <p>The bonds are callable. This means that the borrower may, at any future repayment date and irrespective of the actual market price, prepay his loan at par. The notice period for prepayment is two months before a payment date.</p>

Terms for the issuance

Opening period:	[<i>Description of opening period</i>]
Restrictions on the individual investor's right to subscribe for the Bonds:	DLR has set no limit to the number of subscriptions allowed for the individual investor.
Denomination:	DKK 0.01 (minimum denomination)
Offer price:	Market price
Other expenses payable by bond purchasers:	No expenses other than ordinary transaction costs will be payable by bond purchasers.
Listing:	The Bonds will be admitted to listing on Nasdaq Copenhagen A/S. Date of expected admission to listing: [<i>Date</i>].
Securities depository:	The Bonds will be issued through and registered with: [VP Securities A/S, Weidekampsgade 14, P.O. Box 4040, DK-2300 Copenhagen S, Denmark] [●].
Value date:	The Bonds are traded with a value date of [●] Banking days unless otherwise agreed.
Agreements on the underwriting of the Bonds:	DLR has made no agreement with securities dealers on the placement of the Bonds.
Financial intermediaries' use of the Base Prospectus:	DLR has granted no consent to any financial intermediary's use of the Base Prospectus in connection with offer or placing of the Bonds.
Agreement on market making:	[DLR has not entered into any agreement with any company concerning the quoting of bid and offer prices for the Bonds.] [DLR has entered into market maker agreements ("Primary Dealer" agreements) in covered bonds with a number of banks. The agreements may, possibly with a notice, be terminated by the contracting parties at any time. DLR is not under any obligation to maintain the contracted Primary Dealer agreements in the bonds.]

Other information on the Bonds

Capital center:	The Bonds will be issued out of [<i>indication of capital center</i>]. Annex B to the Final Terms contains an overview as per today's date of bonds issued out of [<i>indication of capital center</i>].
Information on the outstanding amount of Bonds:	The outstanding amount of bonds is stated on DLR's website at www.dlr.dk/investor and/or on Nasdaq Copenhagen A/S' website: www.dlr.dk/investor on a current basis.
Conflicting interests:	DLR has no notice of any conflicts of interest material to the offer of the Bonds.
Authorisation and approval pursuant to which the Bonds are issued:	[<i>Specification of authorisations and approvals pursuant to which the bonds are issued</i>]
Credit rating of the Bonds:	[●]

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These Final Terms have been approved by DLR on [date].

On behalf of DLR Kredit A/S:

Name:
Title:

Name:
Title:

1 **Floating-rate bonds**

Bond terms	
Opening date:	[Opening date]
Capital center:	[Indication of capital center]
Bond type:	[Indication of bond type]
ISIN:	[•]
Maturity date/due date:	[Maturity date] [Pursuant to section 6 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act, and the corresponding Executive Order on refinancing of adjustable-rate mortgages, the maturity of the Bonds can, under certain special circumstances, be extended as specified below.]
Currency:	[Currency]
Interest:	
<i>Interest:</i>	The Bonds carry a floating interest rate. [However, until the first fixing date of [date] the Bonds carry an initial coupon rate of [•]% p.a.]
<i>Annual payment dates:</i>	[•]
<i>Nominal coupon rate:</i>	A floating coupon rate which is composed of the reference rate of interest plus the interest rate spread, if any. [Description of terms in the event that the coupon rate becomes negative] [In case the Bond terms are extended pursuant to section 6, special interest rate conditions will prevail, cf below.]
<i>Interest rate spread:</i>	[[•] percentage points p.a.][tbd]
<i>Interest cap:</i>	[None][•].
<i>Reference rate:</i>	[3m]/[6m] [CIBOR]/[CITA]/[EURIBOR] [•] delivered by [benchmark administrator's legal name (the "Administrator")/European Money Markets Institute ("EMMI")]. On the date of these final terms, [the Administrator/EMMI] does not appear from ESMA's register of administrators and benchmarks, created and maintained by the European Securities and Markets Authority in accordance with Article 36 of Regulation (EU) 2016/2011 (the "Benchmark Regulation"). To the best of the Issuer's knowledge, the transitional provisions of Article 51 of the Benchmark Regulation apply, and currently there is no requirement that [the Administrator/EMMI] has obtained approval or registration]
<i>Interest rate fixing frequency:</i>	[Quarterly]/[semi-annually]
<i>Interest rate fixing method:</i>	[Description of method, dates and times for the fixing of the reference rate.]
<i>Interest rate fixing period:</i>	[Description of the fixing period]
<i>Day count convention:</i>	[Actual/actual] [Actual/360] [365/360] [•].

