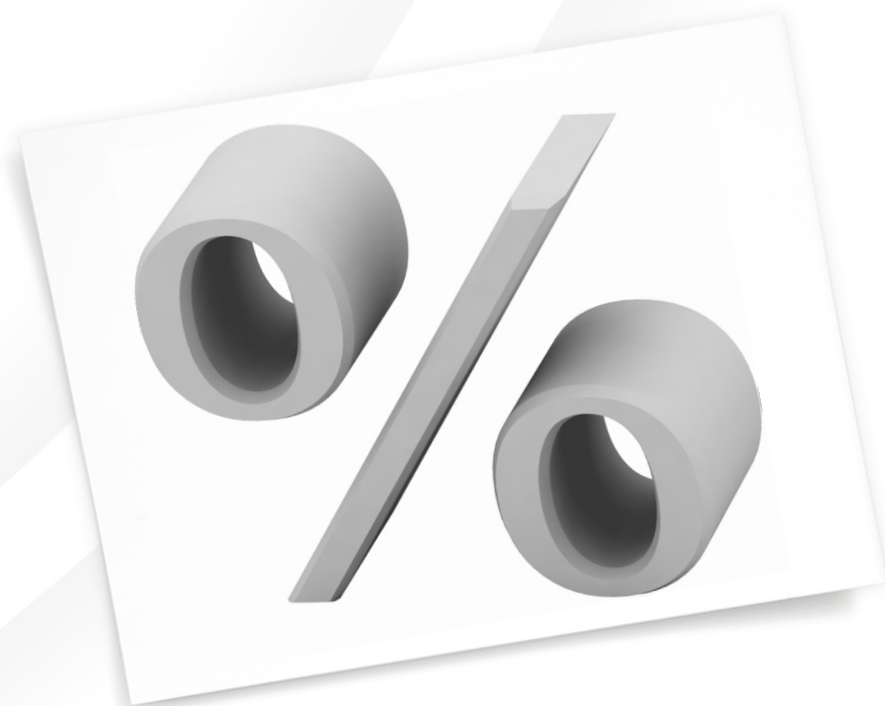




Nordea Kredit Investor Presentation – 2009 Q3

Published 13 November 2009



The Investor Presentation has been compiled by Nordea Kredit for information purposes only, and offers facts and figures on Nordea Kredit, and the mortgage collateral supporting outstanding mortgage bonds and covered mortgage bonds.

If you have any questions, feel free to contact us:

[Finn Nicolaisen](#), Nordea Group Treasury, Head of Group Funding Copenhagen, phone +45 3333 1625

[Kamilla H. Skytte](#), Nordea Group Treasury, Chief Dealer, Group Funding Copenhagen, phone +45 3333 1626

Contents:

- **Nordea Kredit – in brief**
- **Asset quality, losses and arrears**
- **Loan-to-value** (*For detailed information on LTV please refer to “LTV Report 2009 Q3”*)
- **Legislation**
- **Macro economic factors**

