23 April 2015



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To NASDAQ Copenhagen

Today, the Board of Directors of DLR Kredit A/S approved the Interim Report for the first quarter of 2015.

We enclose the Interim Report for DLR Kredit A/S covering the period 1 January – 31 March 2015.

Yours sincerely

DLR Kredit A/S

Bent Andersen Managing Director and CEO Jens Kr. A. Møller Managing Director Michael Jensen Managing Director

# Interim Report Q1 2015

#### **Management's Review**

#### Q1 2015 in headlines

- Satisfactory interim financial results DKK 303.5m before tax
- Core earnings improved by 11 pc compared to Q1 2014
- Significant reduction in the volume of F1 loans

#### **Profit and loss account**

For Q1 2015, DLR's primary earnings driver – net interest income – which primarily comprises commission income relating to lending as well as return on the securities portfolio, amounted to DKK 413.2m. This constitutes an increase of 9.3 pc compared to Q1 2014 when net interest income came to DKK 378.2m. Net fees and commissions came to an expense of DKK 60.1m for Q1 2015 against an expense of DKK 58.8m for the same period in 2014.

Total costs (staff costs and administrative expenses as well as depreciation and impairment losses on tangible assets) showed an increase in Q1 2015 to DKK 56.1m. The increase was primarily caused by increased lending activities compared to the corresponding period in 2014.

In Q1 2015, DLR experienced a positive value adjustment of DKK 40.4m against a negative value adjustment of DKK 31.7m for the corresponding period of 2014. The positive adjustment was caused by the decreasing interest rates at the beginning of 2015. However, this is partly counterbalanced by a negative value adjustment caused by shorter maturities on the portfolio of short-term bonds with coupon rates exceeding market rates.

Provisions for loan and receivable impairment etc. impact the figures for Q1 2015 negatively by DKK 38.6m. For Q1 2014, an expense of DKK 25.3m was recorded.

In Q1 2015, DLR generated a pre-tax profit of DKK 303.5m against DKK 215.1m in Q1 2014.

Tax on the profit for the period has been calculated at DKK 71.3m, resulting in a profit for the period of DKK 232.2m against DKK 162.2m for the corresponding period in 2014.

#### Lending activities in Q1 2015

DLR's total lending measured at fair value amounted to DKK 133.5bn at 31 March 2015.

For Q1 2015, DLR's gross lending amounted to a total of DKK 8.4bn, which constitutes a doubling compared to the corresponding period in 2014. The main reason behind this is the remortgaging of F1 and F2 loans into DLR's new loan product, ARM Short, or into fixed rate loans. In Q1 2015, net lending amounted to a negative DKK 0.2bn (nominal), which equals the net lending for the corresponding period in 2014.

DLR introduced ARM Short (variable-interest CITA- or CIBOR-based bond loans) in December 2013, and both 2014 and this year so far saw a positive interest from borrowers in this loan type as a replacement primarily for F1 loans.

Throughout 2014 and 2015 so far, DLR has quite successfully been campaigning towards its borrowers with a view to reducing the portfolio of F1/F2 loans and thus also reducing DLR's remortgaging risk.

#### **Balance Sheet**

At the end of March 2015, DLR's balance sheet total amounted to DKK 149.4bn against DKK 157.6bn at the end of 2014.

# Equity

At 31 March 2015, DLR's equity amounted to DKK 10,851.2m against DKK 10,619.0m at the end of 2014.

# **Capital Structure**

At the end of Q1 2015, DLR's capital base amounted to DKK 12,654.1m, while the total risk exposure has been calculated at DKK 100,194.3m, corresponding to a capital ratio of 12.6 pc (including profit for the period) at 31 March 2015. Excluding profit for the period, the capital ratio came to 12.4 pc.

At the end of Q1 2015, DLR's total subordinated debt hereafter amounted to DKK 2,052.0m, stemming from private hybrid core capital. As regards the hybrid core capital of EUR 100m raised in 2005, only 70 pc of this amount can at 31 March 2015 be included in the calculation of DLR's capital ratio, cf. the EU Capital Requirement Regulation. On 27 February 2015, DLR applied to the FSA for permission to repay this capital at 16 June 2015.

# **Risk exposure**

DLR's credit risk and market risk are considered limited. This is due to both a solid, legal basis and to DLR's internal credit policy guidelines. To this should be added the loss-mitigating measures, including the guarantee schemes that have been set up for DLR's various lending areas according to agreements with the banks that hold shares in DLR.