<i>Interest payment date:</i>	[Dates] of each year until the maturity date. If the interest payment date is not a Banking Day, the interest payment will be postponed to the next Banking Day.
<i>First date of interest accrual:</i>	[Date]
<i>Information on the price development of the money market rate forming the basis for the reference rate:</i>	[Description of the quotation, collection, calculation and publication of the chosen reference rate]
<i>Yield to maturity:</i>	[Ex-post calculation of the yield-to-maturity is not possible as Bonds will be issued on an ongoing basis throughout the offer period of the Bonds.] [If possible, the yield to maturity is specified.]
Interest-only period:	[The loans are either bullet loans or annuity loans with up to [•] years of interest-only period.] [Not applicable to Senior Secured Bonds]
Amortisation:	[The Bonds will be amortised on the basis of the loans provided in the series.] [Not applicable for Senior Secured Bonds]
Borrower's prepayment rights:	[Redemption of Bonds at market price. The Bonds are non-callable.] [Not applicable to Senior Secured Bonds]
Statutory maturity extension in the event of interest rate increase:	[The Bonds [are not][are] comprised by the statutory maturity extension in the event of interest rate increase, as specified in item 4.8.7. of the SECURITIES NOTE of the Base Prospectus. [DLR will decide to extend the term-to-maturity of the Bonds, in full or in part, by 12 months from the ordinary maturity date of the Bonds if, at refinancing of expiring Bonds, the yield-to-maturity becomes more than 5 percentage points higher than the most recently fixed interest rate. The coupon rate on extended Bonds will be set at the most recently fixed interest rate with the addition of 5 percentage points. An extension of the maturity of the Bonds resulting from an interest rate trigger must be made public on www.dlr.dk/investor immediately after completed refinancing.] [Not applicable to Senior Secured Bonds]
Statutory maturity extension in the event of an insufficient number of buyers:	[The Bonds [are not][are] comprised by statutory maturity extension in the event of an insufficient number of buyers, see item 4.8.7. in the SECURITIES NOTE of the Base Prospectus. [DLR will decide to extend the term-to-maturity of the Bonds, in full or in part, by 12 months at a time from the ordinary maturity date of the Bonds if, at refinancing of expiring Bonds, there is an insufficient number of buyers for all the new bonds required. The coupon rate on extended Bonds will be set at the most recently fixed interest rate with the addition of 5 percentage

points. The coupon rate will remain unchanged for the entire 12-month extension period. The interest rate will be fixed initially at the time of extending the maturity of the bonds. For additional maturity extensions caused by an insufficient number of buyers, the coupon fixed at the first extension will continue to apply.

DLR will publish the coupon on the extended bonds by means of a company announcement. In the event of any further extension, the coupon rate fixed in connection with the first extension will continue to apply.

A decision on maturity extension can be taken until the ordinary maturity date of the Bonds and will be made public by means of a company announcement immediately hereafter.]

[If the term-to-maturity of SDOs issued out of Capital Center B is extended under the statutory maturity extension based on the refinancing failure trigger, see section 6 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act, DLR is obliged to extend the term-to-maturity correspondingly on Senior Secured Bonds used as supplementary collateral for the SDOs if these Senior Secured Bonds expire during the extension period. However, the Senior Secured Bonds in question may be redeemed at ordinary maturity if DLR issues or has issued new bonds to replace these in full or in part. Please refer to section 8 "SECURITIES NOTE", item 4.8.7, for a detailed description of the provisions governing statutory maturity extension.]

Terms for the issuance

Opening period:	<i>[Description of opening period]</i>
Restrictions on the individual investor's right to subscribe for the Bonds:	DLR has set no limit to the number of subscriptions allowed for the individual investor.
Denomination:	0.01 (minimum denomination)
Offer price:	Market price
Other expenses payable by bond purchasers:	No expenses other than ordinary transaction costs will be payable by bond purchasers.
Listing:	The Bonds will be admitted to listing on Nasdaq Copenhagen A/S. Date of expected admission to listing: <i>[Date]</i> .
Securities depository:	The Bonds will be issued through and registered with: [VP Securities A/S, Weidekampsgade 14, P.O. Box 4040, DK-2300 Copenhagen S, Denmark] [●].
Value date:	The Bonds are traded with a value date of [●] Banking days unless otherwise agreed.
Agreements on the underwriting of the Bonds:	[DLR has made no agreement with securities dealers on the placement of the Bonds.] [The Bonds have been placed in the market by financial intermediaries on behalf of DLR.]