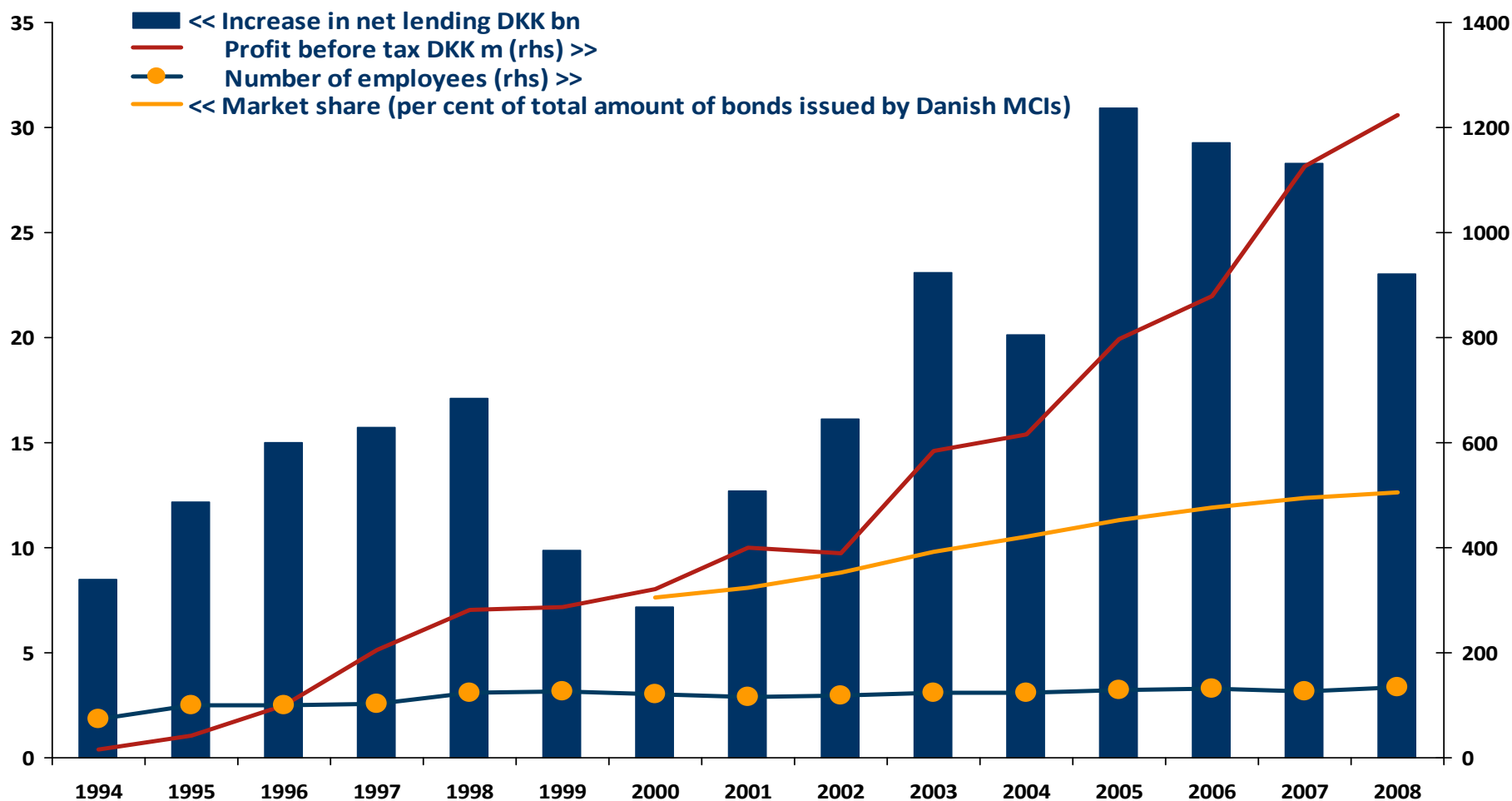
Nordea Kredit – in brief I *(Data as by the end of 2009 Q3 - unless otherwise stated)*

- Founded in 1993, number of employees 133
- Nordea Kredit issues mortgage bonds and covered mortgage bonds
- All bonds issued by Nordea Kredit are rated AAA (S&P) and Aaa (Moody's)
- Profit before tax 2009 first half: 466 m DKK, RoE 3.4%, Cost/Income ratio 17.4%
- Mortgage loans at nominal value 2009 Q3: 289.8 bn DKK
- Market share 2009 Q3:
 - All segments: 12.7% (2009 Q2: 12.7%)
 - Residential properties and holiday homes: 15.5% (2009 Q2: 15.5%)
 - Agriculture: 14.8% (2009 Q2: 14.5%)
 - Commercial properties: 10.4% (2009 Q2: 10.4%)*(Market share - percentage of total amount of bonds issued by Danish MCIs)*

Nordea Kredit – in brief II *(Data as by the end of 2009 Q3 - unless otherwise stated)*

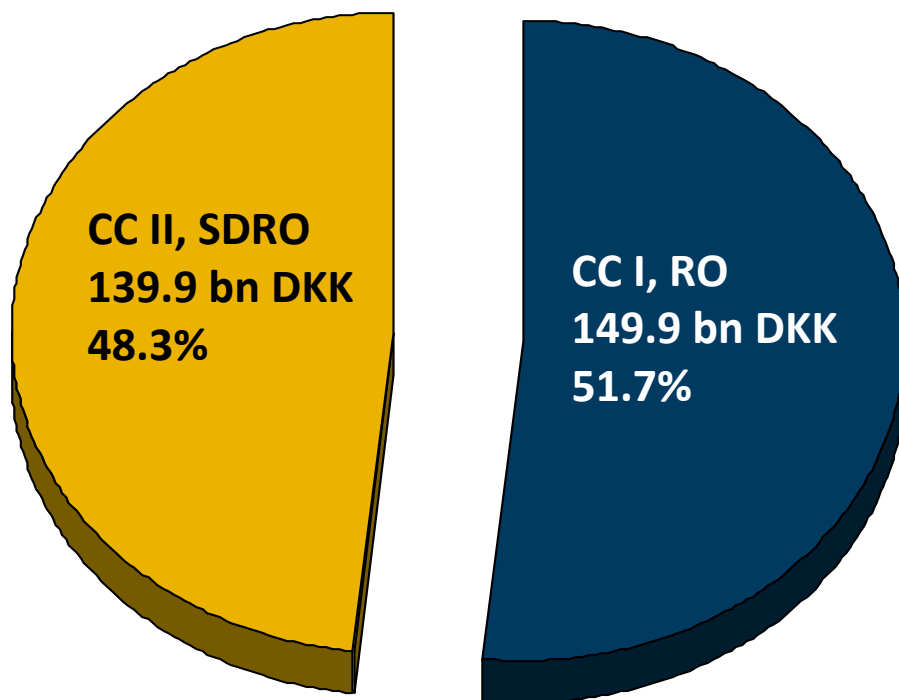
- **Late payments by borrowers 0.41%** *(Residential properties and holiday homes)
3½ month after due date*
- **Average LTV 2009 Q3: 67%** *(2009 Q2: 66%)*
- **Total capital ratio 10.0% and Tier 1 capital ratio 10.4%** *(2009 Q2)
(excluding profit for the period)*
- **Completely match funded “Pass Through” setup - strict ALM** *(Asset Liability Management)*
- **Danish MCI’s are closely regulated and supervised by Finanstilsynet**
(The Danish FSA)