At the end of Q1 2015, approximately 90 pc of DLR's total loan portfolio was comprised by loss-mitigating measures. The bulk of the loans that are not comprised by guarantees usually have a low LTV value.

# **Expectations for 2015**

DLR expects the performance for 2015 to be at a satisfactory level, however somewhat below results for 2014, which came to DKK 817.2m. DLR's outlook is unchanged compared with the outlook announced in the Annual Report and the Stock Exchange Announcement for 2014.

# **Accounting Policies**

DLR's Interim Report has been prepared in accordance with the accounting rules for mortgage banks issued by the Danish FSA as well as the disclosure requirements for issuers of listed bonds specified by NASDAQ Copenhagen.

The accounting policies are unchanged as compared with the Annual Report 2014. For further details, see the section on Accounting Policies in DLR's Annual Report 2014, which may be downloaded from www.dlr.dk.

		Q1	Q1
Note	(DKKm)	2015	2014
1	Interest income	921.8	965.6
2	Interest expenses	(508.6)	(587.4)
	Net interest income	413.2	378.2
	Fee and commission income	44.9	37.5
	Fee and commission paid	(105.0)	(96.3)
	Net interest and fee income	353.1	319.4
3	Value adjustments	40.4	(31.7)
	Other operating income	4.7	4.2
4	Staff costs and administrative expenses	(55.3)	(50.6)
11+12	Depreciation and impairment losses, tangible assets	(0.8)	(0.9)
5	Provisions for loan and receivable impairment etc.	(38.6)	(25.3)
	Profit before tax	303.5	215.1
	Тах	(71.3)	(52.9)
	Profit for the period	232.2	162.2

# Profit and Loss Account and Statement of Comprehensive Income for the period 1 January – 31 March 2015

# Statement of Comprehensive Income

		Q1	Q1
Note	(DKKm)	2015	2014
	Profit for the period	232.2	162.2
	Revaluation of domicile properties	0.0	24.1
	Of which tax	0.0	(5.3)
	Other comprehensive income after tax	0.0	18.8
	Total comprehensive income for the period	232.2	181.0

# Balance Sheet at 31 March 2015

Note	(DKKm)	31 March 2015	31 Dec 2014
	Acasta		
	Assets Cash in hand and demand deposits with central banks	249.4	47.6
	Receivables from credit institutions and central banks	5,923.0	14,552.5
7	Loans, advances and other receivables at fair value	133,528.5	133,198.3
7	Loans, advances and other receivables at amortised cost	19.6	20.3
9	Bonds at fair value	9,168.4	9,165.
10	Shares etc.	68.0	68.0
11	Land and buildings, domicile properties	99.0	99.
12	Other tangible assets	5.7	5.
	Actual tax assets	0.0	14.
	Deferred tax assets	2.5	2.
	Assets temporarily foreclosed	27.8	30.
13	Other assets	309.6	416.
	Prepayments	19.1	15.
	Total assets	149,420.6	157,636.
	Liabilities and equity		
	Debts to credit institutions and central banks	0.0	2,000.
14	Issued bonds at fair value	126,596.3	132,522.
15	Issued bonds at amortised cost	6,000.0	6,002.
	Current tax liabilities	23.5	0.
16	Other debt and payables	3,880.4	4,430.
	Deferred income	12.5	3.
	Total debt	136,512.7	133,832.
	Provisions for deferred tax	4.7	4.
	Total provisions	4.7	4.
17	Subordinated debt	2,052.0	2,055.
	Share capital	570.0	570.
	Revaluation reserve	43.1	43.
	Undistributable reserve	2,337.9	2,337.
	Retained earnings	7,900.2	7,668.
	Total equity	10,851.2	10,619.
	Total liabilities and equity	149,420.6	157,636.

# **Statement of Changes in Equity**

(DKKm)	Share capital	Revalu- ation reserve	Undis- tributable reserve	Retained Earnings	Total
2014:					
Equity at 1.1.2014	570.0	24.3	2,337.9	7,052.1	9,984.3
Profit for the year	0.0	0.0	0.0	615.9	615.9
Other comprehensive income after tax	0.0	18.8	0.0	0.0	18.8
Equity at 31.12.2014	570.0	43.1	2,337.9	7,668.0	10,619.0
2015:					
Equity at 1.1.2015	570.0	43.1	2,337.9	7,668.0	10,619.0
Profit for the period	0.0	0.0	0.0	232.2	232.2
Other comprehensive income after tax	0.0	0.0	0.0	0.0	0.0
Equity at 31.3.2015	570.0	43.1	2,337.9	7,900.2	10,851.2

The share capital is divided into shares of each DKK 1.00. The number of shares remains unchanged compared to end of 2014. DLR Kredit A/S has only one class of shares where all shares carry the same rights.