Financial intermediaries' use of the Base Prospectus:

DLR [has] [has not] granted consent to any financial intermediary's use of the Base Prospectus in connection with the offer or placing of the Bonds.

Agreements on the underwriting of the bonds:

[DLR has made no binding agreement with any entity on the underwriting of the Bonds.] [DLR has entered into an agreement on the underwriting of the Bonds with the following compan[y/ies]: [*Company name and address*].

Agreement on market making:

[DLR has not entered into any agreement with any company concerning the quoting of bid and offer prices for the Bonds.] [DLR has entered into market maker agreements ("Primary Dealer" agreements) in covered bonds with a number of banks. The agreements may, possibly with a notice, be terminated by the contracting parties at any time. DLR is not under any obligation to maintain the contracted Primary Dealer agreements in the bonds.]

Other information on the Bonds

Capital center:

The Bonds will be issued out of [*indication of capital center*].
Annex B to the Final Terms contains an overview as per today's date of bonds issued out of [*indication of capital center*].

Information on the outstanding amount of Bonds:

The outstanding amount of Bonds is stated on the Issuer's website at www.dlr.dk/investor.

Conflicting interests:

DLR has no notice of any conflicts of interest material to the offer of the Bonds.

Authorisation and approval pursuant to which the Bonds are issued:

[*Specification of authorisations and approvals pursuant to which the bonds are issued*]

Credit rating of the Bonds:

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These Final Terms have been approved by DLR on [*date*].

On behalf of DLR Kredit A/S:

Name:
Title:

Name:
Title:

1 **Fixed-rate bullet bonds**

Bond terms	
Opening date:	[Opening date]
Capital center:	[Indication of capital center]
Bond type:	[Indication of bond type]
ISIN:	[•]
Maturity date/due date:	[Maturity date] [Pursuant to section 6 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act, and the corresponding Executive Order on refinancing of adjustable-rate mortgages, the maturity of the Bonds can, under certain special circumstances, be extended as specified below.]
Currency:	[Currency]
Interest:	
<i>Interest:</i>	Fixed interest rate
<i>Annual payment dates:</i>	1
<i>Nominal coupon rate (bond interest rate):</i>	[•] % p.a. [If the maturity of the Bonds is extended, special interest rate terms will apply as specified below.]
<i>Day count convention:</i>	[Actual/actual] [•]
<i>Interest payment date:</i>	First calendar day of a month. If the interest payment date is not a Banking Day, the interest payment will be postponed to the next Banking Day.
<i>First date of interest accrual:</i>	[Date]
<i>Yield to maturity:</i>	[The yield to maturity of the Bonds cannot be specified as the Bonds are issued on tap as long as the ISIN is open.] [•] % p.a.]
Amortisation:	Bullet bonds. The Bonds are drawn by redemption at par on the date of maturity[, unless the maturity of the Bonds is extended according to the below specified.]
Borrower's prepayment rights:	[Redemption of Bonds at market price. The Bonds are non-callable.] [Not applicable to Senior Secured Bonds]
Statutory maturity extension in case of interest rate increase (interest rate trigger):	[The Bonds [are][are not] comprised by the statutory maturity extension in case of interest rate increase, see 4.8.7. of the SECURITIES NOTE in the Base Prospectus. [DLR will decide to extend the term-to-maturity of the Bonds, in full or in part, by 12 months from their ordinary maturity date if, at refinancing, the yield-to-maturity becomes more

than 5 percentage points higher than the yield-to-maturity [fixed at the last refinancing] [of an equivalent bond with a similar term-to-maturity 11-14 months earlier].

The coupon on extended bonds is set at the yield to maturity [for the Bonds fixed at the last refinancing][an equivalent bond with a similar term to maturity 11-14 months earlier], with the addition of 5 percentage points.

An extension of the maturity of the Bonds resulting from an interest rate trigger must be made public on www.dlr.dk/investor immediately after completed refinancing.]

[*Not applicable to Senior Secured Bonds*]

Statutory maturity extension in the event of an insufficient number of buyers (refinancing failure trigger):

[The Bonds are comprised by statutory maturity extension in the event of an insufficient number of buyers, see item 4.7.7. in the SECURITIES NOTE of the Base Prospectus.

DLR will decide to extend the term-to-maturity of the Bonds, in full or in part, by 12 months at a time from their ordinary maturity date if, at refinancing, there is an insufficient number of buyers for all the new bonds required.