Nordea Kredit – in brief III



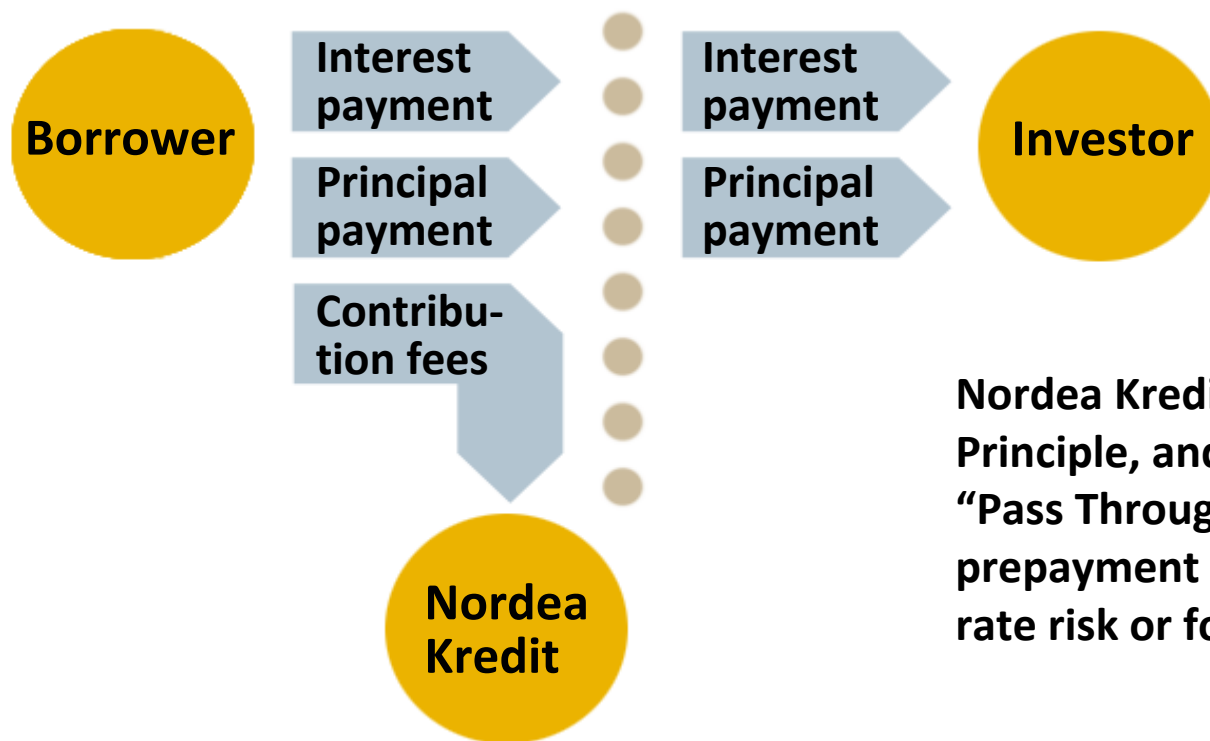
Nordea Kredit – Capital Centres 1 and 2 (*CC I and II*)

Mortgage loans at nominal value 2009 Q3:



- **Nordea Kredit has two capital centres:**
 - CC I: Mortgage Bonds (Realkreditobligationer, “RO”) are issued out of CC I (1993 -), however only 1 ISIN is presently open for issuance. More than 97% of the bonds in CC I are covered bond grandfathered.
 - CC II: Covered Mortgage Bonds (“Særligt Dækkede Realkreditobligationer”, SDRO) are issued out of CC II (2007 -). All bonds in CC II are covered bonds.
- **New issues are almost exclusively covered mortgage bonds (SDROs).**