		Q1	Q
Note	(DKKm)	2015	201
1	Interest income from:		
•	Loans and advances	513.2	599.
	Administration fees	357.8	348.
	Bonds	101.7	98.
	Other interest income	8.8	4.
	Total interest income	981.5	1,051
	Interest from own mortgage bonds offset against interest on		,
	issued bonds	(59.7)	(85.9
	Total	921.8	965
2	Interest expenses for:		
	Credit institutions and central banks	1.4	0
	Issued bonds	513.7	596
	Hybrid core capital	30.2	30
	Government hybrid core capital	0.0	23
	Senior debt	23.0	22
	Other interest expenses	0.0	0
	Total interest expenses	568.3	673
	Interest from own mortgage bonds offset against interest on		
	issued bonds	(59.7)	(85.
	Total	508.6	587
3	Value adjustments of:		
	Mortgage loans	923.3	559
	Bonds	40.4	(38.
	Shares etc.	0.0	(0.
	Other assets	0.1	0
	Derivate financial instruments	0.2	7
	Issued bonds	(923.6)	(559.
	Total value adjustments	40.4	(31.

		Q1	Q1
Note	(DKKm)	2015	2014
4	Staff costs and administrative expenses:		
	Salaries and remuneration to the Board of Directors and Exec	utive Board	
	Executive Board	2.3	1.7
	Board of Directors	0.5	0.4
	Total	2.8	2.′
	The company has no pension obligations to the Board of Dire Board.	ctors and Execut	ive
	Staff costs		
	Salaries	22.6	21.4
	Pension costs	2.3	2.3
	Social security costs	3.9	3.
	Total	28.8	27.
	Other administrative expenses		
	Valuation expenses	3.4	2.
	Office expenses etc.	13.3	12.
	Audit, supervision etc.	2.7	2.
	Other operating costs	4.3	4.
	Total staff costs and administrative expenses	55.3	50.
5	Provisions and impairment losses for loan and receivable impairment etc.	)	
	Impairment losses for the period	0.0	(17.0
	Recovery of debt previously written off	0.8	0.
	Provisions for the period	(105.3)	(58.1
	Reversal of provisions	65.9	49.
	Total provisions and impairment losses for loan and		
	receivable impairment etc.	(38.6)	(25.3

Note	(DKKm)	31 March 2015	31 Dec 2014			
<b>c</b>	Drevisions for loss and receivable imperiment etc.					
6	Provisions for loan and receivable impairment etc.					
	Individual provisions	222.0	242.0			
	Provisions, loans and guarantees, beginning-of-year	333.0	342.3			
	Provisions during the period	105.3	125.7			
	Reversal of provisions	(56.4) <b>381.9</b>	(135.0 <b>333.(</b>			
	Provisions, end-of-period	501.9	333.0			
	Collective provisions					
	Provisions, loans and guarantees, beginning-of-year	198.4	39.3			
	Provisions during the period	0.0	188.3			
	Reversal of provisions	(9.5)	(29.3			
	Provisions, end-of-period	188.9	198.4			
	Total provisions for loan and receivable impairment etc	S				
	end-of-period	570.8	531.4			
7	Loans and advances					
	Mortgage loans, nominal value	131,064.3	131,590.3			
	Adjustment for interest risk etc.	2,882.7	1,990.4			
	Adjustment for credit risk	(542.6)	(506.0			
	Total mortgage loans at fair value	133,404.4	133,074.			
	Arrears and outlays	124.1	123.			
	Other loans and advances	19.6	20.3			
	Total loans and advances	133,548.1	133,218.			
	Pursuant to special legislation, a government guarantee of DKK 571.8m has been provided as supplementary security for young					
	farmers' loans. A guarantee of DKK 602.1m has been provided for advance loans. As supplementary guarantee for mortgage loans, bankers' guarantees of DKK 16,133.5n	n have been provided.				
8	Mortgage loans (nominal value) by property category, i	n pc				
	Agricultural properties	64.5	64.			
	Owner-occupied dwellings	6.1	6.			
	Subsidised rental housing properties	0.1	0.2			
	Private rental housing properties	12.9	12.			
	Office and business properties	15.1	15.			
	Properties for manufacturing and manual industries	0.5	0.			
	Other properties	0.8	1.			
	Total, in pc	100.0	100,			