The coupon rate on extended Bonds is to be set at the yield-to-maturity [fixed at the last refinancing] [on a corresponding bond with a similar term to maturity 11-14 months earlier] [on a bond with a term-to-maturity of 11-14 months fixed 11-14 months earlier], with the addition of 5 percentage points.

A decision on maturity extension can be taken until the ordinary maturity date of the Bonds and will be made public by means of a company announcement immediately hereafter. DLR will publish the coupon rate on extended Bonds by means of a company announcement.

The interest rate will be fixed initially at the time of extending the maturity of the bonds. For additional maturity extensions caused by of an insufficient number of buyers, the coupon rate fixed at the first extension will continue to apply.]

[If the maturity of SDOs issued out of capital center B is extended under the statutory maturity extension based on the refinancing failure trigger, see section 6 of the Danish Mortgage-Credit Loans and Mortgage-Credit Bonds etc. Act, DLR must extend the maturity correspondingly for senior secured bonds used as supplementary collateral for the SDOs if these senior secured bonds mature during the extension. However, the senior secured bonds in question may be redeemed at ordinary maturity if DLR issues or has issued new bonds to replace these in full or in part. Please refer to section 8 “SECURITIES NOTE”, item 4.8.7, for a detailed description of the provisions governing statutory maturity extension.]

Terms for the issuance

Opening period:

[*Description of opening period*]

Restrictions on the individual investor's right to subscribe for the Bonds:	DLR has set no limit to the number of subscriptions allowed for the individual investor.
Denomination:	0.01 (minimum denomination)
Offer price:	Market price
Other expenses payable by bond purchasers:	No expenses other than ordinary transaction costs will be payable by bond purchasers.
Listing:	The Bonds will be admitted to listing on Nasdaq Copenhagen A/S. Date of expected admission to listing: <i>[Date]</i> .
Securities depository:	The Bonds will be issued through and registered with: <i>[VP Securities A/S, Weidekampsgade 14, P.O. Box 4040, DK-2300 Copenhagen S, Denmark]</i> [●].
Value date:	The Bonds are traded with a value date of [●] Banking days unless otherwise agreed.
Agreements on the underwriting of the Bonds:	DLR <i>[has]</i> <i>[has not]</i> made any agreement with securities dealers on the placement of the Bonds.
Financial intermediaries' use of the Base Prospectus:	<i>[DLR has granted no consent to any financial intermediary's use of the Base Prospectus in connection with the offer or placing of the Bonds.] [DLR has entered into an agreement on the underwriting of the Bonds with the following compan[y/ies]: [Company name and address].]</i>
Agreements on the underwriting of the bonds:	<i>[DLR has made no binding agreement with any entity on the underwriting of the Bonds.] [DLR has entered into an agreement on the underwriting of the Bonds with the following compan[y/ies]: [Company name and address].]</i>
Agreement on market making:	<i>[DLR has not entered into any agreement with any company concerning the quoting of bid and offer prices for the bonds.] [DLR has entered into market maker agreements ("Primary Dealer" agreements) in covered bonds with a number of banks. The agreements may, possibly with a notice, be terminated by the contracting parties at any time. DLR is not under any obligation to maintain the contracted Primary Dealer agreements in the bonds.]</i>

Other information on the Bonds

Capital center:	The Bonds will be issued out of <i>[indication of capital center]</i> . <i>Annex B</i> to the Final Terms contains an overview as per today's date of bonds issued out of <i>[indication of capital center]</i> .
Information on the outstanding amount of Bonds:	The outstanding amount of bonds is provided at the Issuer's website on an ongoing basis: www.dlr.dk/investor and/or at NASDAQ Copenhagen A/S' website: www.nasdaqomxnordic.com .
Conflicting interests:	DLR has no notice of any conflicts of interest material to the offer of the Bonds.
Authorisation and approval pursuant to which the Bonds are issued:	<i>[Specification of authorisations and approvals pursuant to which the bonds are issued]</i>
Credit rating of the Bonds:	[●]

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These Final Terms have been approved by DLR on [date].

On behalf of DLR Kredit A/S:

Name:
Title:

Name:
Title:

1 **Annex A: Summary of the Base Prospectus for bonds, including information about the Final**
2 **Bond Terms**

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[Summary of the Base Prospectus, including information on the Final Terms of the specific issue, to be inserted here.]

1 **Annex B: Bonds issued out of** *[indication of capital center]*