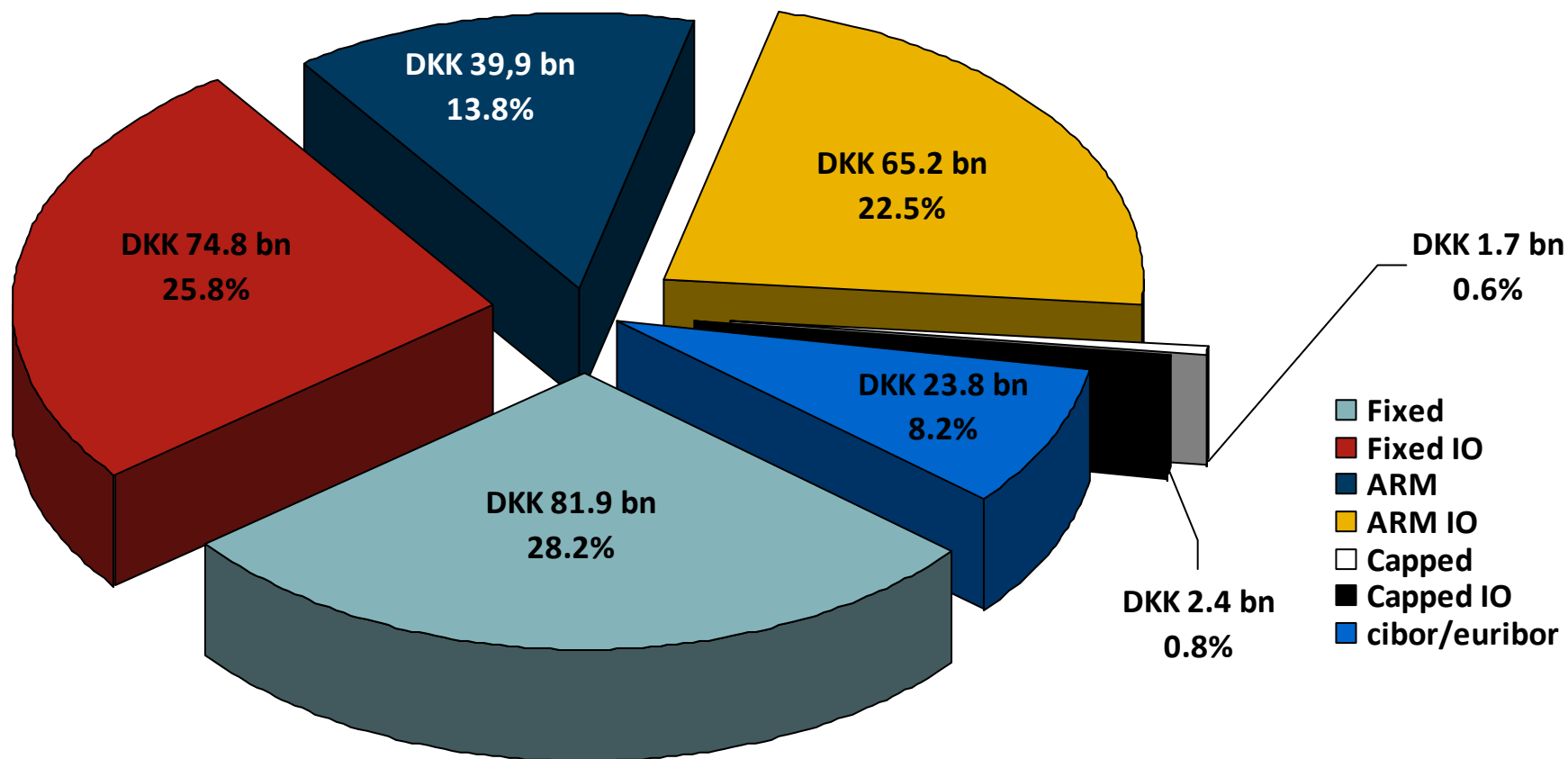
Match funded setup due to the strict Balance Principle



Nordea Kredit complies with the strict Balance Principle, and has a completely match funded “Pass Through” setup. Nordea Kredit has no prepayment risk, and only negligible interest rate risk or foreign exchange risk.