Note	(DKKm)	31 March 2015	31 Dec. 2014
•	Danda at fair value		
9	Bonds at fair value - Own mortgage bonds	22,959.9	48,066.8
	- Other mortgage bonds	9,168.4	9,165.5
	- Other bonds	141.5	163.8
	Total bonds	32,269.8	57,396.1
	Own mortgage bonds offset against issued bonds	(23,101.4)	(48,230.6)
	Total	9,168.4	9,165.5
10	Shares etc.		
	Other shares	68.0	68.0
	Total shares etc.	68.0	68.0
11	Land and buildings		
	Domicile properties		
	Fair value, beginning-of-year	99.2	75.9
	Additions during the period	0.0	0.0
	Depreciation	(0.2)	(0.8)
	Value changes recognised in other comprehensive income	0.0	24.1
	Fair value, end-of-period	99.0	99.2
12	Other tangible assets		
	Cost, beginning-of-year	31.7	29.7
	Additions during the period	0.7	2.5
	Disposals during the period	(0.4)	(0.5)
	Cost, end-of-period	32.0	31.7
	Depreciation, beginning-of-year	25.9	23.5
	Depreciation for the period	0.8	2.9
	Depreciation written back	(0.4)	(0.5)
	Depreciation, end-of-period	26.3	25.9
	Total other tangible assets	5.7	5.8
13	Other assets		
	Positive market value of derivative financial instruments etc.	9.1	31.5
	Other receivables	138.3	198.4
	Interest and commission receivable	162.2	186.1
	Total	309.6	416.0

Note	(DKKm)	31 March 2015	31 Dec 201		
14	Issued bonds at fair value				
	Mortgage bonds - nominal value	146,539.3	178,087.		
	Fair value adjustment	3,158.4	2,664.		
	Own mortgage bonds offset – at fair value	(23,101.4)			
	Mortgage bonds at fair value	126,596.3			
	Of which pre-issued	8,990.4	27,834		
	Drawn for redemption in next term	2,547.7	2,800		
15	Issued bonds at amortised cost				
	Issued bonds concerning state guaranteed senior debt	6,000.0	6,000		
	Employee bonds	0.0	2		
	Issued bonds at amortised cost in total	6,000.0	6,002		
16	Other debt and payables				
	Negative market value of derivative financial instruments etc.	3.0	17		
	Interest and commission payable	1,076.5	1,326		
	Other payables	2,800.9	3,086		
	Total	3,880.4	4,430		
17	Subordinated debt				
	Hybrid core capital <sup>1)</sup>	2,052.0	2,055		
	Total subordinated debt	2,052.0	3,077		
	1) Hybrid core capital in DLR Kredit: An amount of DKK 1,300m was raised on 27 August 2012. The maturity is perpetual. The interest rate is floating and based on the six-month money market interest rate (CIBOR) with addition of 8.25 pc p.a. The total hybrid core capital can be included in the capital base at 31 March 2015.				
	Interest: DKK 28.2m.				
	EUR 100m raised on 16 June 2005. The loan is perpetual. The loan carries up to 16 June 2015 after which it will carry a floating interest rate pegged to interest rate (EURIBOR) with an addition of 1.95 pc p.a. 70 pc of the hybrid in the capital base at 31 March 2015, cf. the EU Capital Requirement Regu	the 3-month mo core capital car	oney marke h be include		
	Interest: DKK 2.0m.				