Nordea Kredit – distribution of loans by type

Loans to all segments - CC I and II, 2009 Q3: 289.8 bn DKK *

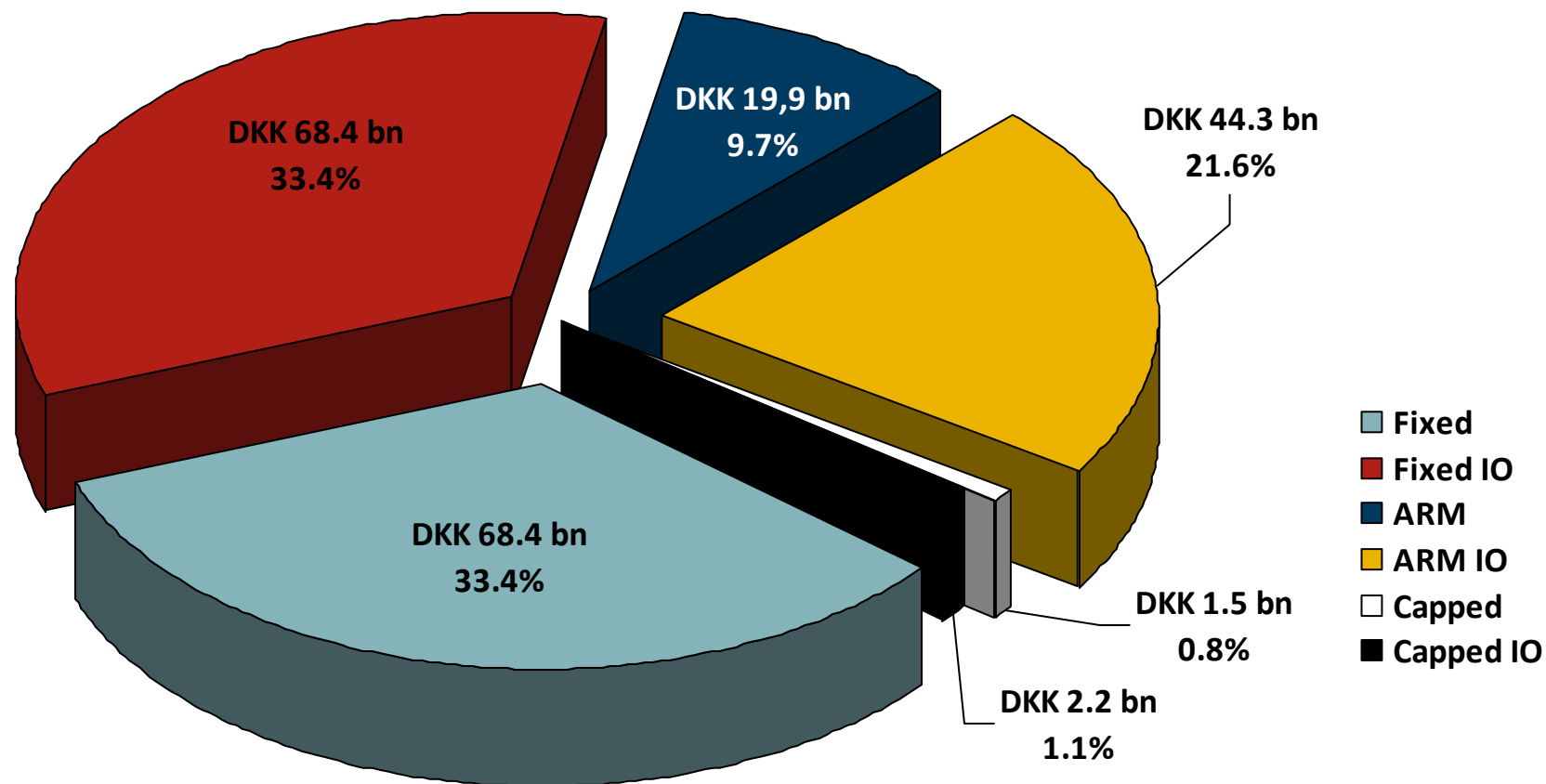


The loan portfolio is characterized by fixed rate loans which account for 54.1%

*) Mortgage loans at nominal value

Nordea Kredit – distribution of loans by type

Loans to residential properties and holiday homes - CC I and II, 2009 Q3: 204.8 bn DKK *



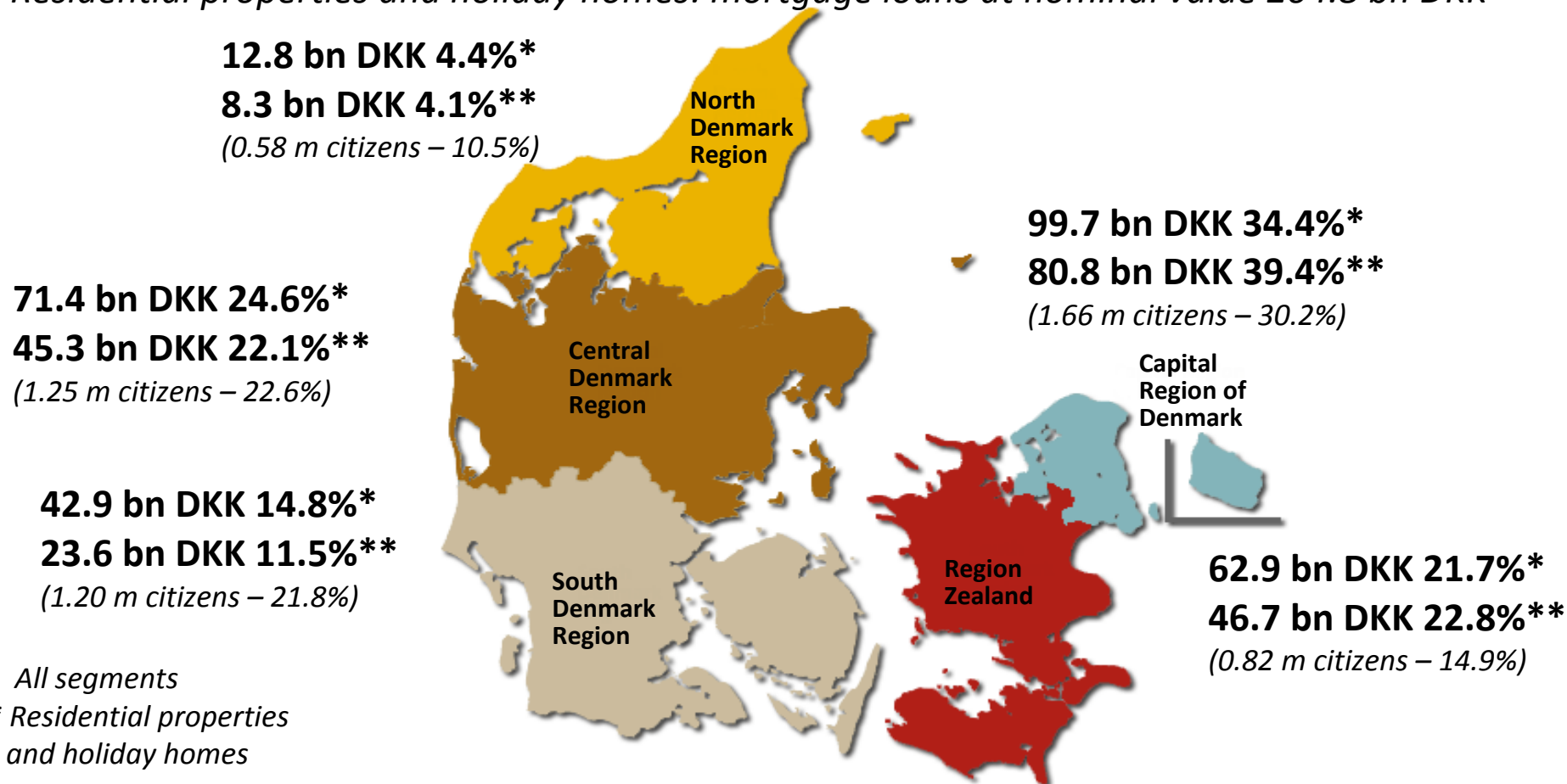
For loans to residential properties and holiday homes alone fixed rate loans account for 66.8%

*) Mortgage loans at nominal value

Nordea Kredit – geographical distribution of loans

CC I and CC II 2009 Q3, all segments: mortgage loans at nominal value 289.8 bn DKK

Residential properties and holiday homes: mortgage loans at nominal value 204.8 bn DKK



Asset quality - loss guarantee by Nordea Bank Danmark

Nordea Bank Danmark takes “first losses” on Nordea Kredit loans according to the table below:

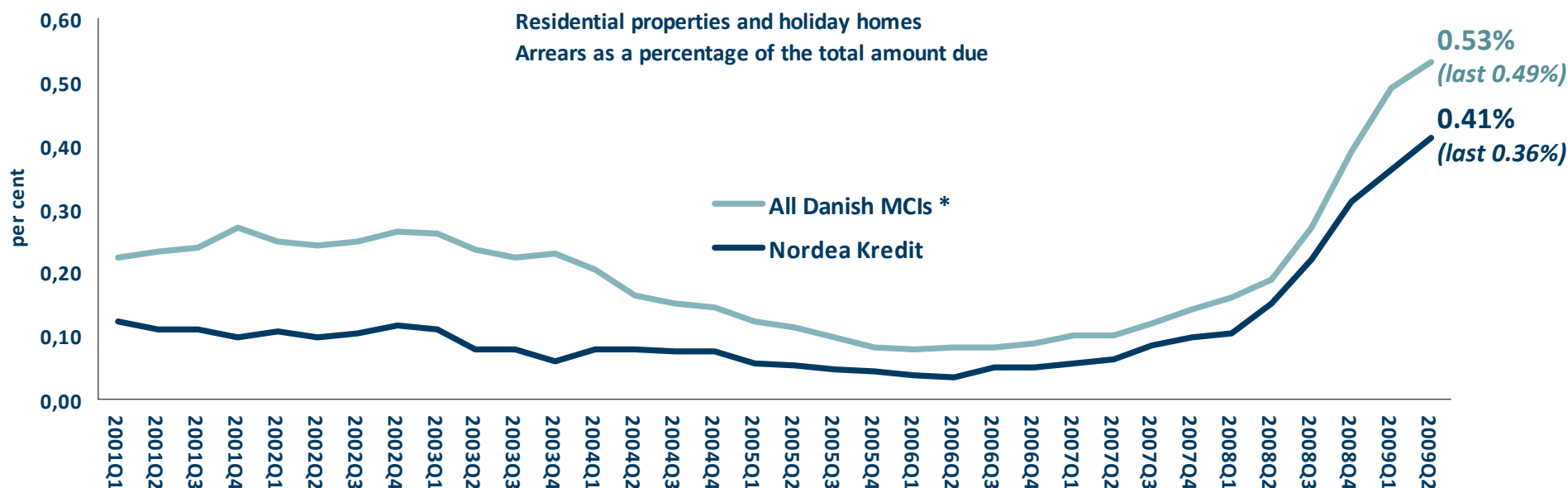
Property type	Guarantee period *	Guarantee level **
Owner occupied housing	5 years	25 per cent
Holiday homes	5 years	25 per cent
Subsidized property	10 years	10 per cent
Housing for youth/elderly	10 years	10 per cent
Agricultural property	10 years	25 per cent
Commercial property	10 years	25 per cent