18 Financial and operating data and Fina	ncial Rati	os			
Financial and operating data, DKKm	2015	2014	2013	2012	2011
Profit and Loss Account	Q1	Q1	Q1	Q1	01
Net interest and fee income	353.1	319.4	287.5	244.1	235.6
Other operating income etc.	4.7	4.2	4.6	4.6	4.5
Staff costs and administrative expenses	(56.1)	(51.5)	(50.8)	(52,6)	(47.0
Core earnings	301.7	272.1	241.3	196.1	193.
Provisions for loan and receivable impairment etc.	(38.6)	(25.3)	(28.7)	(30.7)	(24.3
Value adjustments	40.4	(31.7)	(57.7)	(41.5)	(154.1
Profit before tax	303.5	215.1	154.9	123.9	14.
Profit after tax	232.2	162.2	116.0	92.8	11.0
Balance Sheet at 31 March					
Assets	400 540 0	404 477 0	405 000 0	400.000.0	400 405
Loans and advances			135,809.6		
Bonds and shares etc.	9,236.4	4,192.5	2,699.9	1,398.4	981.
Other assets	6,636.0	3,011.0	2,458.7	7,795.7	3,547.
Total assets	149,420.6	141,380.7	140,968.2	143,118.0	136,663.
Liabilities and equity					
Issued bonds	132,596.3	125,168.7	121,490.7	122,529.3	
Other debt and payables	3,921.1	2,973.8	5,146.3	7,284.4	10,885.
Subordinated debt	2,052.0	3,072.9	5,246.4	5,625.4	5,587.
Equity	10,851.2	10,165.3	9,084.8	7,678.9	7,130.
Total liabilities and equity	149,420.6	141,380.7	140,968.2	143,118.0	136,663.
Return on equity (ROE)					
Profit before tax in pc of equity *)	2.8	2.1	1.7	1.6	0.1
Profit after tax in pc of equity *)	2.2	1.6	1.3	1.2	0.
Return on capital employed					
Return on capital employed *)	0.16	0.12	0.08	0.07	0.0
Costs					
Income/cost ratio *)	4.20	3.80	2.95	2.49	1.2
Income/cost ratio, excl. write-downs for impairment	7.10	5.67	4.62	3.94	1.8
Capital					
Capital ratio, pc (incl. profit for the period)	12.6	13.6	13,5	12.2	12.
Capital ratio, pc (excl. profit for the period) *)	12.4	13.4	13,4	12.1	12.
Core capital ratio, pc (incl. profit for the period)	12.6	13.6	13,5	12.1	12.
Core capital ratio, pc (excl. profit for the period) *)	12.4	13.4	13,4	12.1	12.
Losses and arrears			,		
Arrears, period-end (DKKm)	126.9	128.1	162.9	190.6	196.
Loss and impairment ratio for the period (pc of loan portf.) *)	0.03	0.02	0.02	0.02	0.0
Accumulated loss and impairment ratio (pc of loan portfolio)	0.43	0.29	0.26	0.25	0.2
Lending activity					
Growth in loan portfolio, pc (nominal) *)	(0.4)	(0.2)	0,0	0.9	0.
New Ioans, gross (DKKm)	8,392	4,165	3,122	4,558	2,87
Number of new loans	3,092	1,243	1,381	1,801	1,19
Loan/equity ratio *)	12.3	13.2	14.9	17.4	18.
Margins					
Administrative margin in pc of average loan portfolio	0.27	0.26	0.26	0.23	0.2
Foreign exchange position in pc of core capital after	•	0.20	0.20	0.20	0.2
deductions*)	0.1	0.1	1.1	34.9	12.

\*) The financial ratios have been calculated on the basis of the definitions by the Financial Supervisory Authority.

# Management's Statement on the Interim Report

Today, the Board of Directors and the Executive Board reviewed and approved the Interim Report for the period 1 January – 31 March 2015 of DLR Kredit A/S.

The Interim Report has been prepared in accordance with the accounting provisions for mortgage banks laid down by the Danish Financial Supervisory Authority and the additional disclosure requirements provided by the NASDAQ Copenhagen for issuers of listed bonds.

Management's Review constitutes a fair review of the development in the Company's activities and financial position as well as a description of the most material risks and uncertainties that may influence the Company.

In our opinion, the accounting policies applied are appropriate and ensure that the Interim Financial Statements give a true and fair view of the Company's assets, liabilities, equity and financial position at 31 March 2015 and of the results of the Company's operations and cash flows for the period 1 January – 31 March 2015.

The Interim Report has not been subject to audit or review.

Copenhagen, 23 April 2015 **Executive Board** 

Bent Andersen Managing Director, CEO	Jens Kr. A. Møller Managing Director	Michael Jensen Managing Director
Board of Directors		
Vagn Hansen <i>Chairman</i>	Anders Dam Deputy Chairman	
Claus Andreasen	Ole Selch Bak	Karen Frøsig
Peter Gæmelke	Jakob G. Hald	Søren Jensen
Agnete Kjærsgaard	Lars Møller	Torben Nielsen
Benny Pedersen	Jan Pedersen	Lars Petersson