**) Guarantee period starts when a loan is issued or remortgaged*

***) As a percentage of the original principal – disregarding all amortisation*

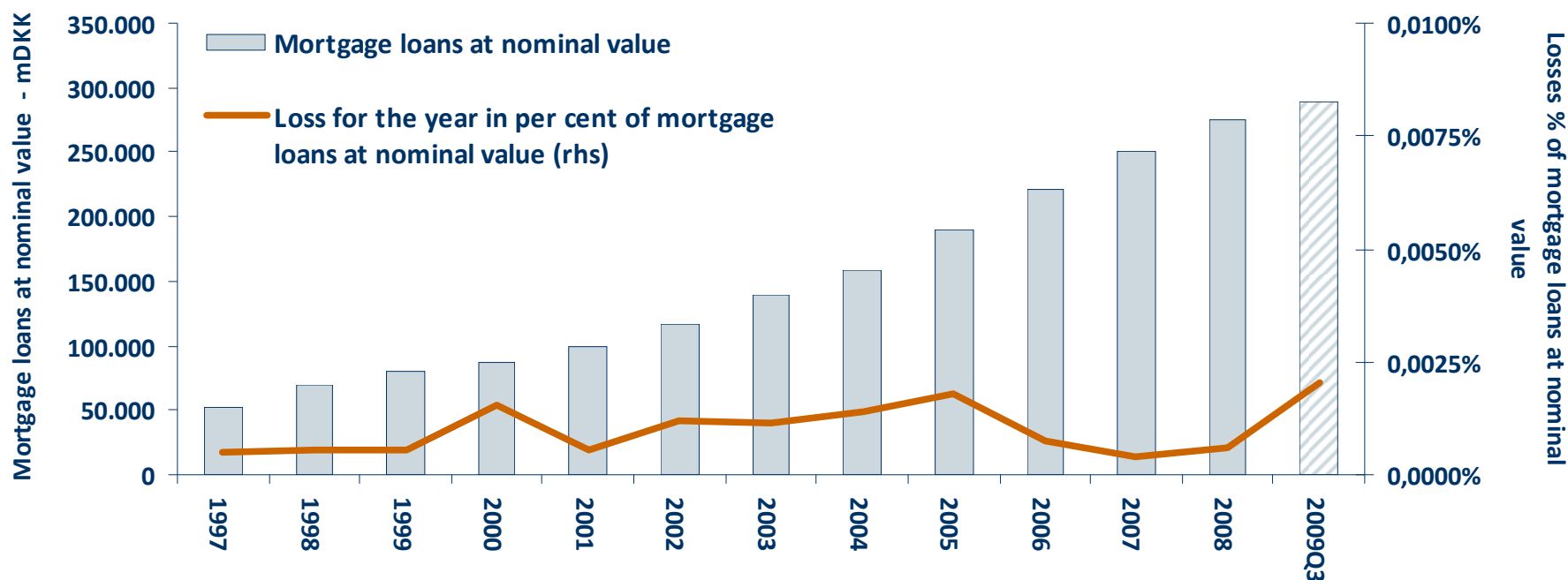
The guarantee amount is not reduced during the guarantee period, but cannot exceed the debt outstanding. A new guarantee period starts when the loan is changed e.g. due to remortgage.

Asset quality - late payments by borrowers - 3½ month after due date



*) Including Nordea Kredit

Losses in per cent of mortgage loans at nominal value



Nordea Kredit did not experience any losses prior to 1997
 – total accumulated losses 22 m DKK

Nordea Kredit – LTV, loan-to-value

2009 Q3 (2009 Q2)

	LTV CC I & II		LTV CC I		LTV CC II	
	2009Q3	2009Q2	2009Q3	2009Q2	2009Q3	2009Q2
Owner occupied dwellings	73	72	70	69	77	77
Rental housing	62	61	61	60	64	64
Industry and trade	53	53	47	47	65	66
Office and retail	57	56	49	49	61	60
Agriculture	45	44	42	42	46	46
Other	42	42	46	46	40	40
Total	67	66	66	65	68	67

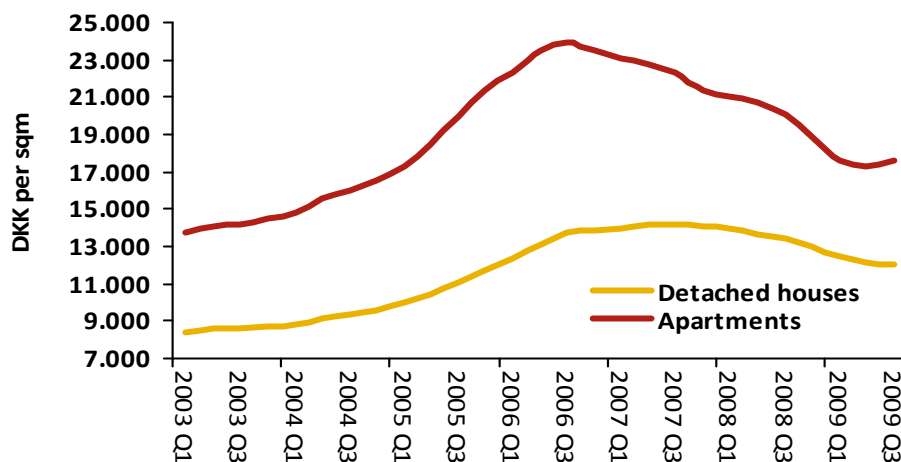
For detailed information on LTV – please refer to [LTV Report 2009 Q3](#)

Legislation

- Danish mortgage financing is closely regulated and supervised by the Danish FSA (Finanstilsynet, DFSA)
- Some legislation can be found in English at the DFSA's English website: <http://www.dfsa.dk/sw7804.asp>
- All relevant legislation can be found in Danish at the DFSA's Danish website: <http://www.finanstilsynet.dk/sw22517.asp>



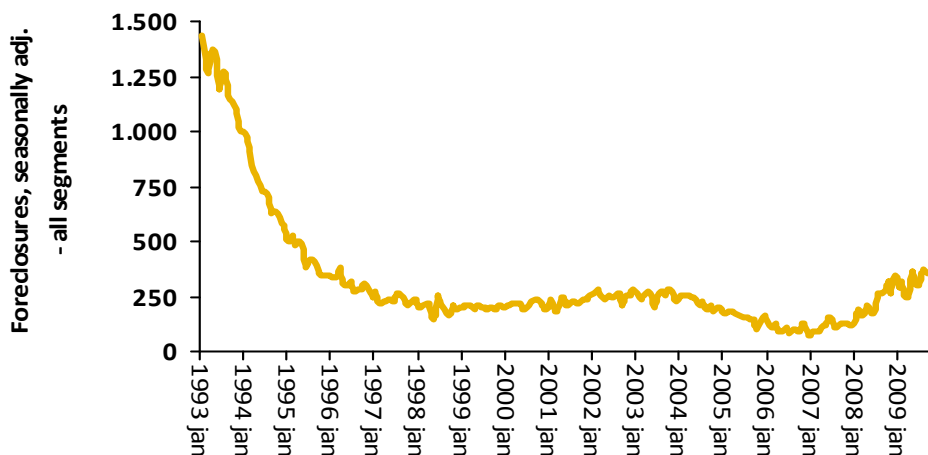
Macro economics - house prices and foreclosures



For a number of years house prices increased
- but by mid 2006 prices peaked.

Since January 1993 the number of foreclosures has fallen from more than 1,400 to a low of only 72 in December 2006.

Since December 2006 the number of foreclosures has risen to 351 as of September 2009 - still a low number of foreclosures.



For more information on macro economics please refer to the current issue of “[*Economic Outlook*](#)” published by Nordea Markets, Economic Research.

Disclaimer:

The information provided herein is intended for background information only and for the sole use of the intended recipient. The information provided herein is not intended to constitute and does not constitute investment advice nor is the information intended as an offer or solicitation for the purchase or sale of any financial instrument. The information contained herein has no regard to the specific investment objectives, the financial situation or particular needs of any particular investor. Relevant and specific professional advice should always be obtained before making any investment or credit decision.

Whilst reasonable care has been taken to ensure that its contents are not untrue or misleading, no representation is made as to its accuracy or completeness and no liability is accepted for any loss arising from reliance on it.

Nordea Kredit does not accept any liability for any loss, howsoever arising, directly or indirectly from the issue of the Information or its contents including transactions made based on information therein. The Information should not be construed as either projections or predictions or as legal, tax, financial or accounting advice. This document may not be reproduced, distributed or published for any purpose without the prior written consent from Nordea Kredit.